



# AGENDA

## Historic Preservation Commission Meeting

4:30 PM - Monday, April 19, 2021

Development Center, 410 E. 5th Street

### Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) or 970-962-3319 .

### Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372 . La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) o al 970-962-3319 .

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: [cityofloveland.org](http://cityofloveland.org)

*Password to the public wireless network (colquest) is accesswifi*

Page

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF THE AGENDA

#### IV. APPROVAL OF PREVIOUS MEETING MINUTES

##### a. [HPC Minutes February 2021](#)

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#### V. REPORTS

##### 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 Liaison Report

##### c. Staff Report

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[Staff Report 04.19.21](#)

#### VI. REGULAR AGENDA

##### a. Timberlane Farm

##### b. Great Western Railway Depot Update (Sutton)

VII. COMMISSIONER COMMENTS

VIII. ADJOURN



# MINUTES

## Historic Preservation Commission Meeting

4:30 PM - Monday, February 15 2021

Development Center, 410 E. 5th Street (VIA Zoom)

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### CALL TO ORDER: 4:32PM

**Commissioners Present:** Berglund, Cox, Jones, Kersley, Knapp, McCarn, Sutton, White.  
**Staff:** Nikki Garshelis, Development Services. **Council Liaison:** John Fogle **Guests:** Meg Dunn, Historic Larimer County, Sharon Danhauer, Loveland Historical Society and Historic Larimer County, Bill Meirath, Loveland Historical Society, and Sean Hawkins, Loveland Downtown Partnership and DDA.

### APPROVAL OF THE AGENDA

Commission Chair White motioned to add a discussion about Timberlane Farms to the agenda, Commissioner Cox seconded the motion and it passed unanimously.

### APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Cox made the motion to approve the January 2021 meeting minutes, Commissioner Sutton seconded it and it passed unanimously.

### REPORTS

#### Citizen Reports:

- Meg Dunn introduced herself as a concerned resident and as board member of Historic Larimer County. She expressed her concern and disappointment about the demolition of the Westerdoll/Ward School on North Madison Avenue and the article in the paper regarding the Timberlane Farm Board's request to remove the property's historic designation. She added that she was pleased to see so many Loveland commissioners at the Saving Places Conference. She suggested coordinating a joint presentation with Fort Collins, Greeley, Loveland and other entities like the DDA, City Council and the Chamber to invite one of the speaker's, Joe Minicozzi, to give a presentation demonstrating the economic benefits of historic preservation by building a better understanding of the tie between economic and community vitality through land use. HPC members added their concerns about the demolition of the school and the request from the Timberlane Farm Board. They agreed it would be beneficial to try to schedule a presentation by Minicozzi.
- Sharon Danhauer of the Loveland Historical Society, reported about the Westerdoll/Ward School demolition and shared that Bill Meirath may be able to salvage the date stone from the building. She said that the school was one of two schools in the area still standing and it was a shame it was demolished. She also expressed her opposition to delisting the Timberlane Farm property. There was a discussion about finding someone to purchase the property to keep the historic buildings intact. The HPC members said they hoped this would be the outcome.

**Council Liaison Report:** Councilor Fogle updated the HPC about the RTA Hotel and Water Park project. He said it would be the largest tourism project in Northern Colorado, featuring a white water park that could entertain tourists and allow Olympic training, as well. Fogle expressed his support of retaining the historic listing of Timberlane Farms.

**Staff Report:** Nikki Garshelis reported that the Timberlane Farm's Board rescheduled their request to remove the landmark listing of the property to the March 15 HPC meeting in order to allow a prospective buyer to evaluate the property. There is a meeting scheduled this with City Planners and the potential buyer to discuss what might be required from the City to achieve future plans, she explained.

## **REGULAR AGENDA**

### **Downtown Mural Task Force**

Commissioners and Sean Hawkins, Downtown Development Authority, discussed how murals are regulated in the downtown area. Hawkins reported that the only upcoming mural is the one on the building west of the railroad tracks, which is a non-historic stucco building. There was a discussion about maintenance plans, specific paint that does not degrade brick, and utilizing boards instead of painting directly on the building. Nikki Garshelis will schedule a separate meeting for the task force and invite planners, Troy Bliss, Kerri Burchett, Suzanne Janssen from Cultural Services and Sean Hawkins of the LDP/DDA. Commissioner Cox will try to obtain the slides of the Mural presentation from Saving Places Conference for the meeting.

### **Timberlane Farms**

Commission Chair White, expressed her concern over the Reporter Herald article about the Timberlane Farm Board's request to rescind the property's historic designation. She said she would be writing a letter to the editor to highlight the benefits and importance of preserving places. She talked about her own historic home and how she has developed many friendships with people who have been curious about the history or knew someone who previously lived in the house. She said it is about a sense of place. Meg Dunn agreed and asked who wants to visit another city to go to a Target or Walmart? Those places are in every city around the country but the historic downtown and surrounding unique neighborhoods and natural environment are where people experience the community feel and attachment. If a Target is torn down, there are many more like it but there is only one Timberlane Farms.

### **Great Western Railway Depot Update**

Commissioner Sutton reported that the LHS hosted a virtual, Have a Heart online auction to raise money for the Great Western Railway Depot project. The LHS raised \$680 in sales and donations. They are also ready to mail and distribute their "Ask" letters and new rack cards.

### **Archaeological Mapping Update**

Commissioner Knapp reported that she would be including a three-mile radius around the City of Loveland in the map. She said she would be recruiting Commissioner White to help with the sites that are of public interest. There are confidentiality issues with some private properties so most areas will be public, she explained. There were discussions about the Mariano Medina Cemetery, a map of the Front Range, view sheds changing over time, rock art sites, books on cemeteries, site stewards and engaging students. She added that October is Archaeology Month.

## **COMMISSIONER COMMENTS**

- Commissioner Sutton reported that she participated in Visit Loveland's Quest for Cupid game. One of the clues was on the HPC's downtown historic marker, she said. It asked them to identify where the Valentine Building was located.
- The 4<sup>th</sup> Street Clock will be repaired. The Public Works Facilities Division is coordinating the repair but may reach out to the HPC for some funding assistance.

**ADJOURNED 6:26 PM**

DRAFT

# LOVELAND HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

Date: April 19 2021  
To: Loveland Historic Preservation Commission  
From: Nikki Garshelis, Development Services

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**McNary Chalfant House Designated:** City Council approved the Historic Landmark designation of the McNary Chalfant House on second reading at their March 16, 2021 Meeting. A landmark plaque was delivered to the owner of the 1404 N Garfield property.

