

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: **5LR.6745**
- 2. Temporary resource no.: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic building name: **Swartz Farmhouse**
- 6. Current building name: **Swartz Farmhouse**
- 7. Building address: **715 S. Railroad Avenue**
- 8. Owner name and address: **City of Loveland
500 E. 3rd Street
Loveland, CO 80537**



National Register field eligibility assessment: **Individually Eligible**
Loveland Landmark eligibility assessment: **Individually Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**
SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, of NE $\frac{1}{4}$ of section 23
10. UTM reference (NAD27)
Zone **13**; **493031** mE **4470356** mN
11. USGS quad name: **Loveland, Colorado**
Year: **1962**; **Photorevised 1984** Map scale: **7.5**
12. Lot(s): **N/A** Block: **N/A**
Addition: **N/A** Year of Addition: **N/A**
13. Boundary Description and Justification: **The surveyed buildings and structures occupy approximately four acres of land in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 23, Township 5 North, Range 69 West of the 6th Principal Meridian.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1269 square feet**
16. Number of stories: **1 $\frac{1}{2}$**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch**
21. General architectural description:

Farmhouse (Feature # 1)

This 1 $\frac{1}{2}$ -story wood frame building is composed of four elements: an original L-shaped, cross-gabled dwelling, which overall measures 29 $\frac{1}{2}$ ' N-S by 22' E-W; an enclosed shed-roofed section, which measures 17 $\frac{1}{2}$ ' N-S by 6' E-W, and fills in the void formed by the original building's L-shape, at the south end of the east elevation; a gabled extension to the west elevation, which measures 20' N-S by 24 $\frac{1}{2}$ ' E-W; an enclosed hipped-roof mud porch addition on the west elevation, which measures 18' N-S by 6 $\frac{1}{2}$ ' E-W. The original house is covered by a low sandstone foundation covered with painted cream yellow concrete pargeting. There is no basement. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted green 1" by 4" corner boards, except the south elevation of the gabled extension which is clad with a red brick veneer laid in running bond. The gabled and shed roofs are clad with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and green wood trim. Two painted green wood-paneled doors, each with nine upper sash lights and each covered by a white metal screen door, enter the south elevation from an uncovered concrete patio/porch which measures 12 $\frac{1}{2}$ ' N-S by 30' E-W. One of these doors enters the gabled extension, while the other enters the south end of the hipped-roof mud porch. All windows feature painted cream yellow wood frames and painted green wood surrounds. Window patterns include 6/6 double-hung sash, 6-light hoppers or casements, and single-light fixed-panes.

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This property is located on the west side of South Railroad Avenue, directly across from the historic Milner Schwarz farmhouse and the old Larimer County Fairgrounds site. An old oxbow from the Big Thompson River, which flows generally northwest to southeast, defines the property's northern boundary. Open fields are to the west and south, with excellent views of the foothills and Front Range of the Rocky Mountains. A chain link fence defines the south property line. The terrain is flat. In addition to the farmhouse (feature #1, described above), there are ten other features on the property, as described below in section 24.

24. Associated buildings, features, or objects:

Root Cellar (Feature #2)

The root cellar abuts the farmhouse's west elevation. This primarily below grade structure measures 17' N-S by 21½' E-W. Its painted cream yellow concrete block walls extend approximately one foot above grade, and it is covered by a moderately-pitched gabled roof which is six feet above grade at the peak. The roof is covered with grey asphalt composition shingles laid over 1x wood decking. A gabled cupola is centered on the roof ridge. The exposed gable end on the west elevation is clad with painted cream yellow horizontal weatherboard siding, and is penetrated by a painted over 2-light window. Entry into the root cellar is apparently through the mud porch of the adjacent farmhouse.

Tenant House (Feature #3)

This building is located 58 feet south of the Farmhouse (feature #1). It is composed of the following three elements: a steeply-pitched gabled section, which measures 12' N-S by 10½' E-W; a shed-roofed extension to the east elevation which measures 12' N-S by 8' E-W; A shed-roofed extension to the south elevation, which measures 10½' N-S by 16½' E-W. This house rests on a wood timbers on grade foundation, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gabled and shed roof forms are covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. A red brick chimney is on the west-facing roof slope. A painted green wood-paneled door, with one upper sash light, enters the shed-roofed extension on the east elevation. All windows feature painted cream yellow wood frames and painted red wood surrounds. The north elevation is penetrated by a 6/6 double-hung sash window and a 4-light window. The west and south elevations are each penetrated by a single 4-light window. The east elevation is penetrated by 1 4/4 double-hung sash window and by a 4-light window.

