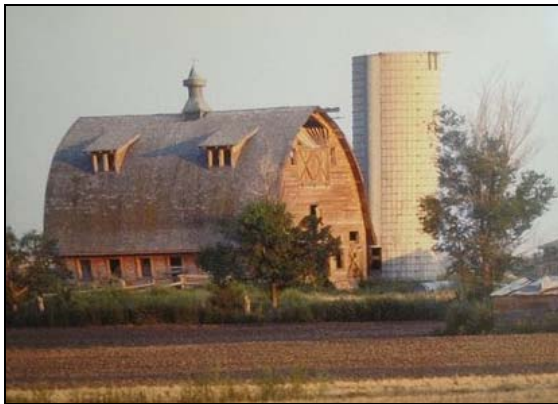


## Kozisek Farm

James and Amelia Kozisek moved from Kansas in 1915 along with their three daughters, Adaline, Marcella and Jessie. They purchased the 40-acre Leonard Kranbeck farm. Over time the Koziseks purchased additional farmland totaling around 400 acres. About half of the farm was today's "The Field" from 10<sup>th</sup> Ave., south to about 2<sup>nd</sup> and Main St., east to Ash St. Part of The Field open space is still farmed by Dale Brunner, who is one of the last remaining farmers in Broomfield. Some of rest of their land is now the Outlook neighborhood. Cattle were herded up Main Street from the lower farm to the upper land.



unknown photographer

*The Kozisek barn and silo, which sat on the highest ground approximately where the Brunner House sits today. The barn burned down just before it was to be used for firefighting practice. The silo and other outbuildings were later torn down.*

Son Robert (Bob), born in 1925, ran the family farm until 1968 when it was sold. He and his wife Helen lived in the same house on the southeast corner of Main and Midway as Les and Elizabeth Brunner had much earlier, while the main farmhouse, which sat near Main St. along the same driveway that was used then as well as today, was occupied by Amelia and daughter Jessie, who was a telephone operator for Broomfield.



Photo by Bill German

## Restoration

When the Brunner House was moved to the former Kozisek farmland, the plaster walls cracked. The walls were replaced with new drywall. The original wood floors, staircase and woodwork throughout the house were restored by local craftsmen with donated materials. The steep stairs to the basement, now the central closet, were replaced by a more gradual staircase in the kitchen. A handicap ramp was added to the front entrance.

A sculpture created by Mark Brunner out of old farm equipment is in front of the house. (Farmers never threw anything away for possible use later.) A 9-11 Memorial bench and flower gardens beautify the grounds. A trail head into The Field begins at the Brunner House.



Photo by Bill German

Farm Equipment Sculpture

In 2007, the Brunner House, along with the Depot Museum and the Honey House were the first designated historic buildings by the Broomfield City and County Historic Preservation Ordinance.

The mission of the Brunner Farmhouse and Gardens is to provide a community gathering place for the citizens of Broomfield. This will enhance interaction, reflection and connection to our past, and sustain historical and cultural values.

The first floor of the house is used as a gathering place for non-profit groups. The second floor is used as office space and resource center for Broomfield non-profits.

The farmhouse stands as a connection to both our past and future, offering people a glimpse into where we have been, and stands as a symbol of American value for those to come.

For information on using the Brunner Farmhouse as a gathering place or office space for your non-profit group, call the Broomfield Council for the Arts and Humanities at 303-460-6800.

Compiled by Bill German, Colorado Chapter, Post Mark Collectors Club.

## Brunner Farmhouse



Photo by Bill German

## Broomfield's Beginning

The very first community of Broomfield was approximately one mile east and ¼ mile north of "Old Broomfield" on the tracks of the Denver, Utah & Pacific narrow gauge railroad where the baseball fields just south of The Bay are located today. The dam of the lake to the north is part of the roadbed of those tracks. That lake is known as the Brunner Reservoir and was part of the Brunner farm. Later, a standard gauge railroad was built in its current location in Original Broomfield at 120<sup>th</sup> Ave. and Old Wadsworth Blvd. Broomfield started as Zang's Spur, named after Joseph Zang, son of Denver brewer Philip. Zang's ranch was a large ranch where currently First Filing neighborhood is located (roughly bounded by Hwy. 287 on the west and south, 10<sup>th</sup> Ave. on the north, and Main St. on the east).

When the Brunners and Koziseks were farming, Broomfield consisted of two gas stations, a restaurant (Fowler's), a hotel by the tracks that later burned, post office, Grange Hall, a pool hall and a few houses. Everybody knew everybody else within a five-mile radius. This was before Broomfield's first expansion with First Filing.

