

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.836** Parcel number(s):
2. Temporary resource no.: **N/A** **9513100008**
9513100009
9513100011
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Loveland Great Western Sugar Company Factory**
6. Current building name: **Loveland Great Western Sugar Company Factory Property**
7. Building addresses: **975 N. Madison Avenue (parcel no. 9513100009)**
1101 N. Madison Avenue (parcel no. 9513100011)
1149 N. Madison Avenue (parcel no. 9513100008)
8. Owners names and addresses:
- 975 N. Madison Avenue**
Kevin D. & Judith P. Lafleur
4051 Roaring Fork Drive
Loveland, CO 80538
- 1101 N. Madison Avenue**
Ward Enterprises LLC
1012 N. Madison Avenue / P. O. Box 265
Loveland, CO 80539
- 1149 N. Madison Avenue**
Amalgamated Sugar Company LLC
1951 S. Saturn Way, Suite 100
Boise, ID 83709

National Register eligibility assessment:
State Register eligibility assessment:
Loveland Historic Landmark eligibility assessment:
Historic District eligibility assessment:

Individually Eligible
Individually Eligible
Eligible
Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **5N** Range **69W**

S ½ of the NE ¼ of Section 13

10. UTM reference (NAD 83)

(The following UTM points were plotted by History Colorado, OAHP staff in May 2013. They encompass the three above-listed parcels, as described and mapped in the Colorado Cultural Resource Survey Architectural Inventory Form completed by Hermsen Consultants, dated December 12, 2012.)

Zone 13:

1. 494960 mE	4472588 mN
2. 495004 mE	4472182 mN
3. 494855 mE	4472256 mN
4. 494692 mE	4472414 mN
5. 494573 mE	4472464 mN
6. 494282 mE	447246 mN
7. 494551 mE	4472597 mN

The specific (NAD 83) UTM points for the original office building (described below in field 21 of this form) are: Zone 13: 494959mE, 4472482 mE.

11. USGS quad name: **Loveland, Colorado**

Year: **1962; Photorevised 1984** Map scale: **7.5**

12. Legal Description:

Parcel no. 9513100008: "Por of NE ¼ Sec. 1-5-69 as follows: Beg. At NE cor of said Sec. 1; Th S 00 08' 50" E 1378.86 Ft; Th S 86 45' 41" W 30.04 Ft. TPOB; Th S 86 45' 41" W 381.84 Ft; Th N 88 45' 25" W 58.16 Ft; Th N 86 42' 37" W 252.28 Ft; Th N 88 19' 12" W 204.91 Ft; Th S 89 01'"

Parcel no. 9513100009: "Por NE ¼ Sec 1-5-69 Desc as Beg at Poi of S Ln NE ¼ with Wrlly Madison Ave., SD Wrlly ROW Being 30 Ft W of E Ln N ½, N 0 8' 50" W Alg SD Wrlly ROW 2.4 Ft TPOB, Th Cont N 0 8' 50" W 848.56 Ft, S 897' 38" W 218.18"

Parcel no. 9513100011: "Por NE ¼ Sec 1-5-69 as follows: Beg at NE cor of said Sec 13; Th S 00 08' 50" E 1378.86 Ft; Th S 86 45' 41" W 30.04 Ft; Th S 00 08' 50" E 45.38 Ft TPOB; Th S 00 08' 50" E 9.80 Ft; Th S 86 45' 41" W 20.0 Ft, TH S"

Addition: **N/A** Year of Addition: **N/A**

13. Boundary Description and Justification: **These legally defined parcels encompasses, but do not exceed, the remaining acreage that was historically associated with the Loveland's Great Western Sugar Factory.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **~ 84' N-S x ~32' E-W**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof / Side Gabled Roof (with a hipped-roof addition)**
19. Primary external roof material: **Wood Roof**
20. Special features: **Segmental Arches, Chimney**
21. General architectural description:
The description in this field (and fields 14-20 above) pertain to the main office building at Loveland's Great Western Sugar Factory. This building consists of an original (1901), two-story, side-gabled, section that measures approximately 60' N-S x 32' E-W, and a two-story hipped-roof addition to the original building's north end that measures approximately 24' N-S x 32' E-W. Sanborn Insurance maps indicate that the addition was erected between 1918 and 1927. The building rests on a coursed sandstone, foundation with a basement level. The exterior walls are made of red brick laid in running bond. The roof is covered with wood shingles. A red brick chimney is located at the north end of the original side-gabled roof ridge. The building's asymmetrical façade faces toward Madison Avenue to the east. The main entry into the façade enters into a slightly projecting wall segment below an intersecting gable roof behind a distinctive symmetrical stepped parapet. This entry door is covered by a painted white wood screen door, and is topped by a transom light and by a sandstone lintel. It leads into the building from a small 3-step poured concrete stoop with low flanking concrete kneewalls. A deteriorated painted white wood-paneled door, topped by a transom light and a segmental brick arch enters into north end of the west-facing wall. Another entry door, at the east end of the south-facing wall, also with a segmental brick arch, is infilled with plywood. The building's windows are entirely one-over-one double-hung sash. All of the windows appear to have sandstone lugsills. Some windows have flat sandstone lintels, while others have segmental brick arches.
22. Architectural style/building type: **No defined style**
23. Landscaping or special setting features:
As it existed and was operational between 1901 and 1985 Loveland's Great Western Sugar Factory occupied nearly all of the northeast quarter of Section 13, Township 5 North, Range 69 West, of the 6th Principal Meridian. This 160-acre parcel of land is bordered by Monroe Avenue on the west, 8th Street on the south, Madison Avenue on the east, and U. S. Highway 34 (Eisenhower Blvd.) on the north. Three previously surveyed properties adjacent to the east side of Monroe Avenue are in the southwest quadrant of this quarter section. Historically related to the sugar factory, either directly or indirectly, these properties are: the George W. Foote House at 840 N. Monroe Avenue (5LR.6000); the Great

Western Hotel / Dormitory at 930 N. Monroe Avenue (5LR.6002); and the Great Western Railway Depot, east of the intersection of Monroe Avenue and 11th Street (5LR.6011).

