



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

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### HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, March 5, 2026, 6 p.m.**

Public Hearing to be Held Virtually

#### PUBLIC HEARING

**STAFF PLANNER:** Jessica McKinnon

#### STAFF RECOMMENDATION RE:

**Docket HP-26-0002: Amendment to Shannon Farm**

Request: Amendment to the Shannon Farm landmark

Location: 1341 N 95th Street, in Section 32, T1N, R69W of the 6th Principal Meridian

Zoning: Rural Residential (RR) Zoning District

Owner/

Applicants: Carol and Robert Affleck

#### BACKGROUND

An application to amend the Shannon Farm landmark has been submitted by the owners, Carol and Robert Affleck. The Shannon Farm was landmarked with Boulder County in 2000 under docket **HP-00-01: Shannon Farm House, Barn with Attached Silo, and Milkhouse**. The farm was listed on the National Register of Historic Places in 2003.

In a recent review of the landmarking documents, it was revealed that the contributing resources for the county landmark did not align with the contributing resources for the National Register landmark. As the owners prepare to sell the farm, they would like to ensure that most of the significant resources on the property are protected by amending the county landmark to include the significant resources that were inadvertently missed in 2000.

As the name suggests, the county landmark includes the farmhouse, the barn and silo, and the milkhouse. The National Register landmark lists contributing resources as the farmhouse, the barn (silo implied), the milkhouse, the granary, the pumphouse, the trough, and the irrigation ditch. The privy is listed as non-contributing because it was moved to the farm in 2002 from another farm.

The owners wish to amend the county landmark by landmarking a site that will envelop all of the contributing resources with a 20-foot buffer, and adding the granary, the pumphouse, the trough, and the privy as contributing resources. Their request does not include the irrigation ditch.

The attached materials include the National Register nomination with remarks on each resource and the history of the farm.

## **SIGNIFICANCE**

The farm was nominated and approved under three of the County's criteria (1, 3, and 4) for significance.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The farm qualifies for its association with the theme of agriculture in the Boulder Valley.

Criterion 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The farm is associated with the Shannon family who were dairy farmers and owned the property from 1918 to 1949.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The structures qualify for their architectural merit. The wood-frame side-gable house has a high degree of integrity. The barn and attached silo are rare for the Boulder County area, being constructed of clay tile. The milkhouse is an unusual construction of hand-mixed poured concrete.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board **APPROVE** and recommend that the Board of County Commissioners **APPROVE** Docket **HP-26-0002: Amendment to Shannon Farm** subject to the following conditions:

1. Alteration of any exterior feature of the contributing structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Vicinity

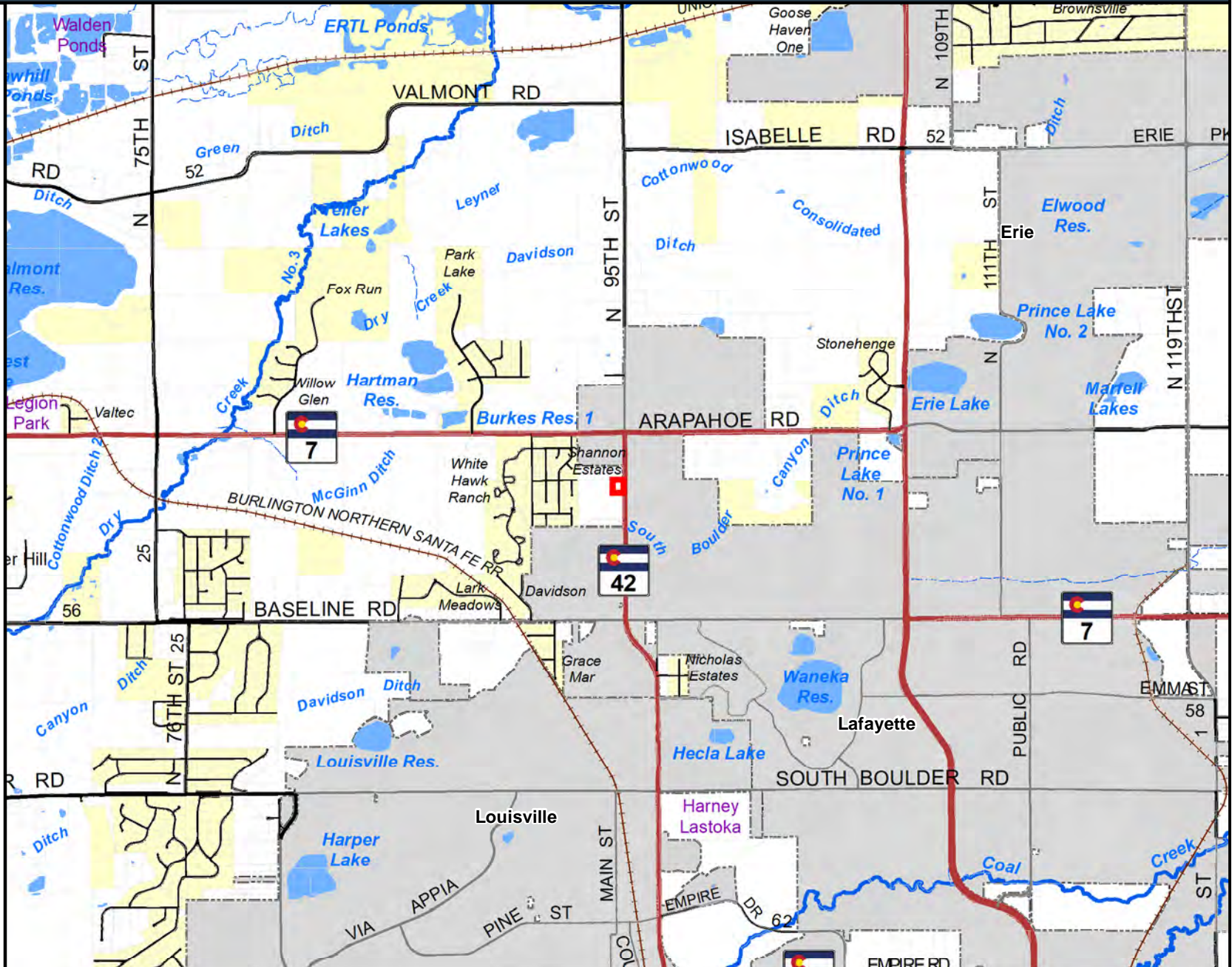
1341 N 95TH ST

Subject Parcel

Municipalities

### Subdivisions

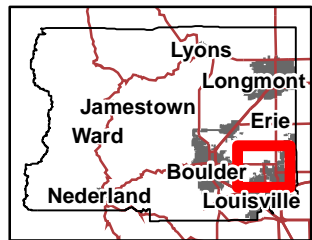
Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 2/17/2026



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# Community Planning & Permitting

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Aerial

1341 N 95TH ST

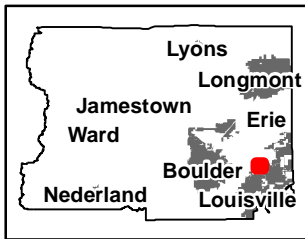
Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 2/17/2026



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# Community Planning & Permitting

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Aerial

1341 N 95TH ST

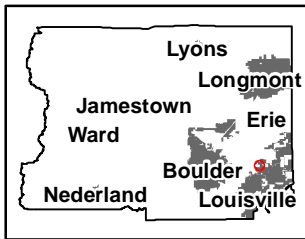
 Subject Parcel



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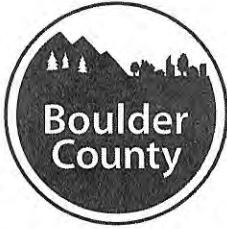
Area of Detail Date: 2/17/2026



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Rough shape of landmark boundary, an area with a 20-foot buffer enveloping all contributing resources.