**Timberlane Farm:** The Timberlane Farm Board submitted two applications, one to amend the Annexation Agreement and the other to remove the historic landmark designation of the Timberlane Farm District. The Planning Division is reviewing on how to proceed with the request to amend the agreement.

The following information includes the procedure to amend or rescind designation, the application, Ordinance, and other documentation of the property.



### Chapter 15.56.040- Procedure to amend or rescind designation of landmarks or historic districts.

A. A landmark or historic district designation may be amended or rescinded in the same manner as the original designation was made using the following criteria:

1. The property or historic district no longer meets the criteria for designation set forth in section 15.56.100 of this Chapter.
2. If the request is to revoke the designation of a portion of a historic district, the revocation will not impact the integrity of the remainder of the district.

### The designation of Timberlane Farms was determined significant by the Loveland Historic Preservation Commission and City Council in 2008 under the following criteria:

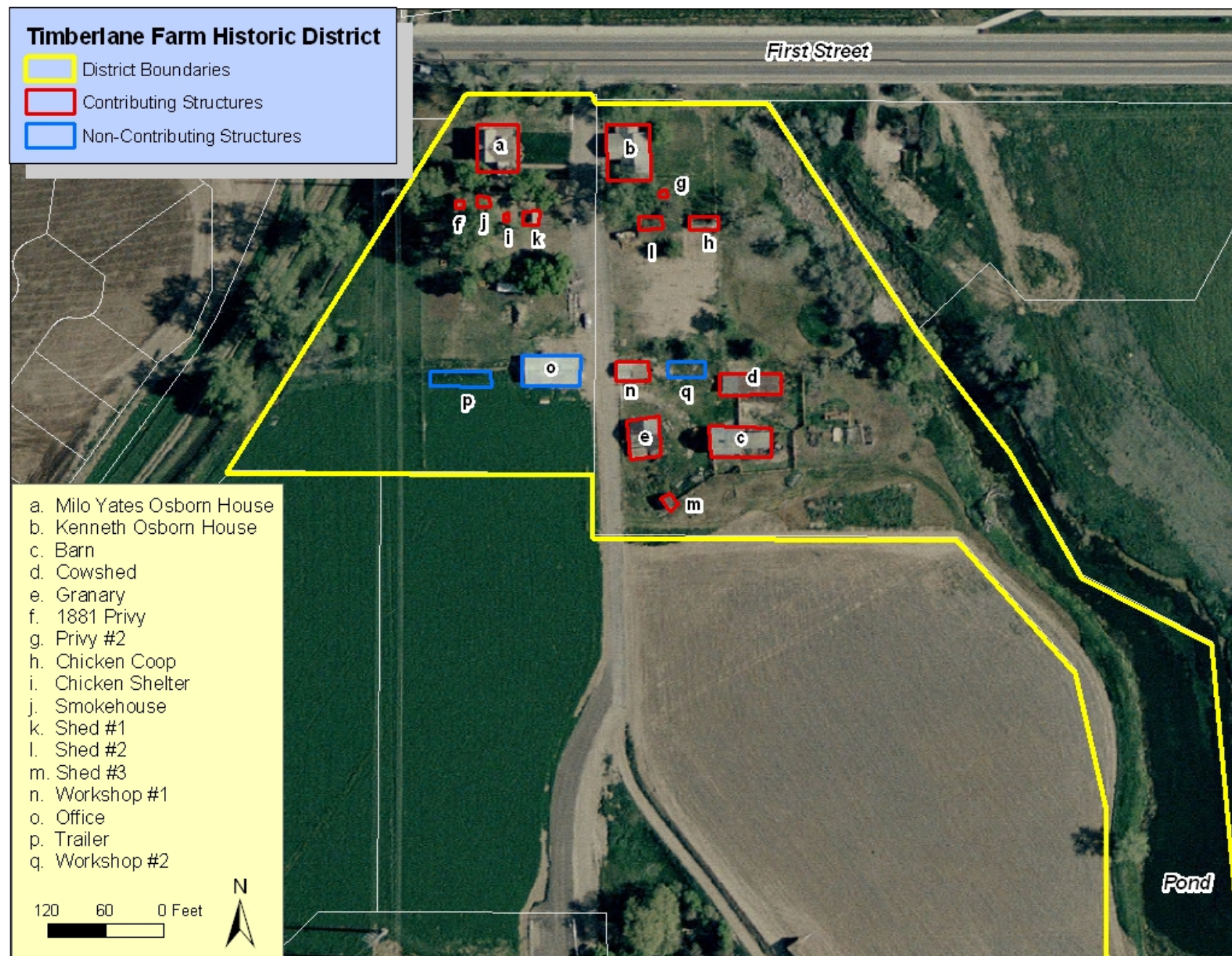
- a) Architectural:
  1. Represents a built environment of a group of people in an era of history.
- b) Social/Cultural
  1. Exemplifies the cultural, political, economic, or social heritage of the community.
  2. Is associated with a notable person(s) or the work of notable person(s).
- c) Geographic/Environmental
  1. Enhances sense of identity of the community.
  2. Is an established and familiar natural setting or visual feature of the community.

## Timberlane Farm Historic District is comprised of the following structures:

- I.     Major contributing buildings
  - a.     Milo Yates Osborn House
  - b.     Kenneth Osborn House
  - c.     Timberlane Farm Barn
  - d.     Timberlane Farm Cowshed
  - e.     Timberlane Farm Granary
  
- II.    Ancillary contributing buildings
  - f.     Privy #1
  - g.     Privy #2
  - h.     Chicken Coop
  - i.     Chicken Shelter
  - j.     Smokehouse
  - k.     Shed #1
  - l.     Shed #2
  - m.    Shed #3
  - n.     Workshop #1
  
- III.   Non-contributing buildings
  - o.     Office
  - p.     Trailer
  - q.     Workshop #2




# Attachment A: Site Map





# APPLICATION

This form is required as part of a complete development application.

