

AGRICULTURE IN THE FORT COLLINS URBAN GROWTH AREA 1862-1994

Historic Contexts and Survey Report

presented to:

City of Fort Collins Planning Department

prepared by:

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Introduction

The historic context and survey report, "Agriculture in the Fort Collins Urban Growth Area 1862 - 1994," was prepared by Cultural Resource Historians of Fort Collins, Colorado, under contract to the City of Fort Collins Planning Department. This report is the end product of a project that also includes a reconnaissance survey of agricultural-related resources in the Fort Collins UGA, and intensive-level surveys of some 35 selected properties. The project's overall purpose is to establish a contextual framework within which to evaluate agricultural-related properties, and to identify which of those properties are historically significant. This information will be incorporated into the City of Fort Collins Historic Resources Preservation Program (HRPP), and utilized in future City of Fort Collins planning decisions.

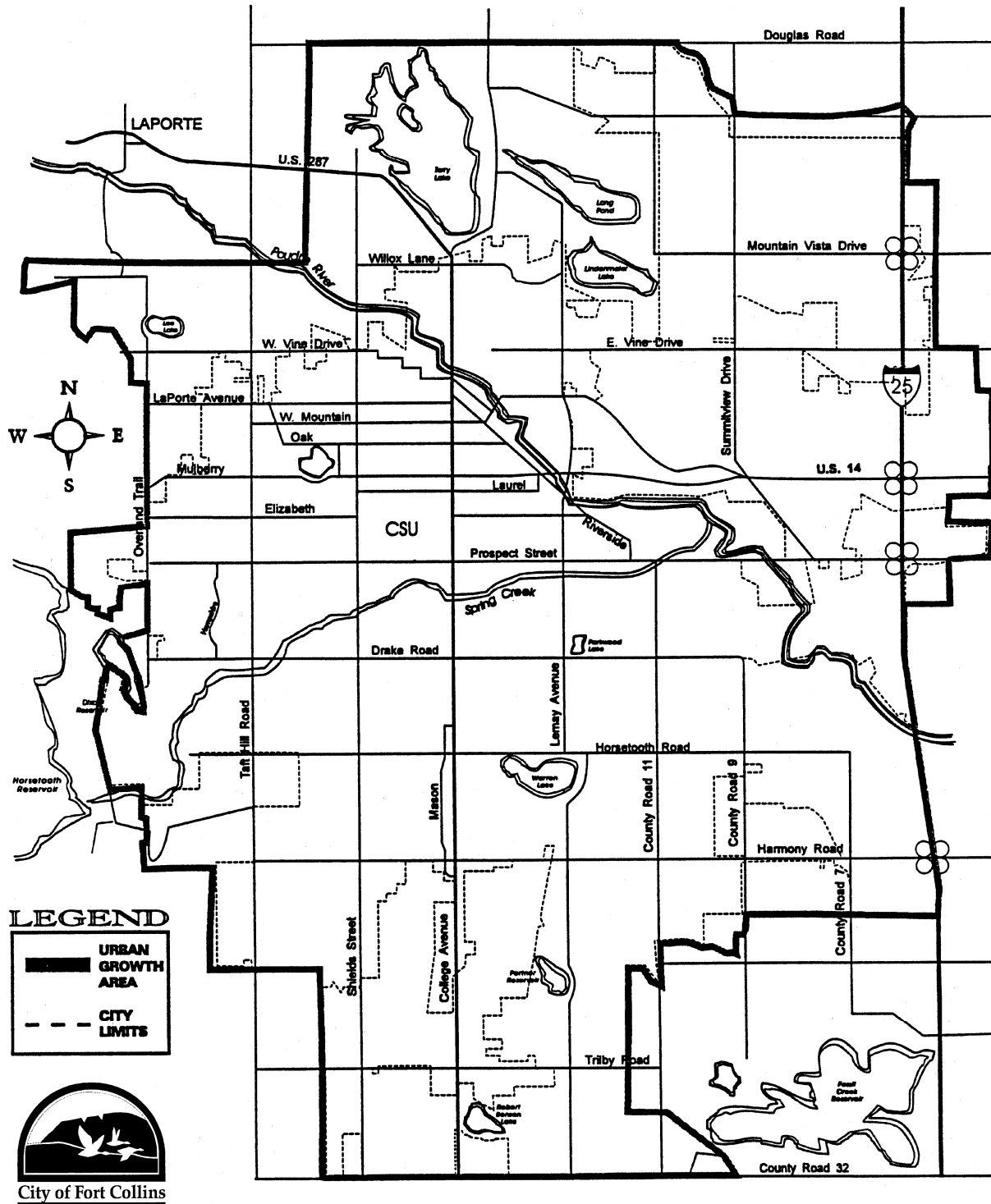
Fort Collins' Urban Growth Area encompasses approximately seventy square miles. It was established in 1981 by an inter-governmental agreement between the City of Fort Collins and Larimer County for the purpose of defining future area urban growth.