**Boulder County Community Planning and Permitting Department**

Courthouse Annex Building  
2045 13th Street PO Box 471  
Boulder, Colorado 80302  
Phone: 303-441-3930  
Email: [historic@bouldercounty.gov](mailto:historic@bouldercounty.gov)  
<http://www.bouldercounty.org/lu/>

Intake Stamp

**Historic Landmark Nomination Form**

**Name of Property**

Historic Name <i>SHANNON FARM</i>
Other Names <i>SHANNON RED BARN FARM</i>
Historical Narrative

**Location of Property** *AMENDMENT - SEE DOCKET HP-00-01*

Address(s) <i>1341 N 95TH STREET</i>		
City <i>LAFAYETTE</i>	State <i>CO</i>	Zip Code <i>80026</i>

**Classification**

**Property Ownership:**

- Public   
 Private   
 Other

**Category of Property:**

- Structure   
 Site   
 District

**Number of Resources Within the Property (sites and districts only):**

	Contributing Resources		Non-contributing Resources
--	------------------------	--	----------------------------

Narrative Describing Classification of Resources  
*AMENDING TO ADD PUMPHOUSE, WPA PRIVY, GRANARY, WATER TROUGH*

**Function or Use**

Historic Functions
Current Functions:

**Resource Description** SEE HP-00-01

Narrative Describing Resource

**Statement of Significance**

**Boulder County Criteria for Designation (check all that apply):**

- The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- Proposed landmark as a location of a significant local, county, state, or national event;
- The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- The proposed landmark's archaeological significance;
- The proposed landmark as an example of either architectural or structural innovation; and
- The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.


Areas of Significance
Period of Significance
Significant Dates
Significant Persons

**Bibliographical References**


## Geographical Data

Legal Description of Property SEE HP-00-01
Boundary Description
Boundary Justification

## Property Owner(s) Information

Name CAROL & ROBERT AFFLECK		
City LAFAYETTE	Email Address shannonredbarnfarm@msn.com	
State CO	Zip Code 80026	Phone Number 720-378-0304
Signature 		

## Preparer of Form Information

Name CAROL AFFLECK		
City PO BOX 534	Email Address shannonredbarnfarm@msn.com	
State NIBOT	Zip Code 80544	Phone Number 720-378-0304
Signature		

## Photos, Maps, and Site Plan

SEE HP-00-01

## For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date



**RESOLUTION 2000-36**

**A RESOLUTION CONDITIONALLY APPROVING DOCKET #HP-00-01: DESIGNATION OF THE SHANNON FARM HOUSE, BARN WITH ATTACHED SILO, AND MILKHOUSE IN UNINCORPORATED BOULDER COUNTY, AS AN HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS**

**WHEREAS**, §30-11-107(1)(bb) of the Colorado Revised Statutes gives boards of county commissioners the authority to provide for the preservation of the cultural, historic, and architectural history within their respective counties by ordinance or resolution, and to delegate the power to designate historic landmarks and historic districts to an historic preservation advisory board, among the other powers related to historic preservation which that statute grants; and

**WHEREAS**, pursuant to this authority, the Board of County Commissioners of Boulder County ("the Board") has adopted regulations governing the preservation of historic structures, sites, and districts within unincorporated Boulder County, as codified in Article 15 of the Boulder County Land Use Code ("the County's Historic Preservation Regulations"); and

**WHEREAS**, pursuant to the County's Historic Preservation Regulations, the agents for Sylvia Manchester, owner of the property at 1341 N. 95<sup>th</sup> Street, Lafayette area, in unincorporated Boulder County ("Applicant"), have applied to the County for landmark designation on that property of the Shannon Farm, barn with attached silo, and milkhouse ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the County Land Use Department staff dated March 14, 2000, with its attachments, including the "Boulder County Historic Landmark Nomination Form" for the Proposed Designation which is on file in the official records of the Boulder County Land Use Department (collectively, "the Staff Recommendation," which is incorporated herein by this reference); and

**WHEREAS**, at a duly noticed public hearing on March 2, 2000, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved, subject to conditions; and

**WHEREAS**, on March 14, 2000, the Board held a duly-noticed public hearing on the Proposed Designation, at which time the Board considered the recommendation of HPAB, the Staff Recommendation, and the documents and testimony as reflected on the official record of the Public Hearing; and



**WHEREAS**, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and the County Land Use Department staff, and as set forth in the Staff Recommendation, and, therefore, finds that the Shannon Farm, barn with attached silo, and milkhouse, all as described herein and in the Staff Recommendation, should be designated as a Boulder County Historic Landmark, subject to the conditions set forth below.

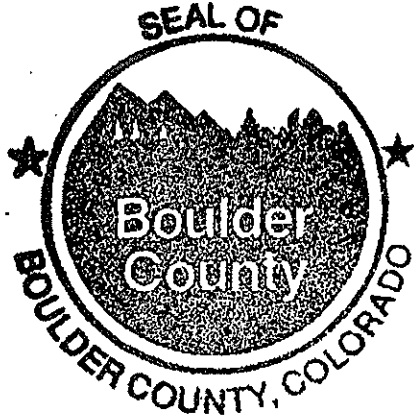
**NOW, THEREFORE, BE IT RESOLVED** that the Proposed Designation is hereby approved, as set forth in the findings of this Resolution, above and in the Staff Recommendation which is incorporated herein by this reference, and specifically subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures shall require review and approval of a Certificate of Appropriateness by the County under its Historic Preservation Regulations, and may require other County land use reviews and approvals, as applicable.
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided that the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs which are temporary in nature will not require review, although, depending upon the work required, a County building permit may still be necessary.

A motion to approve the Proposed Designation, as stated above, was made by Commissioner Danish, seconded by Commissioner Mendez, and passed by a 3-0 vote of the Board.

ADOPTED on this 20<sup>th</sup> day of April, 2000, nunc pro tunc  
the 14th day of March, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF BOULDER COUNTY:



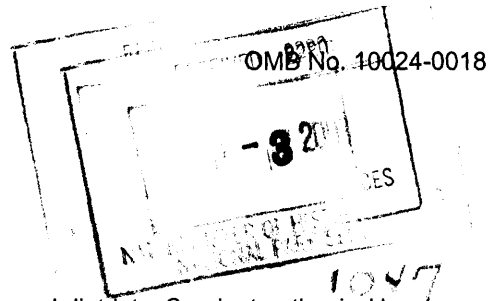
(EXCUSED)  
Ronald K. Stewart, Chair

Jana L. Mendez  
Jana L. Mendez, Vice Chair

Paul D. Danish  
Paul D. Danish, Commissioner

ATTEST:

Susan M. Ashcraft  
Clerk to the Board



United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Shannon Farm

other names/site number Rhodora's Farm; Manchester Farm; Red Barn Farm; 5BL.7260

2. Location

street & number 1341 N. 95th Street [N/A] not for publication

city or town Lafayette [N/A] vicinity

state Colorado code CO county Boulder code 013 zip code 80026

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title Georgina Cortezgale State Historic Preservation Officer Date August 26, 2003

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [ ] See continuation sheet.
[ ] determined eligible for the National Register [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain [ ] See continuation sheet.

