

LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, September 18 2017 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET

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6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. NEW COMMISSIONER: LAURIE WHITE**
- V. APPROVAL OF THE AGENDA**
- VI. APPROVAL OF PREVIOUS MEETING MINUTES**
- VII. REPORTS** 6:05-6:15
 - a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - b. Council Update
 - c. Staff Update
- VIII. REGULAR AGENDA**
 - a. Weitzel Farm/Sunset Vista Natural Area(Kelly Smith) 6:15-6:40
 - b. 2018 Saving Places Presentation 6:40-7:00
 - c. Alteration Variation (Jim Cox) 7:00-7:15
 - d. Set Next Meeting's Agenda/Identify Action Items 7:15-7:20
- VIII. COMMISSIONER COMMENTS** 7:20-7:30
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.
- IX. ADJOURN**

City of Loveland
Historic Preservation Commission
Meeting Summary
August 21, 2017

A meeting of the Loveland Historic Preservation Commission was held Monday, August 21, 2017 at 6:00 P.M. in the City Council Chambers, 500 E 3rd Street Loveland, CO. Historic Preservation Commissioners in attendance were Zach Askeland, Jim Cox, Isaac Lujan, Paula Sutton, Jon-Mark Patterson and Alternate Commissioner, Josh McCarn. Nikki Garshelis of Development Services was also present.

Guests: Mike Perry, President of the Loveland Historical Society and Sharon Danhauer of the Loveland Historical Society

CALL TO ORDER

Commission Chair Patterson called the meeting to order at 6:02 p.m.

NEW COMMISSIONERS

Commission Chair Patterson welcomed Alternate Commissioner, Josh McCarn, who spoke about his background and enthusiasm for historic preservation. Laurie White will join as a Commissioner at the September meeting.

APPROVAL OF THE AGENDA

Commissioner Cox made a motion to approve the agenda. Commissioner Sutton seconded the motion and it passed unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Sutton made a motion to approve the July meeting minutes. Commissioner Askeland seconded the motion and it passed unanimously.

CITIZEN REPORTS

Mike Perry, President of the Loveland Historical Society, distributed a brochure on the Milner Schwarz Farmhouse Museum and explained its history and value to the community. He related it to the Timberlane Farm Museum and what was involved in the saving and restoration of the Milner house. There was a discussion about how the Timberlane Farm Museum could be cared for and information about the development group that is being hired to report on options the board might have to continue its operation and maintenance. Mike also updated the HPC on the meeting location issue for the Loveland Historical Society. He explained that museum staff decided to allow future meetings of the LHS without a fee. The LHS members regularly gave educational sessions and volunteered for museum events, he explained. Therefore, the rental fee for their meetings will be waived. He added that the LHS amended their by-laws to include a "Friends of the Museum" committee.

*Sharon Danhauer of the Loveland Historical Society reported that she has organized a group called *Friends of the Depot* to help restore and keep the GW Depot in Loveland. She distributed a handout entitled, "Save the GW Depot," which included a history of the depot and information about the contract negotiations between the property owner, OmniTrax and Moffat Road Railway Museum. There was a discussion about the depot and what it might take to keep it in Loveland. Sharon has submitted an application to the Endangered Places list at Colorado Preservation, Inc. she said.*

CITY COUNCIL UPDATE

50 None

51

52 **STAFF UPDATE**

53 *Nikki Garshelis* reviewed the staff report, which included:

- 54 • 2018 Saving Places Conference Presentation
55 • Update on GWRD
56 • Pulliam Designation
57 • Timberlane Farm Museum
58

59 **CONSIDERATION OF NEW BUSINESS**

60

61 **ZERO PERCENT LOAN PROGRAM**

62 The Commission discussed the removal of the Zero Percent Loan Program from the Consent Agenda on first
63 reading at the August 15 City Council meeting. Concerns of the Council included:

- 64 • The small number of loans that have been given out since the program's inception
65 • If the program should charge interest
66 • If the program should be eliminated.
67

68 The Council voted unanimously to amend the program to include the five-year term but the HPC understands
69 that is not a guarantee they will approve it on second reading. The HPC agreed they support keeping the
70 program with the term limit and discussed that other communities have programs with more funding. The
71 small amount of funding is one of the reasons the program was depleted so quickly.
72

73 **SURVEY UPDATE**

74 *Commissioner Sutton* reported that the Loveland historic properties survey should be updated. The 1999
75 survey was updated in 2009 and covered 60 properties so the next survey should be more comprehensive,
76 she said. *Nikki Garshelis* submitted a timeline that included a Request for Proposals (RFQ) in September and
77 a grant application to be submitted in January 2018 for the first phase of the survey. History Colorado
78 recommended that surveys be done in phases so grant applications can be more competitive.
79

80 **BILL REED MIDDLE SCHOOL CENTENNIAL**

81 *Nikki Garshelis* distributed the Historic promotional fans that will be given out on the Bill Reed Middle School
82 float at the August 26 Corn Roast Parade. After that, the committee will continue with meetings at BRMS to
83 plan the May 5 Centennial event.
84

85 **NEXT MEETING'S AGENDA**

- 86 1. Weitzel Farm Plan
87 2. Pulliam Designation Update
88 3. Bill Reed Middle School Centennial
89 4. Saving Places Conference Presentation 2018
90 5. Holiday Outreach Event December 11th 5-7pm
91

92 **COMMISSIONER COMMENTS**

- 93 • *Commissioner Cox* reported that the First National Bank Building rooftop addition does not comply
94 with the plans that were approved by the HPC or the building code. Staff and the review
95 commissioners are working to resolve the issue. There was a discussion about the effect of the
96 deviation from the plans and photographs of the addition were shown.

