

John C. Shaffer Barn  
Name of Property

Jefferson Colorado  
County and State

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 determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

### 1. Name of Property

Historic name: John C. Shaffer Barn

Other names/site number: Ken-Caryl Ranch Equestrian Center/5JF.7501

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: 14422 West Ken Caryl Avenue

City or town: Littleton State: CO County: Jefferson 059

Not For Publication:  n/a Vicinity:  x

### 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 at the following level(s) of significance:

    national          statewide        X   local

Applicable National Register Criteria:

    A          B        X   C          D

<p><u>Dr. Shelby K. North</u></p> <p>Signature of certifying official/Title: Deputy State Historic Preservation Officer</p>	<p><u>28 May 2019</u></p> <p>Date</p>
<p>State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title : State or Federal agency/bureau or Tribal Government</p>	

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

**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 include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE/animal facility

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE/animal facility

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

OTHER: Transverse Frame Barn

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Walls: OTHER: Structural Clay Tile

Walls: WOOD (Weatherboard)

Roof: ASPHALT

Other (dormers): WOOD (Shake)

Other (cupolas): METAL

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## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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## Summary Paragraph

Built between April 1921 and June 1922, the John C. Shaffer Barn is located in unincorporated Jefferson County, Colorado, as part of an approximately 10-acre site known today as the Ken-Caryl Ranch Equestrian Center.<sup>1</sup> It stands a few hundred yards west of the Dakota Hogback, which marks the border of the Great Plains to the east and the foothills of the Rocky Mountains to the west. The barn is positioned among over 20 buildings in the Equestrian Center, most of which are related to the Center's primary function as a horse boarding and training facility. The barn was built by Littleton, Colorado, contractor William F. Sorensen and was designed to house purebred cattle that were to be entered in livestock exhibitions.<sup>2</sup> The 97'x 66', two-story, rectangular transverse frame barn stands facing south-southeast on a concrete foundation and features structural clay tile and weatherboard walls and a gambrel roof covered with asphalt shingles. At the peak of the roof are two metal cupolas, below which, on each side, are two front-gable dormers. The barn retains a high level of historic integrity—the exterior of the building remains essentially the same as it was when it was built almost 100 years ago and it is still actively used as an animal facility. Horses are boarded in the 25 stalls on the main floor, and hay for feeding them (and other horses boarded on the property) is stored in the second floor hayloft.

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The Shaffer Barn is one of several buildings located at the 10-acre Equestrian Center. There are five other historic buildings on the property, built between about 1917 and 1930. These include (1) another barn, currently used for storage; (2) the manager's residence, currently used as the main Equestrian Center office; (3) a ranch residence, currently used as a residence for Equestrian Center staff; (4) the tack building, used for storage; and (5) the carriage house, currently used for storage. There are two other buildings that were built at about the same time but are no longer considered historic because of extensive modifications: (1) a maintenance building, now used as an office and work area for the Ranch ranger staff; and (2) a veterinary building, modified extensively and now called Dakota Lodge, used as a child care and activity/event center. In addition, there are 16 other non-historic structures, including a riding arena, riding school, horse stable, hay shed, and 12 horse shelters (enclosed on three sides). See Site Map 1 for an aerial view of the site, with identifying labels for each building.

The Equestrian Center is accessed by a driveway off Valley Parkway, which branches off of West Ken Caryl Avenue, the main road leading west from State Highway 470 into the Ken Caryl subdivision. There is a parking lot at Dakota Lodge and a gravel parking area at the rear of the Shaffer Barn. The Shaffer Barn is about .6 miles southeast of John C. Shaffer's summer home, constructed in 1915. Prior to the construction of the housing development in the 1970s the Equestrian Center site was surrounded on three sides by range land and cultivated fields (Figure 6). To the east is the Lyons Hogback. The first houses were built in the late 1970s, and the development was built out by the 1990s (Photos 1 and 2).

## Structural System

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<sup>1</sup> A brief report in "Local News," *Littleton Independent*, April 8, 1921, p. 5, names the builder selected for the barn. "An Organized Breeding Center in the Making," *Littleton Independent*, June 9, 1922, p. 6, describes the barn after it had been completed.

<sup>2</sup> *Ibid.*; Jo McCormick, "Ken-Caryl Ranch: A History" in *Ken-Caryl Ranch News*, January-February 1975, p. 3 (Ken-Caryl Ranch archives). McCormick states that the original purpose of the barn was "...to stall the purebred cattle."

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The Shaffer Barn's wood post-and-beam structural framework is exposed on the interior. On the first floor, the floor joists of the hay loft above are supported by heavy timber posts adjacent to the structural clay tile exterior walls and by large wood beams that run the 97' length of the barn (Photos 9 & 11). Smaller wood posts provide additional support at regular intervals along these beams (Photo 10). On the second floor, the structural clay tile walls support the wood frame walls at the north and south gable ends as well as the roof's rafter tails on the barn's east and west sides (Photos 12 & 18). Due to the barn's exceptional 66' width, the gambrel roof is supported by an atypical timber truss system that includes large posts that extend from the ground below (Photos 16-18).

### Roof

The Shaffer Barn has a gambrel roof covered with asphalt singles and a simple hay hood on the south (front) side (Photo 3). The roof features overhanging eaves with exposed purlins and rafter tails, plain fascia boards and decorative roof braces. The roof is topped by two metal cupola ridge ventilators (Photo 5). The bases of the cupolas are wood-frame and clad with what appears to be stamped metal panels designed to give the appearance of decorative shingles. A projecting cornice separates the base from the cupola's ventilator superstructure. Surrounding the round vents are decorative metal bands, painted the same color as the building trim. The vents serve to evacuate moisture from the hay loft.<sup>3</sup> Within the interior of the hay loft, metal conduits draw moisture from dispersed areas of the loft to the cupola vents (Photo 17). Sitting atop the ventilator are decorative weather vanes. Below the cupola ventilators, on the east and west roof slopes, are two front-gable dormers, faced with wood shingles. Each dormer features a pair of six-light wood windows.

### Front (South) Side<sup>4</sup>

The front (south) wall of the barn is comprised of structural clay tile, reaching about 13' in height, and weatherboard siding extending above the tile to the roof (Photo 3). The tile and weatherboard are separated by a horizontal trim board. On the first floor of the barn's front facade are two 8' x 8' wood sliding doors with metal handles and, slightly offset from the center, a non-operative door panel. Affixed to this non-operative door are two non-historic signs, a wooden sign warning against smoking and a small brass plaque recognizing the Equestrian Center as a Jefferson County Landmark. The top of the doors indicates the height of the first level. In the center of the facade, at the second-floor level, is another 8' x 8' wood sliding door covering an opening used by workers to lower hay to a wagon parked below. Below the hay hood are wood double doors flanked by six-over-six double-hung wood windows. There is a wood horizontal trim board beneath the double doors and double-hung windows. Attached to the top of the double doors are metal rollers that fit into metal tracks that are attached to the front of the barn just under the roof. The doors are slid diagonally downward along the tracks to allow external access to the upper portion of the hayloft, presumably for loading hay. There are remnants of a hay trolley system on the interior of the barn, extending from under the hay hood and through the door opening, which was likely used for moving hay bales into the hayloft (Photo 19). There are two non-historic metal light fixtures, placed symmetrically about halfway between the lower edge of the weatherboard siding and the roof.

### East and West Sides

The east and west sides of the barn are identical (Photos 5 & 6). The walls are made of structural clay tile that reach about 13' to the overhanging roof. Each side has eight one-by-one non-historic sliding aluminum windows, aligned horizontally and evenly spaced. These windows have wooden sills and trim, and metal lintels.

<sup>3</sup> Excess moisture can result in mold growth, which is not healthy for animals to consume, and can lead to loss of nutritional value of the hay. In addition, excess moisture could ultimately lead to spontaneous combustion, in which heat from a chemical reaction may start a fire in the hay. <https://todaysfarmermagazine.com/mag/livestock/272-hay>, accessed January 12, 2019.

<sup>4</sup> Although the barn faces south-southeast, for ease of exposition the sides of the barn will hereafter be referred to by the cardinal directions: South (front), North (back), and East and West (sides).

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Above these windows are two fixed, six-light windows of the same size aligned vertically above the third and sixth windows (Photo 8). They have wooden frames, sills, and trim, and metal lintels. These two windows look into the interior of the barn's second-story hayloft.