The project was administered by Carol Tunner, Historic Preservation Specialist for the City of Fort Collins. Historians who worked on the project for Cultural Resource Historians included Carl McWilliams, Karen McWilliams, Lisa Schoch-Roberts, and Mary Dearhamer. Rheba Massey, Local History Coordinator for the City of Fort Collins, provided invaluable research assistance, access to archival materials, and much needed advise regarding preservation planning procedures.

As defined by the National Park Service, "historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." Comprised of a theme, a geographic location, and a time period, historic contexts are intended to place past events in perspective: Past events typically do not occur as isolated happenings, but rather are part of larger trends or patterns. Historic contexts also provide a basis for appreciating and evaluating the significance of historic properties that still remain today.

This report examines the theme of agriculture within the Fort Collins Urban Growth Area from 1862 through 1994. To best appreciate the significance of Fort Collins' remaining barns, farmhouses, silos and other agricultural buildings, it is first necessary to have an understanding of the role that agriculture played in the city's founding and early development. Addressed within the time frames established by six previously identified contexts (Euro-American Exploration and the Fur Trade, circa 1540-1858; Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900; Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919; and Post World War I Urban Growth, 1919-1941), this historic context narrative is divided into the following agricultural-related topics: the open range cattle industry; farming and ranching; irrigation and the Cache la Poudre River; sheep raising and woolgrowing; the beet sugar industry; and fruit growing.

FORT COLLINS COLORADO



Methodology

To prepare the historic contexts, research was conducted at several locations, including the Fort Collins Public Library's Local History Room, the Larimer County Courthouse, Colorado State University's Morgan Library, and the Denver Public Library's Western History Room. In addition, a file search of all previously catalogued historic properties in the Fort Collins area was obtained from the Colorado Historical Society's Office of Archeology and Historic Preservation. To complement the archival research, interviews were conducted with numerous property owners and other knowledgeable citizens during the course of the survey.

After the file search of known historic properties was obtained from the Colorado Historical Society, the reconnaissance survey was carried out in accordance with the Colorado Historical Society's "Survey Manual." In addition, during the course of the survey, National Register Bulletin 24, **Guidelines for Local Surveys: A Basis for Preservation Planning**, and National Register Bulletin 14, **Guidelines for Counting Contributing and Non-Contributing Resources for National Register Documentation**, were also consulted. The survey was intended to identify the general distribution, locations, types, and styles of agricultural buildings located within the city's Urban Growth Area. Black-and-white 3½" x 5" prints were produced for virtually all buildings and structures that were surveyed at the reconnaissance level.

This report is intended to serve three primary purposes. The first is to present a historical overview of Fort Collins' agricultural past, the second is to summarize the results of reconnaissance level surveys, and the third is to establish a consistent framework within which to evaluate the National Register and Local Landmark eligibility of agricultural-related resources. The following section, titled "Eligibility Requirements", sets forth key attributes that the various resources, also called property types, must possess to qualify for eligibility.

Eligibility Requirements

To qualify for the National Register or as a Local Landmark, agricultural-related properties within the Fort Collins UGA must be historically significant. As defined by National Park Service National Register Bulletins 15 and 16a, properties may possess significance under one or more of the following four criteria:

Criterion A - Properties associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B - Properties associated with the lives of persons significant in our past.