- *Commissioner Sutton* distributed a tabletop display of a historic building and HPC business cards. The members agreed they would like to create a similar display and business cards. *Commissioners McCarn and Sutton* will work together on creating examples and return for review.
- *Commissioners Askeland and Sutton* agreed to assist a student in the research of the residence at 444 N. Custer Ave, owned by Marty Maslen.
- *Commissioner Askeland* reported that he was considering doing research on the old Chamber of Commerce building on 5th and Railroad Avenue for possible designation.

Meeting adjourned at 7:55 p.m.

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Meeting Date: September 18, 2017
To: Loveland Historic Preservation Commission
From: Nikki Garshelis, Development Services

2018 Saving Places Conference Presentation:

Colorado Preservation, Inc. has confirmed that the Loveland HPC has been selected to present along with Otero County to highlight a County CLG and a City CLG. Staff and the HPC will be coordinating with Otero County on the presentation. No specific date or time has been selected at this date.



Zero % Loan Program Amendment: The item was pulled from the Consent Agenda at the September 5 City Council meeting by Councilor Trenning who again expressed his concerns about the loan program. The item was moved to the Sept 19 Council meeting because other items took priority before the 10:30p.m. meeting adjournment.



Pulliam Community Building:

1. The second reading of the Pulliam Building Landmark Designation was presented to City Council at their September 5 meeting. The vote for approval was unanimous.
2. Staff and architects agreed with Commissioner Cox and Doug Rutledge on the change of the back staircase design and revised the plans. Mike Scholl, Manager of Economic Development, said it was an excellent recommendation and enhances the design plans.
3. At their September 5 meeting, City Council approved the appropriation of a \$326,010 grant from the Department of Local Affairs (DOLA) in support of Phase I of the renovation of the Pulliam Building. Phase I will address the critical interior building needs that will allow the auditorium space to be used efficiently and safely with the inclusion of the fire detection system and suppression system. The first phase is estimated to be completed in the second quarter of 2018.

Timberlane Farm Museum: At their September 5 meeting City Council approved a consulting fee of \$25,000 to hire Sunflower Development Group, Inc research options for the continued operation and maintenance of the farmstead.

Great Western Railroad Depot & Freight Buildings:

On Sept 12 Pam Sheeler emailed a letter on behalf of OmniTrax, the depot's owners, to the LHS members who are coordinating the GWRD "Friends of the Depot" campaign to keep the depot in Loveland. See attached.

Hello,

OmniTRAX has been advised of the GWRy depot and freight building nomination for inclusion in Colorado Preservation Inc.'s Endangered Places list for 2018. This nomination was made by the Loveland Historical Society (LHS) and the group is also interested in removing the buildings. OmniTRAX requests LHS's plan be submitted within thirty (30) days.

OmniTRAX has requested the following information be provided in order for it to consider entering negotiations with LHS to remove the buildings. This information will need to be forwarded through Pam Sheeler at pam-88@hotmail.com to assure it goes to the person managing the process. Forwarding the information to another individual at OmniTRAX will only cause confusion in their Denver office. Please understand that OmniTRAX is a very dynamic organization with many far-flung operations, domestic and international, and these building are very low on their radar so all correspondence must go through the individual currently engaged in this project.

Requirements:

- Business status of the group, e.g. corporation, partnership, individual including non-profit status.
- Source of funding for:
 - Removal of existing City of Loveland utilities.
 - Asbestos testing and abatement.
 - Professional/accredited appraisal to establish the value of the buildings for tax purposes (donation value).
 - Removal of structures from railroad property by a licensed and insured contractor. Volunteer labor is expressly prohibited by the railroad. It is believed the insurance requirement will be \$3MM.
 - Budget for restoration and refurbishing the buildings in their new location.
 - Permanent location identified along with confirmation the land has been donated or is under contract to lease or purchase.
 - Budget for continued, future use.
- Will the future use of both buildings be railroad or non-railroad related?
- Provide a minimum 4-foot high orange construction fence separating railway property (live tracks) from the work area.
- Agree to comply with all railway safety processes and procedures.
- Agree to clean and level the site after removal of the buildings.
- Agreement to enter into a contract provided by the railroad subject to review and limited negotiation once all financial requirements noted above have been met.

These noted requirements are some of the more important items needing to be addressed before entering into the contract which has a number of additional conditions.

Please assemble this information and forward it through Pam Sheeler using the email address above. By bcc to the contact at OmniTRAX we are advising of the transmittal of their requirements and asking them to advise if anything noted here is misstated. The final date for receipt of the LHS's removal and restoration plan is October 12, 2017.