### Rear (North) Side

As with the front side, the back wall (north side) of the barn is comprised of structural clay tile, reaching about 13' in height, and weatherboard extending above the tile to the roof (Photo 4). The tile and weatherboard are separated by a horizontal trim board. Also like the front facade, the first floor of the rear side of the barn has two wood 8' x 8' sliding doors with metal handles. These two doors flank a wood non-operative door panel that is slightly offset from center. Affixed to the non-operative door are three non-historic signs: (1) a wooden sign cautioning against smoking, (2) a small metal sign indicating the hours of operation, and (3) a larger metal sign stating the lack of liability of equine professionals under Colorado law. To the immediate right of the non-operative door is a 12" x 36" recessed wood panel painted to match the trim color of the barn. It is likely that this panel covers an opening that was once used as part of a system to move grain within the barn. The opening would allow a belt from an engine outside the barn to engage an elevator or auger to move grain stored at the upper level to the lower level where the cattle were housed. To the right of this panel, about 3' from the ground, is a 20" x 41" fixed, 6-light wood window with a metal lintel and wood sill and trim.

On the second-floor, above the central non-operative door, is a set of double doors. Constructed of wood, the doors have a single recessed panel with six lights above. These doors are no longer used, but historically provided external access to the second floor, where grain and hay were stored. Above these doors to the right, is the external portion of a metal chute used historically to transport grain to a bin on the second floor of the barn. The chute and grain bin are no longer in use. Below the chute is a small wood panel, about 12" x 36", surrounded by trim, and painted the same color as the weatherboard siding. This likely covers an opening that was part of an earlier grain delivery system. To the right of the chute, positioned just above the trim board that separates the structural clay tile and the weatherboard siding is a set of two 20" x 36" wood casement windows. The windows have three vertically-aligned lights and wood sills and trim. The windows open inward into a small storage room on the second floor. Near the roof peak are two six-over-six wood double-hung windows. There are two non-historic metal light fixtures in the same location as those on the front facade.

### Interior

The first floor interior is organized symmetrically, with rows of horse stalls flanking two approximately 8'-wide aisles that run the north/south length of the barn (See Current Floor Plan 1). The aisles have concrete floors and are accessed via the sliding doors on the barn's front and rear sides. The aisles are connected at their midpoint by a 12" x 23" aisle running east/west (Photo 10). There are eight 11' x 11' modular stalls with wooden floors running the length of the building against the west and east walls. These sixteen stalls are enclosed by gates facing the center of the barn, except for the stall at the northwest corner, which is open and used as a tack-up area. Horses are housed in the other fifteen stalls. Running the length of the barn at its center are two contiguous rows of 11' x 11' stalls with wooden floors that open onto the north/south aisles. There are a total of 13 stalls in this central area. The stall at the southwest corner is open and used as a horse bathing area. At the north end of these stalls is an L-shaped tack room with a concrete floor occupying the area of approximately three stalls. In this tack area, abutting the rear wall, are wooden stairs leading to the upper level.

The second floor is mostly open and has a wood plank floor (See Current Floor Plan 2). At the northwest corner of the second floor is an additional tack and storage area, approximately 18' x 24', closed off from the rest of this level by a non-historic plywood partition with a non-historic wood slab door. To the east of this area (toward the center of the barn) is an historic wood bin used for the storage of grain (Photo 13). It is nearly

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rectangular and approximately 17' x 14' x 10'. At the top of the bin is the remnant of a mechanism connected to a pipe that runs to the grain chute located on the rear wall of the barn (Photo 14). Presumably, inside the pipe is (or was) a grain auger. Toward the back of the barn, adjacent to the grain bin, is a historic wood chute, about 30" x 36" in cross section, that is divided internally into two vertical sections. The top of it is about 6' above the height of the grain bin and the bottom of it is about 8' above the bottom of the stairs that lead to the upper level. The area below the bottom of the chute is aligned with the 12" x 36" recessed panel on the rear wall of the barn. At the top of the chute are several gears (Photo 14). The precise use of this chute is unknown, but it is likely related to the transport of grain or hay between the lower and upper levels of the barn. The remainder of the upper level is used for hay storage.

### Exterior Alterations

Exterior changes to the barn have been minimal. Comparison with a 1924 historic photo (Figure 2) reveals minor changes to the front facade. The non-operative door panel on the first floor, designed and painted to match the sliding doors on either side of it, replaced a door of a similar size but different design documented in the 1924 photo. This change was made in the early 1980s when the barn was remodeled to house horses rather than cattle. The same alteration was made at the rear of the barn at this time. Additionally, an opening above the central door shown in the 1924 photograph is now covered with a sliding door compatible in design with the historic sliding doors below. This change was made in the 1980s or later. The original double doors were removed, but the opening remains unaltered. Two non-historic light fixtures have been added to the front and rear walls of the barn, and the exact dates of these additions are unknown. There are no historic photos of the rear of the barn. However, as described above, it is likely that a wood panel has been added to the small 12" x 36" opening at the ground level to the right of the non-operative door. The change was likely occurred because this access for grain or hay transport was no longer needed. The date of this modification is unknown. It is unknown if the grain chute, the external portion of which is visible at the back of the barn, is original but it appears to be historic. It is very likely that some form of grain delivery apparatus was present at this location of the barn when it was built, given the practice of feeding grain to show cattle. Grain-fed cattle more easily gain weight than hay- or range-fed cattle.<sup>5</sup> And, as described above, this chute is connected to the historic grain bin on the barn's second floor. There are no historic photos of the west side of the barn. Several of the historic photos show the east side of the barn, and its appearance in those photos is very similar to its appearance today. Given their material and design, it is assumed that the eight one-by-one sliding aluminum windows on both the east and west sides are replacement windows installed at an unknown date.

### Interior Alterations

Figure 1 shows the floor plan of the main floor prior to the early-1980s remodeling, and documents a slightly-off-center aisle running down the middle of the barn. This diagram does not necessarily show the original floor plan, but illustrates the layout of the main floor as it appeared during the cattle operation of the 1970s before the interior of the building was last remodeled. Although the stalls running the length of the barn along the outer walls are the same in number and similar in size as the current stalls, none of the current stalls are historic. The current stalls are modular and are not framed by wooden beams as described on the early 1980s blueprint (Figure 1). The blueprint indicates that the earlier stalls had sand floors and the current stalls have wood floors. The aisle, stalls, and pens running lengthwise along the center of the barn shown in Figure 1 have been replaced mostly with modular stalls. At the north end of this central area the feed chutes and mixing bins identified in Figure 1 have been replaced by a tack storage area with a cement floor. The exact date of these changes is unknown, but probably occurred in 1980 or later. In 1940, then-owner William Allen described "air vents" for

<sup>5</sup> [www.motherearthnews.com/homesteading-and-livestock/raising-cattle/feeding-beef-cattle-healthy-diet](http://www.motherearthnews.com/homesteading-and-livestock/raising-cattle/feeding-beef-cattle-healthy-diet). Accessed January 12, 2019.

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each stall and may have been referring to the openings along the east and west walls that now hold aluminum slider windows.<sup>6</sup>

The upper floor remains essentially unchanged. The only significant alteration is the installation of the plywood partition and door at the southwest corner of the grain bin (see Current Floor Plan 2 & Photo 13). The partition allows the rest of the second floor to be separated from the tack and storage area. This change occurred during the 1980s or later. Plywood sheets have been attached to the floor of the main hay storage area along a walkway leading to the door at the front of the barn. It is unknown when this change occurred. Upon advice by engineers, plywood supports were added to roof beams in 2004 to strengthen them, after the historic riding arena (no longer extant) collapsed due to the weight of snow.

### **Integrity**

The barn exhibits a high level of historic integrity and retains the essential physical features characteristic of the gambrel-roof variant of the Transverse Frame Barn type.

### *Location*

The Shaffer Barn has not been moved since construction was completed in 1922 and therefore retains excellent integrity of location.

### *Setting*

The barn's setting evolved after the ranch property was subdivided in the 1970s. The agricultural lands to the north, south, and west of the ranch headquarters are now occupied by suburban single-family residential developments; however, large trees help screen the homes from the ranch headquarters. The view of the Lyons Hogback to the east is identical to that when the barn was constructed and the barn's immediate setting remains clearly agricultural. Modern agricultural buildings and corrals introduced after the property's conversion to an equestrian center are compatibly designed and efforts have been made to preserve the remaining historic ranch buildings. Overall, the ranch headquarters retains enough integrity to provide a sense of the barn's historic setting and contribute to the barn's integrity of feeling and association.

### *Design*

The barn retains good integrity of design, including its rectangular plan; post-and-beam structural framework; gambrel roof form, atypical roof trusses, dormers and roof top ventilators; second floor hay loft and grain bin; and pattern of door and window openings present at the time of its construction. Interior modifications made after 1980 reduced the number of interior aisles from three to two, however the barn continues to read as a three-aisle barn from the exterior and the first floor remains symmetrically organized with animal stalls flanking the aisles as they did historically.