Criterion C - Properties that embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

Criterion D - Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Typically, any resource that is eligible for the National Register is also eligible to be designated as a Local Landmark. But, apart from the National Register Criteria, agricultural-related resources may qualify for Local Landmark designation under the following areas of importance as defined by the City of Fort Collins:

Historical Importance - The [resource] has character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

Architectural Importance - the [resource] portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the city or contains elements of architectural design, details, materials or craftsmanship which represent a significant innovation.

Geographic Importance - The [resource] because of being part of or related to a square, park, or other distinctive area should be developed or preserved according to a plan based on a historic, cultural or architectural motif, or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or city.

To qualify for National Register or Local Landmark eligibility, historically significant properties must also possess physical integrity. That is, in order to convey a sense of their significance, historic properties must not have been appreciably altered. As defined by the National Park Service in National Register Bulletins 15 and 16a, there are seven aspects of integrity to be considered:

Location - The place where the historic property was constructed or the place where a historic event occurred.

Design - The combination of elements that create the form, plan, space, structure, and style of a property.

Setting - The physical environment of a historic property.

Materials - The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship - The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling - A property's expression of the aesthetic or historic sense of a particular period of time.

Association - The direct link between an important historic event or person and a historic property.

In general, evidence of all seven aspects of integrity is never required, rather enough aspects should exist so that the property conveys a sense of its time and place in history. Evaluating integrity, therefore, is largely subjective, but it should be based on the premise that if resources do not reasonably resemble their historic appearance, they are of little value in interpreting past events and trends.

Evaluating the eligibility of agricultural-related resources within the Fort Collins UGA thus requires consideration of several factors: Is the resource significant relative to one or more National Register Criteria? Is the resource significant under one or more of the City of Fort Collins' areas of importance, as defined in the City's Landmark Preservation ordinance? Which aspects of physical integrity is the resource lacking and which does it possess? How many aspects of integrity should a resource be required to possess, and are some aspects of integrity more important than others? Do some agricultural-related resources deserve special consideration because of their scarcity or other factors? May resources that would not typically be eligible (e.g. resources that have been moved or those that are less than fifty years old) be considered eligible in certain cases?

ASSOCIATION WITH RELEVANT HISTORIC CONTEXTS

To qualify for the National Register or for Local Landmark status, agricultural-related resources must first represent a property type associated with one or more of the historic contexts set forth in this report: The Open Range Cattle Industry; Farming and Ranching; Irrigation and the Cache la Poudre River; Sheep Raising and Woolgrowing; The Beet Sugar Industry; and Fruit Growing.

Property types important in illustrating these historic contexts include, but may not be limited to: farmhouses, barns, granaries, silos, garages, windmills, milk houses, chicken coops, fruit or root cellars, loafing sheds, other outbuildings, cisterns, wells, stock watering tanks, round-up sites, stock pens, loading chutes, corrals, fences, cattle trails, flour and feed mills, Grange halls, fruit orchards, irrigation canals, irrigation works such as headgates and dams, reservoirs, canneries and public works structures such as the Fort Collins Power Plant and old Water Works facility. Urban residences associated with farmers and ranchers, and with German-Russian and Hispanic farm laborers are also relevant property types.

ASSESSING THE SEVEN ASPECTS OF INTEGRITY

The seven aspects of integrity - location, design, setting, materials, workmanship, feeling and association - may be divided into two distinct categories. Integrity of design, materials, and workmanship relate directly to a buildings' physical appearance. Are the materials the building is made of the same or consistent with its original construction? Does the building's design and workmanship accurately reflect the design and workmanship that went into building it originally?

The other aspects of integrity - location, setting, feeling and association - relate more to a building's relationship with its environment. Integrity of location simply addresses whether or not the resource has been moved from where it was originally built. Integrity of setting concerns a resource's relationship with its surrounding environment. In the case of farm complexes, a building's setting would typically include other agricultural-related buildings and features, and an open rural locale. Integrity of feeling and association is more intangible and often more subjective. In general, though, if enough of the other aspects of integrity are present, an association with a historic period or a link with a significant person or event will also be present. In other words, a person viewing the property will experience a sense of time and place. Everyone is unique, however, and while one person may experience a sense of time and place in a given situation, others may not.