Respectfully,

Pam Sheeler

cc: Paula Sutton, Sharon Danhauer, Mike Perry, Nikki Garshelis
bcc: OmniTRAX

Resource Number: 5LR13974
Temporary Resource Number: NA

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

 Determined Eligible- NR

 Determined Not Eligible- NR

 Determined Eligible- SR

_____ Determined Not Eligible- SR

Need Data

____ Contributes to eligible NR District

____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5LR13974
2. Temporary resource number:
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Weitzel Farm
6. Current building name: Sunset Vista Natural Area
7. Building address: 5900 N. County Road 17, Loveland, CO 80537
8. Owner name and address: City of Loveland, 500 E 3rd Street, Loveland, CO 80537

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 6N Range 69W
SW ¼ of SW ¼ of section 26

- ## 10. UTM reference

A: Zone 1 3 ; 4 9 1 8 3 1 mE 4 4 7 8 4 0 8 mN

B: Zone 1 3 ; 4 9 2 0 8 2 mE 4 4 7 8 4 0 9 mN

C: Zone 1 3 ; 4 9 2 4 9 5 mE 4 4 7 7 6 6 5 mN

D: Zone 1 3; 4 9 2 5 0 5 mE 4 4 7 7 6 2 1 mN

E: Zone 1 3 ; 4 9 1 8 3 3 mE 4 4 7 7 6 2 1 mN

11. USGS quad name: Loveland, Colorado

Year: 1962 (revised 1984) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.

12. Lot(s): _____ Block: _____

Addition: Year of Addition:

13. **Boundary Description and Justification:** The resource boundary consists of the legal parcel boundary for the property, associated with Parcel Number 9626000908. Adjacent commercial properties are located to the north, the Burlington Northern Railroad is located to the east, and W. 57th Street is located to the south. N. County Road 17/ Taft Avenue/South Shields Street creates the western boundary.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 50 x Width 38
16. Number of stories: One

17. Primary external wall material(s): Wood/ Horizontal Siding
18. Roof configuration: Irregular
19. Primary external roof material: Wood Shingle
20. Special features: Chimney, Fence
21. General architectural description: **Feature 1:** This building is a one-story, vacant, residential house. Assessor's records provide a year-built date of 1879, which likely pertains to the stone portion of the residence located at the northeast corner of the building. It is possible that the stone portion reflects the original improvement made on the land prior to the homesteading claim filed in 1887.

Because the building is vacant, all the fenestration has been boarded over. The west elevation features a small shed-roof covered entryway with a window facing north, and a door and another window facing west. There is an additional window located at the southern end of the west-facing elevation. North of the entryway, the elevation steps back to the east.

The north elevation contains a single window nearly centered below the gable roof point. This window is largely obscured by overgrown vegetation. The eastern portion of the north elevation is constructed of stone, whereas the rest of the building is frame construction covered in horizontal wood siding. The stone portion on the east end of the elevation does not appear to have an fenestration facing north, however, it was heavily obscured by vegetation and therefore the details were not visible.

The east elevation contains a window opening near the south end, then the elevation projects to the east, following the cross-gable roof form. The south facing portion of the projection contains another window. There is a metal pipe projecting from beneath the gable roof. North of the gable roof is a small window set high in the elevation, and an additional entry door. The stone portion of the building is located north of the door and projects slightly further to the east than the rest of the elevation. This stone portion is capped by an east-facing gable roof, with a window with a stone lintel and sill centered below the gable roof point.

The south elevation features a single window centered below the gable roof.

22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features: The Loudon Ditch meanders from west to east roughly through the center of the property. Natural drainage bisects the property from northwest of the Loudon Ditch on the north to W 57th Avenue on the southeast corner of the property. Another natural drainage runs roughly parallel to W 57th Street.
24. Associated buildings, features, or objects: **Feature 2:** The building is a metal roofed, wood-sided building with an off-centered entry on the south elevation and a window on the west elevation. There is no fenestration on the east or north elevations. All of the openings have been boarded over with plywood. It is unknown what

function this building served, however, based on measurements available on the Larimer County Assessor's Records, it is likely that this building served as a tool shed and was constructed in 1978.

Feature 3: This wood-sided, shed roof outbuilding is located east of Feature 2 and likely served as a chicken coop. The north and east elevations all lack any fenestration. The south elevation contains a boarded over entryway. The west elevation is dominated by a long rectangular opening, covered in a perforated metal screen. An exact construction date for the coop is unknown, however, it appears to date to the 1940s.

Feature 4: Another wood-sided, shed roof outbuilding that likely served as a chicken coop, is located on the property, south of Feature 3. Feature 4 lacks any fenestration on the north or east elevations. There are three open rectangular windows on the south elevation. The west elevation features a single doorway, covered by a hinged door comprised of five wood boards.

Feature 5: Feature 5 is a small partially collapsed wooden box structure located south Feature 1. The south elevation is open to the elements. It is unknown at this time what function this building served.

Feature 6: Located northeast of the bridge spanning the Loudon Ditch, Feature 6 consists of a wood sided, metal gable roof structure. It is unknown when this building was constructed, but it appears as though it may have served as a secondary residence or worker's housing. The south elevation has a large opening covered with rusted corrugated metal. The east elevation has a boarded over entry near the south end of the elevation. The north elevation lacks any fenestration, however there is a small shed roof addition that projects to the north. The west elevation contains an open door covered by plywood. A square window is situated in the center of the elevation, high underneath the eaves.

Feature 7: This partially collapsed wood structure appears to be two bays, capped by a shed roof form. It is located west of Feature 6 and directly north of the small wood bridge over the Loudon Ditch. There are no fenestration openings on the south or north elevations, however, there are two doorway openings, one in each bay, on the east elevation.

Feature 8: This barn structure is located furthest north of all the built structures within the complex. The west end of the elevation is clad in corrugated metal panels. The upper portion of elevation, above the corrugated metal panels features at least four window openings. At the very east end of the south elevation is plywood panel covered entry opening. The east elevation lacks any fenestration, while the north elevation has a centrally placed opening, covered by plywood. The entire north elevation is clad in asbestos siding made to resemble faux brick siding. The west elevation also lacks any fenestration and is partially clad in corrugated metal siding.