### *Materials*

The Shaffer Barn retains good integrity of materials. The barn's unique structural clay tile walls, wood siding (horizontal and shingle), multi-light wood windows, distinctive metal roof-top ventilators, sliding first floor barn doors and sliding hayloft doors present at the time of construction remain intact. The sliding metal window sashes on the east and west sides of the barn are presumably a modern alteration; however, the historic wood frames and sills remain intact and the impact of this change is relatively minor. The non-historic asphalt shingle

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<sup>6</sup> "Ken-Caryl Ranch: In the Foothills of the Rocky Mountains of Colorado," reprinted from *Country Life*, April 1940, p. 3 (Ken-Caryl Ranch archives).

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roof conveys the general appearance of the barn's original wood shake roof and does not significantly detract from the barn's overall integrity of materials.

#### *Workmanship*

The barn retains features and details that speak to the craftsmanship associated with early 1900s barn building, including its post-and-beam structural framework and roof trusses; decorative metal work found on the ridge-top ventilators; and sliding hayloft doors. The barn's structural clay tile masonry walls demonstrate an uncommon use of a developing building technology. Other intact features are indicative of twentieth-century building craftsmanship in general such as roof brackets, exposed rafter tails and wood shingle siding.

#### *Feeling*

The barn's high level of integrity of design, materials, and workmanship combine to evoke a strong sense of the Ken Caryl Ranch's early history. The retention of the barn's open hayloft, historic grain bin, hay moving and grain moving machinery, multi-stall first-floor layout and continued use as a horse barn within an agricultural complex further support the barn's integrity of feeling.

#### *Association*

The barn retains the vast majority of its character defining features present at the time of its construction and clearly conveys its historical importance as an excellent example of a gambrel-roof Transverse Frame Barn built in 1922 to house John C. Shaffer's prize-winning Hereford cattle.

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## 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.)

- 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1922

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1922

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Sorensen, William F. (builder)

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Completed in 1922, the John C. Shaffer barn is locally significant under Criterion C in the area of Architecture as an excellent example of the gambrel-roof variant of the Transverse Frame Barn type as executed in the western United States, with design features typical of early twentieth-century architecture. The character-defining features of the gambrel roof variant of the Transverse Frame Barn are present and include the barn's rectangular plan; gambrel roof with cupola ridge ventilators; second-story hayloft; hay hood and hayloft doors at the gable end; symmetrical interior organization with aisles flanked by stalls running the length of the barn; and large sliding barn doors on the front and rear walls at the ends of the aisles. Features typical of early twentieth-century architecture include horizontal wood siding, overhanging roof with exposed rafter tails, decorative roof brackets, and multi-light wood windows. The unusual choice to use structural clay tile as a wall material adds to the barn's significance and represents a significant method of construction. The barn is connected to the period when the Ken-Caryl Ranch received local and national recognition for breeding award-winning Hereford cattle and was built with the specific intent to house, feed, and groom these show cattle, which then won top awards at livestock shows across the United States. The barn retains a high level of integrity. Its exterior appearance has remained largely unchanged in its nearly 100 years of existence and the barn continues to be actively used as an animal facility, boarding horses in its stalls, and storing feed in its hayloft. The period of significance is 1922, the date of the barn's construction.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Transverse Frame Barn became popular in the Midwest and West during the late nineteenth century when dimensional lumber became readily available and barn building shifted from log to timber-frame construction. Barns of this type are believed to have evolved from four-crib log barns and reflect the influence of North German barn design, which featured large wagon doors at the gable ends as opposed to the sides.<sup>7</sup>

Characteristic features of Transverse Frame Barns include timber frame or post-and-beam construction, rectangular plan, front-gable or gambrel roof, symmetrical first-floor plan with stalls, pens, and/or other rooms flanking a wide transverse aisle or aisles; large barn doors at the ends of the aisle(s); and, typically, a large hay loft on the second floor. Gambrel roofs were employed when a more spacious hayloft was desired and are more common in twentieth-century examples. The Shaffer Barn exhibits these characteristics and is an excellent representation of the gambrel roof variant of the type. It is somewhat unique due its large width and the presence of multiple parallel interior aisles. The Shaffer Barn was built with three parallel aisles and four rows of stalls, some of which were especially large, for Shaffer's prize show cattle. The historic east and west aisles remain intact and the location of the central aisle is clearly marked on the building's exterior by a non-operative barn door.

Transverse Frame Barns were highly versatile and could be adapted to a variety of uses. The interior layout made it a natural fit for housing livestock and the Shaffer Barn's gambrel roof provided ample space for feed. The barn retains several features related to hay and feed storage including its historic hay hood, hay trolley,

<sup>7</sup> Information about the Transverse Frame Barn from Allen G. Noble and Richard K. Cleek, *The Old Barn Book*, (New Brunswick, NJ: Rutgers University Press, 1995), 71-5; and "Transverse Frame Barn," [www.historycolorado.org/transverse-frame-barn](http://www.historycolorado.org/transverse-frame-barn), accessed January 12, 2019.

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sliding hayloft doors, grain bin and mechanical equipment for moving grain between floors. The barn's historic metal ridge ventilators were a common feature of twentieth century livestock and dairy barns and helped ensure that the feed remained dry and mold-free.

Other characteristics that contribute to the Shaffer Barn's significance are the use of design features indicative of early twentieth century architecture including exposed rafter tails, decorative roof braces, multi-light wood windows, and wood shingle-clad dormers.<sup>8</sup> The Shaffer Barn is particularly notable for the use of structural clay tile in its construction. Although the use of hollow clay tile in construction dates back to Roman times, its regular use in construction in the United States emerged in the latter half of the nineteenth century.<sup>9</sup> A major concern in the nineteenth century was vulnerability to fire, especially after the Chicago Fire of 1871. During the late 1800s, brick and stone masonry were increasingly used to make buildings more fire resistant. Masonry was heavy and expensive, however, and hollow structural clay tiles provided fire resistance and strength more economically and with less mass. The material gained popularity in the early 1900s, especially for use in industrial buildings. In 1915, the National Fire Proofing Company, a major manufacturer of structural clay tile, published *Natco on the Farm*, a booklet promoting the use of structural clay tile to construct farm buildings. Under the tag line "Buildings that Last are the Buildings That Pay," the company publicized East Coast examples of economical, durable, fire-resistant barns, milk houses, chicken coops, and farm houses along with other building types including the "Natco Imperishable Silo."<sup>10</sup> The use of structural clay tile to construct farm buildings in Colorado is relatively rare; examples of structural clay tile silos have been documented, but structural clay tile barns are even less common, making the Shaffer Barn particularly significant for its construction method in addition to an excellent example of its type.

## Historic Context

Chicago newspaperman John C. Shaffer bought the first 2,660 acres of land that became part of the 10,000-acre Ken-Caryl Ranch in 1914.<sup>11</sup> Shaffer was born in Baltimore in 1853, the youngest of six children, to a family that struggled to make ends meet.<sup>12</sup> He learned early that he needed to work in order to help his family, obtaining his first job—as a boot black—at the age of 12. As he grew up he obtained jobs with increasing responsibility until, by the age of 21, he earned enough money to move to Chicago. There he founded an investment firm, and pursued interests in grain, grain storage, and railroads. In 1901 he purchased his first newspaper, *The Chicago Evening Post*. With other investors he purchased additional newspapers in Indiana and Kentucky. He and his wife Virginia had two sons, and the younger of the two—Kent—moved to Colorado because of health concerns. With this connection to Colorado, and his interest in newspapers, Shaffer purchased *The Rocky Mountain News* in October of 1913, and shortly thereafter two other Denver newspapers, *The Denver Times* and *The Republican*. The connection to Colorado also stimulated his interest in ranching and led to his purchase of the land southwest of Denver that became Ken-Caryl Ranch, named after his two sons, Kent and Carroll.

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<sup>8</sup> Ibid., 567.

<sup>9</sup> Jeremy C. Wells, "History of the Use of Structural Hollow Clay Tile in the United States," *Construction History* (2007) Vol. 22, pp. 27-46.

<sup>10</sup> National Fire Proofing Company, *Natco on the Farm* (Pittsburgh, PA: National Fire Proofing Company, 1915).

<sup>11</sup> Although some sources indicate the acreage of Shaffer's original purchase was 3,000 acres; however, research at the Jefferson County archives indicates the total to be 2,660 acres.

<sup>12</sup> Dolores A. Ebner, "John C. Shaffer," Ken-Caryl Ranch archives.