Barn (Feature #4)

A gambrel-roofed barn, which measures 32' N-S by 44' E-W, is located west of the Farmhouse and Root Cellar (feature #s 1 and 2). This impressive 1½-story barn is supported by a roughly-coursed sandstone foundation which is painted cream yellow. The exterior walls are clad with painted cream yellow

horizontal weatherboard siding, with painted red 1" by 4" corner boards. The gambrel roof features flared eaves, and a large hipped-roof cupola centered on the ridge. A painted cream yellow horizontal sliding vertical wood plank door enters the main level on the west (end) elevation. A large, painted green, vertical wood plank hayloft door, with painted red X-bracing, is located in the west elevation's upper gambrel end. A painted cream yellow heavy square wood timber, used traditionally to support a hay hook, extends from the upper gambrel end on the west elevation. The north (side) elevation is penetrated by a painted green horizontal sliding vertical wood plank door. The east (end) elevation is penetrated by a 4/4 double-hung sash window, and by a set of paired 4-light windows in the upper gambrel end. Two painted green and red horizontal sliding vertical wood plank doors are located on the south elevation. These doors slide on historic barn door hanger tracks with the historic hardware intact. The door hardware is inscribed: "ALLITH MFG. CO CHICAGO, ILL PAT'D NOV 19, 1901 & DEC 8, 1903."

W. P. A. Privy (Feature #5)

A privy, likely built by the Works Progress Administration during the late 1930s, is located a few feet east of the barn. This structure measures 4' 4" N-S by 4' 2" E-W. It rests on a concrete slab, and its exterior walls are clad with painted red horizontal weatherboard siding, with painted cream white 1" by 4" corner boards. The privy is covered by a shed roof with asphalt composition roofing material laid over 1x wood decking and 2x wood rafters. A painted red vertical wood plank door, side-hinged with metal strap hinges, is located on the east elevation. Within the privy, a single privy seat is supported by a square concrete pedestal set at a 45 degree angle to the door.

Chicken House / Shed (Feature #6)

A shed, probably used historically as a chicken house, is located 31 feet west of the Tenant House (feature #3). This structure measures 8' N-S by 40' E-W. It is supported by a low, hand-mixed, poured concrete perimeter walls foundation, and it has a poured concrete floor. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted red 1" by 4" corner boards. A shed roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted cream yellow and red wood trim. Three narrow, painted green, wood-paneled doors enter the south elevation. Another, larger, door opening on the south elevation is filled with a painted green sheet of plywood. The south elevation is also penetrated by three sets of paired 4-light windows and two single 4-light windows. The windows all have painted cream yellow wood frames and painted red wood surrounds.

Machine Shed (Feature #7)

A machine shed, which measures 16' N-S by 60' E-W, is located 48 feet west and 76 feet south of the Barn (feature #4). The machine shed's framing system is supported square poured concrete piers, with an earthen floor. The exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted red 1" by 4' corner boards. The roof features a saltbox form, with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed and are painted cream yellow. The machine shed's north elevation is open, and is divided into four bays, each fifteen feet wide, divided by painted red square wood posts.

Silo (Feature #8)

A concrete stave silo is located a few feet west of the Machine Shed's west elevation. The silo has a circumference of 39 feet, and is 30 feet in height with no roof. The concrete staves are held in place with steel strapping bolts which encircle the silo at 13 inch intervals. A ladder, incorporated into the silo's construction, with a galvanized metal covering, faces northeast.

Agricultural Outbuilding (Feature #9)

An agricultural outbuilding, which measures 32' N-S by 32' E-W, is located 91 feet west of the Barn (feature #4). This structure has a poured concrete foundation and floor, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted red 1" by 4" corner boards. The roof is a low-pitched truncated gable, with grey asphalt composition roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted cream yellow and are exposed beneath the eaves. Two painted cream yellow, horizontal sliding, horizontal weatherboard doors are located on the north elevation. A set of paired, painted green with red trim, doors enter the west elevation, and are side-hinged with metal strap hinges. The west elevation is also penetrated by a set of paired 4-light windows and two single 4-light windows. A painted cream yellow horizontal sliding, horizontal wood plank door, enters the south elevation. The south elevation is also penetrated by a plywood-covered window opening. A painted cream yellow horizontal sliding, horizontal wood plank door, enters the north end of the east elevation. The east elevation is also penetrated by three sets of paired 4-light windows.