After the sugar factory closed in 1985, the area north of 11th Street (the north half of the northeast quarter of Section 13) was sold off and developed. This area is now occupied by a Home Depot store, a Sam's Club store, a Jax Outdoor Gear store, and other retail businesses. The Loveland Police and Courts complex now occupies a portion of the southwest quarter of Section 13. A large parcel of undeveloped land that was once part of the sugar factory, north and east of the Police and Courts complex, is also now owned by the City of Loveland. The remaining land historically associated with the sugar factory (corresponding to the legal descriptions described above in Section #12 of this form) comprises 23.98 acres.

24. Associated buildings, features, or objects:

The property's most notable, reasonably intact, extant buildings include the original brick office building (described above in field 21), and an assemblage of eight concrete silos, located northwest of the office building, that were reportedly built in 1957. A tall concrete smokestack, that replaced an original brick smokestack at an unknown date prior to 1959, also remains reasonably intact. Most other buildings and structures that were once part of the sugar factory have been haphazardly demolished, either partially or entirely, since the factory's closure in 1985. The main factory building, originally located west of the office building, appears to have been razed, although a small section may still remain as ruins. Other, somewhat intact, buildings and structures include six or seven large brick and brick and metal warehouse type buildings, a conical-roofed round metal grain bin, and a large, flat-roofed, round metal molasses syrup tank.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Actual: 1901
Source of information: "Loveland's Future Assured, Contract Let for Erection of Most Complete Beet Sugar Factory in the World." *The Loveland Register*, January 23, 1901, p. 4; "Enlarged Factory." *The Loveland Register*, September 4, 1901, p. 1; "The Loveland Beet Sugar Factory." *The Loveland Register*, October 30, 1901, p. 1.
26. Architect: Kilby Manufacturing Company, Cleveland, OH
Source of information: "Loveland's Future Assured, Contract Let for Erection of Most Complete Beet Sugar Factory in the World." *The Loveland Register*, January 23, 1901, p. 4; "Enlarged Factory." *The Loveland Register*, September 4, 1901, p. 1.
27. Builder/Contractor: Kilby Manufacturing Company, Cleveland, OH (general contractor)
J. J. Cooke, Denver, CO (foundation, brickwork and carpentry contractor)
Brown & Schrepferman, Denver, CO (silos contractor, and beet sheds roofs contractor)
W. A. Riley (grading contractor)

- Source of information: **“Loveland’s Future Assured, Contract Let for Erection of Most Complete Beet Sugar Factory in the World.” *The Loveland Register*, January 23, 1901, p. 4; “Contract Let.” *The Loveland Register*, May 22, 1901, p. 1; “Enlarged Factory.” *The Loveland Register*, September 4, 1901, p. 1.**
28. Original owner: **Colorado Sugar Manufacturing Company (predecessor to the Great Western Sugar Company)**
- Source of information: **Kemp, Frank A. *GW: A Chapter in the Building of Today’s Greater West*. Great Western Sugar Company 50th Anniversary publication, 1955. Located in the Agricultural and Natural Resources Archives, Colorado State University. <https://mountainscholar.org/bitstream/handle/10217/200102/AGWS3-0507.pdf?sequence=1&isAllowed=y>.**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **The Loveland Sugar Factory’s original buildings, structures, and related infrastructure were erected in 1901. George W. Foote, a pioneer Loveland livery owner, provided land for the factory near his home in the northeast quarter of Section 13, Township 5 North, Range 69 West of the 6th Principal Meridian. (For further information on the Foote family see the inventory form for 840 N. Monroe Avenue (5LR.6000.) Foote and other leading Loveland citizens organized a meeting in March 1898 and began to promote, strategize funding, and otherwise lay the groundwork toward the construction of a local sugar factory.**

At the state level, the Colorado Sugar Manufacturing Company was formed in 1899, and that year erected Colorado’s first sugar factory at Grand Junction. This entity was backed by a group of Colorado’s most successful financiers, who soon began to turn their attention to northeastern Colorado and specifically to Loveland. These individuals – including Charles Boettcher, Chester S. Morey, John Campion, and William Byrd Page of Denver, Eben White of Longmont, J. R. McKinnie of Colorado Springs, and Mahlon D. Thatcher of Pueblo - issued a contract to construct the Loveland sugar factory to the Kilby Manufacturing Company of Cleveland, Ohio in early January 1901. Completed in November 1901, Loveland’s was the first of several factories that the Great Western Sugar Company would soon own and operate throughout northeastern Colorado during the next several years. The region’s second sugar factory was built at Fort Collins in 1902-1903, followed by others at Brighton, Brush, Eaton, Fort Morgan, Greeley, Johnstown, Longmont, Ovid, Sterling, and Windsor. The region’s first six factories actually predated the existence of the Great Western Sugar Company which was incorporated in January 1905. That same year, those first six sugar factories, including Loveland’s, were consolidated under the ownership of the Great Western Sugar Company.

The Kilby Manufacturing Company was founded in 1888 by Joseph Franklin Kilby. Born in Karlsruhe, Baden, Germany on February 22, 1847, Kilby immigrated to America circa 1864. He settled in Sandusky, Ohio, and later lived in Cleveland where he eventually passed away on July 12, 1914. He was married to Lucinda Reed in Sandusky, and they subsequently became the parents of two sons, Daniel, born in May 1870, and Herbert, born in October 1872. In 1873, Kilby entered into a partnership with George

Barney to create the machinists' firm of Barney and Kilby. Fifteen years later, in 1888, Kilby acquired a controlling interest in the Cleveland based Prospect Machine and Engine Company. He renamed it the Kilby Manufacturing Company, and the firm soon began to specialize in the manufacture of sugar beet processing plants and machinery. Kilby Manufacturing reportedly built as many as sixteen sugar beet factories, including nine in Michigan, before erecting the Loveland factory, its first in Colorado, in 1901.

The Loveland Register and other Colorado newspapers reported periodically on the Loveland factory's construction between February and November 1901. These articles indicate that the Kilby Manufacturing Company manufactured and installed the factory's sugar beet processing equipment, while also serving as the general contractor, overseeing subcontractors who erected the facility's buildings and structures. M. H. (M. V.?) Miller, followed by G. W. Cummer, both Kilby-employed engineers, served successively as the project's Superintendent of Construction. The subcontractors included J. J. Cooke of Denver (foundations, brickwork and carpentry), Brown & Schrepferman of Denver (silos and beet sheds roofs), and W. A. Riley (grading).