John C. Shaffer Barn  
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Immediately upon purchasing the ranch property, Shaffer arranged for the construction of a large Colonial Revival-style summer home, which was completed in 1915 (Figure 5).<sup>13</sup> He built barns and corrals soon thereafter and raised what Shaffer referred to as “grade” cattle.<sup>14</sup> In 1917 he hired Frank J. Smith, a recent graduate of Colorado Agricultural College (now Colorado State University), to manage the cattle operation.<sup>15</sup> By 1920 Shaffer decided that he wanted to focus on purebred cattle that would be entered in livestock shows, and thus purchased his first herd of purebred Hereford cattle.<sup>16</sup> The following year Shaffer hired Littleton, Colorado, builder William F. Sorensen to construct a show barn to house these show cattle.<sup>17</sup> The barn was completed either later that year or the next.<sup>18</sup> Sorensen was a prominent Littleton contractor and member of the Littleton town council.<sup>19</sup> He had previously built the Littleton Town Hall, designed by well-known architect Jules Jacques Benedict.<sup>20</sup> In 1980 the Littleton Town Hall was listed on the National Register of Historic Places (5AH.161; NRIS.80000876 listed 9/4/1980).

During Shaffer’s ownership of the Ken-Caryl Ranch, and Frank Smith’s management of the cattle operation, the ranch gained an international reputation for its outstanding Hereford cattle, winning numerous awards. In 1924 the 11-month-old bull Deacon earned Grand Champion at the International Livestock Exposition in Chicago.<sup>21</sup> Also in 1924, Shaffer purchased half interest in the bull Prince Domino, then known as “the best living Hereford bull.”<sup>22</sup> Prince Domino was brought to the ranch for breeding purposes and over the next several years produced offspring that themselves were champions and brought the Ken-Caryl Ranch great notoriety in the cattle breeding world. In Donald Ornduff’s 1969 edition of *The Hereford in America*, he reports that Prince Domino still ranked 11th in the “Permanent Register of Merit,” even though he had been dead almost 40 years. Additionally, Ornduff claimed, “It is of further interest to note that approximately half of all the bulls on the permanent register are his direct lineal descendants through their sires, and that many of the others received his bloodlines through their dams.”<sup>23</sup>

Shaffer used the Ranch as collateral for other investments, and because of the economic downturn during the Great Depression, he surrendered it to his creditors in 1933.<sup>24</sup> Ranch manager Frank Smith moved on to other opportunities.

Industrialist William Allen purchased the ranch in 1938 from Shaffer’s creditors, but chose to sell it two years later, reportedly because his knowledge was needed in America’s preparation for the war then going on in Europe.<sup>25</sup> Allen prepared an extensive advertisement for the sale of the ranch in the April 1940 issue of *Country Life*. In describing the barn, he wrote:

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<sup>13</sup> McCormick, “Ken-Caryl Ranch: A History,” p. 3.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> “Aggie Boy Developing Pure-Blood Herefords,” *Fort Collins Courier*, January 28, 1920, p. 5.

<sup>17</sup> *Littleton Independent*, April 8, 1921, p. 5.

<sup>18</sup> Ibid.; *Littleton Independent*, June 9, 1922, p. 6. The builder of the barn was identified in 1921 and the newly-completed barn was described in 1922.

<sup>19</sup> “Town Council Meets and Organizes,” *Littleton Independent*, April 16, 1915, p. 1.

<sup>20</sup> “Council Awards Contract for New Building,” *Littleton Independent*, August 29, 1919, p. 1.

<sup>21</sup> “Coolidge Sees Colorado Lead Parade of Nation’s Cattle,” *Chicago Herald-Examiner*. Clipping in John C. Shaffer collection (1207-1), Stephen H. Hart Library, scrapbook 3, page 34, dated 1924.

<sup>22</sup> McCormick, “Ken-Caryl Ranch: A History,” p. 3.

<sup>23</sup> Donald R. Ornduff, *The Hereford in America*, 3<sup>rd</sup> ed. (Kansas City, MO: Hereford History Press, 1969), p. 213. Ornduff was a staff member of the *American Hereford Journal* and its editor for over 25 years.

<sup>24</sup> Ebner, “John C. Shaffer”

<sup>25</sup> According to Jefferson County deed records, Allen purchased the property April 8, 1938. Book 395, page 241.

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The cattle show barn is a type seldom found on any ranch, accommodating 50 head of cattle in large box stalls, hollow tile walls and air vents drawing fresh air into each stall; large grain and hay loft holds several hundred tons. Adjacent is an oil fired, thermostatically controlled hot water system providing water at the proper temperature for washing cattle or for heating the mixture in the dipping vat.<sup>26</sup>

Subsequent owners continued the cattle operation, but the Ranch did not maintain the international notoriety it had attained during the Shaffer years. Johns Manville Corporation decided to move its world headquarters from New York to Colorado and purchased Ken-Caryl Ranch in 1971 with the intent to construct its headquarters building on the property. Construction began in 1973, and the dedication of the building occurred in 1976.<sup>27</sup> Johns Manville initially intended to restore the tradition, begun by John Shaffer, of raising purebred cattle on the ranch.<sup>28</sup> However, the decision to continue the cattle operation was reversed, and instead the land west of the Dakota Hogback that had been used for grazing and raising crops was subdivided for residential housing. The first homes were built in the late 1970s. In 1981 the cattle facilities were converted for use as a site for horse shows, horse training, and horse boarding.<sup>29</sup> Today the Ken-Caryl Ranch remains an active horse boarding and horse training site with an associated riding school, and the Shaffer Barn plays a central role in this function as a boarding site for horses and storage site for hay.

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<sup>26</sup> "Ken-Caryl Ranch: In the Foothills of the Rocky Mountains of Colorado", p.3.

<sup>27</sup> Description of the building and its construction appears in "The Johns Manville World Headquarters Building – A Win for J-M and TAC," *Architectural Record*, September, 1977, pp. 89-100. Johns Manville declared bankruptcy in 1982 and divested itself of its Ken-Caryl Ranch holdings. Martin Marietta Corporation, purchased the building in 1987. Martine Marietta eventually merged with Lockheed Corporation and the building today is a Lockheed Martin facility.

<sup>28</sup> The decision to again raise purebred cattle on the Ranch is described in "Cattle Tradition Restored," *Ken-Caryl Ranch News*, May-June, 1975, p. 2 (Ken-Caryl Ranch archives).

<sup>29</sup> "K-C Equestrian Center Opens to Horse Owners," *Columbine Independent*, January 1, 1981. (Ken-Caryl Ranch archives.)

John C. Shaffer Barn  
Name of Property

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

- “Aggie Boy Developing Pure-Blood Herefords,” *Fort Collins Courier*, January 28, 1920.
- “An Organized Breeding Center in the Making,” *Littleton Independent*, June 9, 1922.
- “Cattle Tradition Restored,” *Ken-Caryl Ranch News*, May-June, 1975, (Ken-Caryl Ranch archives).
- “Coolidge Sees Colorado Lead Parade of Nation’s Cattle,” *Chicago Herald-Examiner*, 1924. Clipping in John C. Shaffer collection (1207-1), Scrapbook 3, Stephen H. Hart Library.
- “Council Awards Contract for New Building,” *Littleton Independent*, August 29, 1919.
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- McCormick, Jo. “Ken-Caryl Ranch: A History,” In *Ken-Caryl Ranch News*, Volume 2, Number 1 (January – February 1975). Ken-Caryl Ranch archives.
- McCormick, Jo. “Ken-Caryl Ranch: A History,” In *Ken-Caryl Ranch News*, Volume 2, Number 2 (March – April 1975). Ken-Caryl Ranch archives.
- [motherearthnews.com/homesteading-and-livestock/raising-cattle/feeding-beef-cattle-healthy-diet](http://motherearthnews.com/homesteading-and-livestock/raising-cattle/feeding-beef-cattle-healthy-diet).
- National Fire Proofing Company, *Natco on the Farm*, Pittsburgh, PA: n.p., 1915.
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- Ornduff, Donald R. *The Hereford in America*, 3<sup>rd</sup> ed. Kansas City, MO: Hereford History Press, 1969.
- “The Johns Manville World Headquarters Building – A Win for J-M and TAC,” *Architectural Record*, September, 1977.
- [todaysfarmermagazine.com/mag/livestock/272-hay](http://todaysfarmermagazine.com/mag/livestock/272-hay).
- “Town Council Meets and Organizes,” *Littleton Independent*, April 16, 1915.
- “Transverse Frame Barn,” available at [www.historycolorado.org/transverse-frame-barn](http://www.historycolorado.org/transverse-frame-barn).
- Wells, Jeremy C., “History of the Use of Structural Hollow Clay Tile in the United States,” *Construction History* (2007) Vol. 22.