Feature 9: This collapsed structure is located southeast of Feature 8. From the remnants, it appears as though the structure once featured a side gable roof form. There is a livestock loading chute still intact adjacent to the collapsed structure.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1879 _____

Source of information: Larimer County Assessor's Records

26. Architect: Unknown

Source of information: N/A

Resource Number: 5LR13974
Temporary Resource Number: NA

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: Margaret E. Roswell

Source of information: Homestead Certificate on file at Larimer County Clerk and Recorded Book 48, Page 25.

29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the Larimer County Assessor's records, the ranch residence (Feature 1) was constructed in 1879. Field observations indicate that the stone portion located on the northeast corner of the residence likely dates to 1879. The remainder of the residence is frame construction and appears to date to around the 1920s or 1930s. The Weitzel family, who purchased the property in 1904, likely constructed the frame portion of the house. Photos from the Larimer County Assessor's records indicate that the fenestration openings on all the buildings were covered in plywood sometime between 2008 and present.

Larimer Assessor's records also list a Tool Shed that was constructed in 1978, which, based on provided square footage measurements, likely represents Feature 2. Feature 2 is in good condition and is covered by a recent-looking metal roof. It is unknown when the roof was installed, however, it appears within the last 20 years. This building appears to be in the best condition on the property.

It is unknown when Features 3 and 4, the chicken coops, were constructed, however, field observation indicates they likely date to the 1930s or 1940s.

It is unknown when the collapsed Feature 5 was constructed.

It is also unknown when Feature 6, which appears to be a secondary residence or worker housing, was constructed, however, field observation indicates a construction era of 1920s-1940s. This building has an addition to the north. It is unknown when the addition was added.

Feature 7 consists of a pair of partially collapsed sheds. It is unknown when the sheds were constructed.

Feature 8 is a large barn structure. Like many of the other outbuildings on the property, it is unknown when the barn was constructed.

Feature 9 is a collapsed structure with an unknown construction date.

Finally, there is a bridge that crosses the Loudon Ditch between Features 1-5 and Features 6-9. It is unknown when the bridge over the Loudon Ditch was constructed.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Residential/ Agriculture
32. Intermediate use(s): Residential/ Agriculture
33. Current use(s): Vacant
34. Site type(s): The resource is a vacant former agricultural property.
35. Historical background: In 1858, the first white settlers arrived in the Loveland area and established a store and homestead, which grew to a settlement known by many names including Mariano's Crossing, Namaqua and Miraville. Subsequent settlers arrived in the Big Thompson Valley via the Overland Trail during the 1860s and additional communities, including Washburn's Station (also known as Big Thompson and Old St. Louis), were established because of their proximity to the Overland Trail. These communities were short-lived, however, as the arrival of the transcontinental railroad and the Colorado Central Railroad (CCRR), which connected the Union Pacific mainline in Cheyenne to Golden, southwest of Loveland. The CCRR bypassed many of the Overland Trail associated communities. Station locations along the new rail lines, however, were necessary. A new community was formed by farmer David Barnes who laid out a townsite on his land and welcomed the construction of a station to his community, which he named Loveland in honor of the Colorado Central Railroad's president William A. H. Loveland. The community of Loveland, which incorporated in 1881, grew along with the surrounding area. The land surrounding the new community of Loveland was fertile agricultural property and was quickly homesteaded.

Margaret E. Roswell, the widow of Benjamin Roswell, originally homesteaded this property in 1887. According to census records, Margaret was born around 1854 in Iowa and was married to Benjamin Roswell, a man 10 years her senior, by the time she was 17 years old. In 1870, Benjamin and Margaret were living in Big Thompson (the community also known as Washburn Station) with their four children. By 1887, Benjamin Roswell was deceased, and Margaret filed a homestead claim on the property alone. The Roswell family only stayed on the property a little over a decade, selling the property to a man named Adoniram J. Dwinell in December 1898. Mr. Dwinell retained ownership for four years, selling the property in 1902 to Lewis J. Nettleton. Lewis Nettleton then sold the property two years later to John C. Weitzel.

John C. Weitzel was born in Russia around 1863. In 1892, he, along with his wife Katie (Katherine) and two sons Conrad and John H. immigrated to the United States. The family spent time in Nebraska, where two daughters, Anna (Bott) and Margaret (Klein) were born in 1895 and 1898 respectively. By 1904, the Weitzel family was living in the Loveland area and purchased this property from Lewis J. Nettleton for \$3,000. The purchase included 160 acres and three shares of the Loudon Ditch, which passes through the property.

According to census records, the Weitzel family spoke German but immigrated from Russia, indicating they were part of a large trend of German immigrants who settled in the Volga River area in Russia that later immigrated to the United States seeking land, cultural and religious freedom, and an escape from forced Russian military service. These German Russians were first attracted to the Dakotas, Nebraska, Kansas and Canada in the 1870s under the impression of abundant homesteading opportunities. Upon arrival, these settlers

realized there were fewer opportunities for land ownership than they anticipated and many took jobs as farm laborers or with the railroad. Near this time, the sugar beet industry began to take off in northeastern Colorado, creating a new industry for the German Russian immigrants to work with the labor-intensive crop. Thus began an influx of German Russian immigrants to the Loveland and greater northeastern Colorado area around the turn of the century. The Weitzel family made their way to Fort Collins in 1903, which coincides with the year a sugar beet factory was built there. After working hard in the sugar beet fields, they were able to become tenant farmers and then ultimately purchase this agricultural property in 1904. Although census records indicate that John C. Weitzel was a farmer who worked in poultry, an unattributed article about the family indicates that they all worked in the sugar beet industry and, "...never missed a year." By 1910, more than 1,000 Russian-German immigrants and descendants lived within 6 miles of the young community of Loveland. Additional families settled in northern Colorado, which ultimately represented one of the largest concentrations of German Russians in the country. The 1920 census records for the area show that Germans from Russia rented or owned nearly half of east Loveland's farm properties. German Russians were active community and church members and held on to their traditions, including speaking German at home. By the third generation, however, many of the German Russian families had assimilated to American culture and much of the traditions began to be lost.