<b>Project Name:</b>			
<b>Application Type(s):</b>			
<b>Project Information</b>			
<b>Description of Project</b> , including purpose and other relevant information			
<b>Location:</b> Describe property location and major crossroads			
<b>Legal Description</b> (Lots, Blocks, Tracts and Subdivision Name. For Metes & Bounds attach document)			
<b>Address</b> of Existing Buildings or Property			
<b>Proposed Utilities</b>			
<b>Water</b>	Loveland	Fort Collins- Loveland Water District	Little Thompson Water District
<b>Wastewater</b>	Loveland	South Fort Collins Sanitation District	On-Site Septic 
<b>Power</b>	Loveland	Poudre Valley REA	Xcel Energy
<b>Ditch Company</b> if ditch is within property boundaries:			
<b>Floodplain or Floodway</b> within Property Boundaries:		Yes	No

<b>Property Information</b>					
Property Size			Within City Limits?	Yes	No
Existing Zoning			Proposed Zoning		
Existing Use					
Proposed Use					

<b>Contact Information</b>				
<b>Applicant or Designated Representative for Project</b>				
Identify one person to serve as the contact during the review process. This will be the only person notified by the City regarding comments and meetings (if needed). The contact person is responsible for notifying other parties who may be involved in the project.				
Company:	Name:	Phone:		
Address: City, State:		Zip Code:		
Email Address:	Preferred Method of Contact	Phone	Email	
<b>Property Owner</b>				
Name and Representative:		Phone:		
Address: City, State		Zip Code		
Email Address:	Preferred Method of Contact	Phone	Email	
<b>Consultant</b>				
Company:	Name:	Phone:		
Email Address:	Preferred Method of Contact	Phone	Email	
Architect	Engineer	Planner	Surveyor	Other
<b>Consultant</b>				
Company:	Name:	Phone:		
Email Address:	Preferred Method of Contact	Phone	Email	
Architect	Engineer	Planner	Surveyor	Other
<b>Designation of Representative if the Applicant is not the Owner</b>				
The undersigned owner hereby designates the following as the representative for the all matters pertaining to this project:				
Representative: _____				
Owner's Signature: _____			Date: _____	
<b>Certification by Owner or Representative</b>				
<ul style="list-style-type: none"> <li>I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.</li> <li>I understand that all materials required by the City of Loveland must be submitted prior to having this application processed and that additional fees or materials may be required as a result of processing of this application.</li> </ul>				
Signature: _____			Date: _____	

Letter to the Historic Preservation Commission  
C/O Nikki Garshelis

Dear Commission Members and Ms. Garshelis:

As we have previously discussed with the commission we ask that the current Historic Designation for Timberlane Farm be removed. The delay in bringing this back to you has been caused by my own health problems. We appreciate being able to present this to you now.

The need to remove the designation is outlined in Exhibit "A" to this letter.

It is our desire that the entire historic designation be removed to make the property marketable pursuant to Chapter 15.56.040 A(1) of the Municipal Code. When the designation was originally made, Timberlane Farm was considered to have met these five criteria:

Architectural

1. Represents a built environment of a group of people in an era of history.

Social/Cultural

2. Exemplifies cultural, political, economic or social heritage of the community.
3. Is associated with a notable person(s) or the work of a notable person(s).

Geographic/environmental

4. Enhances sense of identity of the community.
5. Is an established and familiar natural setting or visual feature of the community.

We submit that the entire property no longer meets any of those criteria. Virtually none of the on site personal property remains. The farm is no longer operating as a museum or otherwise. Leaving any of the property subject to the historic designation would seriously impair the ability to sell the property and use the net proceeds for historic preservation purposes which is the Board's intent. However, the Board is willing to consider covenants to preserve the brick house and barn, with a provision that the barn could be moved if needed to accommodate development uses and make the property more marketable.

That would preserve the history and significance of the site and preservation of the primary buildings. The Timberlane Board has worked tirelessly to make this project work under the current restrictions. It has run out of practical options. Your consideration is greatly appreciated.

Roger E. Clark,  
attorney for the Timberlane Farm Museum Board

# EXHIBIT “A”

## Description of Project

### Historic Preservation Commission Members:

Timberlane Farm is a former working farm. As you are aware it presently has a Historic Designation for all of the remaining real property.

The property is presently owned by Timberlane Farm Museum, a Colorado non-profit corporation (sometimes referred to as “the Corporation”) and this request comes from its Board of Directors. I am Roger Clark. I am working with the Board as their counsel on this matter.

### Brief History of the Project:

This property was historically part of the Osborn family farm established by Loveland pioneer Judge W.B. Osborn. The annexation to the City in 2007 and the historic designation were sought by the then owner, Louise Osborn Gardels who was the daughter of Judge Osborn. It was her dream to make the property a historical farm museum. For many years prior to her death in 2016, Louise passionately worked to realize that dream, but the project proved to be economically unfeasible.

The Corporation is qualified as a tax-exempt entity under 501(c)(3) of the Internal Revenue Code. The Corporation is managed by a volunteer Board of Directors (“the Board”). Just as Ms. Gardels had worked to achieve her dream, the Board has tried to operate the property as a museum. Efforts included use for historical reenactments; use as a wedding venue; location for a craft fair; use as a farmer’s market; operation as a farm to table project; and a children’s museum.

The Board was concerned that its remaining assets would be depleted just from maintenance costs. It offered to donate the Property and the Corporation’s remaining funds to the City. Other options considered were moving the Lone Tree School to the Farm; doing a project comparable to Martinez Farm in Ft. Collins; operation as a pioneer museum; and a public/private partnership perhaps akin to Jessup Farm in Ft. Collins. There was also discussion of a community garden or a location for Loveland Youth Gardeners or a similar group.



None of these came to fruition. The Audubon Society looked at the property, but made no offer. After two years without a decision, the offer to the City was withdrawn.

Then an offer to buy the property was received and a contract signed. There were typical due diligence contingencies in the contract. After his due diligence was completed, the prospective buyer first reduced his offer and eventually elected to terminate the contract. By then the personal property on the site had been sold to prepare for the closing which never happened.

At least a half dozen or more showings or expressions of interest have occurred since but none developed further. One problem for interested parties proved to be a City requirement of a first street median. Certainly, a particular hurdle is the restrictions of the Historic Designation provision prohibiting most residential and commercial uses as set forth in the Annexation Agreement.

The Board is composed of volunteers who are passionate about historic preservation, but are up against a wall. If no one takes up the cause to use Timberlane productively, maintenance costs alone will eventually consume all remaining assets. To make the property more marketable the Board respectfully asks that the historic designation be rescinded.