John C. Shaffer Barn  
Name of Property

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 5JF.7501

**10. Geographical Data**

**Acreeage of Property** less than one

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

John C. Shaffer Barn  
Name of Property

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**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927    or     NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 486272 | Northing: 4381549 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting:        | Northing:         |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nomination boundary extends 25' in each direction from the walls of the 97' x 66' barn, encompassing a 147' x 116' area within the Ken-Caryl Ranch Equestrian Center.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries include a 25-foot extension on each side of the barn to include areas of normal access and contact with the building. Although there are five other historic buildings on the grounds of the Equestrian Center, there is not sufficient integrity within the property to constitute a historic district. Therefore, the Shaffer Barn is nominated as an individual building.

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**11. Form Prepared By**

name/title: James R. Antes/Chairman (for the property owner)

organization: Ken-Caryl Ranch Historical Society

street & number: 21 Long Spur

city or town: Littleton state: CO zip code: 80127

e-mail jandmantes@comcast.net

telephone: 303-993-6198

date: January 12, 2019

John C. Shaffer Barn  
Name of Property

Jefferson Colorado  
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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Historic Figure Log

All images are on file at Ken-Caryl Ranch Historical Society archives, 7676 S. Continental Divide Road, Littleton, Colorado 80127 in a digital format. For each photo, the photographer is unknown.

Figure	Description
1	Blueprint of the original floor plan of the first floor, prior to the 1980s remodeling.
2	Front of barn, with Lyons Hogback in background, 1924. Camera facing NNE.
3	Carroll Shaffer (son of John C.) in front of barn, 1924. Camera facing NNE.
4	Aerial view of barn (barn in foreground). Note Shaffer summer home top right, circa 1945. Camera facing WNW.
4	Barn in right foreground, Shaffer summer home in background, 1970s. Camera facing NW.
5	Barn in right foreground, Shaffer summer home in background, 1980s. Camera facing NW.
6	Barn in right center, with Lyons and Dakota Hogbacks behind, 1980s. Camera facing NNE.
7	Front and west side of barn prior to replacement of doors to hayloft, 1980s. Camera facing NE.

John C. Shaffer Barn  
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### Current Photo Log

Name of Property: John C. Shaffer Barn  
City or Vicinity: Littleton vicinity  
County: Jefferson State: CO  
Photographer: James Antes, unless otherwise noted  
Date Photographed: October 17, 2017, unless otherwise noted.

#### Photo Number and Description:

- 1 of 19: View of the barn (left center) and a portion of the surrounding Equestrian Center. Residential housing visible in the distance. Camera facing W. Photographed October 19, 2018, from the Lyons Hogback.
- 2 of 19: View of the barn (lower center) and a portion of the surrounding Equestrian Center with residential housing in the distance. The silver-colored building in the distance at the left of center is the current Lockheed Martin building, formerly the Johns Manville World Headquarters. Camera facing SSW. Photographed January 4, 2019 from the Lyons Hogback.
- 3 of 19: View of the south side (front). Camera facing NNE.
- 4 of 19: View north side (rear).
- 5 of 19: View of the west side. Camera facing ENE
- 6 of 19: View of the east side. Camera facing WNW
- 7 of 19: View of the barn's exposed roof rafter tails, and decorative roof braces on the gables. Camera facing SSW. Photographed August 15, 2018.
- 8 of 19: First floor window details, east side. Camera facing W. Photographed by Amy Unger, January 18, 2019.
- 9 of 19: View of the west aisle on the main floor of the barn, taken from the doorway at the front of the barn. Horse bath area is at the far right. Camera facing NNE. Photographed August 15, 2018.
- 10 of 19: View of the walkway connecting the west aisle and the east aisle on the main floor. Camera facing NNE. Photographed August 15, 2018.
- 11 of 19: View of timber framing adjacent to the west structural clay tile wall, supporting the hayloft floor. Camera facing W. Photographed September 20, 2018.
- 12 of 19: View of the top of the structural clay tiles on the inside of the back wall of barn, supporting the wood framed walls on the south side. Camera facing E. Photographed September 20, 2018.
- 13 of 19: Grain bin. Camera facing NNW. Photographed by Amy Unger, January 18, 2019

John C. Shaffer Barn  
Name of Property

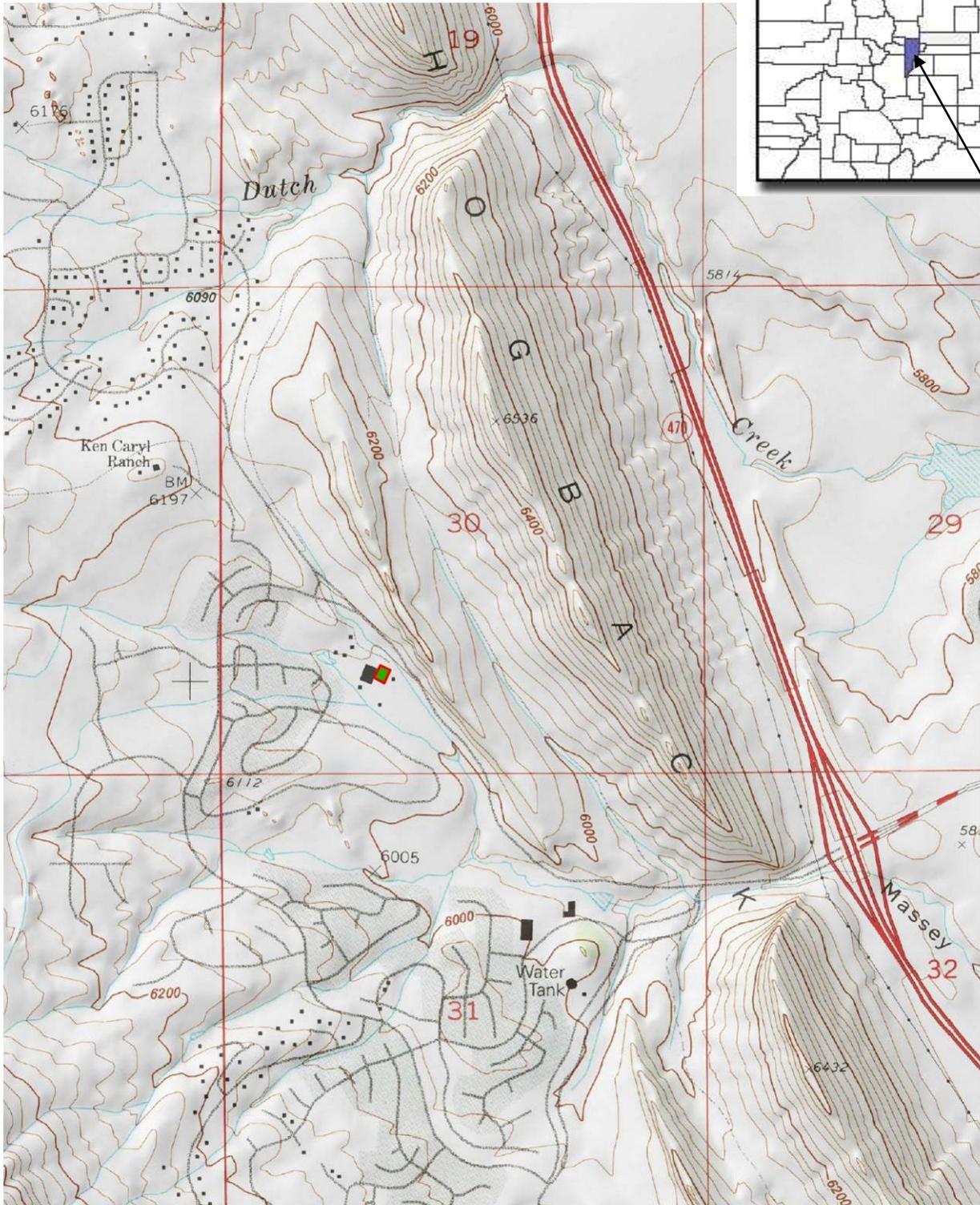
Jefferson Colorado  
County and State

- 14 of 19: Taken from the top of the stairway on the second floor, a view of a portion of the metal grain chute (red and silver color), leading from the back wall of the barn (left) to the grain bin (right). Another grain/hay transport system is behind, at the top of which is one of its gears. Camera facing ESE. Photographed August 15, 2018.
- 15 of 19: View of the interior of the south (front) wall of the hay loft. Note the large double doors at the peak of the gable and sliding door below. Camera facing WNW. Photographed by Amy Unger, January 18, 2019.
- 16 of 19: View of the interior of the rear (north) wall of the hay loft. At the left center, behind the hay bales, is the south wall of the grain bin (with a wooden latter attached). To the left of the grain bin is a non-historic partition that was installed to separate the hay loft from the tack storage area. Camera facing NNE. Photographed January 3, 2019
- 17 of 19: View of the roof structure, taken from the hay loft on the second floor, showing the metal vent pipes leading to one of the cupolas. Note the plywood support pieces (to which the wiring is attached) that were added in 2004 to support the roof trusses. Camera facing NNE. Photographed January 3, 2019
- 18 of 19: Detail of roof truss system. Camera facing WNW. Photographed by Amy Unger, January 18, 2019.
- 19 of 19: View of the hay trolley on its track near the ceiling of the barn. On the right is a view of the underside of one of the cupolas where the metal vent pipe is connected. Camera facing WNW. Photographed January 3, 2019.