As reported by *The Loveland Register*, the factory's original 1901 infrastructure included a main factory building, an office / chemical laboratory building. A brick warehouse, a lime-kiln house, a boiler house, a 150-foot high brick smokestack, a series of wood silos, ten beet sheds, and eleven wood and concrete flumes to convey the beets from the beet sheds to the main factory building. The main factory building reportedly measured 300' x 80', and was five stories in height. (It was actually four stories with a stepped back lantern or monitor roof level with windows to provide interior lighting.) Further, the main factory building was reportedly built of "strictly fireproof construction" using "stone, brick, steel, cement, and concrete." Located immediately east of the main factory building, the (still extant) office / chemical laboratory building was of brick construction, reportedly measuring 50' x 50'. (It actually measured approximately 60' N-S x 32' E-W). It was two stories in height, plus a basement, initially with offices in the first story, and a chemical laboratory in the second story. (A hipped-roof brick addition, measuring approximately 24' N-S x 32' E-W, was built onto the office building's north end between 1918 and 1927.) The 1901 brick warehouse was reported as measuring 200' long x 80' wide x 40' high. The lime-kiln house was reported as measuring 100' long x 70' wide. The boiler house reportedly measured 250' long x 60' wide. The ten beet sheds were reportedly built of wood with "cemented bottoms and sides." Reportedly, they individually measured 400' in length x 220' in width, each "covering more space than a town block." The flumes were also built of wood, lined with concrete, through which the beets were conveyed by a current of water from the beet sheds to the main factory building.

In March 1906 the Sanborn Map Company described the "Great Western Sugar Co's Loveland Beet Sugar Factory" as having a "capacity of 1200 tons per day, operating 4 months in the year, night and day," with electric lighting, steam heat powered by coal and coke, and using city water as well as water from irrigation. The March 1906 Sanborn map depicts the following infrastructure: the main manufacturing building, the main office building (with a carpenter shop in the basement), a drying room, a sampler, a scale house, two sugar warehouses, including one with a large extension, a "Steeffeen [*sic.*]

Process” room, a slake room, a boiler house, a machine shop, a general warehouse, a seed house, a round house, a farm implement shed, two coal bins, a horse shed, a sheep feeding pen, a cement-lined molasses basin, and a beet pulp (pit silo) dump. The March 1906 Sanborn map also depicts railroad tracks along a 12’ high trestle that extended over open beet bins for a distance of 1200 feet. Having replaced the original beet sheds, the open bins and trestle system allowed for bottom-dump railroad cars on the trestle to drop their beets directly into the open bins and from there via the flumes into the main factory building. Eventually (perhaps by the 1950s?) beets were delivered to the factory by trucks rather than by rail. The change of beet delivery from rail to trucks is just one example of how the factory’s infrastructure changed through the years. As they became obsolete, old buildings and structures were replaced by newer ones as the factory embraced and adapted to new technologies.

The most notable, reasonably intact, extant buildings include the original brick office building (described above in field 21), and the assemblage of eight concrete silos, located northwest of the office building, that were reportedly built in 1957. Measuring approximately 60’ N-S x 32’ E-W, the side-gabled office building initially housed offices in the first story and a chemical laboratory in the second story. By 1906, however, the laboratory had been moved to a different location, while a carpenters’ shop had been installed in the office building’s basement. A tall concrete smokestack, that replaced the original brick smokestack sometime prior to 1959, also remains reasonably intact.

Other buildings and structures have been haphazardly demolished, either partially or entirely, subsequent to the factory’s closure in 1985. The main factory building, originally located west of the office building, has mostly been razed, with only a relatively small section of it remaining as ruins. Other, somewhat intact, buildings and structures include brick and brick and metal warehouses, a conical-roofed round metal grain bin, and a large, flat-roofed, round metal molasses syrup tank.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Agriculture/Subsistence / Processing**
32. Intermediate use(s): **Agriculture/Subsistence / Processing**
33. Current use(s): **Vacant / Not in Use**
34. Site Type: **Great Western Sugar Company complex**

35. Historical background:

Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by the 1890s their production was gaining increased favor throughout the region. Although labor-intensive to grow, sugar beets were hardy plants, well-suited to the region’s climate, that produced well, even during adverse weather. A tariff on imported sugar in the 1890s spurred greater production, and in the first decade of

the twentieth century, sugar beets became far and away northeastern Colorado's most important irrigated cash crop.

The Great Western Sugar Company was incorporated in January 1905, consolidating ownership of northeastern Colorado's first six sugar processing factories. The company then constructed several other sugar factories throughout the region during the next several years. The region's first sugar factory was built in 1901 on a parcel of land obtained from the George W. Foote family northeast of Loveland's downtown business district. A construction contract was issued to the Kilby Manufacturing Company of Cleveland, Ohio in January 1901, and by harvest time that fall, the new factory was nearly complete.

Loveland celebrated its first "Beet Sugar Day" on November 21, 1901 as the new factory's official opening was celebrated in grand style. Some three thousand people turned out for the occasion as excursion trains brought people from Denver and Greeley for the celebration and to learn about how beet sugar was processed. Souvenir bags of pure white granular sugar were given to each visitor who could leave with a personal sample of Colorado's "white gold."

The factory's opening represented a watershed moment not only in the history of Loveland, but throughout all of northeastern Colorado. The Kilby Manufacturing Company soon received contracts to build additional factories in nearby towns and throughout the South Platte Valley. The region's second sugar factory was built at Fort Collins in 1902-1903, and in the ensuing years, other factories were built at Brighton, Brush, Eaton, Fort Morgan, Greeley, Johnstown, Longmont, Ovid, Sterling, and Windsor. Elsewhere in the state, sugar factories were located at Rocky Ford, Grand Junction, Delta, Swink, and Sugar City. Apart from Great Western, other sugar processing companies active in Colorado included the American Beet Sugar Company, the Holly Sugar Corporation and the National Sugar Manufacturing Company. Colorado became the nation's leading beet sugar producing state in 1906, producing 153,000 tons and supplying one third of the country's sugar demands. By 1926, Colorado boasted seventeen sugar factories, including thirteen owned by the Great Western Sugar Company.