Signature of the Keeper Edson H. Beall

Date of Action 10/17/03

Shannon Farm  
Name of Property

Boulder County/ Colorado  
County/State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing	Noncontributing	
--------------	-----------------	--

4	1	buildings
0	0	sites
3	0	structures
0	0	objects
7	1	Total

**Name of related multiple property listing.**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

AGRICULTURE/ animal facility

AGRICULTURE/ storage

AGRICULTURE/ agricultural field

DOMESTIC/ single dwelling

**Current Functions**

(Enter categories from instructions)

AGRICULTURE/ agricultural outbuilding

AGRICULTURE/ agricultural field

DOMESTIC/ single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN

NO STYLE

**Materials**

(Enter categories from instructions)

foundation STONE; CONCRETE

walls WOOD; CERAMIC TILE

roof WOOD/ shingle; METAL/ tin

other BRICK

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Shannon Farm  
Name of Property

Boulder County/ Colorado  
County/State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

### Periods of Significance

1871-1949

### Significant Dates

1919

### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Shannon Farm  
Name of Property

Boulder County/ Colorado  
County/State

## 10. Geographical Data

Acreage of Property 2.5

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 488830 4428750  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Carol Affleck

organization \_\_\_\_\_ date May 28, 2003

street & number P.O. Box 534 telephone (303) 651-2180

city or town Niwot state CO zip code 80544

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bob and Carol Affleck

street & number P.O. Box 534 telephone (303) 651-2180

city or town Niwot state CO zip code 80544

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Shannon Farm  
Boulder County/ ColoradoSection number 7 Page 1**DESCRIPTION & ALTERATIONS**

Shannon Farm is located in Boulder County, Colorado north of the Lafayette and Louisville coal mining area. The 1½-story farmhouse faces east toward 95<sup>th</sup> Street. The front lawn is bordered by shrubs and trees. A lily pond accents the south lawn. Two parallel sidewalks lead from the driveway to the front porch and the kitchen porch. The pumphouse is located in the side yard next to the driveway. A WPA privy is located in the northwest corner of the backyard. Adjacent to the south side of the backyard is a wood frame granary adapted to a garage. To the north and west of the farmhouse there are remnants of an orchard in a field next to the irrigation ditch, which runs parallel to a line of large trees inside the north property line. South of the driveway, the ground slopes to the south, providing drainage away from the red clay tile dairy barn with attached red clay tile silo and the adjacent grout chicken house/ milk house. A large concrete animal watering trough, which at one time was filled with water pumped from a well by a windmill, is located southwest of the dairy barn. There is an open field west of the buildings. The property retains its historic integrity of location, setting, design, materials, workmanship, feeling and association.

**Farmhouse** (ca. 1890s; photos 1-7)

The Late Victorian farmhouse is of a modest size and sits upon a stone foundation. The front elevation, which faces east toward 95<sup>th</sup> Street, is notable for an ornate front porch. Four turned posts support a balcony above the ground floor porch. A spindle and running picket trim extends around the top of the porch between the posts. The running trim is mitered at each corner where it connects to the turned posts. The balcony balusters are simple 2x2s. The railing is a 2x4 beveled at the top on both sides, finished by turned posts at the outside balcony corners and by half turned posts attached to the upstairs front wall. The main floor entry includes paneled sidelights on either side of the door as well as transom windows above each sidelight and the door. The paneled entry door has both carved and applied trim with glass in the upper part of the door. The balcony door matches the entry door below and is set into a gable decorated with wood shingles in a diamond and a fishscale pattern. There is a large double-hung window centered in the front wall on either side of the front porch. The roof is intersected in the center by two red brick chimneys with decorative corbeling. The left chimney served the dining room; the right chimney served the parlor and the coal furnace in the cellar. The porch trim and two turned posts on the porch and two turned posts on the balcony were custom milled during the 2002 restoration to replicate the original trim shown in 1911 and 1940 photographs.

The south elevation includes a bay window with three double-hung windows on the first floor and a single double-hung window centered above the middle of the bay window roof on the upper floor. A hip roof ridge meets the top of the wall at the west end of the south elevation on the first floor. A small shed roof porch with turned posts and a running picket trim protects the entrance to the kitchen. The kitchen door includes a pane of glass above several panels that are decorated with spoon carving. A tall double-hung window is located to the right of the kitchen door. The concrete floor of the kitchen porch connects to square concrete curbing, which forms the entrance to an underground cistern.

The west elevation of the farmhouse features paired short 3/1 double-hung windows. Shannon family photographs dated 1941 show a patch in the siding where a single tall double-hung window was removed and replaced with the shorter pair of windows, probably at the time when built-in cabinets were added in the kitchen. To the north of the kitchen windows is one tall double-hung window. Below this window are the stairs to the cellar, surrounded on two sides by a concrete retaining wall. A safety railing was required around the in-ground stairway retaining wall which is constructed of turned corner

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Shannon Farm  
Boulder County/ ColoradoSection number 7 Page 2

posts, 2x2 balusters and a beveled 2x4 top railing. A new single-hung window in the cellar wall facing the exterior stairwell provides light to the cellar below ground level. In the 1940s, a French door was installed in the west elevation to the left of the stairwell on the main floor. The door replaced a tall double-hung window. A gable roof covers the bedroom on the west side. The upper floor portion of the west elevation also includes a small gable that was extended in 2002 to allow for a small bathroom. The extant red brick chimney vented the kitchen cookstove and the main floor bedroom stove.

The north elevation of the house includes paired double-hung windows centered over a concrete retaining wall, which served as access to the cellar coal bin. At one time, the coal furnace in the cellar was fueled by an Iron Fireman coal stoker. A new single-hung window was installed below grade in the coal bin area in 2002 to provide light and ventilation for the cellar. The first story bedroom section of the north elevation extends outward two feet beyond the front exterior wall. A tall double-hung window is centered in the upper floor gable.

The house is of frame construction. Corner trim boards are accented with a crown molding at the top. Exterior window trim includes a crown cap at the top of the window molding as well as an added strip of short molding at the outer edge of the vertical window molding at both the top and bottom. This short strip of molding is routed vertically and angled on the exposed end. The 1940s kitchen windows have plain trim. The wood lap siding is milled to appear as two horizontal boards for each single horizontal piece of siding. Both exterior porch ceilings are finished in beadboard. The new wood shingle roof is trimmed with a decorative tin ridge. The fascia is accented with crown molding. The farmhouse retains much of its original historic fabric. The exterior is pale yellow with off-white trim.

**Interior**

The interior of the farmhouse retains original four panel doors and hardware. Main floor windows and doors are trimmed with plinth blocks and fluted moldings. Each window has a fluted trim piece under the sill. Baseboards in the parlor and main-floor bedroom are connected, at the corners of the rooms, to decorative corner blocks. The picture frame molding in these rooms also meets at a decorative block in each corner. The second floor trim is less elaborate: plain pine door and window casing and baseboards.

The house has a very functional floor plan. The front door opens into a small foyer with a center stairway and an angled wall on each side of the stairway. The door in the angled wall on the right opens into the parlor. The door in the angled wall on the left opens into the dining room. The first three treads and risers of the stairway are curved to meet the angled walls. The main floor ceilings are nine feet high. The parlor is a spacious, light room that connects through a wide doorway to the master bedroom. The bedroom has a small closet and a door to the hallway accessing the small bathroom and the kitchen. The dining room has beaded wainscoting beneath chair rail molding. An innovative and functional built-in china cabinet is accessible from both the dining room and the kitchen. The upper part of the cabinet features chamfered doors with divided light glass panes and a wainscot interior with shelves. The lower cabinet includes two side-by-side small drawers above two large drawers. One of each size drawer opens into the dining room; the other opens into the kitchen. The dining room is filled with light from the bay window and the window facing the street. The kitchen is a room of many doors: one accesses the stairway to the cellar, a second opens to the side porch, a third leads to the hallway to the bath and bedroom and a fourth opens to the dining room. The kitchen cabinets are new, but were chosen to match the beaded wainscoting beneath the chair rail molding which extends around the kitchen walls.