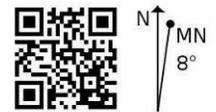
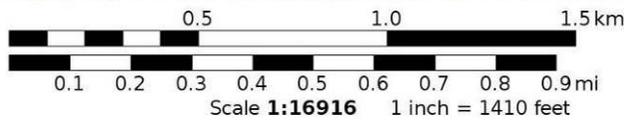
John C. Shaffer Barn  
Name of Property

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**Location Maps**

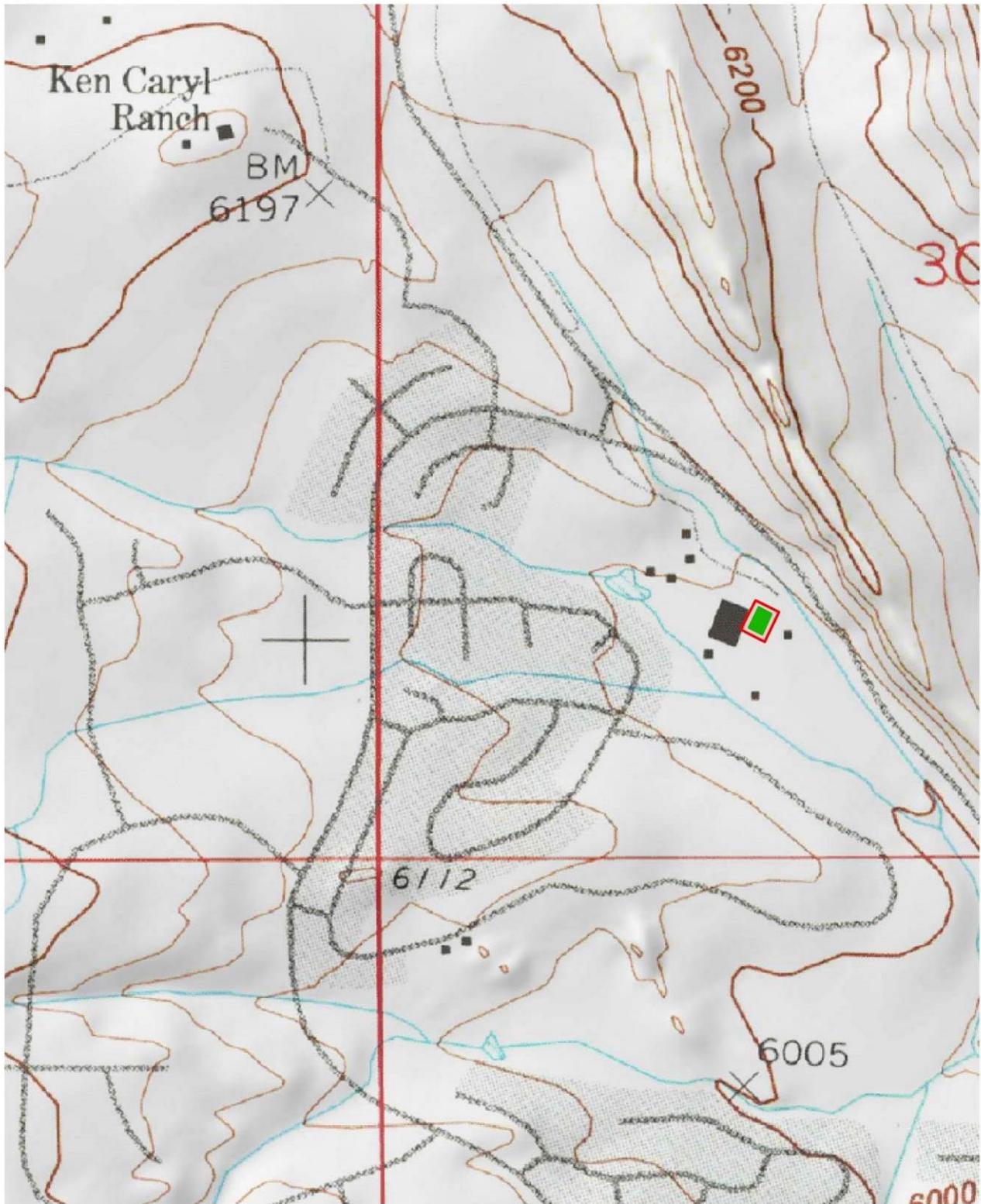


Mercator Projection  
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USNG Zone 13SDD  
CalTopo

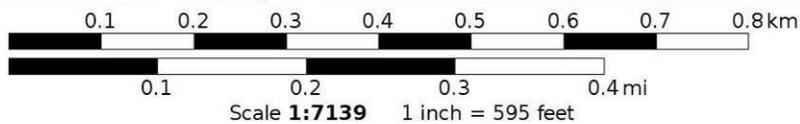


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Mercator Projection  
WGS84  
USNG Zone 13SDD  
CalTopo



John C. Shaffer Barn  
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**Site Map 1: Equestrian Center Complex**



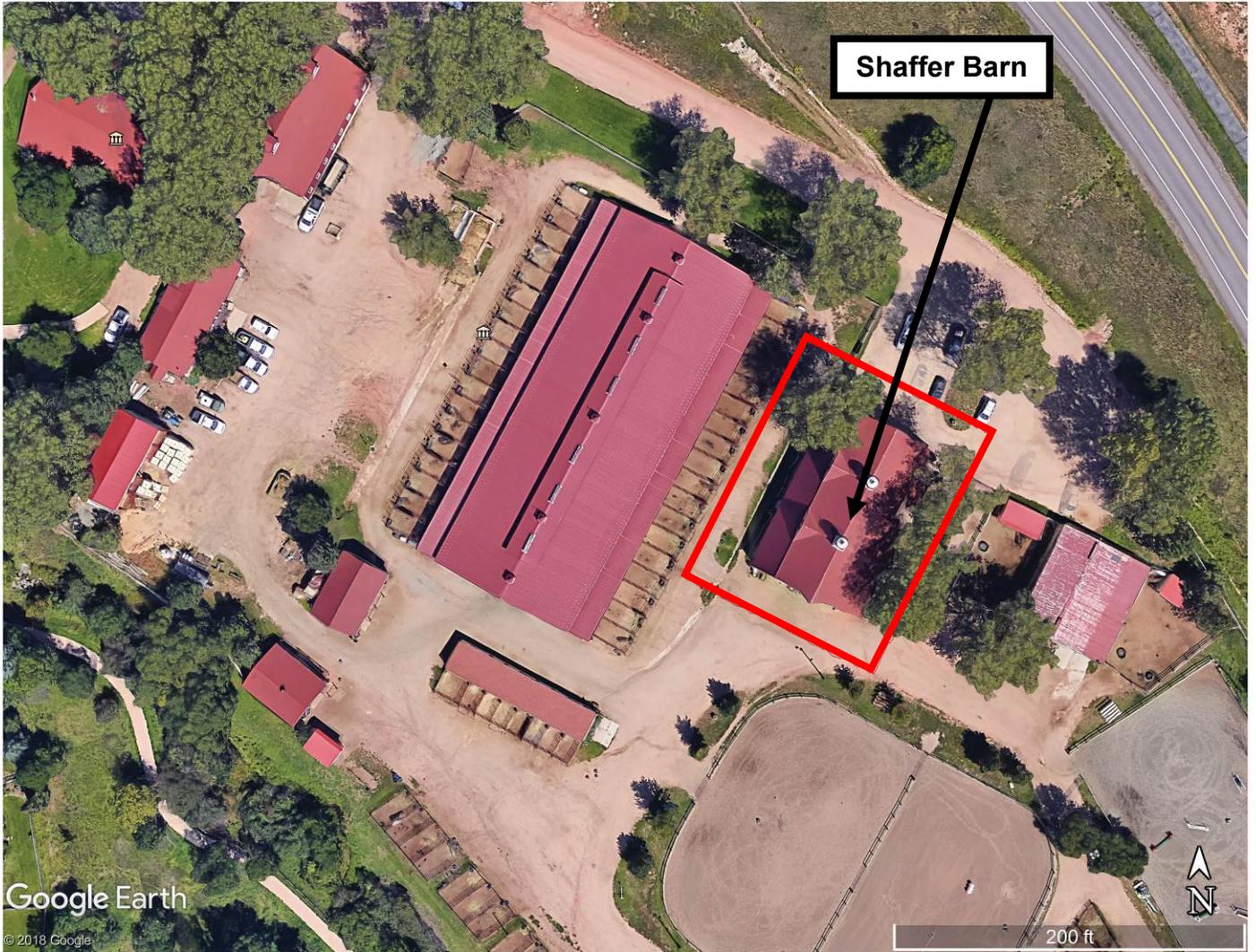
Historic Buildings		Associated Buildings	
Number	Building	Number	Building
H1	Shaffer Barn	A1	Dakota Lodge
H2	Small Barn	A2	Ranger Office
H3	Manager's Residence (Office)	A3	Hay Shed
H4	Ranch Residence	A4	Riding Arena
H5	Tack Building	A5	Horse Stable
H6	Carriage House (Storage Building)	A6	Riding School
		A7	Horse Shelter 1
		A8	Horse Shelter 2
		A9	Horse Shelter 3
		A10	Horse Shelter 4
		A11	Horse Shelter 5
		A12	Horse Shelters 6, 7, 8
		A13	Horse Shelter 9
		A14	Horse Shelter 10
		A15	Horse Shelter 11
		A16	Horse Shelter 12