The Great Western Sugar Company facility in Loveland provided a reliable market for farmers in the region as well as employment for numerous Loveland residents. In addition to the production of sugar beets by farmers, and direct employment by Great Western, the industry spawned other development. In 1902, the Great Western Railway, a Great Western Sugar Company subsidiary, was formed to create a rail network to transport sugar beets from agricultural districts to area sugar factories. Yet another subsidiary, the Loveland Construction Company, was created to actually lay the track and build related infrastructure.

The sugar beet industry was largely responsible for a more than three hundred percent increase in Loveland's population between 1900 and 1910. By the end of the first decade in the 20th century, Loveland boasted 3,651 residents and the city had been transformed by a building boom that included both the downtown business district as well as residential areas on either side of the railroad tracks.

Areas outside Loveland's corporate limits also saw large increases in population as the entire region underwent significant societal changes. While the Great Western Sugar Company and its subsidiaries hired many workers directly, the number of such employees paled in comparison to the numbers of farm laborers required to plant, grow, and harvest sugar beets in the fields.

The annual labor-intensive process of sugar beet production, from the initial planting to processing at the factory, was called a campaign. The field work season began in May and ended in November. The first operations involved blocking and thinning, taking about five to six weeks. Blocking was done by adult laborers, and the thinning by children. Hoeing was done next to cut down the weeds. One hoeing was done in June, and another in late July. In October, at harvest time, horse drawn machines called lifters loosened the beets. The beets were then pulled by hand, thrown into piles to be topped, and then loaded onto horse drawn wagons and taken to beet dumps adjacent to the railroad, and from there to the factory.

The need for sugar beet field workers in Colorado coincided with the wave of migration of Germans from Russia that occurred in the late 1800s and very early 1900s. Germans from Russia, or Volga Germans, were the descendants of some 27,000 German farmers and craftsmen who immigrated to the steppes of Russia in the 1760s. In 1763, in an attempt to reform her economy, Catherine the Great issued an invitation to people of other nations to come to Russia to work as farmers. Attracted by free land, exemption from military service, religious liberty, and other privileges, German settlers established more than 100 settlements on both sides of the Volga River.

For over a century, the Volga German colonists enjoyed their adopted land in Russia. In 1866, however, Russia began to restrict the German Russians' freedoms. In increasing attempts at "Russification," edicts were issued concerning the colonists' rights to educate their children in German. In 1871, young German men were drafted into the Russian military. These actions, combined with a lessening of religious liberty, and exacerbated by a famine, led many German Russians to immigrate to America. Excellent farmers, German Russians settled in Kansas, Nebraska, the Dakotas, in Canada's prairie provinces, and elsewhere throughout the Great Plains.

Drawn by the state's burgeoning sugar beet industry, many German Russian families subsequently moved westward to northeastern Colorado, with the greatest numbers arriving in the years immediately following the turn of the twentieth century. In Loveland and elsewhere, Germans from Russia gradually progressed from beet field workers into other endeavors. They became landowners, grew beets on their own farms, diversified into other industries, and for the most part prospered as they assimilated into the broader American culture.

The growing of sugar beets, and the processing of beet sugar, at the Great Western Sugar Factory remained Loveland's dominant industry into the 1960s when the city's economy gradually began to diversify. As computer manufacturing and other modern industries were established in the 1960s, agriculture in general, and the production and processing of sugar beets specifically, diminished in importance. Loveland's Great Western Sugar Factory permanently closed in 1985, after 84 years of

operation. The same fate befell many other of Colorado's sugar beet processing plants, due to unfavorable economic conditions in the global sugar industry.

36. Sources of information:

A Guide to Historic Loveland. Loveland: Loveland Museum and Gallery, 1996.

A History of Cleveland and its Environs. (vol. III, Biography) Chicago and New York: The Lewis Publishing Company, 1918. (reference Joseph Franklin Kilby

Jessen, Kenneth. "Colorado History: Sugar Beets Were Loveland's Largest Industry for Many Years." *Loveland Reporter-Herald*, August 31, 2019.

<https://www.reporterherald.com/2019/08/31/colorado-history-sugar-beets-were-lovelands-largest-industry-for-many-years/>.

Jessen, Kenneth. *The Great Western Railway*. Loveland: J. V. Publications, 2007.

Kemp, Frank A. *GW: A Chapter in the Building of Today's Greater West*. Great Western Sugar Company 50th Anniversary publication, 1955. Located in the Agricultural and Natural Resources Archives, Colorado State University. <https://mountainscholar.org/bitstream/handle/10217/200102/AGWS3-0507.pdf?sequence=1&isAllowed=y>

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/>
City of Loveland building permit files, on file in the Development Services Department, Building Division, 410 E. 5th Street, Loveland, CO.

Loveland's Historic Downtown: A Guide to the Buildings (Loveland Museum and Gallery, 2001).

Marmor, Jason, and Carl McWilliams. "Loveland Historic Preservation Survey." Report prepared by Retrospect and Cultural Resource Historians for the City of Loveland Cultural Services Department, December 1999.

McWilliams, Carl, and Karen McWilliams. "Agriculture in the Fort Collins Urban Growth Area 1862 – 1994. Report prepared by Cultural Resource Historians for the City of Fort Collins Planning Department, March 1995.

Newspaper Articles (arranged chronologically)

"Contract Let." *The Loveland Register*, January 9, 1901, p. 1.

"Loveland's Future Assured, Contract Let for Erection of Most Complete Beet Sugar Factory in the World." *The Loveland Register*, January 23, 1901, p. 4.

"Contract Let." *The Loveland Register*, May 22, 1901, p. 1.

"Enlarged Factory." *The Loveland Register*, September 4, 1901, p. 1.

"The Loveland Beet Sugar Factory." *The Loveland Register*, October 30, 1901, p. 1.

"Progress is Fine but it's Gone for Too Long" <http://progress-is-fine.blogspot.com/2014/09/kilby-manufacturing-company-cleveland.html>.