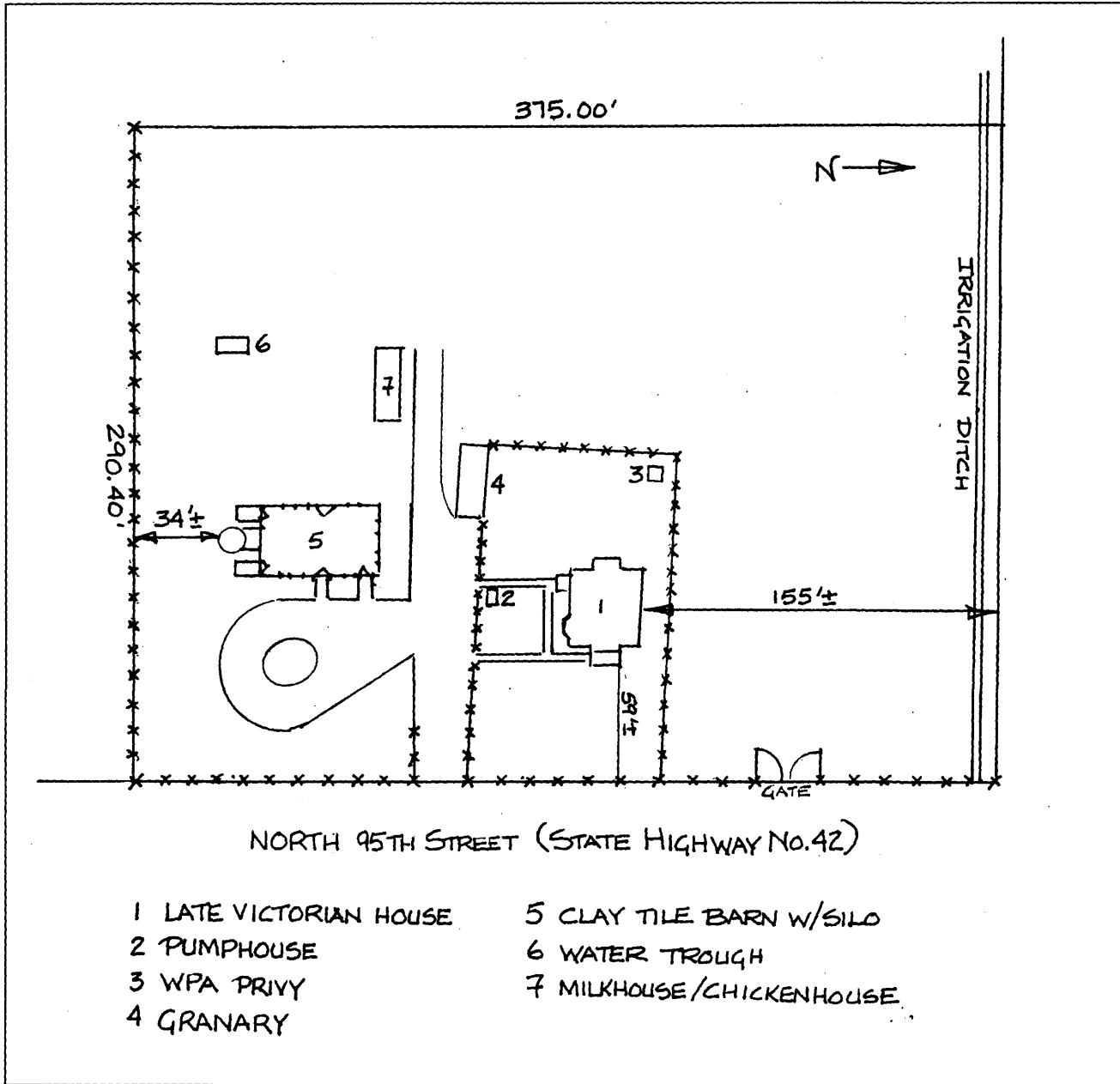
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## Site Plan



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The second floor has low ceilings in the stair hall corners due to the cross-gabled roof. Simple 2x2 balusters capped with a beveled pine railing meet chamfered pine corner posts, enclosing the stairway. A chimney frames the stairway on each side. The stair hall accesses the front exterior balcony, two small bedrooms and the new bathroom. The floors throughout the house have been retained and refinished.

The cellar has stone walls in the front room where the coal furnace was located. The back part of the cellar was dug out by hand at some point in the history of the house. Hand mixed and hand poured concrete was used to create walls for a small room that connects the stone wall cellar room to the exterior basement stairwell. The remainder of the house was constructed over a crawl space.

**Pump house** (unknown date; photo 8)

Adjacent to the driveway and along the sidewalk leading to the kitchen porch is a small pump house. The below-grade walls are constructed of brown hollow clay tile. The floor is hand poured concrete. The pump house enclosure is just large enough to provide access to the well pump. The above ground gable roof was restored with new wood shingles and a tin ridge. The gable ends retain the original lap siding. The wood siding is off-white with apple-green trim. Ball finials sit atop each gable peak.

**Privy** (1930s; photos 9-10)

Located to the northwest of the farmhouse is a Works Progress Administration (WPA) privy. The privy faces south and has a hinged wainscot door. The shed roof slopes down from the south wall to the north wall and is shingled with new wood shingles. Walls are covered with lap siding painted off-white. The east, north, and west walls have openings at the top of the walls under the roof for ventilation. There are additional small screened openings in the north and west walls. These screens are part of the wooden interior vent system under the privy seat, positioned at an angle in the northwest corner. A WPA logo is stamped into the concrete floor. The current privy was relocated from another farm to replace an earlier privy. It was donated from a farm site scheduled for development and placed in the location of the original privy at the Shannon Farm in 2002.

**Garage/Granary** (unknown date; photos 11-12)

A wood frame garage/granary is located at the south of the backyard. The building sits on a concrete slab. The 2x4 wall framing is exposed: the tongue-and-groove siding attached horizontally to the inside of the framing. The siding interlocks at the four corners. The granary was converted to use as a garage by adding two recycled doors in the east wall of the building at an unknown date. Tenants altered the roof of the granary/garage as well. The roof was reconstructed with the help of a 1941 photograph showing the original gabled roof. The gable ends were sided with old material found on-site and the original tin roofing material was reused on the most visible side of the building. Matching new tin roofing and a new tin ridge complete the roof.

**Barn/ Silo** (ca. 1919; photos 13-17)

The most prominent building on the farmstead is the red hollow clay tile dairy barn, built circa 1919. The two-story rectangular-shaped barn has a gambrel roof with exposed rafters and measures 30 X 52 feet. It was specifically designed and built as a dairy barn. The south two-thirds of the barn contains a milking parlor with a center alley running north and south faced by stanchions on each side of the alley. The milking parlor is accessed by rough concrete cattle ramps on either side of the hollow clay tile silo. The clay tile of the silo walls is smooth-faced; the clay tile of the barn walls has a grooved surface on the exterior. The milking parlor is connected to the silo by a small clay-tile and frame granary with a door opening to an exterior concrete feed trough. The dairy farmer could remove feed from the silo

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while inside the granary and fill both the interior and exterior feed troughs. Manure gutters run the length of the concrete floor of the milking parlor to drain waste to the barnyard via drains in the sides of the concrete access ramps. A second alley, running at a right angle to the milking parlor alley, connects the east and west Dutch doors. A divided wooden box granary fronts the alley. Four draft horse stalls and a second wooden granary complete the north third of the barn. A Dutch door opens from the stall area to the east. The floor of the haymow above the milking parlor is lower than the floor over the draft horse stalls. The haymow was originally accessed by ladder in the east/west alley. The hay floor is constructed of tongue and groove flooring stamped on the underside with: Clear Fir Lumber Co. Tacoma Wash. Now accessible by an interior stairway added in 2002, the haymow rises inside the impressive gambrel roof framing to the peak where the hay track and pulley are still in place. The original aged white paint with apple green trim is visible on the interior of the large hay door, along with pencil notations of the amount of loose hay stored in the haymow in the 1940s.

The east elevation of the dairy barn faces 95<sup>th</sup> Street. The grade slopes to the south. The north wall foundation is almost entirely below grade, similar to a bank barn, while at the south end of the barn the entire concrete foundation wall is exposed. All of the barn windows are 3/3 divided lights. The windows were custom milled to replicate the only remaining complete window found in one of the two shed roof dormers. Paired windows light the milking parlor. To the north of these windows a Dutch door accesses the east/west alley. A single window lit the horse stall area and a Dutch door to the north of the window opened into the stall area. There is a short concrete retaining wall adjacent to the concrete walkway outside that door. All the exterior walls on the east elevation are constructed from hollow clay tile including the granary wall, which connects the barn to the silo. There is one window in the east granary wall.