**ORDINANCE NO. 5293**

**AN ORDINANCE OF THE CITY COUNCIL DESIGNATING AS A HISTORIC DISTRICT AN AREA CONTAINING A NUMBER OF STRUCTURES HAVING A SPECIAL HISTORICAL VALUE TO BE KNOWN AS THE "TIMBERLANE FARM HISTORIC DISTRICT" IN LOVELAND, COLORADO**

WHEREAS, Chapter 15.56 of the Loveland Municipal Code provides that the City Council may designate as a historic district, properties in a geographically definable area including a concentration, linkage, or continuity of subsurface or surface sites, buildings, structures and/or objects, and that are related by a pattern of either physical elements or social activities; and

WHEREAS, Section 15.56.090 of the Loveland Municipal Code further provides that contributing sites and/or structures in the district must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social/cultural, or archaeology/subsurface significance; and

WHEREAS, the City of Loveland has, through the Historic Preservation Commission, worked to evaluate the nomination of the following properties for designation as a historic district to be known as the "Timberlane Farm Historic District": 2306 East 1<sup>st</sup> Street & 162 Farm Museum Lane in Loveland, Colorado, and

WHEREAS, the Historic Preservation Commission has recommended that the City Council designate the aforementioned properties as a historic district; and

WHEREAS, a duly noticed public hearing has been held on the proposed historic district designation.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO THAT:**

**Section 1.** The City Council finds that all of the contributing properties within the proposed Timberlane Farm Historic District, more particularly described on Exhibit A and shown on Exhibit B, attached hereto and incorporated herein, satisfy the age requirement, and that all of the properties within the proposed district meet the following significant criteria for designation as a contributing structure located within the proposed district:

- a) Architectural
  1. Represents a built environment of a group of people in an era of history.
- b) Social/Cultural
  1. Exemplifies the cultural, political, economic, or social heritage of the community.
  2. Is associated with a notable person(s) or the work of notable person(s).
- c) Geographic/Environmental
  1. Enhances sense of identity of the community.
  2. Is an established and familiar natural setting or visual feature of the community.

**Section 2.** The properties, described on Exhibit A attached hereto, are hereby designated as a historic district to be known as the "Timberlane Farm Historic District," with both properties so described to be designated as contributing properties, and the same shall be listed on the Loveland Historic Register.

**Section 3.** That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

Signed this 18<sup>th</sup> day of March, 2008



Mayor

Attest:

Teresa H. Andrews  
City Clerk

Approved as to form:

Sam. G. Sharma  
Assistant City Attorney

Teresa H. Andrews City Clerk of the City of Loveland Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on 3-4-08 and was initially published in the Loveland Daily Reporter published within the city limits in full on 3-8-08 for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on 3-22-08.  
Teresa H. Andrews  
CITY CLERK

EFFECTIVE  
DATE 4-1-08

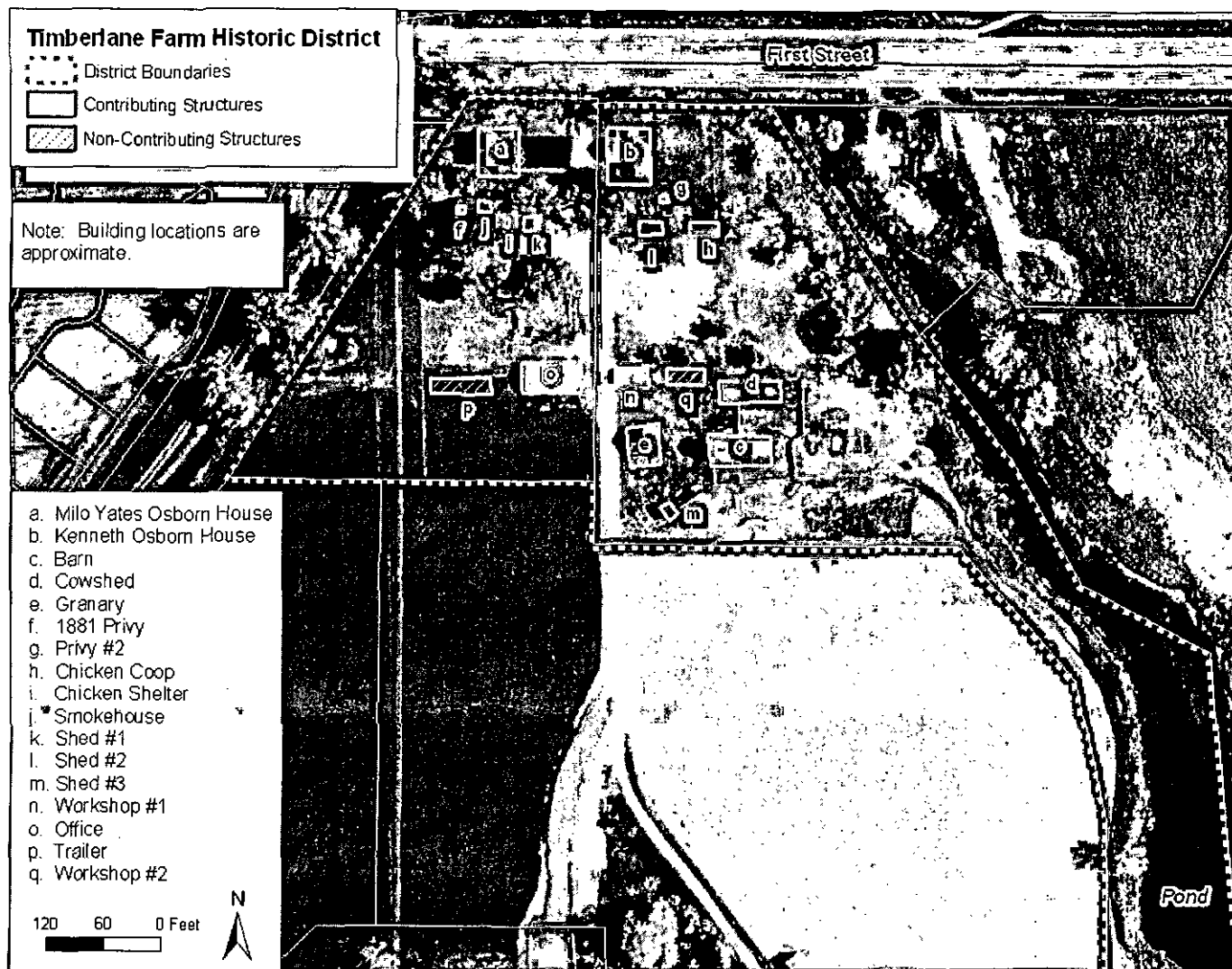
## Exhibit A

### Legal Description

Property Address	Legal Description
2306 East 1 <sup>st</sup> Street	LOT 1, GARDELS MLD #03-S2094 (20030110121), LOV
162 Farm Museum Lane	LOT 2, (GARDELS) AMD PLAT OF LOT 1 OF AMD LOT 1 GARDELS MRD AP (04-S2305) & AMD LOT 2 OF GARDELS MRD (03-S2072) & LOT 3 GARDELS MLD 03-S2094 (05-S2448) (20050078187), LOV