Pump House (Feature #10)

A low pump house structure is located 21 feet south of the Agricultural Outbuilding (feature #9). The pump house extends approximately 8 inches above grade, and measures 4' N-S by 5' E-W. Its walls are made of poured concrete, covered on top by a vertical wood plank door, side-hinged with metal strap hinges.

Loafing Shed ruins (Feature #11)

The ruins of a loafing shed structure are located 116 feet north of the Agricultural Outbuilding (feature #9) These ruins measure 20' N-S by 60' E-W. It consists of round vertical wood posts spaced at ten foot intervals. A portion of the north wall is clad with vertical wood siding. The shed roof is no longer intact; however, several 2x wood rafters are still in place.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:
Source of information: **Larimer County Assessor files**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Unknown**
Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Larimer County Assessor records indicate that the farmhouse was built in 1890, and that the secondary buildings and structures were constructed in 1935. The primary bases for these dates is unknown; however, if the 1890 date is correct, the original farmhouse dates to when the property was owned by the Milner family between 1871 and 1893. If the farmhouse was built after 1891, however, it dates to when the property was owned by John J. Ryan. The secondary buildings and structures were probably constructed over a period of years after the property was acquired by the John W. Swartz family in February of 1913. The privy, (feature #5) displays the characteristics of privies constructed by the Works Progress Administration, using standardized plans, during the late 1930s and early 1940s.
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Vacant/Not In Use**
34. Site type(s): **Farm Complex**
35. Historical background:
Lands in the northeast quarter of Section 23, Township 5 North, Range 69 West, where this farm complex is located, were patented in 1869 by John D. Bartholf, E. D. Huffine, and George Luce. In October 1871, Bartholf deeded eighty acres, including the southeast quarter of the northeast quarter of Section 23, to Joseph Milner. Subsequent deed records indicate that the land remained with the Milner family until the early 1890s, when it became the property of John J. Ryan. The 1880 United States census lists John J. Ryan, age 42, and his wife Pellegie [sp?], age 39 as a resident of the Big Thompson precinct in Larimer County. The 1880 census also lists four sons and one daughter in the Ryan household: John H. (age 20), George L. (age 16), Hattie (age 14), Charles (age 13), and Willie (age 1). John J. Ryan passed away in 1906, and by that time, William L. Ryan was the owner of 360 acres in

Section 23 including this site. Deed and historic newspaper records reveal that Ryan sold the property to S. H. Clammer and John Swartz in February 1913. On February 7, 1913, the *Fort Collins Weekly Courier* reported:

A deed was filed today which conveyed 360 acres in section 23, township 5, range 69 from William L. Ryan to S. H. Clammer and John Swartz. The deal involved about \$20,000.

The *Fort Collins Weekly Courier* also reported that the Swartz family would be moving to this location in Loveland from their previous residence in Wellington:

Mrs. John Swartz was the guest of Fort Collins friends today. Mr. Swartz is moving his family to Loveland from Wellington. He has recently purchased the W. C. Ryan farm in Loveland.

On May 30, 1913, the *Courier* reported that S. H. Clammer had transferred his share of the property to John Swartz for undisclosed considerations. The property would subsequently be associated with the Swartz family throughout much of the twentieth century. John W. Swartz was born in Missouri on December 18, 1869, while his wife Anna T. Swartz (nee Tresham) was born in Ohio circa 1865. Mr. and Mrs. Swartz were married circa 1892, and apparently lived in Ohio before moving to Wyoming during the early 1900s. The 1910 census records the Swartz family as residents of the Saratoga precinct in Carbon County, Wyoming, including family members John W., Anna T, and two sons, Harold A. Swartz and Verne F. Swartz. (Anna Swartz' obituary indicates that Harold and Verne were her stepsons.) The Swartz family moved to Larimer County in the early 1910s, initially to Wellington and then to this location south of Loveland in 1913. They operated a general purpose farm at this location raising feed cattle and associated crops. With the Big Thompson River and Irrigation Ditch #2 nearby to the north, the property was ideal from an agricultural standpoint. John W. Swartz passed away on October 24, 1931, and this land then passed into the hands of his widow, Anna T. Swartz. Anna died nine years later, on April 16, 1940. Both are interred at the Loveland Burial Park.