The north elevation wall consists of clay tile with two single windows on the ground floor. The gable end has lap siding and contains the large haymow door centered under the hay hood. The hay door is hinged at the bottom. Loose hay was loaded through this door into the haymow by means of a hayfork, which moved along the haytrack on a pulley system. A small hinged wood door in the clay tile wall may have been used to pitch hay from the haymow into a wagon below or to provide ventilation.

The west elevation includes a single window in the clay tile wall on the north end, a Dutch door that opens into the east/west alley and paired windows. The clay tile wall meets the roof above the hay floor. There is a small door in the wall identical to the door in the north wall, again probably used for access and ventilation. The west wall of the granary, which attaches the barn to the silo, is a frame wall with a door, all covered by lap siding. This one story granary has a shed roof that slopes from east to west and curves around the silo.

The south elevation includes the clay tile silo, used for storing ensilage. The south wall of the barn has a Dutch door on either side of the silo, at the top of the cattle access ramps. Two windows are placed in the south gable end. These windows, the louvered vent, and the two dormers on the east were used to provide ventilation for the haymow. All the barn windows are hinged at the bottom, allowing them to fold down against the walls.

With the implementation of dairy regulations and the requirement of a separate room for processing and storing the milk, three of the draft horse stalls were removed at an unknown date. A room was created in the northeast corner of the barn for milk processing. The two frame walls were covered in 1/4 inch plywood sheathing painted white along with the two tile walls. A large concrete cooling trough was built along the east wall under the single east window. Drains ran to the outside near the northern Dutch door. Water lines brought cold water to fill the trough and cool the milk in the milk cans. A rack

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built of galvanized pipe was hung to drain and store the empty milk cans. Doors open into the east/west alley and the one remaining stall area.

The barn rehabilitation began in the spring of 2000. The wood shingles and damaged tin ridge on the barn roof were replaced. An arson fire in 1999 charred the granary roof and west frame wall beyond repair. The wall and roof were replicated to match the burned framing. Siding was custom milled to match the original. A windstorm blew through the holes in the roof with such force that the north gable was pushed outward 18 inches. Many of the clay tiles above the haymow floor were pushed out and broken. During the restoration, molds were made from existing tile to replicate replacement concrete tile as no matching historical tile could be found. Despite the fire and years of neglect, the barn retains much of its original fabric.

**Trough** (unknown date; no photos)

West of the barn is a rectangular cattle watering trough with concrete walls and a concrete floor. A windmill, no longer standing, was used to pump water to fill the tank.

**Chicken House/Milk House** (unknown date; photos 18-19)

Also west of the barn is a one-story grout (lime and sand) chicken house/milk house. The rectangular plan building faces east with a gable roof running east/west. The east elevation has an off center tongue and groove door. The north and west elevations have solid grout walls. The south elevation contains two tiny doors at ground level. The west door is original; the east door appears to have been added later. Four 3/3 divided light windows were replicated to replace the missing windows on the south side. The lime-sand grout walls are in good condition on the north, east and west with some weathering on the corners. The south wall, however, was badly deteriorated around the windows. This area was restored using a similar mix of sand and grout after mortar analysis was done. Part of the wall on the southwest corner has weathered away to expose edges of horseshoes placed in courses as fill in the grout wall. The wall was poured in board forms with rock placed in courses and the grout mixture poured around the rock. Inside, a frame wall and door divide the west half of the building from the east half. The west section was used as a chicken house. Around 1918, the east half was converted to use as a milk house by adding a built-in brick milk can cooling trough. New wood shingles and a tin ridge cover the building. Ball finials sit atop the gable peaks.

**Irrigation Ditch** (unknown date; no photos)

An irrigation ditch, which runs along the north property line, is dug into the field and lined with stone. This ditch carried water from the Davidson ditch to irrigate the farmland.

A 1930s aerial photo shows a small vineyard in the area where the garage stands. Grapevines are still in existence along the south side of the garage. Rhubarb and raspberry plants north of the garage indicate the site of a kitchen garden, which has recently been replanted. The aerial photo also shows an orchard with a number of trees. Though the orchards are gone, a few apple trees and a pear tree remain. New apple trees have been planted. Many historical plants are visible in the yard including honeysuckle, gooseberry, yellow Simpson roses, tulips, grape hyacinth, lily of the valley, iris, climbing and bush roses, and dark purple morning glory. 1940s photos show a large loose haystack west of the chicken house/ milk house and another haystack southeast of the barn. Today there are no haystacks and no Holstein dairy cattle or chickens. However, the farmstead buildings retain their historical context and integrity as well as many rural natural features.

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**RESOURCE COUNT**

**CONTRIBUTING RESOURCES – 7**

**Buildings-4**

Farmhouse

Barn

Garage/ Granary

Milk house/ Chicken house

**Structures- 3**

Irrigation ditch

Pumphouse

Trough

**NON-CONTRIBUTING RESOURCES**

**Buildings- 1**

Privy

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Shannon Farm is eligible for listing in the National Register under Criterion A, in the area of Agriculture, as one of the last remaining examples of farm operations in Boulder County. The farm is representative of the shift in the area from crop cultivation to dairy and egg production, typical of the broad pattern of agriculture in the county. In addition, the Shannon brothers were innovative in their use of a concrete floor milk room within the barn, meeting sanitary standards 25 years before Colorado pasteurization laws were passed. Many small-scale dairy operations closed up with the implementation of strict standards relating to milk production and public sale, not able to afford the changes that needed to be made to their agricultural buildings. The Shannon brothers, however, were able to keep up with the changes and run a successful dairy farm into the 1940s.

The Shannon Farm is also eligible under Criterion C for architecture, as an intact collection of agricultural-related buildings, some of which display excellent craftsmanship, design, and materials in their construction. While many clay tile silos exist across the state, barns constructed with clay tile are rare and few have been documented in Colorado, and the 1919 clay tile barn is an excellent example of this material used in an uncommon manner. The vernacular Victorian farmhouse, an icon of rural agricultural success, retains much historic fabric in its modified central passage I-house form while displaying detailed architectural elements. The chicken house/ milk house is a rare surviving resource constructed with grout. All together, the Shannon Farm is a physical reminder of the strong agricultural roots in Boulder County.

**Historical Significance**

The S $\frac{1}{2}$  of NE $\frac{1}{4}$  of Sec. 32 T1NR69W and other property was conveyed by Patent Deed from the United States of America by the President U.S. Grant to Daniel Flinn on February 25, 1870. Shortly thereafter on August 5, 1871 Daniel Flinn gave a Quit Claim Deed to William A. Davidson, a gold and coal miner and farmer. Davidson also received other land by Quit Claim Deeds in Sec. 32 in 1871. He then began to convey land to various persons who in turn conveyed to others. In 1874, a Warranty Deed was given to convey in trust all surface rights to "all coal and iron and other minerals in said lands. . . and also reserve the right to enter upon said premises to work mine the land. . . to construct and maintain ditches, railway, tramways, wagon roads etc. . .". The surface rights and all other rights "not inconsistent with reservation" were conveyed in trust to William Berger who reconveyed property to several parties including W. A. H. Loveland and Henry M. Teller. The Davidson Coal and Iron Mining Company received 240 acres "to be held by it and kept for a reservoir or lakes to be used in connection with ditch of said company."