Records of the Great Western Sugar Company, Agricultural and Natural Resources Archives, Colorado State University. <https://lib2.colostate.edu/archives/findingaids/agriculture/agws.html#series1>.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, and July 1937, and September 1946.

Steinel, Alvin T. *History of Agriculture in Colorado, 1858-1926*. Fort Collins: Colorado Agricultural

College, 1926.

Technology of Beet Sugar Manufacture. Denver: The Great Western Sugar Company, 1920.

Twitty, Eric. "Silver Wedge" The Sugar Beet Industry in Fort Collins." Historic Context report prepared for the City of Fort Collins, August 2003.

U. S. federal census records, accessed through Ancestry.com. (Reference Joseph Franklin Kilby.)

Watrous, Ansel. *History of Larimer County, Colorado, 1911*. Fort Collins: Courier Printing and Publishing Company, 1911.

VI. SIGNIFICANCE

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

Designating authority: **N/A**

38. Applicable National Register Criteria:

- ✓ 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;
 - 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

38. A Loveland Standards for Designation

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
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
✓ 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, Industry**

40. Period of significance: **1901 - 1970**

41. Level of significance: **State and Local**

42. Statement of significance:

Extant buildings and structure that comprised Loveland's Great Western Sugar Factory complex are historically significant due to its singular contribution to the socioeconomic development of Loveland and the surrounding region. The sugar factory was Loveland's most economically important employer from the time of its construction in 1901 until the 1960s, and it spawned numerous other businesses and industries. Loveland's was the first of several Great Western Sugar factories built in northeastern Colorado, that provided a ready market for area farmers. Loveland's economy, and the economy for most of northeastern Colorado, was primarily based on agriculture through the late 1960s, with sugar beets as the most important cash crop. Accordingly, Loveland's Great Western Sugar Factory property is evaluated as individually eligible for listing in the National Register of Historic Places and in the State Register of Historic Properties under Criterion A, in the area of Industry. The property is also evaluated as individually eligible under Criterion D as the site may have the potential to yield important historical information through historic archaeological surface or subsurface remains. The property is also eligible for local landmark designation by the City of Loveland.

43. Assessment of historic physical integrity related to significance:

The extant buildings and structures that were once part of Loveland's Great Western Sugar Factory remain at the factory's original site, and therefore retain their integrity of location. The intact buildings and structures that have not been completely or partially demolished also retain their integrity of design, materials, and workmanship. The main office building, brick warehouses, and concrete silo assemblage are particularly notable in this regard. Although they have been allowed to molder and appear to be in poor physical condition, these buildings and structures have not been altered in many decades. Buildings and structures that have been completely or partially demolished no longer retain integrity of design, materials, and workmanship. Considered as a whole, the former sugar factory property retains a reasonably strong sense of integrity of setting, feeling and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Eligible as a district**
State Register eligibility assessment: **Eligible as a district**
Local Landmark eligibility assessment: **Eligible**
45. Is there National Register district potential? **Yes**
Discuss: **The extant buildings and structures that comprised the Loveland Great Western Sugar Factory complex are eligible for inclusion in the National Register of Historic Places, either individually or as a historic district.**
If there is N.R. district potential, is this building contributing or noncontributing? **Contributing**
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 #2; Images 1-32**
CD filed at: **City of Loveland**
Development Services Department
410 E. 5th Street
Loveland, CO 80537
48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**
49. Date(s): **May 12, 2020**
50. Recorder(s): **Carl McWilliams**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

Satellite Imagery (2019)

From Larimer County GIS

<https://www.larimer.org/it/gis>



Satellite Imagery

(Identifying the locations of some buildings and structures within the Loveland GW Sugar Company factory property)



Key: 1. Office Building (described in section 21); 2. Assemblage of eight concrete silos; 3. Concrete smokestack; 4. Building ruins (possibly part of the historic main factory building); 5. Molasses syrup tank; 6. Metal grain bin

