



City of Loveland

Community and Strategic Planning

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2306 East 1st 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

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 1st 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 1st 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 battened 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

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.



S Elevation



W Elevation



N Elevation



E 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.



S Elevation



W Elevation



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



E Elevation



S 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

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.



S Elevation



W Elevation



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.

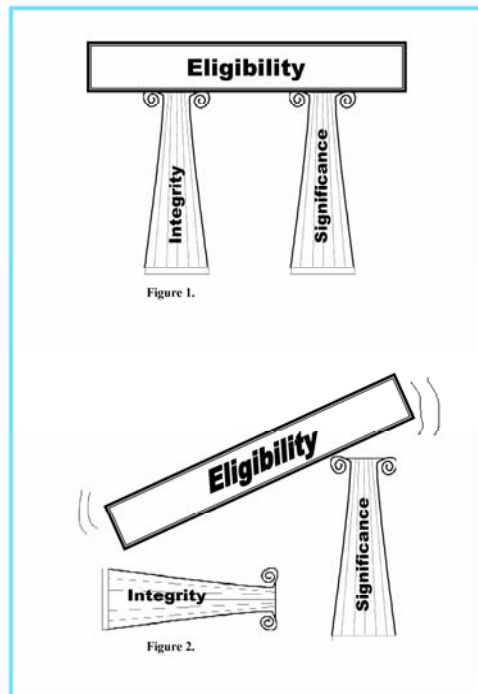
Staff Recommendation

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.**

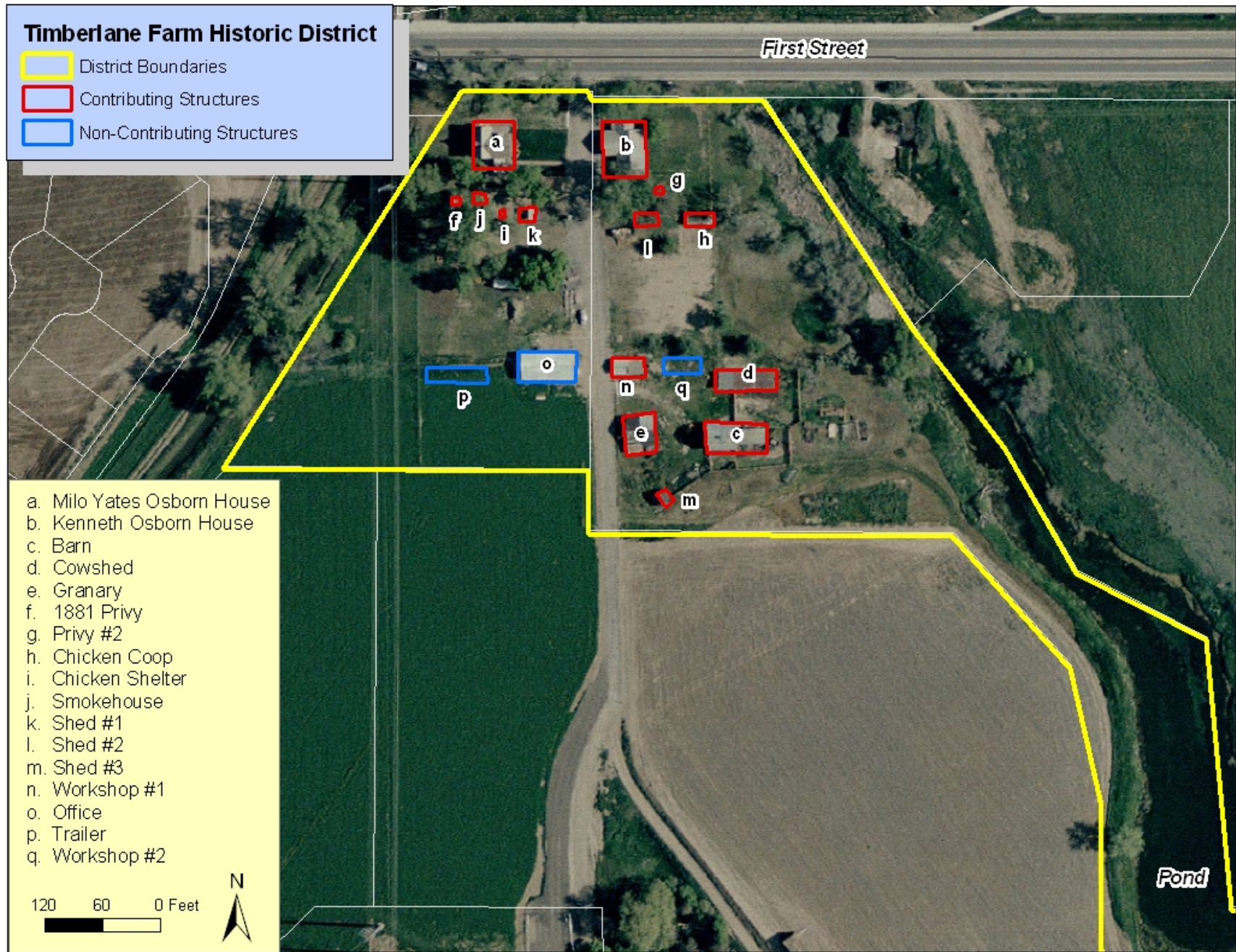
Timberlane Farm Historic District



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