William Berger conveyed the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 32 to John Turck on May 6, 1874. On December 22, 1882, John Turck conveyed the property to Anthony Rosenbaum for \$1,600, reserving "all coal and right to purchase from the grantee. . . whatever surface ground may be needed for the proper working and operating of any coal mine that may be developed thereon or thereunder. Also reserving whatever surface ground needed for the transportation (by railroad) or otherwise, of the coal over and off such land, upon payment to owner thereof, the market value per acre of such surface land at that time." Rosenbaum was a farmer who with his wife Mary had twelve children. In 1888, he gave a deed of trust to borrow \$800. That deed also encumbered 20 shares of capital stock of the Davidson Ditch Company, certificate number 141. By 1891, he paid off the loan and on July 28, 1891, deeded the property to his son Christopher C. Rosenbaum for \$2000. Christopher hauled coal with mules in the Simpson Coal Mine in Lafayette. In 1892, William E. Hodgson, a farmer, purchased the farm for \$4,800. On April 1, 1893, Hodgson deeded the property to his stepson John O. Andre, also a farmer,

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for \$4,800. In 1905 John and Mary Andre deeded the property and 40 shares of Davidson Ditch stock to Phillip P. Wood. On December 31, 1918, Frank Shannon purchased the farm and gave a deed of trust to Phillip P. Wood for \$6,000. On the same day Frank conveyed a half interest in the property to his brother Roy, who had recently returned from a tour of duty in Siberia during World War I. The Shannon brothers immediately built the clay tile dairy barn and went into the dairy business with Holstein cattle. Their sister Elsie lived on the farm until Roy Shannon married Rhodora Wilson. Roy died on May 30, 1940. Rhodora died in 1949 and left the property to her niece Sylvia Manchester. From that time until April 2000, the property was rented to tenant farmers.

Shannon Farm is located north of the coal mining towns of Louisville and Lafayette. Many of Boulder County's early miners also owned farms in this area including William A. Davidson, who owned a farm several miles north and west of 95<sup>th</sup> Street on Dry Creek. Davidson and others purchased land from Marshall to the White Rocks north of his home. The Davidson Coal and Iron Company held 240 acres for a reservoir or lakes for the Davidson Ditch. With the capability to own stock in the Davidson Ditch Company, the coal lands could be irrigated to produce crops. By the time Davidson bought the land in 1871, there was already a Boulder County Fairgrounds where the Boulder County Agricultural Society displayed mineral and agricultural products – the mainstays of the local economy. Davidson was one of the first county fair judges in 1869.

Although subsequent owners of the land were farmers and miners, it was the Shannon brothers who contributed significantly to agriculture in Boulder County. When the Shannon brothers purchased the 80-acre farm, the farmhouse had been there for some time. A 1911 picture postcard shows the Wood family on the front porch. The house appeared to be deteriorated slightly at that time. It is thought that the Fisher brothers, who built a number of houses in the Louisville area, possibly built the Shannon farmhouse. A plinth block removed during the 2000 -2003 restoration reads "McAllister Lumber Boulder" on the back. The hand poured grout chicken house/ milk house is believed to be the earliest building on the property.

When Roy and Frank Shannon went into the Holstein dairy business, there were a number of commercial creameries in the area. The Boulder City Directory of 1921 lists the Cloverleaf Creamery at 1424 Pearl Street, the Gilt Edge Creamery at 2021 15<sup>th</sup>, the Sanitary Dairy at 24<sup>th</sup> and Euclid which advertised butter, eggs, cheese and buttermilk, and Watts Blue Ribbon Dairy at 1919 16<sup>th</sup> Street – all in Boulder. There was also a Lafayette Creamery. Irene Eggers, Sylvia Manchester's daughter, recalls that the Shannon Brothers sold milk to the Watts-Hardy (the result of a merger between the Watts and Hardy Dairies) and Alba dairies. Each farmer had his own number painted on his milk cans; some milk cans were embossed with the name of the farmer.

Holstein cattle originated in the lowlands of North Holland and the Friesland section of the Netherlands. They are black and white, irregularly marked, large and strong. The breed is noted for the quantity of milk they produce. Between 1852 and 1902 over ten thousand Holsteins were imported into the United States. The Holstein breed association was formed in 1924. The Holstein cows were kept outside the new Shannon dairy barn. At milking time, the cattle entered the barn by the concrete ramps at the south Dutch doors. They were positioned over the manure gutters with their heads between the stanchions while being milked. The milking parlors of the Shannon barn would have accommodated approximately fourteen cows at a time. Therefore several milking shifts were required morning and night to milk all the cows in a large dairy herd. Milking was probably done by hand in the early 1920s. A 1940 photograph shows a hired man in front of the Shannon barn with a stainless steel pail and the accompanying attachment that milked the cows. It was run by an electric motor. Milk was cooled in the brick trough in the grout building, which remains cool inside during the summer to this day.

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Draft horse stalls in the north third of the barn provided housing for workhorses. These horses provided the power to pull the implements required to plant and harvest crops, as well as power to pull wagons and to operate the pulley system, which loaded the loose hay up into the haymow. The draft horses and the cows consumed a large quantity of hay as well as grain. The haymow over the milking parlor and horse stalls is 30 feet wide and 52 feet in length and rises to a height of nearly 22 feet. Large quantities of loose hay were stored in the haymow. A 1940 photograph also shows a tall loose haystack at the southeast corner of the barn and another haystack by the grout chicken house/ milk house. Ensilage for the cows was stored in the clay tile silo. Other crops grown on the farm included sugar beets, oats, corn, grass hay and alfalfa hay. Crops were irrigated from the Davidson Ditch. Eggs from the chickenhouse were gathered for farm use and for sale. There was a large orchard as well as a grape vineyard and a kitchen garden.

When dairies were required to process the milk in a separate room, three of the draft horse stalls were removed. Walls were built to enclose the northeast corner of the dairy barn into a room. The walls were painted white, a concrete cooling tank was built and running cold water was piped to the tank. The tank was drained by pipe to the outside. The hollow clay tile helped to keep the barn cool in summer, as do the grout walls in the milkhouse. Both structures offered ideal spaces for cooling milk cans full of fresh milk awaiting transportation to the commercial creameries or dairies.

Shannon farm was also a gathering place for community picnics. Roy Shannon was a Trustee of the Valmont Presbyterian Church and his wife, Rhodora, was an Elder. Rhodora was also a teacher at the Valmont School. She was a fine musician who taught piano and directed choral groups. She was instrumental in starting a Daily Bible School at Canfield and in establishing the Presbyterian Highlands Camp. There are several 1940s photographs showing large gatherings of adults and children seated in wooden folding chairs on the farmhouse lawn. Irene Eggers remembers her great aunt and uncle: "They were simply hardworking, honest and kind residents of Boulder County. Rhodora... graduated from the Idaho State Normal School and did graduate work at Stanford University and the University of Colorado...Rhodora's marriage in 1937 to Roy Shannon was a happy one, but lasted only a few years as Roy Shannon died from a rare blood disease in 1940. Shortly after that Rhodora was forced to sell the herd of Holstein cows. Rhodora died in 1949."

Irene also commented on the decline of agriculture:

Yes, the buildings are old and the barn is in desperate need of repair. I am not sure why my mother never replaced the barn roof, but I can make an educated guess. The bottom line is no less important to farmers than it is to everyone else. It is for that reason that a farmer will build a new machine shed while his family lives in a house that needs remodeling. For over 50 years the barn has produced no income. Pigeons don't pay rent. A new barn roof will cost between \$12,000 and \$15,000 or more. One year, perhaps four years ago, the income from the rental of the farmland was under \$1,000. That was barely enough to cover the property taxes and the irrigation ditch assessment.

The period of significance for the property begins in 1871 when the property was deeded to William Davidson. The early reservation of the mineral rights and the land needed to develop the minerals may have encouraged cropping rather than building. Davidson was instrumental in the development of water storage, ditch stock and irrigation ditches, all of which aided the development of agriculture and

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made the land more attractive to future owners. The agricultural use really expanded with the purchase of the property by the Shannon brothers and the development of the Holstein dairy with a state-of-the-art dairy barn. The period of significance ends in 1949 when the property became a tenant rental. While farm families did rent the house in the 1950s, the barn was never again used for agricultural purposes. Like many historic farm properties without a use, the buildings began to deteriorate. As development encroaches upon agricultural land, farmsteads often fall prey to the bulldozer. Shannon Farm has been restored by the current owners and retains its historical context and much of its historical fabric.