## Exhibit B

### Timberlane Farm Historic District Aerial Perspective Detail







## **City of Loveland**

*Community and Strategic Planning*

*Civic Center ■ 500 East 3<sup>rd</sup> Street ■ Loveland, Colorado 80537*

*970-962-2577 ■ Fax 970-962-2900*

**2306 East 1<sup>st</sup> Street & 162 Farm Museum Lane**

**Loveland City Council**

**Staff Report**

From: Marc Cittone, Community and Strategic Planning  
Meeting Date: March 4, 2008  
Re: Application for Historic District Designation

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### **SITE DATA**

***Proposed District***

***Name:*** Timberlane Farm Historic District

***Property Owners***

***Requesting***

***District***

***Designation:*** *Timberlane Farm Museum*

***District Type:*** Agricultural

***Construction***

***Dates of Contributing***

***Properties:*** 1881 through 1940

***Legal Description:*** LOT 1, GARDELS MLD #03-S2094 (20030110121), LOV; LOT 2, (GARDELS) AMD PLAT OF LOT 1 OF AMD LOT 1 GARDELS MRD AP (04-S2305) & AMD LOT 2 OF GARDELS MRD (03-S2072) & LOT 3 GARDELS MLD 03-S2094 (05-S2448) (20050078187), LOV

2306 East 1<sup>st</sup> Street & 162 Farm Museum Lane  
Loveland, CO 80537

## ***Timberlane Farm Historic District***

### **What is a historic district?**

A historic district can be comprised of buildings, structures, objects, subsurface or surface sites (archeological in nature) that relate to a pattern of either physical elements or social activities, and must be contained in a geographically definable area. The subject of this historic district application includes two houses and several farm buildings located on the south side of East First Street. These particular houses exhibit significance due to their connections to a particular family and farm, and were constructed in the between 1881 and 1940.

There are (2) houses, (3) major structures and several ancillary structures and that are potentially eligible for inclusion in this historic district. The structures are built on two legal parcels, which define the boundaries of the district. Both parcels are owned by the Timberlane Farm Museum, a non-profit corporation. The application will be signed by Louise Osborn Gardels, Executive of the Timberlane Farm Museum, prior to this nomination going to City Council.

### **Application Summary:**

Staff met with the applicant twice and the applicant requested staff assistance in completing the nomination packet. On February 4, 2008 staff verified a completed nomination application for the proposed Timberlane Farm Historic District. Staff mailed a notification letter announcing the date of the public hearing, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for district designation in the *Loveland Reporter-Herald*, and physically posted a sign in the proposed district as required by ordinance.

Larimer County Assessor records identify the properties proposed for inclusion in the district by the following addresses:

2306 East 1<sup>st</sup> Street  
162 Farm Museum Lane  
Loveland, CO 80537

### **Background:**

As the city of Loveland grew in the late 1990s, landowners sold bordering lands to developers. Following this pattern, Louise Osborn Gardels sold approximately 155 acres bordering the Timberlane Farm Museum to property management companies and the Platte River Power Authority in 2004. Ms. Gardels retained the two houses and numerous outbuildings that comprise the current properties, with the intent of establishing a Farm Museum which would demonstrate agricultural life in the Big Thompson Valley between 1880 and 1940. In early 2008, staff discussed with Ms. Gardels and Bob Foley, Director of Operations, the possibility of inclusion on Loveland's or the State Historic Register. Inclusion on the register would bring with it two potential benefits: it ensures that the historical integrity of the buildings will be protected into the future; and it allows Timberlane Farm Museum to seek various grants for historic preservation.

City of Loveland Staff assisted in the application process by photographing and describing the buildings on the site. A basic history of the site has already been composed by Timberlane Farm Museum. In lieu of an intensive survey of the site, this information has been used in preparing this application.

## ***Timberlane Farm Historic District***

### **History:**

Judge W.B. Osborn and his wife Margaret established a farm in the valley along the Big Thompson River in 1860. As some of the earliest American homesteaders in the area, they soon became prominent citizens with W.B. serving as County Commissioner, Assessor, Treasurer, and Judge. The family soon expanded their holding from the original 160 acres to 320 acres (and eventually to 2 sections), raising grains and produce on both sides of the river. When W.B.'s son, Milo Yates Osborn helped develop an irrigation system, the farm began to raise cattle, oats, rye, and barley also.

The first home built on what would become Timberlane Farm was this log cabin on the banks of the Big Thompson River. The Osborn family occupied the cabin from 1861 until 1882. Nothing remains of the original home today.

When the decision was made to extend the Colorado Central Railroad from Denver, Colorado to Cheyenne, Wyoming in 1877, the new town of Loveland was founded along the route. The railroad offered easier shipment of goods and the availability of other products so area homesteaders moved their residences closer to the town. In 1883, W.B. and Margaret left the farm and moved to town where they constructed one of the first brick residences at the corner of Lincoln Avenue and Fifth Street, the site of what is now the Loveland Museum.

Milo Yates took over the farm, and the Osborn family decided to build a new home closer to the town. Along with his wife, Louise Frazer Osborn, Milo Yates ordered the new, red brick house by choosing one prefabricated room at a time. As the rooms arrived, they built the house and moved in by 1881. In 1883, W.B. and Margaret moved off the farm and into a house at the corner of Lincoln Avenue and Fifth Street that they later donated for the Loveland Museum.

Milo Yates and Louise raised four sons in the brick house: Clarence, Walter, Llewellyn, and Milo Kenneth. Of the four sons, Milo Kenneth took over working the farm.