IMPORTANCE OF SETTING AND LOCATION

In all cases, the integrity of historic resources should be evaluated with the understanding that all properties change over time. It is not necessary, therefore, for a property to retain *all* of

its historic physical features or characteristics. However, the property must retain the essential physical features that enable it to convey its historic identity. Farm and ranch buildings, moreover, were particularly susceptible to change. Built and used for function, rather than for style or form, these buildings were adapted for a variety of purposes over the years. A dairy barn, for example, may have been subsequently used to store farm equipment, as a workshop, and as a garage, after the dairy ceased operation. Therefore, some alterations made to buildings, so they could be utilized in other ways, may be considered acceptable. This is because farm buildings typically were altered over time as they were adapted to serve various functions.

To qualify for eligibility, resources that were elements of farms or ranches, should ideally retain some semblance of a rural setting. In other words, farm buildings that still exist in association with other farm buildings and features, are potentially more significant than isolated farm buildings. This is because integrity of feeling and association is greatly enhanced by the presence of other associated agricultural property types. For example, a farmhouse which no longer has other agricultural-related buildings associated with it, and which displays a marginal level of physical integrity, would probably not be eligible. However, another farmhouse with a similar level of integrity, likely would be eligible if it is part of a relatively intact farm complex. In general, agricultural-related resources that are part of relatively intact farm complexes should be permitted a lower standard of integrity of design, materials and workmanship, because the presence of associated buildings and features greatly enhances their integrity of setting, feeling and association.

Some of the area's most important agricultural properties that are particularly significant because of their setting include the Preston Farm at 4605 South County Road 9, the Michaud Farm at 3317 West County Road 50, Landmark Stables at 1600 West Horsetooth Road, the Jessup Farms at 1908 and 2600 Timberline Road, and the Johnson Farm at 2608 East Drake Road. These properties are among the area's best examples of intact farm complexes and should be considered high priorities for preservation.

Integrity of setting is desirable, but it should not be considered necessary in all cases. In particular, it is less important for buildings that are architecturally significant under Criterion C. For these buildings, integrity of design, materials and workmanship is more meaningful. Integrity of location is, similarly, desirable but not always mandatory, particularly for architecturally significant buildings. Conversely, integrity of location and setting is more important for buildings significant under Criteria A and B.

Examples of significant resources that have lost integrity of location or setting include the Cunningham Corner Barn and the Coy-Hoffman Barn. The Cunningham Corner Barn has lost its integrity of location because it has been moved to a suburban neighborhood from its original location at the corner of Drake Road and Shields Street. The Coy-Hoffman Barn is still in its original location, but it has lost its integrity of setting because the land surrounding it has been turned into a golf course. Both of these buildings are architecturally significant, however, because they have retained the essential elements of their integrity of design, materials and workmanship.

INTEGRITY OF DESIGN, MATERIALS AND WORKMANSHIP

To be eligible for the National Register or for Local Landmark designation, buildings should display a reasonably high degree of integrity of design, materials and workmanship. Even if a resource has a high degree of integrity of location and setting, integrity of design, materials and workmanship must still be in evidence. All of a building's materials need not be original, but they should be consistent with what existed historically. For example, a farmhouse that originally had three inch wide horizontal wood siding that was replaced with four inch wide wood siding could be considered eligible. But, if the same farmhouse were re-sided with aluminum siding, it would likely not be considered eligible.

Farmhouse door and window openings should generally be the same size and pattern as what originally existed. Historically, most windows were double-hung with one or more panes in the upper sash set over a single pane in the lower sash. Houses with large non-original fixed-pane ("picture") windows, particularly on the facade, should not be considered eligible.

Roofs on all agricultural-related buildings should be in their original shape, and ideally, finished with materials consistent with their original construction. Farmhouse roofs were typically finished with wood shingles, while barns had either wood shingles or metal roofing. Outbuilding roofs were typically wood, often covered by rolled asphalt. In many cases buildings have been re-roofed with asphalt shingles. If a building has asphalt shingles, but otherwise displays a reasonably high degree of integrity, it may still be considered eligible.