The farm remained in the Weitzel family for just over one hundred years. Following John C. Weitzel's death in 1956, the property was divided, with Conrad Weitzel receiving the land west of the Burlington Northern Railroad where this resource lies along with three shares of the Loudon Ditch, and John H. Weitzel receiving the portion of the land east of the railroad tracks. Conrad Weitzel then passed the property to Emma and Reuben John Weitzel. Upon the death of his mother Emma Weitzel in 1971, Reuben John Weitzel became the sole owner of the property. Upon his death, the property passed to the "Reuben John Weitzel Farm Trust" which then passed to multiple owners from the Weitzel family until 2005, when it was sold to the Ogiela Family Trust/ Loveland LV LLC. In 2014, the Loveland LV LLC sold the property to the City of Loveland for \$1.5 million as open space. The community had a naming contest and the name "Sunset Vista Natural Area" was selected for the property. Today, the land serves as an unofficial wildlife sanctuary with wetlands and scenic views of the foothills.

36. Sources of information: Larimer County Assessor's Files. Larimer County Assessor's cards on file at the Discovery Museum Archive. *Sunset Vista Natural Area* accessed on April 5, 2016 at <http://www.cityofloveland.org/index.aspx?page=2275>. Discovery Museum Records Search., *Survey and Level II Documentation of the Weber Farm (5LR10725) in Loveland, Larimer County, Colorado* by Kimberly Dugan. *Germans from Russia in the Loveland Area* by Don Rawson, Published by Loveland Museum/ Gallery, 2003. "German Russians have deep roots in Loveland." From Loveland Reporter-Herald. By Olivia Lowe, December 4, 2015. Accessed at http://www.reporterherald.com/opinion/ci_29205965/german-russians-have-deep-roots-loveland. *Exploring Loveland's Hidden Past* by Jeff Feneis and Cindy Feneis, Published by Loveland Museum/ Gallery, 2007. *Loveland Historic Preservation Survey* by Jason Marmor and Carl McWilliams for City of Loveland Cultural Services Department and the Loveland Museum and Gallery, December 1999. 1879 and 1930 US Census Entry for Margaret Roswell. Larimer County Clerk and Recorder Chain of title research: Book

48 Page 25, Book 134 Page 376, Book 173 Page 110, Book 187 Page 503, Book 1047 Page 372, Book 1039 Page 281, Book 1050 Page 26, Book 1400 Page 174, Book 1457 Page 678, Book 1462 Page 173).

Unattributed copy of article entitled "*Never Missed a Year in Beets*" about the Weitzel Family (Copy of article attached).

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

38. Applicable National Register Criteria:

X A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture, Ethnic Heritage, Architecture

40. Period of significance: 1879- 1967

41. Level of significance: National ____ State ____ Local X

42. Statement of significance: The resource is associated with events that have made a significant contribution to the broad pattern of our history. It is associated with the agricultural development of the Loveland area and stands as a relatively intact agricultural complex. Although a woman originally homesteaded the property in 1887, there is very little evidence of that original homesteading activity present on the property.

Much of the resource is associated with the over one-hundred-year ownership by German Russian immigrants, an ethnic group that was drawn to, and often recruited to, the Loveland and northeast Colorado area as farmers, particularly engaged in the sugar beet industry, like the Weitzels. The Weitzel family lived in Nebraska for several years before making their way west to the Loveland area, typical of the immigration pattern of many of the German Russians in the area. The resource is not associated with the lives of persons significant in our past, as research did not indicate an association with any remarkable or significant persons.

The resource is significant under Criterion C for architecture, as it shows the typical agricultural buildings and a farmhouse, along with their physical association with each other. The buildings are vernacular in construction and style, as is typical of early agricultural buildings in Colorado and in Larimer County. Their vernacular expression includes simple forms constructed from native materials, including stone. The buildings are architecturally similar to other vernacular buildings from the period across Larimer County and other areas on

Colorado's Front Range and Eastern Plains. No cultural influences from the German Russian settlers are evident in their construction.

The resource is not significant under Criterion D as most of the features remain intact and there is little potential to reveal additional information important in history or prehistory. A period of significance of 1879-1967 was selected to account for the initial construction on the property through fifty years ago. Because the Weitzel family owned the property until the relatively recent past, changes that the family made to the property, buildings and arrangements would be considered part of the evolving history of the property and may be reflective of changes in farming technique and/or approach. The year 1967 was selected as the end of the period of significance as 50 years is that date at which resources are considered potentially historic for the purposes of National Register of Historic Places evaluation.