Milo Kenneth Osborn was born in 1888 and raised in the brick house built by his parents. Though he was raised to be a farmer, his interests ranged far beyond those commonly associated with turn-of-the-century farm life. In addition to operating the farm, Kenneth spent two years studying mechanical engineering at Colorado A&M. In 1916, Kenneth decided to build another house right next to the 1881 brick house for his future bride, Leila Hook. Kenneth married Leila Hook in 1916, and together they had two children, Louise and John.

As a teenager, Milo Kenneth had designed a water wheel on the nearby pond that provided electricity to the house before going on to study mechanical engineering at Colorado A&M. The knowledge he gained there allowed him to design and build the bungalow where he would raise his family. As the farm's needs changed, the family brought many of the small board and batten structures up from the river. While these small buildings worked well for sheds and chickens, the larger livestock needed larger structures. To accommodate these needs, the barn, cowshed and milking shed were all built during the 1930s, a time when most people could not afford to build.

Louise Osborn Gardels inherited 165 acres of the farm when her father, Milo Kenneth, passed away in 1973. The farm continued to operate at this size until 1999 when Louise's son passed away. Always interested in museums, as evidenced by the family's donation of the Loveland town property for a museum, Louise decided to sell most of her land bordering the expanding city of Loveland and to turn the remaining 10 acres with all of the buildings into a small working farm museum. Few farms have survived the development of the city of Loveland and none of them possess the same degree of historic integrity as the Timberlane Farm.

## ***Timberlane Farm Historic District***

### **Architectural Description:**

Located near the southeast edge of Loveland, Timberlane Farm Museum has two houses and numerous outbuildings varying from small sheds to a large two-story barn on the northern edge of the property with a backdrop of several fields (owned by others) and a pond near the property's edge to the southeast of the farm buildings.

There is one red brick residence on the site that, as a prefabricated house at a time of architectural change, does not fit neatly into one particular style. The other dominant buildings, such as the 1916 bungalow, barn, and cowshed, are wood structures with mostly narrow lap and drop siding on concrete foundations. The smaller sheds and shelters are all board and batten construction that used the available materials for roofs, metal or wood shingles. Most the foundations for the smaller buildings are loose stone.

The following pages contain individual descriptions of each major and ancillary building in the district. The descriptions are arranged as follows:

- I. Major contributing buildings
  - a. Milo Yates Osborn House
  - b. Kenneth Osborn House
  - c. Timberlane Farm Barn
  - d. Timberlane Farm Cowshed
  - e. Timberlane Farm Granary
- II. Ancillary contributing buildings
  - f. Privy #1
  - g. Privy #2
  - h. Chicken Coop
  - i. Chicken Shelter
  - j. Smokehouse
  - k. Shed #1
  - l. Shed #2
  - m. Shed #3
  - n. Workshop #1
- III. Non-contributing buildings
  - o. Office
  - p. Trailer
  - q. Workshop #2

For contributing buildings, the architectural descriptions, including photographs, identify the important aspects of each building's historic integrity.

**Milo Yates Osborn House – 2306 E. First Street****North Elevation****East Elevation****South Elevation****West Elevation**

**Description:** Built in 1881, this prefabricated house does not fit neatly into one particular style but exhibits elements of a period of transition between the Victorian era and the following movements to simplify the design and decoration.

This tall 1 ½ story, L-shaped red brick house sits on a stone foundation. The height of the building combined with wall dormers allows numerous tall, 1-over-1 and 2-over-2 single-hung windows set in segmented arches on every side of the building. In addition to the basic shape of these windows, some also have a segmented arch light above the single-hung portion. While the majority of the house is constructed of red brick under intersecting gable roofs with wood shingles, the rear porch that wraps around the southern 1 story portion of the house uses wood paneling and posts to support a ribbon of screens all along it. This porch currently exists under a lean-to roof. Below a door in a wall dormer on the north side, the initial bolts to support a balcony over the concrete porch at the front entrance remain visible but for an unknown reason, the balcony was never completed.

**Statement of Significance:** Contributing- As the first structure on the site, this residence represents the family's decision to move closer to the developing town of Loveland. Additionally, the prefabricated house testifies to how significantly the railroad changed life for the people in this area by making more building materials available.



**Kenneth Osborn House**



**North Elevation**



**East Elevation**



**South Elevation**



**West Elevation**

**Description:** A gabled roof with a two-foot overhang supported by exposed rafter and beam ends covers this 1916 bungalow. The screened front porch also has a gable roof while the enclosed rear porch is covered by a lean-to roof. While the roof does possess wood shingles, asphalt shingles currently protect them. Narrow lap wood siding covers the walls supported by a concrete foundation. Double-hung windows of varying size appear on all sides of this house and a few casement windows appear on the rear porch. An addition to the front portion of the west elevation connects to the main house with an intersecting gable. One central chimney and several small metal vent pipes protrude from the roofline.

**Statement of Significance:** Contributing - Built 35 years after the original house, this bungalow signifies many of the changes time brought to farmers in the Loveland area. While the house did not have indoor plumbing, it did have electricity and used wood construction on a concrete foundation.

**Timberlane Farm Barn**



**North Elevation**



**East Elevation**



**South Elevation**



**West Elevation**

**Description:** Built in 1936, this tall 25' x 26' barn with a standing seam metal gambrel roof stands on a concrete foundation. Small 2-over-2 fixed windows on all sides of the barn bring in natural light. In addition to four of these windows, the west end also has a battened door with a light, a wood-covered opening, and access to the hayloft. A sliding battened door exists on the south side between two windows. Connected to the barn and centered on the east end is a 15' x 30' shed on a concrete foundation with vertical wood siding under a metal shed roof, exposed rafter ends, and 3 stalls that open to the south.

**Statement of Significance:** Contributing- The Osborns built the barn in the middle of the Great Depression when few farmers could afford to build. While this testifies to the standard of living for the Osborns, it also signifies the need for a large animal shelter for the cattle and horses on the farm.



**Timberlane Farm Cowshed**



**North Elevation**



**West Elevation**



**South Elevation (west side)**



**South Elevation (east side)**

**Description:** The east portion of this building with 4 open stalls and vertical wood siding under a metal shed roof with exposed rafter ends was built in 1930 as a cowshed. A few years later, the county passed a law that required an enclosed milking barn so the west portion with horizontal drop siding, one 2-over-2 fixed window on the west end and two on the south side, and a batted door on the south side were added to the cow shed.