Following their deaths, this property passed into the hands of Verne Floyd Swartz and Harold A. Swartz, and their respective spouses, Myrtle and Helen. Verne Swartz and his wife Myrtle (nee Melvin) were residents of Sedgwick County by 1931, and by 1940, they had moved to Yellowstone County, Montana. Harold Swartz, remained a Larimer County resident; however, he passed away in February 1946, at the relatively young age of 52. Thus, by the late 1940s, the Swartz family no longer lived at this location, but instead leased the property to tenant farmers. In the late 1940s and early 1950s, Clyde and Fern Bauer reportedly lived in the main house while the Paul and Blanche Griess family resided in the smaller tenant house.

By the early 1960s, the property had passed into the hands of Harold's widow Helen E. Swartz (aka Helen LaRue Swartz), and in the ensuing years, portions of the original Swartz farm were sold to Hewlett Packard Company. Deed records indicate that Hewlett Packard became the owner of this parcel in June of 1989. In October of 1999, Hewlett Packard deeded the land to Agilent Technologies Incorporated. The City of Loveland recently acquired the property from Agilent.

36. Sources of information:

General Land Office Records.

Griess, Barb. email correspondence to Brian Hayes, October 20, 2011.

<http://www.glorerecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=0>

Larimer County Assessor's Records. <http://www.larimer.org/assessor/>

Newspaper articles (arranged chronologically), accessed either on microfilm at the Loveland Public Library or on line via <http://www.coloradohistoricnewspapers.org/>

Fort Collins Weekly Courier, February 7, 1913, p. 5.

"Real Estate Transfers." *Fort Collins Weekly Courier*, May 30, 1913, p. 7.

"Helen Evans Weds Harold Swartz Thurs." *Loveland Daily Reporter*, November 21, 1919, p. 1.

Loveland Daily Reporter, June 18, 1920. (Item reporting the marriage of Verne Swartz and Myrtle Melvin.)

Loveland Daily Reporter, September 26, 1920. (Item reporting the birth of a baby boy to Mr. and Mrs. Harold Swartz)

Loveland Daily Reporter, October 3, 1923, p. 4. (Item reporting that Mrs. Harold Swartz is in the hospital with typhoid fever.)

"Mrs. Anna Swartz, Local Resident 25 Years, Dies in East." *Loveland Reporter Herald*, April 20, 1940, p. 1.

"Funeral Services Harold A. Swartz." *Loveland Reporter Herald*, February 23, 1946, p. 5.

U. S. Census Records, accessed online via: <http://www.ancestry.com/> and

<http://persi.heritagequestonline.com.ezproxy.denverlibrary.org:2048/hqoweb/library/do/census/>

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

xx 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;

xx 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

Loveland Standards for Designation:

xx	Architectural	Exemplifies specific elements of an architectural style or period
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally
xx	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Represents an innovation in construction, materials, or design
	Architectural	Represents a built environment of a group of people in an era of history
	Architectural	Exhibits a pattern or grouping of elements representing at least one of the above criteria
	Architectural	Is a significant historic remodel
	Social/cultural	Is a site of an historic event that had an effect upon society
xx	Social/cultural	Exemplifies the cultural, political, economic, or social heritage of the community
	Social/cultural	Is associated with a notable person(s) or the work of a notable person(s)
	Geographic/environmental	Enhances sense of identity of the community
	Geographic/environmental	Is an established and familiar natural setting or visual feature of the community

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

40. Period of significance: **Circa 1913 – 1946**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with the theme of agriculture in Larimer County, beginning circa 1890 and extending through the first half of the twentieth century. The property is also historically significant for its long association with the John W. and Anna T. Swartz family. Buildings and structures on the property are architecturally significant as intact representative examples of agricultural-related resources dating from circa 1890 and the early decades of the twentieth century. Particularly notable are the large gambrel roofed barn, the concrete stave silo, and the W. P. A. privy, all of which are exceedingly rare resource types throughout Colorado's northern Front Range. This property is individually eligible for inclusion in the National Register of Historic Places and in the State Register of Historic Properties. It also qualifies for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado / Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. With open fields to the south and west, Big Thompson Ditch No. Two to the north, and the old Fairgrounds

site across Railroad Avenue to the east, the surrounding area's integrity of setting is very much intact. Within the site, all known historic buildings and structures are still in existence and appear in reasonably good physical condition (except for the Loafing Shed ruins, feature #11). The farmhouse and tenant house (feature #s 1 and 3) have been modified to some extent (as described above in section 21); however, their modifications are likely more than forty years old. All other buildings and structures appear unaltered from their original construction. A sense of time and place relative to how this property appeared while it was a working farm through the first half of the twentieth century remains intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Individually Eligible**
Local Landmark eligibility field assessment: **Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **This property is located in a traditionally rural area approximately one-half mile southwest of downtown Loveland. The property is isolated from other historic properties.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD # CRH-5LR.6745, Images 1-21**