**Architectural Significance**

The Shannon farm dairy barn is significant for its design and construction with the use of clay tile. Professor J.B. Davidson and Iowa Experiment Station researcher Matt King, along with a local tile manufacturer, developed the first clay tile for round silos at Iowa State University in 1908. They also promoted clay tile for barn construction. Tile construction was less expensive than wood construction and provided fire safety as well. Hollow clay tile also provided some insulation; tile buildings were cooler in summer and warmer in winter. Tile could easily be cleaned and was more sanitary than wood.

By 1900, farmers had begun to specialize. Barns designed and built specifically for dairy operations began to appear. Others were designed to house specific livestock such as sheep, hogs, horses or beef cattle. Structures were built as sales barns for livestock marketing. By the 1920s barn plans as well as kits were available from sources including Montgomery Ward and Sears, Roebuck. Barn plans were also published in farm journals.

The large clay tile dairy barn was probably built in 1919. The designer and builder are not known, but family members believe the Shannon brothers participated in the design and construction of the barn. The structure was designed specifically as a dairy barn with the milking parlor in the south two-thirds of the building. Barn windows on the east and west elevations of the milking parlor allowed for light and ventilation. The top of the Dutch doors could also be opened to provide light and ventilation. Roughly textured concrete ramps were provided so the cows would not lose their footing as they walked up the incline to the milking parlor. Manure gutters recessed in the concrete floor were designed to run the length of the milking parlor and to drain waste material to the outside barnyard by means of concrete drains under the ramps. The clay tile walls, which rested on a high concrete foundation, were easy to wash, as was the concrete floor. By the early 1900s sanitation began to be considered in the context of dairy operations. In 1912, Dr. William Sedgewick wrote in the Principles of Sanitary Science and the Public Health,

...if water were to be drawn, as milk is, from the body of a cow standing in a stable, by the hands of workmen of questionable cleanliness, and then stood and transported over long distances in imperfectly cleaned, closed cans, being further manipulated more or less, and finally left at the doors at an uncertain hour of the day, few would care to drink it, because its pollution and staleness would be obvious...(in Leffingwell, 1997).

In 1913, architect Alfred Hopkins wrote a book "Modern Farm Buildings" in which he proposed a separate milk room to "provide a place that may be kept free from flies, odors and dust" (in Leffingwell, 1997). He further suggested that wood should be eliminated from the dairy barn floor and walls. He proposed concrete floors and walls four feet high above the floor. Legislation was enacted to create strict rules for farmers who intended to sell milk to the public. The Shannon dairy barn admirably met

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the sanitation concerns of the time. The convenience of access to feed and grain also aided in sanitation. The dairy farmer did not have to exit the barn to find feed for the cows or horses. The silo held ensilage, accessible from the granary, which connected the barn and silo. Hay was accessible from the haymow. Grain was stored in the interior alley granaries. Doors separated the milking parlor from the food supply.

Four draft horse stalls were situated north of the alley adjacent to the granary. At the east end of the stalls a Dutch door provided access to the barnyard as well as light and ventilation. There are also four windows in the stall area of the barn. The concrete floor stepped down slightly behind the horse stalls to indicate a walkway space adjacent to the stalls. A knowledgeable designer noted the difference in height between a draft horse and a cow and provided for that height variance by adjusting the level of the haymow floor above the draft horse stalls. Knob and tube wiring - no longer in use - indicates the barn had electricity to provide light and power for a cream separator and a milking machine when manpower was no longer used for those tasks. Water was piped underground from the well to the barn to provide fresh water for animals, milk cooling and cleaning. Shannon dairy barn had been providing a sanitary milking parlor for 25 years, when on March 1, 1945 Colorado adopted pasteurization laws and cows could no longer be milked on wood floors. It is not known when the Shannon brothers ceased to farm with horsepower. Herman Manchester first used tractors on the farm in the 1940s.

The clear span framing of the gambrel roof allowed for a large haymow to provide ample storage for loose hay. Four windows and two small doors provide light and ventilation. The large hay door provided access for hay to be loaded into the haymow via the track, pulleys and hayfork.

The Shannon dairy barn exemplifies attention to design, detail, and selection of innovative and quality material, which resulted in an extremely functional and handsome building, unique in its time of construction in Boulder County. The dairy barn retains most of its historic fabric. The structure has been restored and its gables and trim repainted to match the existing historic paint colors.

The lime and sand grout milkhouse/chickenhouse is architecturally significant for its grout construction and mixed use. William Davidson, who owned the Shannon property in the early 1870s, built a grout house, known as the House of Seven Gables, on his farm in 1870. It is not known when the Shannon farm grout structure was built. It is unusual in that hand mixed grout was poured around courses of rock - and horseshoes - in the southwest wall. Iron tie rods are visible extending from the north to south upper wall in one area and are also visible in the north wall. The thick grout walls provide a cool interior in warm weather. The mixed use of the building by the Shannons is innovative. Chickens were housed in the west half; milk was cooled in the east half. A Manchester family member recalled visiting the Shannon Farm as a boy. He was fascinated by an alarm clock in the house which, being wired to the lights in the chicken house, switched on the lights to wake up the chickens - the goal being to increase egg production. Pulleys on the rafters were used in conjunction with rope to open and close the low windows and the ground level poultry doors. The chicken house/ milk house retains most of its historical fabric.

The wood frame granary is architecturally significant for its innovative interlocking corners. Most granaries in the area were built with "studs-out" construction where the framing is on the exterior and the siding on the interior to keep the weight of the grain from pushing the siding out and off. On the Shannon granary, the interlocking corners of the siding - installed inside the framing - were apparently designed to further strengthen the structure. The frame granary has been restored and retains its historical fabric with the exception of the reconstructed roof.

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The pump house is architecturally significant due to the use of hollow clay tile for the below grade walls. The tile was an innovative material for above grade structures and its use in the pump house walls is uncommon. The pump house retains all of its historical fabric with the exception of the new wood shingles on the roof.

The Works Progress Administration (WPA) privy is architecturally significant because of its innovative construction and also as a product of the WPA program. The privy was designed to provide ventilation at the top of the side and rear walls as well as through the wood vent which attached to the concrete riser beneath the wood seat. Designed to be transported from the WPA construction site to the new owner's site, the privy's concrete floor and riser surrounded by frame walls could be moved in one piece. The lap siding and tight-fitting tongue and groove door kept the privy draft free. The concrete floor and riser were more sanitary than previous privy construction. It also discouraged relocation of the facility by pranksters. The WPA logo is stamped in the concrete floor. The WPA built privies throughout the country as a part of an endeavor to put folks in the country back to work during the depression. Though moved, this WPA privy retains most of its historical fabric.

The farmhouse is significant as an excellent example of Late Victorian vernacular architecture. This modified central passage I-house, with its modest size exhibits attention to detail and design. The decorative spindle and running picket front porch trim frames the front door with its accompanying sidelights and transoms. Large windows, including the south facing bay window, provide ample light as well as design interest. The addition of the routed angle bracket at the top and bottom of the side window trim is unique. The interior floor plan is functional and attractive. The use of corner blocks with both the picture frame molding and the baseboard in the parlor and main-floor bedroom further illustrates the attention to design. The innovative built-in china cabinet between the kitchen and dining room also illustrates attention to design and function. The house retains most of its historical fabric. The restoration included removing asphalt shingles and re-roofing with wood shingles and a decorative tin ridge.