Buildings with additions may still be considered eligible if certain conditions are met: first, the addition must be subservient to the original building in terms of size, scale and massing; second, the addition should be located on the rear or a side elevation; and third, the addition's materials and workmanship must be compatible with the original building. Perhaps the most common additions seen on farmhouses are utility rooms and/or bathrooms built off of the kitchen, and front porches that have been enclosed and converted to living space. Both of these kinds of additions should be considered acceptable if their materials are compatible with the building's original construction.

SPECIAL CONSIDERATIONS

Regarding agricultural properties in the Fort Collins UGA, special consideration should be given to the resources' relative scarcity. In general, most extant examples of these property types are potentially significant because so few agricultural-related resources have been preserved. With the exception of the city's downtown and surrounding core neighborhoods, Fort Collins was once nearly all farmlands. During the last forty years an astounding number of agricultural buildings have been removed, with only a small percentage remaining. Hence, each of those that do remain accrue additional significance, and their integrity should be evaluated in the broadest terms possible. Many examples of these property types, therefore, should qualify for the National Register or for Local Landmark status.

In fact, some property types are so rare that virtually every remaining example should be considered eligible at least for Local Landmark designation, and in many cases for the National Register. Such property types include granaries, silos, windmills, milk houses, fruit or root cellars, wells, cisterns, irrigation works along the Poudre River, and the Great Western Sugar effluent flume.

The reconnaissance-level survey identified granaries at only five locations, the Preston Farm at 4605 South County Road 9, Landmark Stables at 1600 West Horsetooth, the Johnson Farm at 2608 East Drake Road, the southeast corner of Lemay and Harmony Road, and at 6601 Timberline Road. In addition, a metal granary is located at the Worthington property at 3226 South Shields. Particularly significant are the Preston Farm granary and the Landmark Stables granary, which is a rare example of stacked plank construction. These two structures are among Fort Collins' most significant agricultural-related resources and they should be considered high priorities for preservation.

Today, single or paired silos remain at only thirteen locations within the Fort Collins UGA. Most of these silos are no longer in use and have suffered to varying degrees from neglect. They are little changed from their original construction, however, and have retained the essential elements of their historical integrity.

During the reconnaissance survey, milk houses were noted at three locations: the Michaud Farm at 3317 West County Road 50; near the Coy-Hoffman Barn on the Link-N-Green golf course; and at the southwest corner of Lemay and Swallow Streets (Nelson Milk House). All three of these milk houses have retained the essential elements of their historical integrity and are representative of the many milk houses that no longer exist.

Fruit or root cellars were noted at only three agricultural-related sites within the Fort Collins UGA: 927 North Shields Street, 3901 South Shields Street, and 921 Taft Hill Road. These three cellars have retained the essential elements of their historical integrity and are representative of the many cellars that no longer exist.

Rarest of all, only one windmill was observed within the Fort Collins Urban Growth Area. This is located at 3224 West Vine Drive and should be considered a high priority for preservation.

Specific river-related resources that should be considered eligible include the Old Water Works facility on North Overland Trail, the Fort Collins Power Plant on North College, and the Great Western Sugar Effluent Flume. Each of these are one-of-a-kind properties. In addition, diversion works along the river - Arthur Ditch Diversion Dam and Headgate, Arthur Ditch Secondary Headgate, Boxelder Diversion Dam and Headgate, Chaffee Headgate, Coy Diversion Dam and Headgate, Josh Ames Diversion Dam and Headgate, Lake Canal Diversion Dam and Headgate, Larimer and Weld Diversion Dam and Headgate, and Timnath Reservoir Inlet - should all be considered eligible as Local Landmarks. They may also qualify for the National Register as contributing resources under a Multiple Property nomination of river-related resources.