43. Assessment of historic physical integrity related to significance:

However, the resource presents several integrity issues, both on individual buildings and features, and as an overall complex. Feature 1, the main house, is largely intact, with the exception of boarded over fenestration. It is unclear whether any of the historic doors and windows remain, which impacts integrity of design, workmanship, and materials. Feature 2, an outbuilding of unknown function, was constructed in 1978 and is a non-historic intrusion within the building complex, impacting integrity of feeling and association with the late 19th Century to early 20th Century agricultural complex. Features 3 and 4 were historically chicken coops. Fenestration is missing in both buildings and sections of siding are missing, which negatively impacts integrity of design, workmanship and materials. Feature 5 has partially collapsed; not enough material remains to discern its use or function, which negatively impacts integrity of design, workmanship, materials, feeling, and association. Feature 6, possibly a house originally, includes boarded-over fenestration; it is unclear if any of the historic fenestration remains. The building contains an addition with an unknown date. Feature 7 is a partially collapsed shed-roof structure. Insufficient material remains to determine the original use or function of the feature, diminishing integrity of design, workmanship, materials, feeling, and association.

The property once consisted of the entire southwest quarter of Section 26, however, upon the death of John C. Weitzel in 1956, the portion of the property east of the railroad tracks was divided off and was subsequently subdivided. Open space remains around the building complex, including cultivated fields. The Loudon Ditch continues to course through the property. These elements reflect the historic setting of the resource, however, the area surrounding this property has been subject to recent development efforts, diminishing the integrity of setting. Feature 8, the primary barn on the complex, is missing fenestration. One door is boarded over. Sections of siding are missing, and some areas have been patched with asbestos siding or corrugated metal. The building is reflective of its use and function, but exhibits compromised integrity in the areas of design, workmanship, and materials. Feature 9 is completely collapsed; while integrity of location remains, integrity of design, workmanship, materials, feeling, and association have been destroyed.

The condition of many of the buildings is poor, which has impacted integrity of design, materials, workmanship, feeling and association. Several buildings are partially or completely collapsed. While the complex is clearly agricultural, diminished integrity has eroded the understanding of function and use. The buildings are common rural, agricultural types and do not reflect unique cultural construction techniques or agricultural practices. The changes to the surrounding setting and the diminished of the buildings themselves has eroded the ability of the resource to convey significance in the areas of Agriculture and Architecture, and therefore, the resource cannot convey significance under Criteria A or C.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes ____ No X

Discuss: The surrounding buildings and recent development lack the cohesion necessary to justify a potential historic district.

If there is National Register district potential, is this building: Contributing ____ Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 5LR13974_1 – 5LR13974_29

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Longview Trail, Larimer County