**CD filed at: City of Loveland, Community and Strategic Planning Department, 500 E. 3rd Street,
Loveland, CO 80537**

48. Report title: **N/A**

49. Date(s): **December 16, 2011**

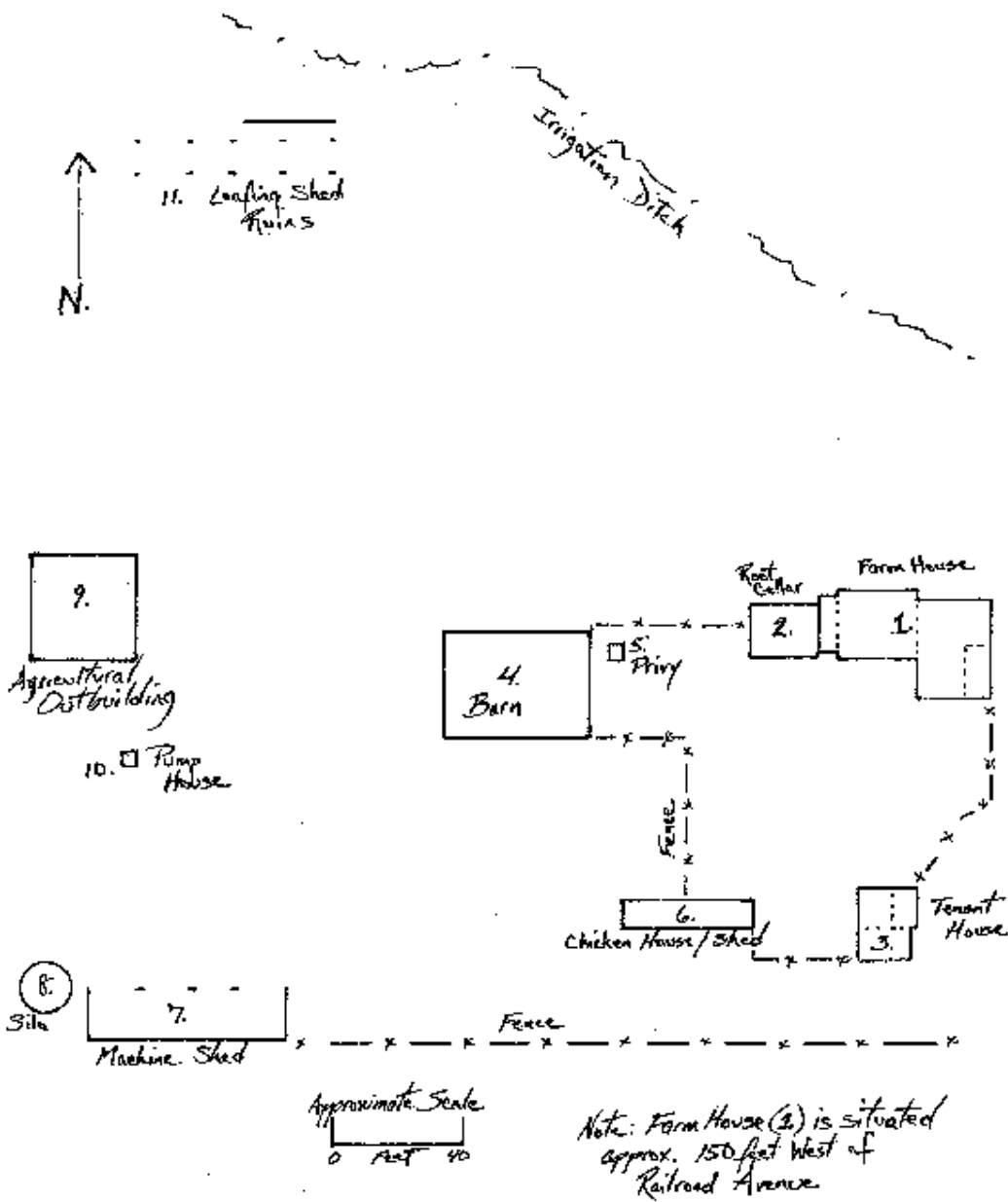
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