Image source: Google Earth

John C. Shaffer Barn  
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**Site Map 2**

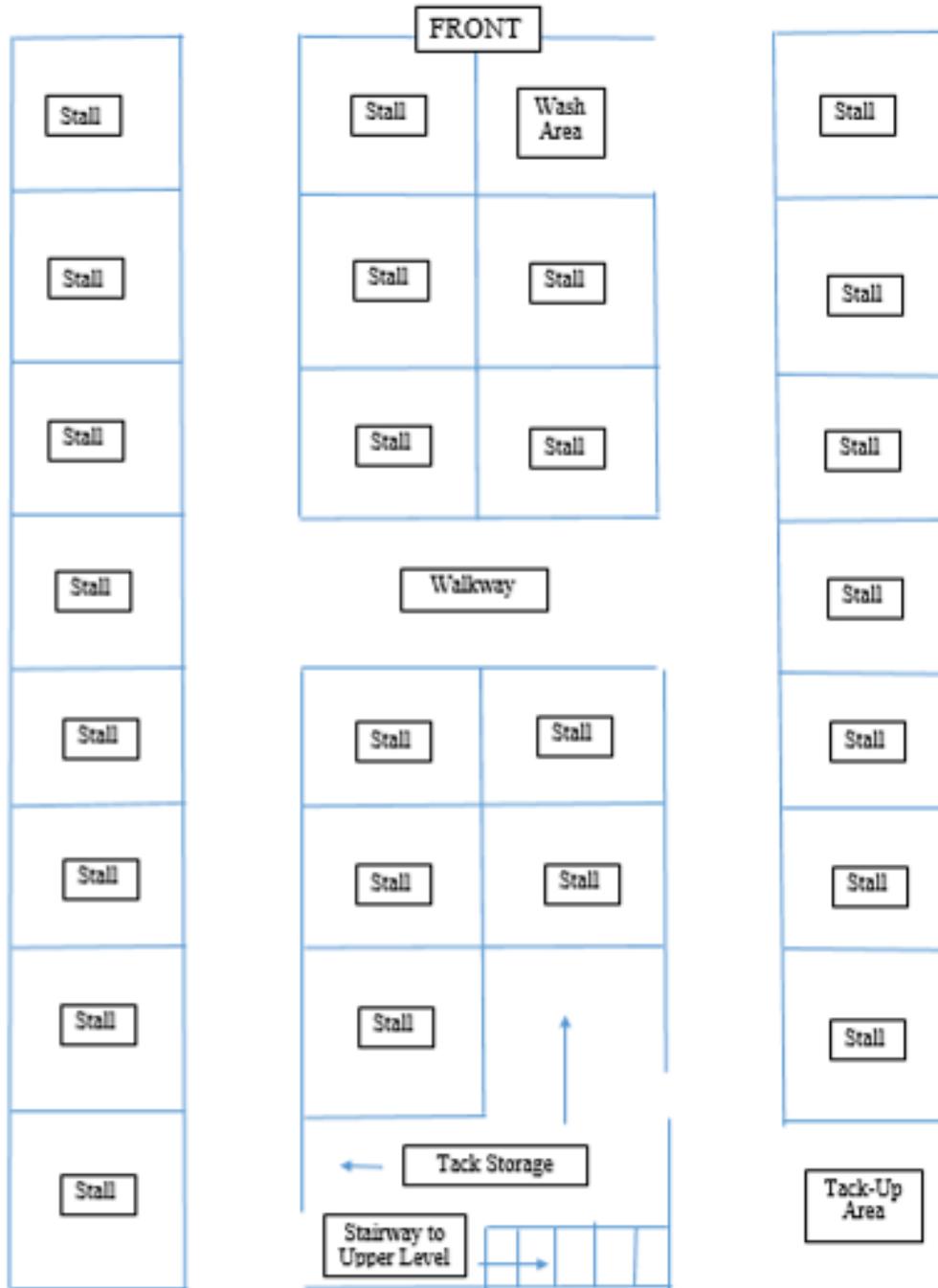


**Nomination Boundary** ———

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**Current Floor Plan 1**

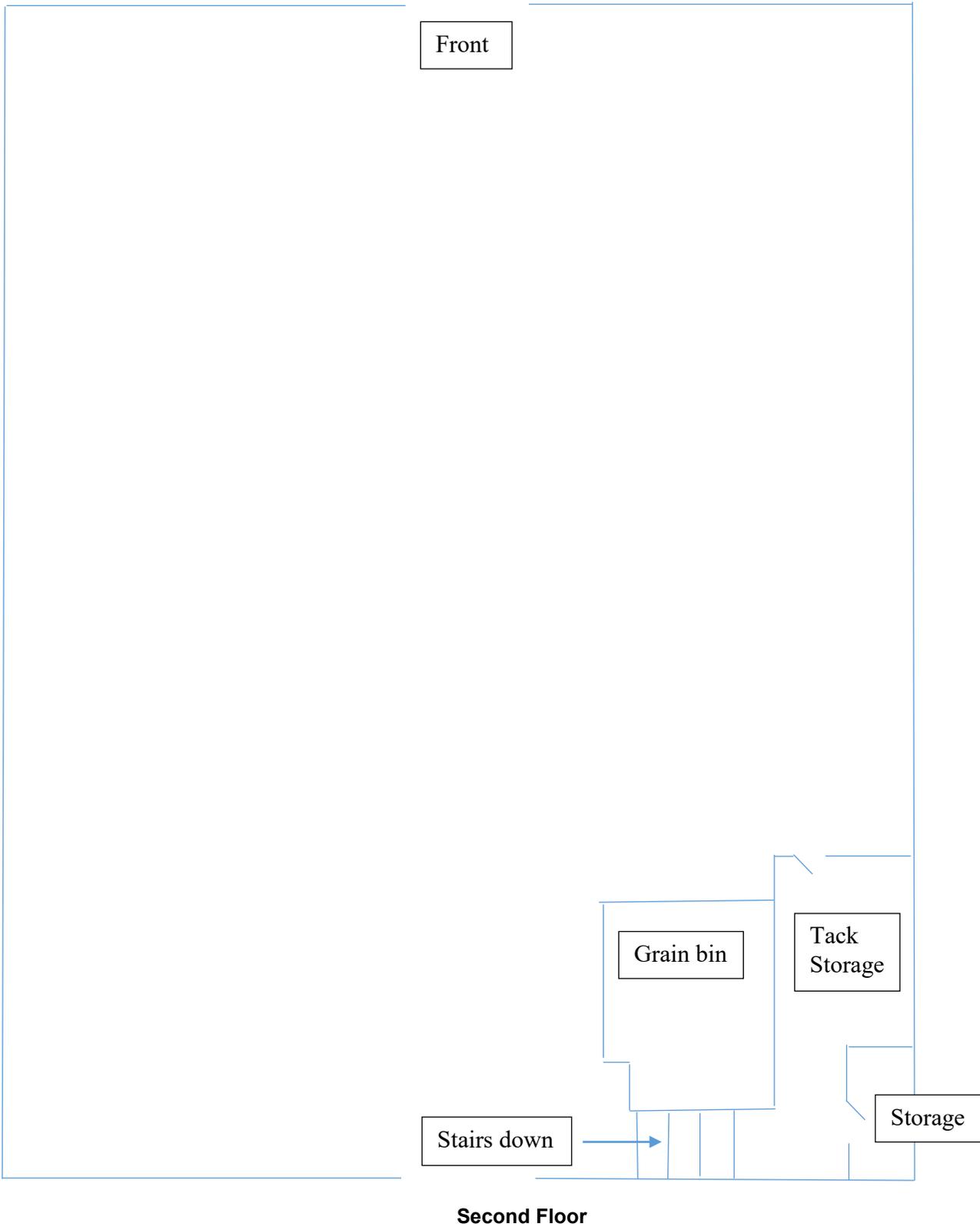


**First Floor**

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**Current Floor Plan 2**



John C. Shaffer Barn  
Name of Property

Jefferson Colorado  
County and State

### Historic Figures

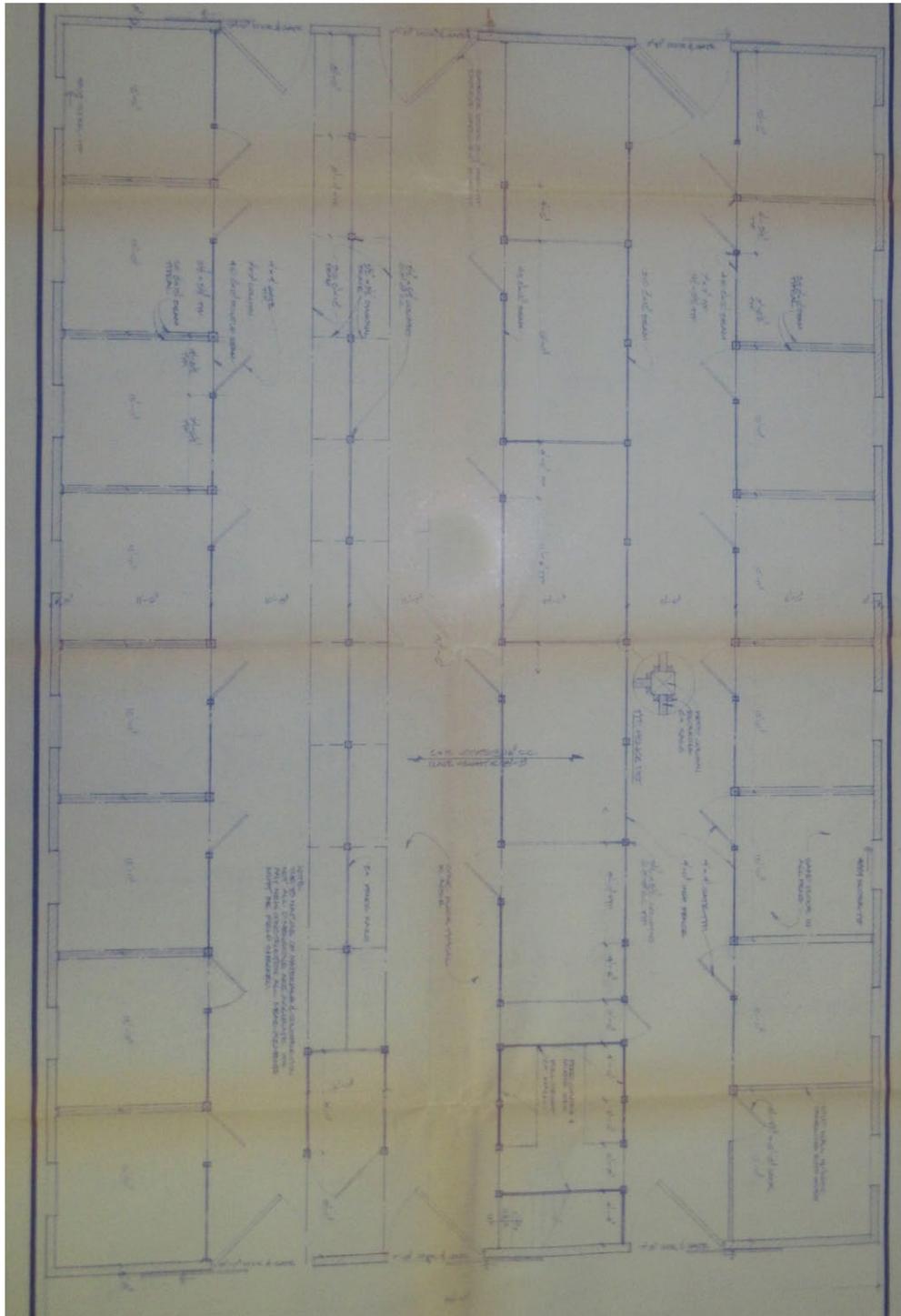


Figure 1: Blueprint of the original floor plan of the first floor, prior to the 1980s remodeling. (Ken-Caryl Ranch archives)

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**Figure 2: Front of barn, with Lyons Hogback in background, 1924. Camera facing NNE.**



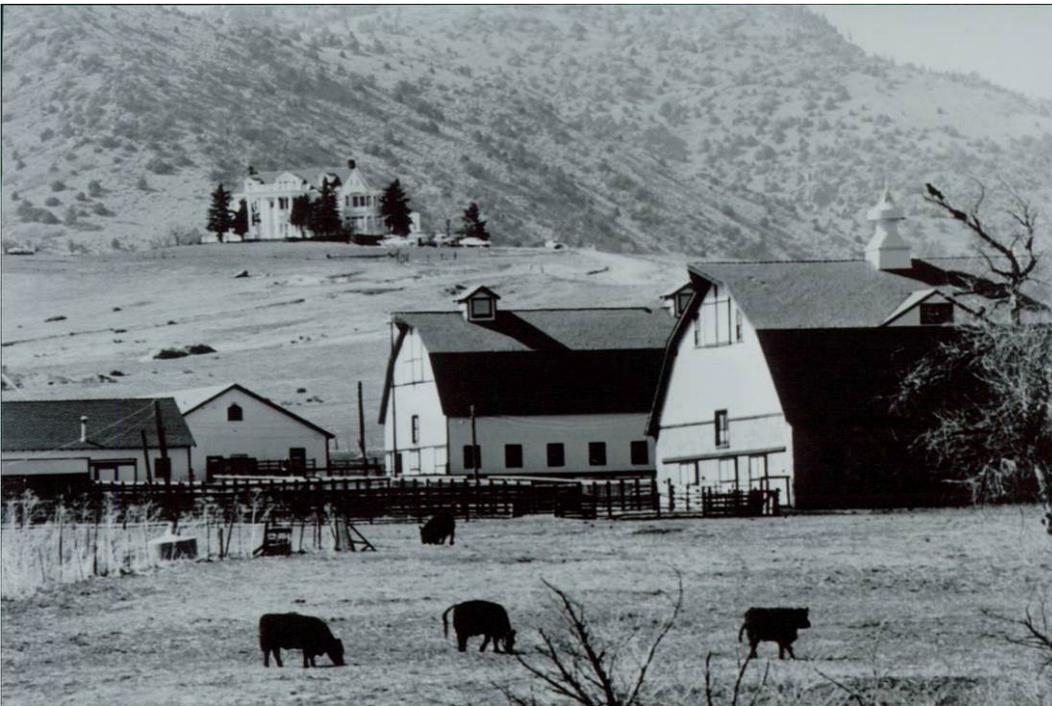
**Figure 3: Carroll Shaffer (son of John C.) in front of barn, 1924. Camera facing NNE.**

John C. Shaffer Barn  
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**Figure 4: Aerial view of barn (barn in foreground). Note Shaffer summer home top right, circa 1945. Camera facing WNW.**



**Figure 5: Barn in right foreground, Shaffer summer home in background, 1970s. Camera facing NW.**

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**Figure 6: Barn in right foreground, Shaffer summer home in background, 1980s. Camera facing NW.**



**Figure 7: Barn in right center, with Lyons and Dakota Hogbacks behind, 1980s. Camera facing NNE.**

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**Figure 8: Front and west side of barn prior to replacement of doors to hayloft, 1980s. Camera facing NE.**

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.