49. Date(s): April 27, 2016

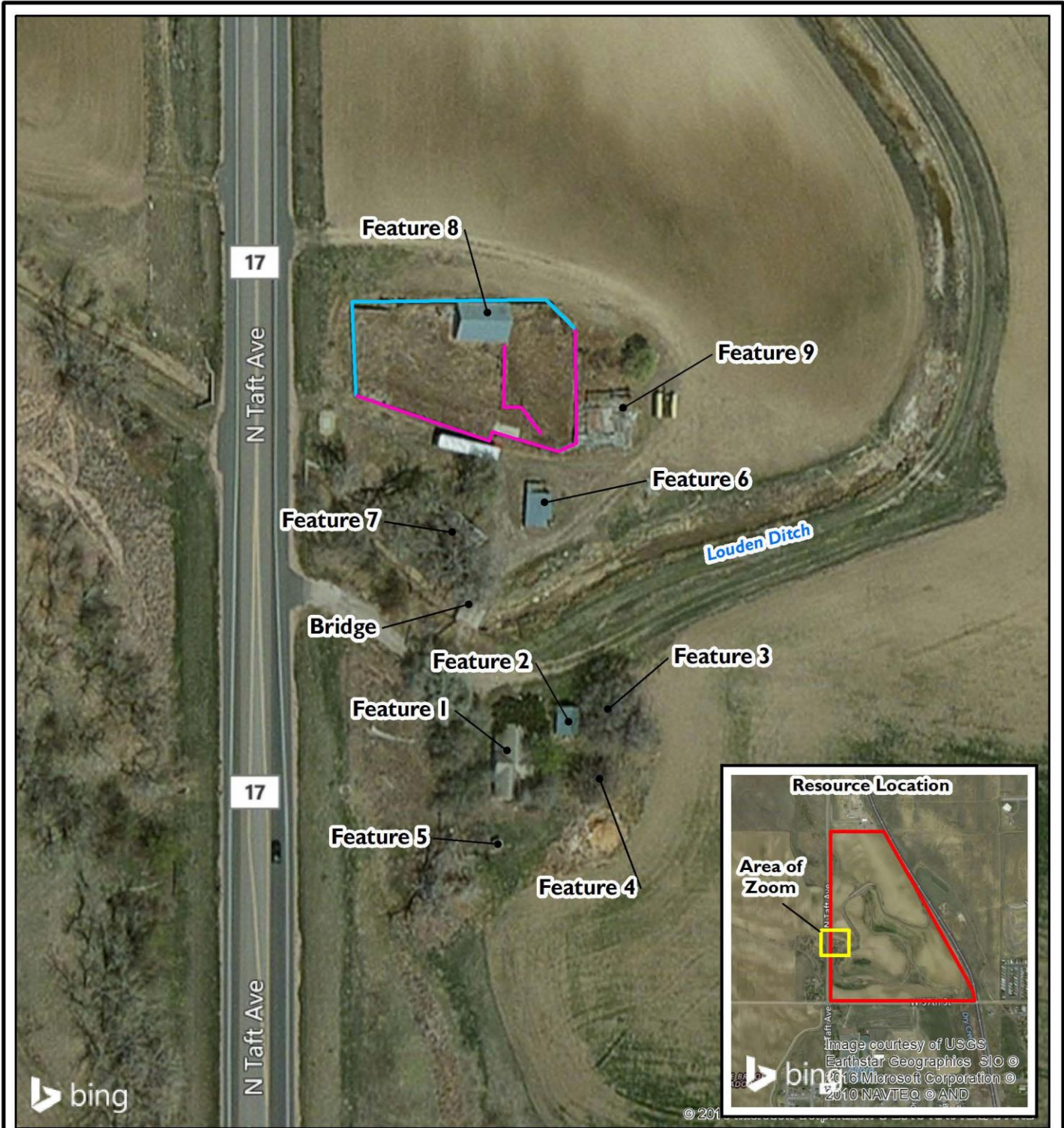
50. Recorder(s): Jennifer Wahlers






51. Organization: Pinyon Environmental, Inc.

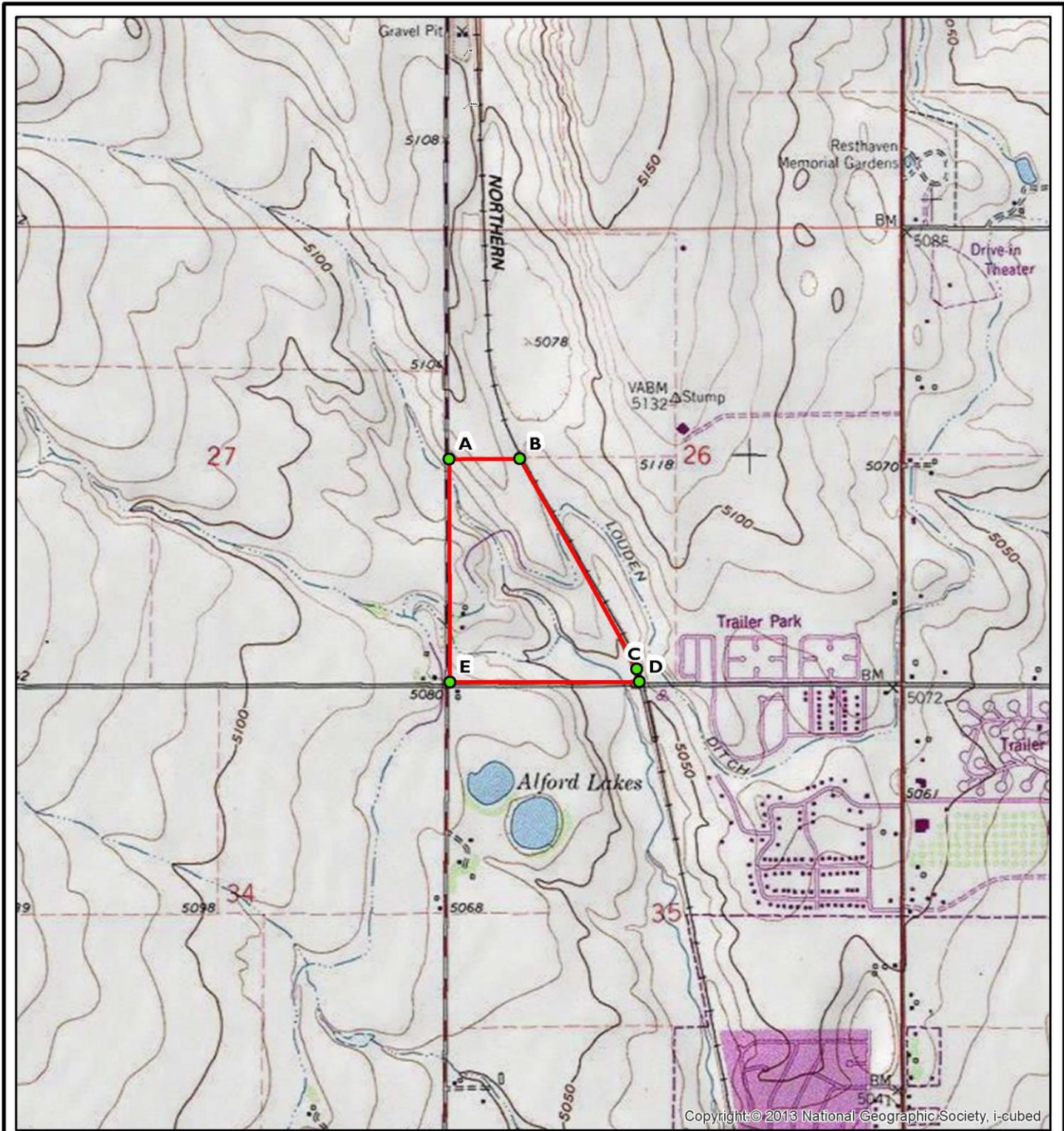
52. Address: 9100 W. Jewell Ave., Lakewood, CO 80232

53. Phone number(s): (303) 980-5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.



<p>N Legend</p> <p> Corrugated Metal Paneled Fence</p> <p> Wood Fence</p> <p> Resource Boundary</p>		<p></p> <p>0 55 110 Feet</p>		<p></p> <p>SKETCH MAP Weitzel Farm 5900 N County Road 17 Resource Number 5LR13974 Loveland, Colorado</p>	
<p>Site Location: Section 26, T 6N, R 69W, 6th Principal Meridian</p>		<p>Drawn By: MJS</p>		<p>Figure 2</p>	
<p>Pinyon Project Number: I/15-829-05</p>		<p>Reviewed By: JW</p>		<p>Date: 4/26/2016</p>	