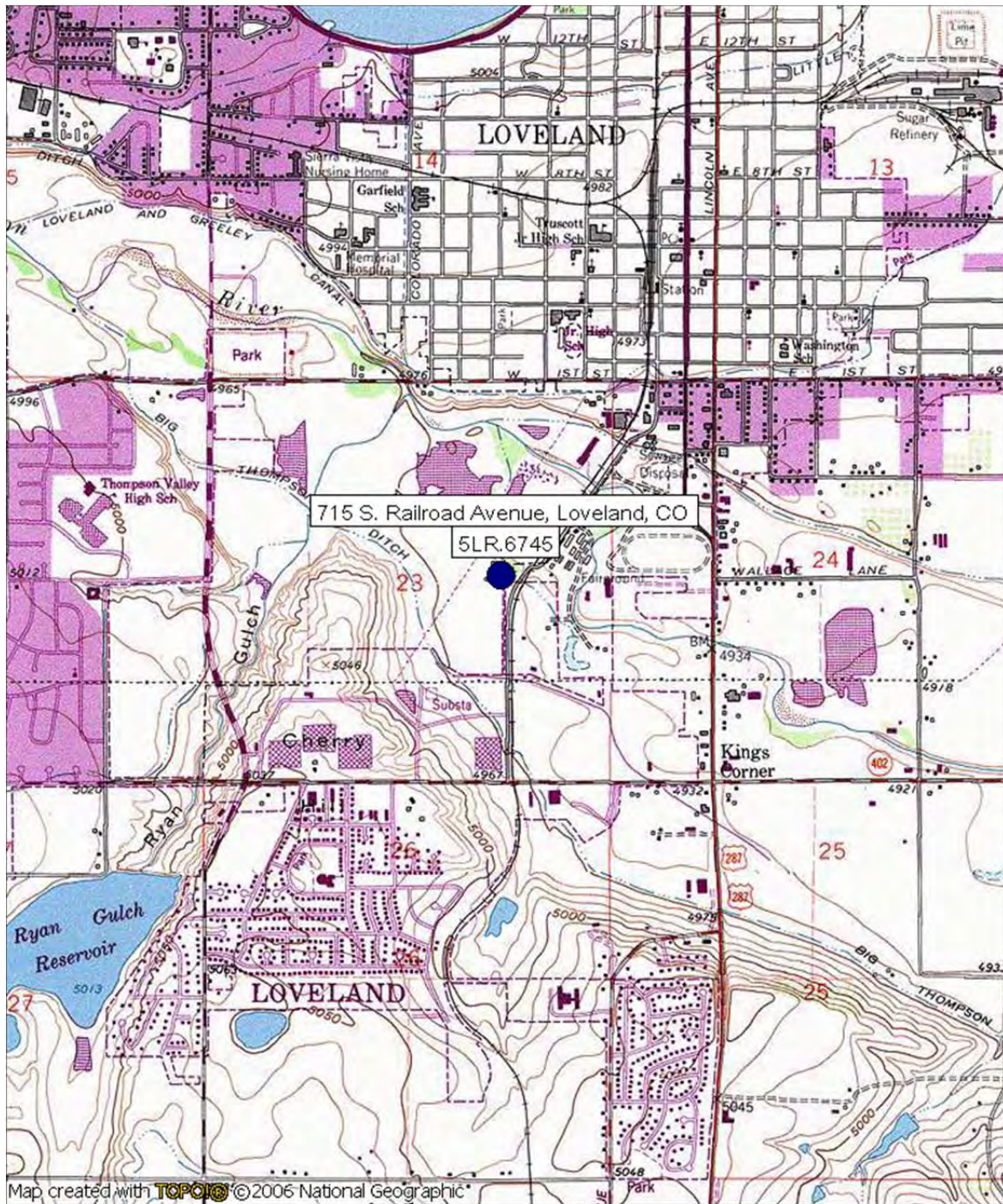
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map



Map created with **TOPOIG** ©2006 National Geographic



0.0 0.5 1.0 miles
0.0 0.5 1.0 1.5 km

TN MN
9 1/2°
12/16/11