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Boulder County/ ColoradoSection number 10 Page 15**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

A parcel of land in the southeast quarter of the northeast quarter of Section 32, Township. 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, being described as follows:

Commencing at the northeast corner of the southeast quarter of the northeast quarter of Section 32; then South 89°51'41" West along the north line of the southeast quarter of the northeast quarter of Section 32, a distance of 60.59 feet to the west line of the existing road right of way of North 95<sup>th</sup> Street (State Highway No. 42), described by Instrument recorded July 22, 1966 as Reception Number 821777 in the office of the Boulder County Clerk and Recorder, and the Point of Beginning;

thence South 00°23'05" East along the west line of said existing right-of-way described as Reception Number 821777, a distance of 375.00 feet;

thence South 78°51'41" West along a line parallel with the north line of the southeast quarter of the northeast quarter of Section 32, a distance of 290.40 feet;

thence North 00°23'05" West parallel with the west line of said existing right-of-way described as Reception Number 821777, a distance of 375.00 feet to the north line of the southeast quarter of the northeast quarter of Section 32;

thence North 89°51'41" East along the north line of the southeast quarter of the northeast quarter of Section 32, a distance of 290.40 feet to the Point of Beginning. County of Boulder, State of Colorado.

Said parcel contains 2.5 acres, more or less.

**BOUNDARY JUSTIFICATION**

The boundary includes a 2.5 acre parcel of land historically associated with the property. The acreage surrounding the farm has been sold off for development in the near future and the farm buildings preserved as part of a subdivision exemption.

The remaining 40 acres of the original 80 acre farm purchased by Frank and Roy Shannon in 1918 was split by a Subdivision Exemption in 2000 for the purpose of preserving the historic farmstead buildings on a two and one-half acre parcel. The remainder of the 40 acres was sold for future development.

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## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-19 except as noted:

Name of Property: Shannon Farm  
Location: Boulder County, Colorado  
Photographer: Carol Affleck  
Date of Photographs: June 2003  
Negatives: Carol Affleck

<u>Photo No.</u>	<u>Photographic Information</u>
1	House, southeast corner elevation. Camera facing southeast corner elevation.
2	House, southeast corner elevation. Camera facing southeast corner elevation, closer to house than photo 1.
3	House, south elevation. Camera facing north towards house from the driveway.
4	House, northwest corner elevation. Camera facing northwest corner elevation from north field.
5	House, east elevation. Camera facing west from front fenceline.
6	House, front porch posts and trim, entry door, sidelights, transom windows. Camera facing west from lawn.
7	House, front door. Camera facing door from edge of porch.
8	Pumphouse, east gable end, north roof. Camera facing pumphouse from adjacent lawn.
9	WPA Privy. South and east elevations. Camera facing privy from lawn.
10	WPA logo stamped in privy concrete floor.
11	Granary, east elevation with gable end and south elevation. Camera facing southeast corner of granary from driveway.
12	Granary, detail of interlocking corners, southwest corner. Camera facing southwest corner close up to wall.
13	Dairy barn, north and east elevations. Camera facing northeast corner from driveway.
14	Dairy barn, south and east elevations. Camera facing southeast corner from field south of property.
15	Dairy barn, south wall of barn connected by granary to silo. Note different varieties of clay tile. Camera facing toward southeast corner.
16	Dairy barn, south elevation with silo. Camera facing north from field south of property.
17	Dairy barn, west elevation. Camera facing east from field.
18	Grout chicken house/milk house, south wall with windows, east wall with door. Camera looking northwest from field.
19	Grout chicken house/milk house, detail of south wall with exposed courses of horseshoes and stone. Camera facing south wall, close up.

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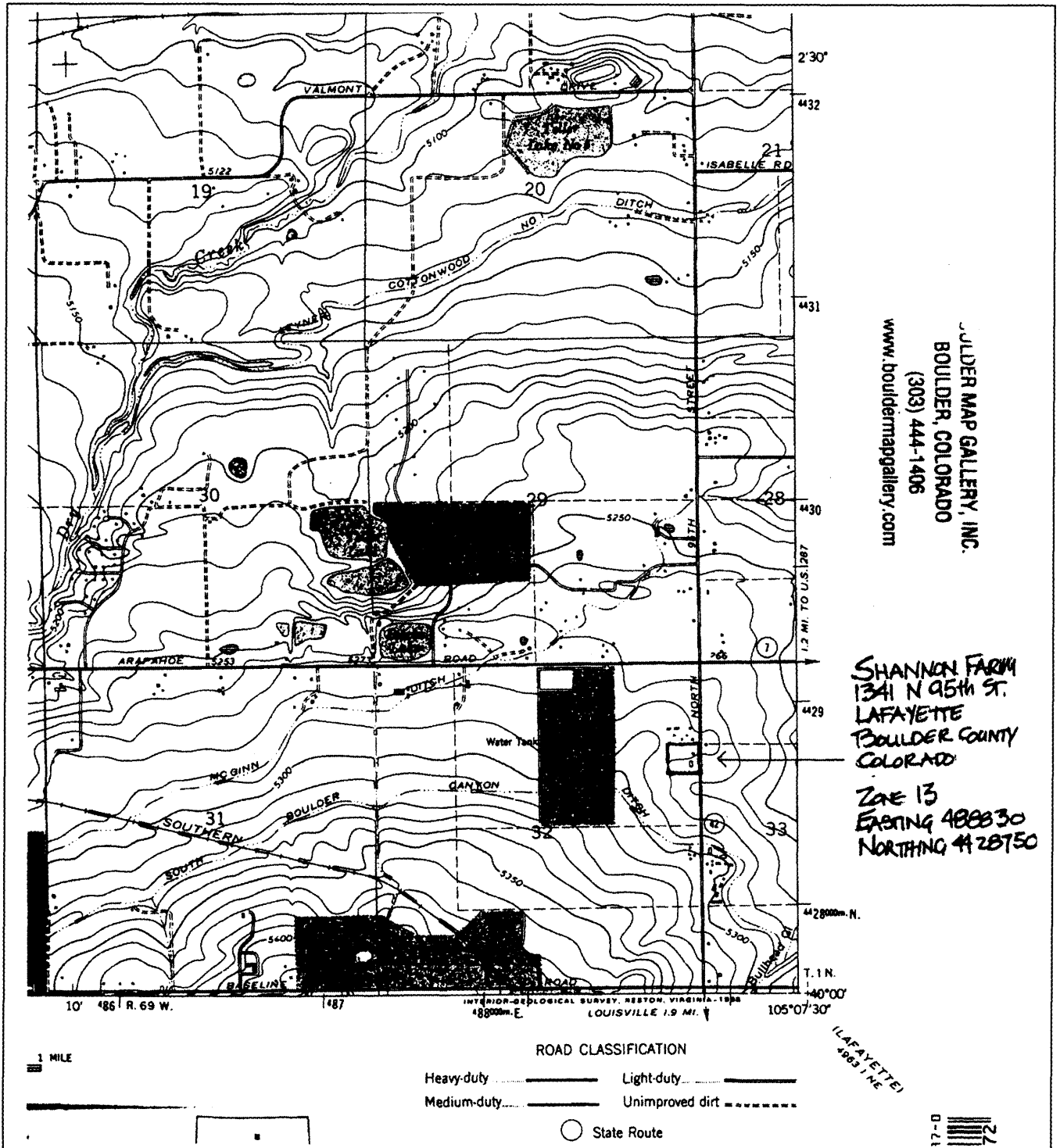
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**USGS TOPOGRAPHIC MAP**  
Niwot Quadrangle, Colorado  
7.5 Minute Series

UTM: Zone 13 / 488830E / 4428750N  
PLSS: 6<sup>th</sup> PM, T1N, R69W, Sec. 32 NE¼, SE¼, NE¼  
Elevation: 5280 feet



# Features Landmarked by Boulder County in 2000

# Farmhouse



HP-26-0002: Amendment to Shannon Farm

# Farmhouse



## Barn with attached granary and silo



Barn with attached  
granary and silo



← handprints on  
handmade blocks



## Milkhouse/ chicken house



horseshoes and nails  
as binders

# Features Proposed to be Added to Landmark

Granary/  
garage



interlocking  
siding →



## Pumphouse



## Trough



Privy



IDEAL PORTLAND  
CEMENT  
LAID BY  
W.P.A.