

COLORADO CULTURAL RESOURCE INVENTORY  
**Historic Architectural Component Form**  
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OAHP1404

Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5KW123 2. Temporary Resource Number: \_\_\_\_\_
3. Map ID Number / Feature Number or Code: Feature 2
4. Building or Structure Name: Barn
5. Complex/Site Name: The barn is part of the Dawson Ranch Buildings Complex
6. Photograph Number(s): Roll 1: Dawson Ranch Complex, negative 23.

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Barn
8. Architectural Style: None
9. Building Support System: Steel and wood frame on a concrete block base.
10. Dimensions: L 55 x W 26 = Square Feet 1430
11. Number of Stories: 1
12. Building Plan (footprint, shape): Rectangular plan
13. Landscaping or Special Setting Features: \_\_\_\_\_

The house, associated agricultural buildings, and airplane landing strip, sit on former agricultural land within the boundaries of the recently established Sand Creek Massacre National Historic Site. The Big Sandy Creek (Sand Creek) traverses the associated landholdings north of the ranch complex buildings. At one time some of the nearby acreage was cultivated but William F. Dawson replanted the areas with native grasses. The entire Dawson Ranch Building Complex is south of the village site where Colonel John Chivington and his troops attacked an encampment of Cheyenne and Arapaho peoples in the Sand Creek Massacre (5KW28) and has no association to that event. The Dawson Ranch Building Complex is in Section 30.

Outside of the physical boundary of this survey but within the boundaries of the former Dawson Ranch land holdings are ruins of the Thompson-Bohart Ranch/Dawson Family Line Camp and remains of the immense Chivington/Brandon Canal circa 1909 (5KW122.1). Both are also in Section 30. In Section 24 are potential remains of a sheep operation associated with an African American pioneer known as "Nigger Charlie." These sites are indicative of several of the contexts in Colorado Historical Society's *Colorado Southern Frontier Historic Context*. Sites and potential sites include examples of Early Farming and Ranching in Southeastern Colorado (1840-1890), The Years of Conflict (1850-1870), Open Range Ranching (1859-1900), and the Ethnic Diversity of Southeastern Colorado (1880-1945).

14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):

The Dawson Ranch Building Complex contains 7 features which include the main house (Feature 1), a barn (Feature 2), a corral (Feature 3), a railway car (Feature 4), a motel cabin (Feature 5), an utility building (Feature 6), and an air landing strip (Feature 7)

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For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: The side-gabled roof is corrugated metal on a wood frame.  
\_\_\_\_\_
16. Walls: The walls are corrugated metal.  
\_\_\_\_\_
17. Foundation/Basement: The floor of the barn has not been improved.  
\_\_\_\_\_
18. Chimney(s): \_\_\_\_\_  
\_\_\_\_\_
19. Windows: \_\_\_\_\_
20. Doors: open doors  
\_\_\_\_\_
21. Porches: \_\_\_\_\_
22. General Architectural Description: The barn is a simple rectangular-shaped steel-framed building with two vehicular-sized bays and three paddocks.  
\_\_\_\_\_

**III. FUNCTION**

23. Current Use: Vacant  
\_\_\_\_\_
24. Original Use: Barn for cattle and storage for ranch equipment.  
\_\_\_\_\_
25. Intermediate Use(s): \_\_\_\_\_

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**IV. ARCHITECTURAL HISTORY**

26. Architect: Unknown
27. Builder: William F. Dawson, the former ranch owner, built the barn.
28. Date of construction: Actual \_\_\_\_\_ Assessor \_\_\_\_\_ Estimate 1970s  
based on: Interview with William F. Dawson.
29. Modifications: Minor \_\_\_ Moderate \_\_\_ Major \_\_\_ Moved \_\_\_ Date \_\_\_\_\_  
Describe Modifications: \_\_\_\_\_  
Additions and Date: \_\_\_\_\_
30. Associated Contexts and Historical Information:

The Dawson Ranch Building Complex is associated with the context of Post World War II Farming and Ranching (1945-2000). The land upon which the barn is located was homesteaded in 1907. Levi and Florence Rutledge purchased all the sections that comprise the ranch holdings, combining them in 1949. They built the ranch residence between 1951 and 1952.

William F. Dawson purchased the ranch in 1963. In the 1970s he built the barn and adjoining corral. Compared to other nearby barns, the structure is well made and of new rather than recycled materials. The building is not an example of exceptional craftsmanship or a particular style.

The Dawson ranch operation was typical for Kiowa County. They ran 150 head of Hereford cattle—an average amount and common breed for Kiowa County<sup>1</sup>— and kept one to four horses. The ranch was 1,465 acres, on the small size for a Kiowa County holding, but Dawson ran his cattle on other land that he leased and owned.<sup>2</sup>

The house and the later outbuildings, including the barn, have no relationship to the actual Sand Creek Massacre event. The barn is not over fifty years old, is not of significant architectural value, and is not associated with a significant event and/or person. It does not meet the criteria for the National Register.

**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: Neidinger, Paul. "Architect's Field Report" as part of Preliminary Park Planning and Brief Condition Assessment of Existing Facilities
32. Archaeological Potential: Yes \_\_\_ No X Justify: William F. Dawson, a former owner who was the occupant of the ranch and the primary caretaker of the property for over 40 years, reported no buried material.
33. Recorder(s): Jacqui Ainlay-Conley
34. Date(s): June 27, 2005

Colorado Historical Society - Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, CO 80203

<sup>1</sup> Bruce Fickensher, Extension Agent for Colorado State University Cooperative Extension Office, telephone interview by recorder, 22 May 2005.

<sup>2</sup> Marci Miller, Deputy Assessor of Kiowa County, telephone interview by recorder, 22 May 2005. Note: In comparing the Dawson acreage to the 1997 Department of Agriculture Census the ranch is smaller than the average Kiowa County farm size of 2,696 acres. According to Miller he used his parents land as well.

303-866-3395