A summary of the properties surveyed is presented on the following pages. Many of these properties were surveyed and photographed at the reconnaissance level, although approximately thirty-five were surveyed intensively. The field eligibility evaluation of all properties surveyed (presented on the following pages) was based on their association with the agricultural-related contexts addressed in this report. It is possible that some properties found ineligible under these contexts could be found eligible when evaluated under other contexts. Moreover, because in-depth research was not conducted for properties evaluated at the reconnaissance level, it is also possible that some properties could be found eligible under Criterion B for their association with a significant person. In either case, though, a property's significance would need to be so great that the property's loss of integrity could be ignored. Discussions of relevant property types appear at the end of each of the historic context chapters throughout this report.

Eligibility Summary

Address	Resource Type	Field Assessment	Criteria
<u>Chinook Lane</u> 3800	House	potentially eligible	C
<u>North College Avenue</u> 401	Power Plant	eligible	A and C
<u>South College Avenue</u> 4919	McClelland Orchard Site	not eligible	
7029	Barn	potentially eligible	C
7029	House	eligibility not assessed	
7029	Outbuildings	eligibility not assessed	
7029	Silos	potentially eligible	C
<u>East Drake Road</u> 2608	Farm Complex	potentially eligible	A and C
<u>West Drake Road</u> 2407	Farm Complex	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>East Harmony Road</u>			
2500	House	potentially eligible	A and C
~3000	House and Garage	eligibility not assessed	
3101	Farm Complex	eligibility not assessed	
3105	House	potentially eligible	A and C
3733	House and Barn	eligibility not assessed	
<u>West Harmony Road</u>			
601	Farm Complex (subsequently razed)	not eligible	
<u>East Horsetooth Road</u>			
E. of Cty. Rd. 9	Strauss Cabin	eligible	A and C
<u>West Horsetooth Road</u>			
1600	Farm Complex	eligible	A and C
<u>North Lemay Avenue</u>			
1409	House	eligibility not assessed	
<u>South Lemay Avenue</u>			
4824	Farm Complex	potentially eligible	A and C
7100	House/Garage	eligibility not assessed	
SW Corner of S. Lemay and Swallow	Nelson Milk House	potentially eligible	A and C
7213	Farm Complex	eligibility not assessed	
<u>Lincoln Avenue</u>			
131	Harmony Mill	eligible	A and C
1103 (Link-N-Greens Golf Course)	Coy-Hoffman Barn	eligible	A and C
1103	Coy-Hoffman Milk House	eligible	A and C
1110	House	not eligible	
2803	House	eligibility not assessed	
<u>East Mulberry Street</u>			
3624	House	potentially eligible	A and C
3624	Barn	eligibility not assessed	
4424	House and Barn	potentially eligible	A and C
<u>West Mulberry Street</u>			
2306	Empire Grange	eligible	A
2515	Barn	not eligible	
2631	Barn	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>Northeast Frontage Road</u>			
1028	Farm Complex	eligibility not assessed	
1312	Farm Complex	eligibility not assessed	
<u>North Overland Trail</u>			
S. of Bingham Hill Rd.	Waterworks	eligible	A and C
<u>Poudre River Related Resources¹</u>			
Arthur Ditch Diversion Dam and Headgate		eligible	A
Arthur Ditch Secondary Headgate		eligible	A
Boxelder Diversion Dam and Headgate		eligible	A
Chaffee Headgate		eligible	A
Coy Diversion Dam and Headgate		eligible	A
Great Western Sugar Effluent Flume		eligible	A
Josh Ames Diversion Dam and Headgate		eligible	A
Lake Canal Diversion Dam and Headgate		eligible	A
Larimer and Weld Diversion Dam and Headgate		eligible	A
Lincoln St. Vehicular Bridge		not eligible	
Timnath Reservoir Inlet		eligible	A
<u>West Prospect Road</u>			
1505	House/Barn	eligibility not assessed	
<u>North Sherwood Street</u>			
600	Martinez Park Farm Complex	eligible	A and C
<u>North Shields Street</u>			
910	Farm Complex	potentially eligible	C
911	Farm Complex	not eligible	
<u>South Shields Street</u>			
3226	Farm Complex	potentially eligible	A and C
3901	Farm Complex	eligibility not assessed	
5109	Outbuilding	eligibility not assessed	
<u>Southwest Frontage Road</u>			
~1001	Archery Range Garage	eligibility not assessed	
933	Barn	potentially eligible	A and C
<u>North Summit View Drive</u>			
600	Abandoned House	eligibility not assessed	

¹Poudre River diversion works are considered eligible for local landmark designation; they may also be considered contributing resources under a potential thematic nomination of irrigation-related resources.