**Statement of Significance:** Contributing- Not only does this shed tell observers that the Osborns raised dairy cattle, it also physically embodies how a change in county law affected farmers with dairy cattle. While the Osborns complied with the physical portion of the law, they continued to milk their cattle in the open stall portion of the shed.

**Timberlane Farm Granary**



**North Elevation**



**West Elevation**



**South Elevation**



**East elevation**

**Description:** This ca 1880 25' x 36' building uses exterior 2 x 4 studs to support walls of horizontal planks under a corrugated metal gable roof. A wood paneled door allows access from the north side while battened double doors open on the west end. The roofline on the south side breaks to extend over a small enclosed lean-to on the west end and an open lean-to using wood poles for its posts and beams and dimensioned lumber for the rafters on the east end.

**Statement of Significance:** Contributing- As a farm that always raised grains, the Osborns needed a place to store the grains for themselves and until they could sell the surplus. The importance of grain to their livelihood is demonstrated by this building being one of the first constructed on the new site.



*The following ancillary buildings are contributing buildings within the proposed district:*



**NE Corner**



**E Elevation**



**S Elevation**



**W Elevation**

**1881 Privy:**

Believed to have been built at the same time as the 1881 house, it appears the builder used a softer and darker red brick than the house for this 7'4 x 6' structure. A narrow board and batten door on the east side gable allows entrance to the privy while 14" round screens under either gable end allow ventilation.



**N Elevation**



**E Elevation**



**S Elevation**



**W Elevation**

**Privy #2:**

Clad in the same small lap wood siding as the 1916 house, this 7' tall, 4'4 square shed on a concrete foundation copies the exposed rafter ends and beams found on the 1916 house only with a small overhang on the side gables of the wood shingled roof. The major stylistic difference between the house and shed appears in the door made of the small lap siding. This privy is a recent reconstruction of the original privy.





**N Elevation**



**S Elevation**



**W Elevation**

**Chicken Coop:**

Most of this 26' x 10' board and batten chicken coop is housed under a shed roof with wood shingles. On the east end, however, a hip roof extends over a shorter sidewall. Two full-size battened doors, a small battened door, a small covered opening for the chickens, and a covered opening at eye level all appear on the south side.



**N Elevation**



**S Elevation**



**E Elevation**



**W Elevation**

**Chicken Shelter:**

Located between the Smokehouse and Shed #1, this small 4' x 4' animal shelter stands about 5' tall at the peak of the metal gabled roof. On the south side of this tar-papered shelter, a small cut out allows small animals into the structure. On the north side, a section of wood flips down to allow human access.





**N Elevation**



**E Elevation**



**S Elevation**



**W Elevation**

**Smokehouse:**

Set approximately 25' directly south of the 1881 house sits an 11' x 11' stone smokehouse with a hip roof of wood shingles. The sandstone does not appear to have any particular course pattern but the use of many thinner stones emphasizes the horizontal line. The building has a 6' x 3' wood door on the north side, a 2-over-2 window on the south side that opens like an awning, and a small wood-covered vent at the peak.



**N Elevation**



**E Elevation**



**S Elevation**



**W Elevation**

**Shed #1:**

Approximately 10'6 x 12'6, this board and batten shed possesses one 2-over-2 fixed window on both the north and south gable ends with the door on the north end. Wood shingles cover the steep-pitched gable roof.





**N Elevation**



**E Elevation**



**S Elevation**



**W Elevation**

**Shed #2:**

A corrugated metal shed roof protects this 8'2 x 12'3 board and batten shed supported by a loose stone foundation. A small, braced overhang appears over both ends with two doors located on the west end. This shed also has a 2-over-2 fixed window on the north side and an opening on the south side covered with boards.



**NE Elevation**



**NW Elevation**



**SE Elevation**



**SW Elevation**

**Shed #3:**

Set at a 45 degree angle to all the other buildings, a corrugated metal gable roof covers this board and batten shed. One 2-over-2 fixed window sits on the southwest side while a wood-covered opening exists on the northwest end next to the battened door. A door on the southeast end allows access into a small pen.



**N Elevation**



**SE Corner**



**S Elevation**



**W Elevation**

**Workshop #1:**

The original (ca 1910) portion of this workshop is board and batten under a corrugated metal gable roof with a battened walk door on the west end. It also has one 2-over-2 fixed window on the north side and two 2-over-2 fixed windows on the south side. The later addition to this workshop uses corrugated metal for the walls as well as the gable roof.

The north wall of the addition is the same height as the original workshop but the south wall stands two feet taller, creating an uneven roofline. The addition also has three 2-over-2 fixed windows but the two windows on the south side flank a battened sliding door. A metal vent pipe extends up from both sections of this building.



*The following buildings are non-contributing buildings within the proposed district:*



**Workshop #2:**

Following the construction style of the original board and batten outbuildings, the Timberlane Farm Museum constructed this workshop with a corrugated metal gable roof and a sliding door next to the walk door (both board and batten) on the south side ca 2006. This building is a non-contributing building.



**Office:**

This 1980s double-wide trailer sits on a stone block foundation and also uses wood drop siding, a corrugated metal roof, and four double-hung windows on the north side. The north side also has a small wooden stoop leading up to wood, 2 paneled door. The window on the east end is a 2-over-2 fixed window while the window on the south is 1-over-2. Also on the south side is a wood deck with a ramp leading to a sliding-glass doors and a vinyl door with a 3-over-3 light. This building is a non-contributing building.



**Trailer Residence:**

This ca 2000 trailer came onto the site around 2006 and sits on a stone foundation. The trailer uses board and batten siding with single hung windows along with a sliding glass door on the east end and a vinyl 6-panel door on the west end next to a sliding window. This building is a non-contributing building.

## **Timberlane Farm Historic District**

### **Determination of Significance and Integrity**

*Significance* should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance,” which answers the question of context or what is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation.

The structures of the proposed Timberlane Farm Historic District are significant for their link to the historical contexts of **settlement** and **agriculture** as defined in the Historical Contexts (1997) document by Jennifer H. Strand, Ph.D., as prepared for the Loveland Museum Gallery. These links to the historical contexts are both direct and indirect.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of when a resource was significant. As noted in a previous section of this staff report, the properties in the proposed historic district are greater than 50 years old.