## Brunner House



*Courtesy Brunner Family*

*Colorized photo of Brunner house taken 1920s. Note the dirt road in front of the house. It is 120<sup>th</sup> Ave. a.k.a. US 287 known then as Federal, which went to Denver. It was dirt when the Brunners bought the farm in 1919. Sometime in the late 1920s or early 1930s it was paved. Albert & Lizzie's son, Lester Clyde worked on the paving crew.*

The Brunner farm was located on the northwest corner of 120<sup>th</sup> Ave. and Sheridan, where King Soopers, Home Depot and numerous smaller shops are now. The house, located at 120<sup>th</sup> Ave. and Ash St., was originally built in 1908 by Fred Berges. When Fred's wife died, he sold it in 1919 to his sister and brother-in-law Elisa (Lizzie) and Albert Brunner who left Kansas to get away from tornadoes. They brought their five children with them: Ethel, Lester Clyde (Les), Grace, Jean and Serna.

Les married Elizabeth Shaw in March 1925. The couple's first child, Clyde Brunner, Broomfield's second mayor who served from 1967 to 1971, was born in the upper east room of his grandparent's home in December 1925. Shortly afterward, the young family of three moved to a house on the southeast corner of what is now Main and Midway, across from the Kozisek farm. Les continued to do all the milking and farming



*Courtesy Brunner Family*

*Back side of the house with old garage, later converted to a milk house.*

for his father. Later they bought the Nies farm on Old Wadsworth. Three more sons would arrive: Gilbert in 1927, Dale (1929) and Lester (1941). Lizzie died after a stroke on April 4, 1940. Clyde and Gilbert went into the military during World War II, but Dale was too young. Les and Elizabeth and the four boys purchased and moved back to the Brunner farm in 1946 after Albert (known as Grumpy) retired.

The farm consisted of 100 acres, two in the northeast corner later sold to Jim Crooks, two in the southeast corner serving as Clyde's veterinary practice that began in the basement of the family home and the 20-acre reservoir now known as the Brunner Reservoir. The water from the reservoir, along with water from the Church Ditch, irrigated the farmland. Later the family used the lake for recreation like jet skiing as well. The reservoir was donated to the city in 1998.

On the farm everyone had chores. By age 7 or 8 the boys were plowing, dad Les milked cows. There were chickens and hogs to be taken care of. Bed by 8:30, Les up by 4:30, kids up by 5:30, go to school at 7:30, start at 8:00. The school was on Main Street on the southwest corner, just east of the cemetery. (Just west of the cemetery was Croppie Lake.) When Lester was in elementary school he would stop at the Kozisek's for water to bring to school for washing.



*Courtesy Brunner Family*

*Parties and family gatherings took place occasionally at the farm. Farmers from all around would gather at various farms for celebrations. The Brunners were no exception. Family gatherings consisted of Christmas, Thanksgiving and Birthdays. Here a 4<sup>th</sup> of July gathering circa 1949.*

Crops included corn, alfalfa and small grains. Corn was harvested into bundles, loaded onto wagons, placed into a chopper to be refined and then blown into a silo to be made into ensilage. Alfalfa was stacked as no one had a bailer. The

Brunners did have one of two threshers, however. At harvest time, they would thresh neighboring farms, then those farmers would send their sons to thresh and harvest the Brunner's crop.

The furnace for the house was once coal, converted to heating oil around 1946-47, then again to natural gas around 1955 when First Filing homes were built. A coal cook stove was in the kitchen. The warmth behind the stove was a wonderful place for a boy like Lester to nap. Later the kitchen was remodeled for an electric stove. Remodel of the house, after the move to its current location, created stairs where the stove once was.

In 1950 the living room was remodeled. Where the arch is now there were two wooden columns and sliding doors. The western half of the room was a living room and the other part a music room. Both the columns and sliding door were taken out when it was remodeled.

In 1998, the farm was sold for the Broomfield Town Centre development. The Brunners donated the house and the silo to the city for preservation. The city moved it to its current location in July 1998. The silo was taken apart brick by brick. It is currently awaiting funds for rebuilding and repair.



*Courtesy Brunner Family*

*Lester Brunner and cousin with barn and silo in background, circa 1948.*



*Courtesy Brunner Family*

*The Brunner family circa 1946. Back row: Gilbert, Clyde, Dale. Front: Elizabeth, Lester, Les.*