Address	Resource Type	Field Assessment	Criteria
<u>South Summit View Drive</u>			
922	House	potentially eligible	A and C
940	House/Barn	potentially eligible	A and C
940	Outbuilding	eligibility not assessed	
<u>North Taft Hill Road</u>			
325	House/Barn	eligibility not assessed	
709	House	potentially eligible	C
921	Farm Complex	potentially eligible	A and C
1041	House	eligibility not assessed	
1120	House/Outbuilding	eligible	A and C
~1800	Barn	eligibility not assessed	
2305-2307	Farm Complex	not eligible	
SW Corner Taft Hill & U.S. Hwy. 287	Stegner Dairy Stone Barn	eligible	A and C
<u>South Taft Hill Road</u>			
2604	Farm Complex	not eligible	
2825-2835	Farm Complex	potentially eligible	A and C
<u>Timberline Road</u>			
1908	Farm Complex	potentially eligible	A and C
2600	Farm Complex	potentially eligible	A and C
6601	Silo/Granary	eligibility not assessed	
<u>East Trilby Road</u>			
412	House	eligibility not assessed	
420	House	eligibility not assessed	
W. of Cty. Rd 11	Railroad Bridge	eligibility not assessed	
<u>West Trilby Road</u>			
1200	Barn	eligibility not assessed	
<u>East Vine Drive</u>			
232	House	potentially eligible	A and C
232	Outbuilding	eligibility not assessed	
725	Great Western Sugar Plant	eligibility not assessed	
1808	Farm Complex	potentially eligible	A and C
2400	Farm Complex	eligibility not assessed	
3500	Farm Complex	eligibility not assessed	
3824	House	potentially eligible	A and C

Address	Resource Type	Field Assessment	Criteria
<u>West Vine Drive</u>			
1337	House	eligible	A and C
2912	Farm Complex	potentially eligible	A and C
3039	Farm Complex	potentially eligible	A and C
3224	Aeromotor Windmill	potentially eligible	A and C
<u>Willow Street</u>			
546	Ranch-Way Feed Mill	eligible	A and C
<u>West Willox Lane</u>			
603	Farm Complex	potentially eligible	A and C
719	Farm Complex	potentially eligible	A and C
<u>South County Road 7</u>			
4207	House	potentially eligible	C
4207	Outbuildings / Garage	eligibility not assessed	
<u>North County Road 9E</u>			
1217	House/Garage	eligibility not assessed	
<u>South County Road 9</u>			
2800	Silo	potentially eligible	A and C
3809	Farm Complex	eligibility not assessed	
3901	Barn and Silo	potentially eligible	A and C
4104	Farm Complex	potentially eligible	C
4605	Farm Complex	eligible	A and C
~5000	House	eligibility not assessed	
<u>North County Road 11</u>			
2008	House/Garage	eligibility not assessed	
2008	Barn	potentially eligible	A and C
<u>West County Road 50</u>			
3317	Farm Complex	eligible	A and C

Fort Collins' Beginnings

"Agriculture is the foundation upon which the superstructure of all other interests rests. It forms the very basis for society and gives it that stability which is the keystone of prosperity." Ansel Watrous in *History of Larimer County, Colorado*, 1911

Fort Collins had its beginning in 1862 as a military camp located on the Cache la Poudre River, near present day LaPorte. Established to protect emigrants and mail delivery along the Overland Trail from Indians and outlaws, the camp was forced to relocate to higher ground farther downstream following a flood in June 1864. The camp, named after regional commander Lieutenant Colonel William O. Collins, was renamed Fort Collins.¹

The military establishment was short-lived, however. In 1867, the last soldiers were withdrawn, but the small group of settlers which had grown up around the post remained to form the foundation of a permanent community. Fort Collins' first streets were platted later that year, and in 1868 the young town was designated the Larimer County seat.²

Prior to the fort's establishment, settlement of the region had begun following the 1858-59 gold discoveries in what was soon to become Colorado Territory. Even earlier, traders and trappers had passed through and spent time along the banks of the Cache la Poudre River. Antoine Janis, who staked out a squatter's claim in 1844 on the Cache la Poudre near present day LaPorte, has long been regarded as among the earliest permanent Euro-American settlers in northern Colorado.³ Janis remained on his claim until 1878, supporting himself from the land by supplementing his trapping with some vegetable farming, and using water from the Cache la Poudre to irrigate his crops.