*Integrity* refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

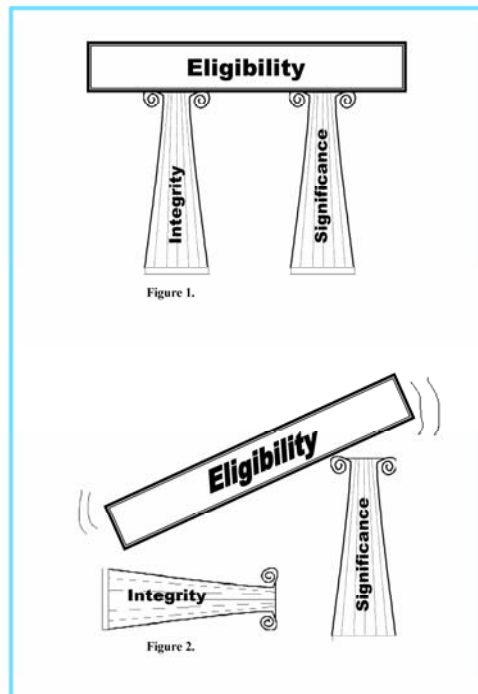
According to the list of features described in the Architectural Inventory Forms, which are attached to each of the Applicant’s petitions, and is verified by current photographs, the buildings of the proposed Timberlane Farm Historic District retain a very high degree of integrity.

### **Staff Recommendation**

To be considered eligible for designation as a historic district on the Loveland Historic Register, the contributing properties must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090(B)(6). The properties of the proposed Timberlane Farm Historic District meet the following criteria:

- a) Architectural
  - 1. Represents a built environment of a group of people in an era of history.
- b) Social/Cultural
  - 1. Exemplifies the cultural, political, economic, or social heritage of the community.
  - 2. Is associated with a notable person(s) or the work of notable person(s).
- c) Geographic/Environmental
  - 1. Enhances sense of identity of the community.
  - 2. Is an established and familiar natural setting or visual feature of the community.

Given available information for the properties included in the application, staff has determined that the properties in the proposed Timberlane Farm Historic District exhibit both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic district. This determination is based on the Colorado Historical Society’s recommended framework for determining eligibility (see Figure 1 and Figure 2, below). **Staff recommends approval by the City Council of this request for designation of the Timberlane Farm Historic District.**

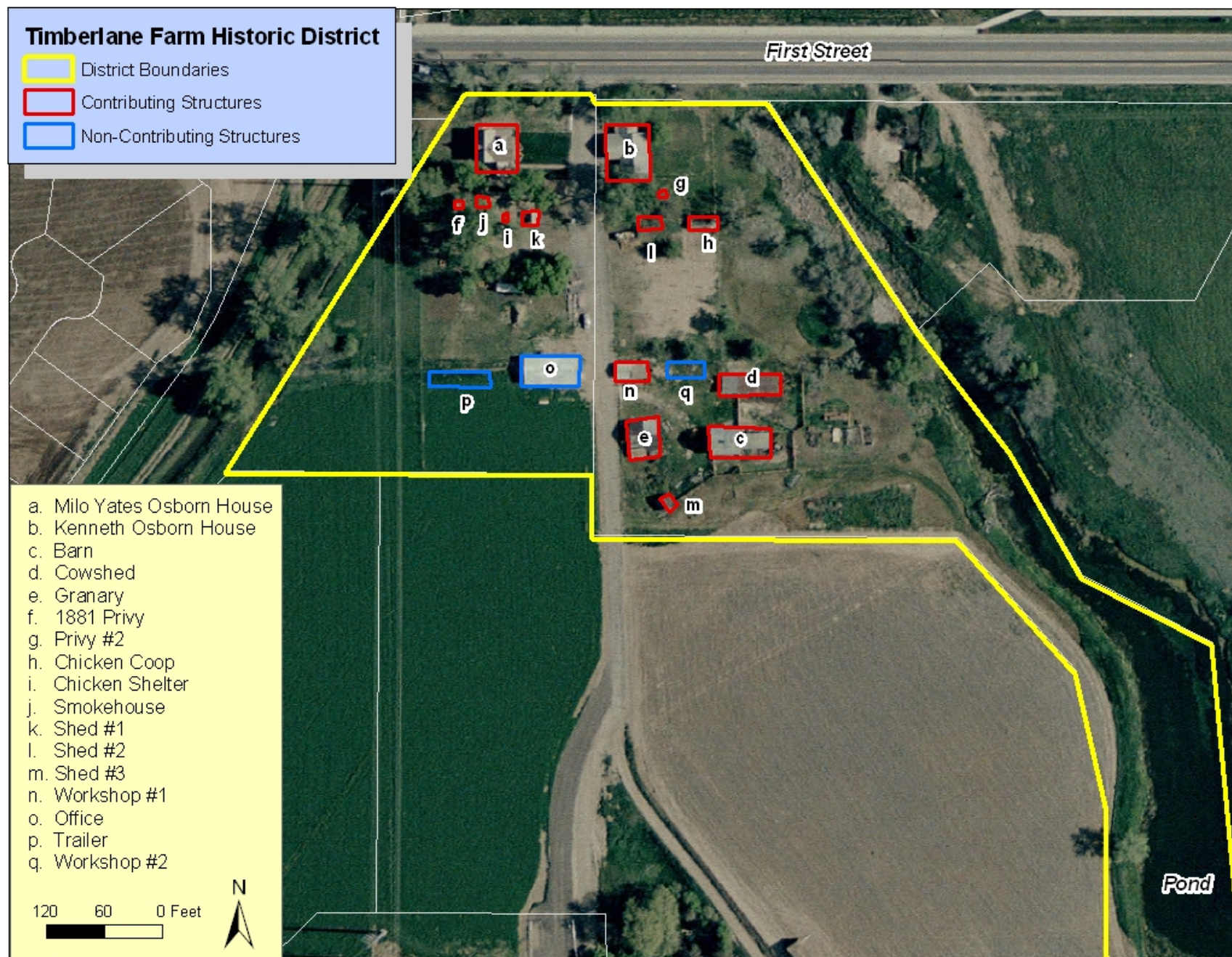


**Attachments:**

- A. Site Map, prepared by staff
- B. Vicinity Map, prepared by staff
- C. Application for Designation of a Historic District Form B
- D. Application for Designation of a Historic District – Individual Property Forms B-1



# Attachment A: Site Map





**Attachment B: Vicinity Map**