N Legend

-  UTM ID and Location
-  Resource Boundary

Notes:
-See attached spreadsheet for UTM Coordinates
-UTM Coordinates are in NAD 27, Zone 13N
-USGS 7.5' Topographic Map
Loveland, Colorado 1962 (revised 1984)

0 1,000 2,000
Feet



SITE TOPO
Weitzel Farm
5900 N County Road 17
Resource Number 5LR13974
Loveland, Colorado

Drawn By: MJS	Figure 2
Reviewed By: JW	Date: 4/25/2016

Resource Number: 5LR13974
Temporary Resource Number: NA

*All photos taken April 12, 2016 by J. Wahlers



Photo 5LR13974_1 View looking southeast at west elevations of Feature 1.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_2 View looking south at north elevation of Feature 1.

Resource Number: 5LR13974
Temporary Resource Number: NA

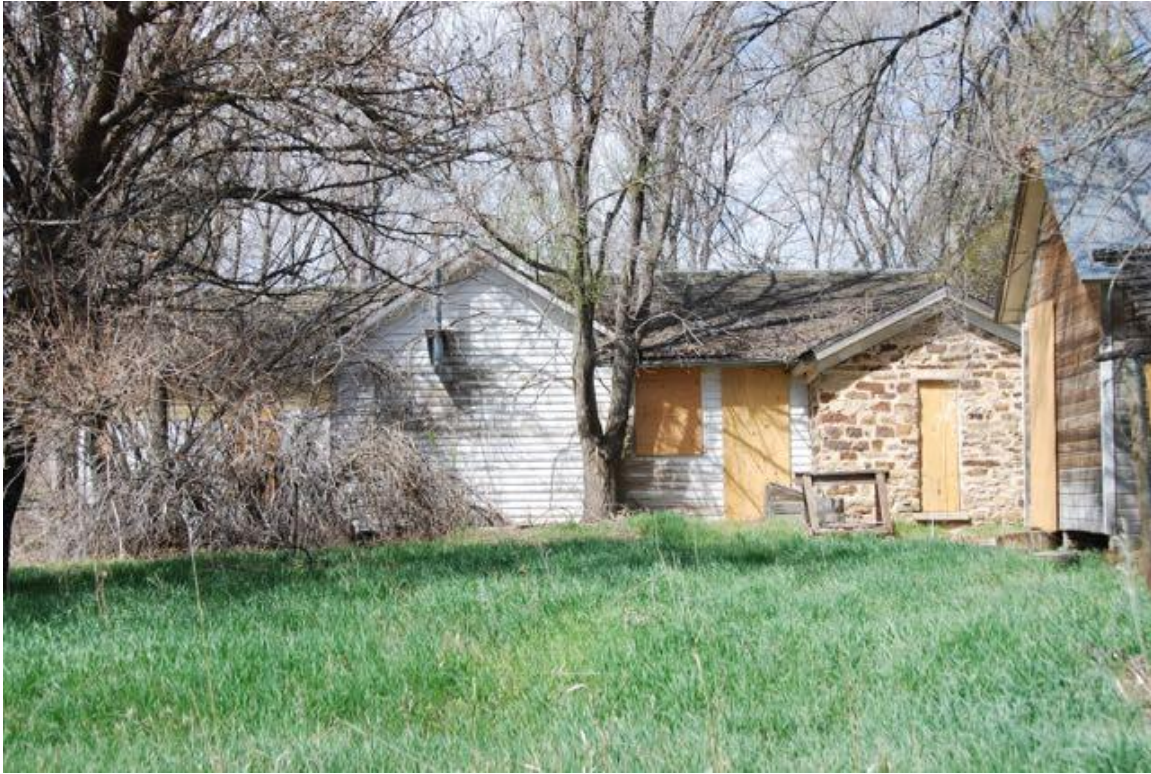


Photo 5LR13974_3 View looking west at east elevation of Feature 1.



Photo 5LR13974_4 View looking northwest at south and east elevations of Feature 1.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_5 View looking northeast at south and west elevations of Feature 1.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_6 View looking southeast at north and west elevations of Feature 2.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_7 View looking northwest at south elevation of Feature 2 (building on left) and south and east elevations of Feature 3.



Resource Number: 5LR13974
Temporary Resource Number: NA

Photo 5LR13974_8 View looking southeast at Feature 3.



Photo 5LR13974_9 View looking northwest at Feature 4.



Resource Number: 5LR13974
Temporary Resource Number: NA

Photo 5LR13974_10 View looking northeast at Feature 4.



Photo 5LR13974_11 View looking northwest at Feature 5.



Resource Number: 5LR13974
Temporary Resource Number: NA

Photo 5LR13974_12 View looking northeast at Feature 6.



Photo 5LR13974_13 View looking northwest at Feature 6.



Resource Number: 5LR13974
Temporary Resource Number: NA

Photo 5LR13974_14 View looking southwest at Feature 6.



Photo 5LR13974_15 View looking southeast at Feature 6.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_16 View looking southwest at Feature 7.



Photo 5LR13974_17 View looking north at Feature 7.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_18 View looking northwest at Feature 8.



Photo 5LR13974_19 View looking northeast at Feature 8.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_20 View looking southeast at Feature 8.



Photo 5LR13974_21 View looking west at Feature 9.

Resource Number: 5LR13974
Temporary Resource Number: NA



Photo 5LR13974_22 View looking north at Feature 9.