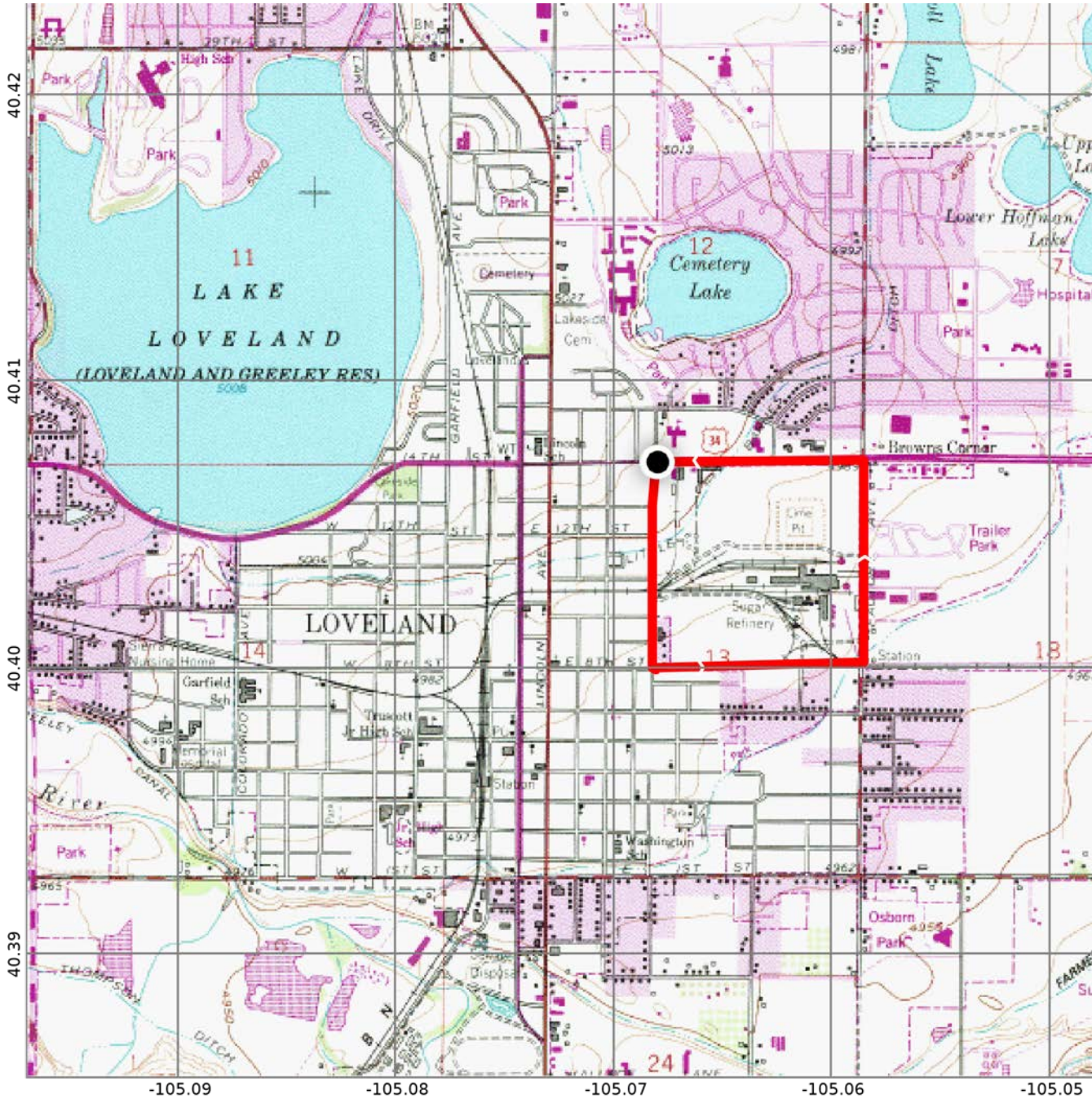
Satellite Imagery

(Showing the Loveland GW Sugar Company factory in relationship with 5LR.6000, 5LR.6002, and 5LR.6011)

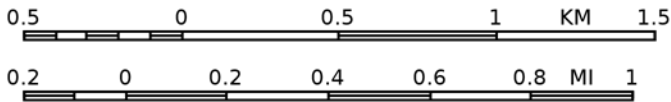


Location Map

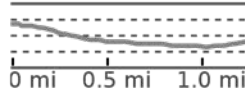
(Showing the original Loveland GW Sugar Company factory property boundaries)



★
7.9°E
5/12/20

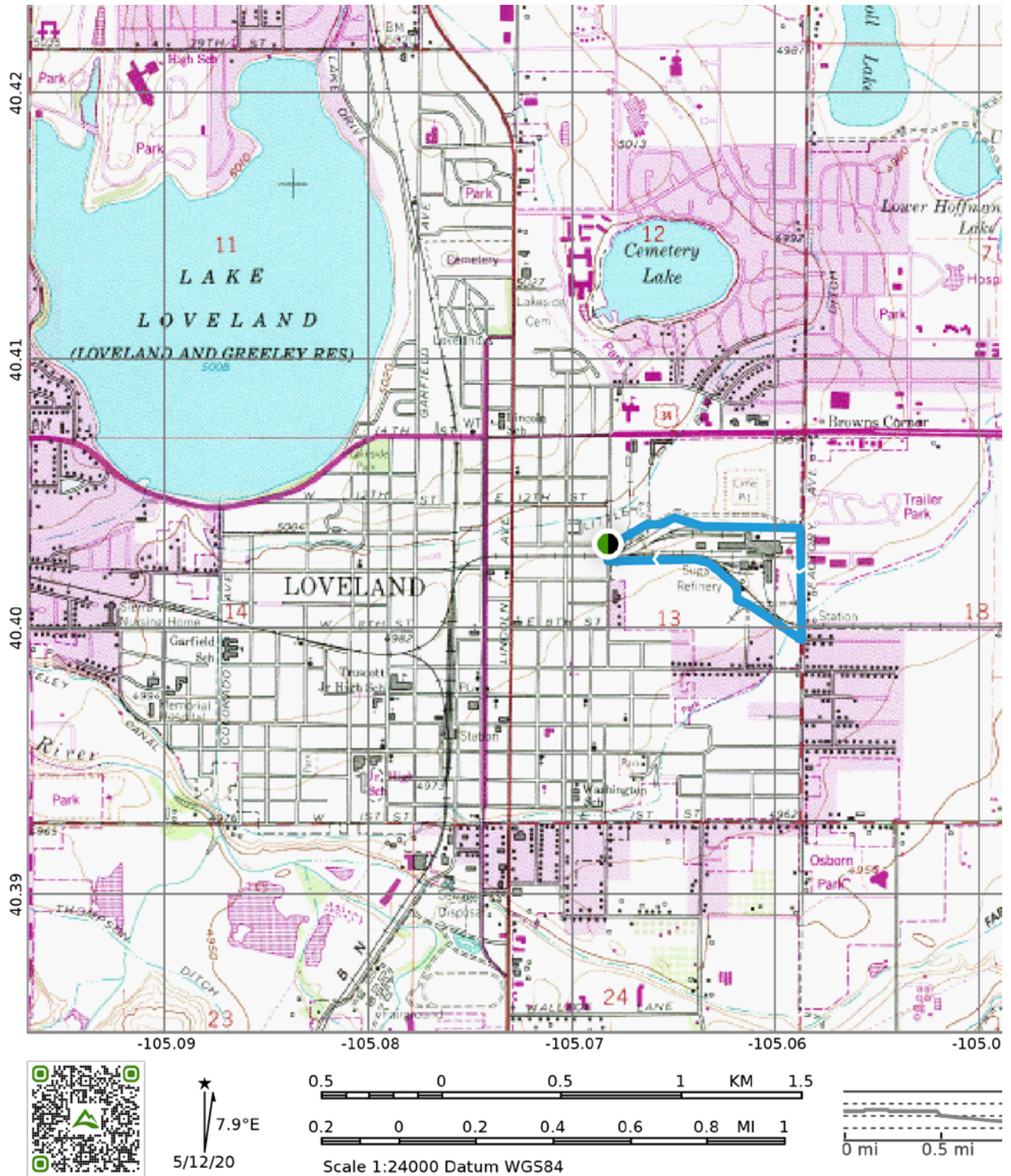


Scale 1:24000 Datum WGS84



LOCATION MAP

(Showing the approximate current Loveland GW Sugar Company factory property boundaries)



Current Images (April 2020)



CD 2, Image 1, View to Southwest of assemblage of eight concrete silos, Photo taken from 11th Street.



CD 2, Image 2, View to Southwest of brick buildings and lower section of smokestack. Photo taken from 11th Street.



CD 2, Image 3, View to Southwest of brick buildings and smokestack. Photo taken from 11th Street.



CD 2, Image 4, View to South of a round steel tank (used historically to store molasses syrup), a section of a brick building, and a section of a partially demolished building. Photo taken from 11th Street.



CD 2, Image 5, View to South of a section of a partially demolished building, and of a brick building. Photo taken from 11th Street.



CD 2, Image 6, View to Southeast, of the north and west sides of the main office building. The main gable-roofed section to the south was built in 1901. The hipped-roof section at the north end was erected between 1918 and 1927. Photo taken from 11th Street.



CD 2, Image 7, View to South of the west end of the main office building. The main office building was erected in 1901. The hipped-roof west end, depicted here, is an addition to the original building, erected between 1918 and 1927.



CD 2, Image 8, View to South-southwest of the north and east sides of the main office building. The main gable-roofed section to the south was built in 1901. The hipped-roof section at the north end was erected between 1918 and 1927. Photo taken from near 11th Street.



CD 2, Image 9, View to Southwest of the north and east sides of the main office building. The main gable-roofed section to the south was built in 1901. The hipped-roof section at the north end was erected between 1918 and 1927. Photo taken from near 11th Street.



CD 2, Image 10, View to West of the north end of the main office building, the smokestack, partially demolished brick buildings, and the concrete silos assemblage. Photo taken from access road below 11th Street along the property's northern boundary.



CD 2, Image 11, View to Southwest of the north and east sides of the main office building. The main gable-roofed section to the south was built in 1901. The hipped-roof section at the north end was erected between 1918 and 1927. Photo taken from near 11th Street.



CD 2, Image 12, View to West. Site overview. Photo taken from Madison Avenue.



CD 2, Image 13, View to West-northwest, of the east and south sides of the main office building. The main gable-roofed section to the south was built in 1901. The hipped-roof section at the north end was erected between 1918 and 1927. Photo taken from Madison Avenue.



CD 2, Image 14, View to North, of a partially demolished building, the lower section of the smokestack, a steel structure, the concrete silos assemblage, and the southeast corner of the main office building. Photo taken from Madison Avenue.



CD 2, Image 15, View to Southwest, of a brick and steel warehouse building and of a metal storage bin near the southern end of the property. Photo taken from Madison Avenue.



CD 2, Image 16, View to Northwest of a wood frame structure near the southeast corner of the property. Photo taken from Madison Avenue.



CD 2, Image 17, View to Northwest. Site overview. Photo taken from Madison Avenue.



CD 2, Image 18, View to West of a small hipped-roof building near the southern end of the property. Photo taken from Madison Avenue.



CD 2, Image 19, View to Northwest. Site overview. Photo taken from Madison Avenue near the southeast corner of the property.



CD 2, Image 20, View to Northwest. Site overview. Photo taken from Madison Avenue near the southeast corner of the property.



CD 2, Image 21, View to North. Site overview. Photo taken from the north end of Taylor Avenue.



CD 2, Image 22, View to North-northeast. Site overview. Photo taken from the north end of Taylor Avenue.



CD 2, Image 23, View to Northeast. Photo taken from near Hayes Avenue.



CD 2, Image 24, View to East-northeast. Site overview. Photo taken from near Hayes Avenue.



CD 2, Image 25, View to East-northeast. Site overview. Photo taken from near Hayes Avenue.



CD 2, Image 26, View to East. Site overview. Photo taken from near the intersection of Monroe and Hayes Avenues.



CD 2, Image 27, View to Southeast of a brick building, the concrete silos assemblage, and the smokestack. Photo taken from near the intersection of 11th Street and Redwood Drive.



CD 2, Image 28, View to Southeast of a brick building behind railroad cars, and the concrete silos assemblage. Photo taken from near the intersection of 11th Street and Redwood Drive.



CD 2, Image 29, View to Southeast of the concrete silos assemblage. Photo taken from 11th



CD 2, Image 30, View to Southeast of the lower northeast end of the concrete silos assemblage. Photo taken from 11th Avenue

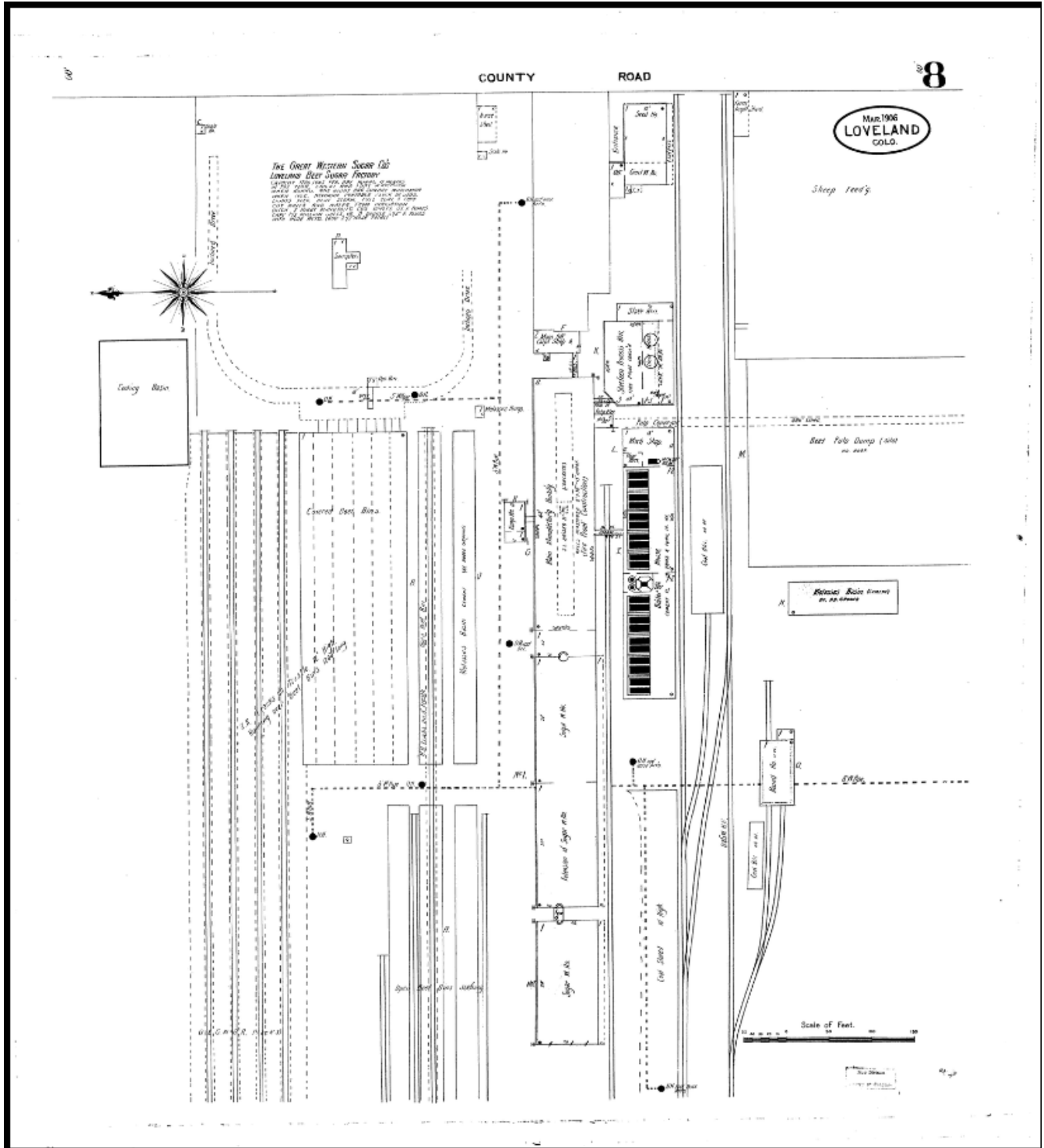


CD 2, Image 31, View to Southeast of a brick building and a partially demolished brick building. Photo taken from 11th Avenue.

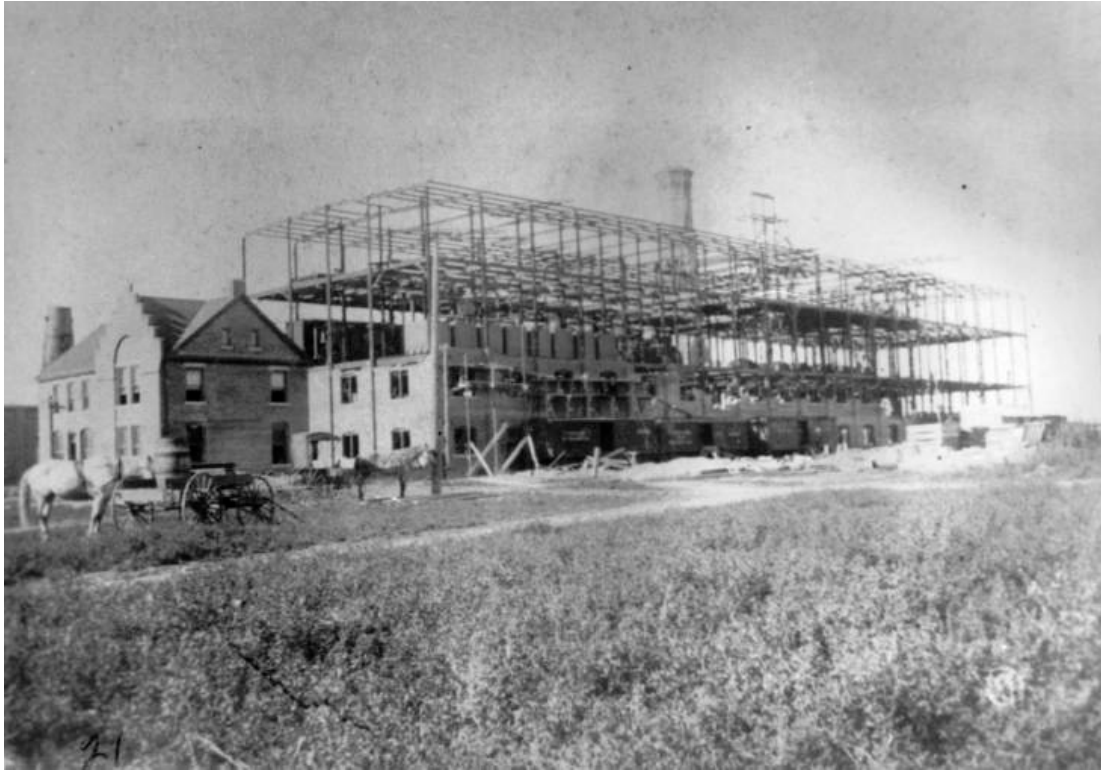


CD 1, Image 32, View South of brick buildings, the lower section of the smokestack, and the lower east end of the concrete silos assemblage. Photo taken from 11th Avenue.

Historic Images



Loveland Great Western Sugar Factory property, as depicted by the Sanborn Map Company, March 1906



Loveland Great Western Sugar Factory in 1901. With the camera facing southwest, this image depicts the brick office building / chemical laboratory to the left, and the main factory building, under construction, to the right. The original brick smokestack is also partially visible. Photo courtesy of Denver Public Library Digital Collections, call no. x-12206.



Loveland Great Western Sugar Factory, ca. 1910. View to southwest. Photo courtesy of Denver Public Library Digital Collections, call no. x-12200.



Loveland Great Western Sugar Factory, 1902. View to west, of the east façade of the main office / chemical laboratory building, with the main factory building behind. Photo courtesy of Denver Public Library Digital Collections, call no. x-12199.



Loveland Great Western Sugar Factory, 1959. View to southwest. Photo courtesy of Denver Public Library Digital Collections, call no. x-12197.



Loveland Great Western Sugar Factory, 1965. View to southwest, with Longs Peak and Mt. Meeker in the right background. Photo courtesy of the Records of the Great Western Sugar Company Agricultural and Natural Resources Archives, Colorado State University, file #AGWS0323.jpg.