Following the 1859 gold rush, increasing numbers of settlers moved northward and began to explore the area of the Cache la Poudre Valley. Men who failed to make a mining strike were soon forced to seek other means of support, and many turned to subsistence farming. As settlement spread from the gold camps at Denver and Auraria, the Cache la Poudre region soon gained favor for its agricultural potential.

Fort Collins was a part of a broader settlement pattern of the Cache la Poudre Valley. In the spring of 1859, Horace Greeley, esteemed editor of the New York *Tribune*, traveled to Colorado to see first hand the newly established mining towns at Denver City and Auraria. After returning to New York, Greeley used the *Tribune* to help publicize Colorado's potential, extolling easterners to "go west." Interested in more than tapping the region's mining potential, Greeley envisaged a plan to develop an agriculture colony. A decade later,

in the spring of 1870, the *Tribune's* Agricultural Editor, Nathan Meeker, began to make Greeley's plan a reality. Seeking suitable land, Meeker and a group of followers soon chose a site along the Denver Pacific Railway route, some fifty miles north of Denver. Known as the Union Colony, the venture was incorporated under the laws of Colorado Territory on May 29, 1870. Two thousand acres were purchased from the Denver Pacific, and the colonists' new townsite was strategically located near the confluence of the South Platte and Cache la Poudre Rivers. By early autumn some 70 houses had been built, and Greeley's Union Colony was home to more than 450 inhabitants.

Although the Union Colony became the region's best known agricultural community, it was not the first. In early August 1869, a small party led by W.P. McAdam left Mercer, Pennsylvania, bound for the Cache la Poudre Valley. Arriving in LaPorte a month later, the group established an agricultural colony near the present site of City Park.⁴ In 1872, the Larimer County Land Improvement Company - an offshoot of Greeley's Union Colony - was established at Fort Collins, bringing new settlers into the region. This development was followed by the arrival of the Colorado Central Railroad in October 1877, and by 1880 Fort Collins had progressed to become the region's principal social and commercial center. The arrival of the railroad was of paramount importance. A lifeline to other towns and cities, the railroad provided ready access to markets, and revolutionized travel for business and social purposes.⁵

Fort Collins' initial commercial development was concentrated in an area called "Old Town," along Linden Street and Jefferson Street (known then as the Denver Road). But following the financial panic of 1873, Old Town began to lose ground to new commercial growth along College and Mountain Avenues, in an area that became known as "New Town."

Platted by Franklin C. Avery in January 1873, New Town extended the city's limits west to Whitcomb Street and south to Elizabeth Street. Jefferson Street continued to define the city's northeastern edge, as development in that direction was impeded by the river. Unlike Old Town, which had been laid out at right angles to the river, New Town was platted on straight north-south and east-west lines, using cardinal points of the compass. The 1873 platting also designated that land near the southern end of College Avenue be set aside for the state agricultural college that was established six years later.

The region's earliest settlers included Samuel Bingham, who in 1860 established a farm on what became known as the Doty place, on the west slope of Bingham Hill; Abner Loomis, who settled on a ranch in Pleasant Valley (Bellvue) in 1862; and Benjamin Whedbee, who began farming in the area in 1863.⁶ Also arriving in 1862 were John and Emily Coy, who established one of the valley's longest lasting and most productive farms, northwest of the present intersection of Lemay and Mulberry Streets.

George R. Strauss was another early settler. Born in Columbia, South Carolina in 1831, Strauss came west at the age of 27 as a wagon driver for General Albert Sidney Johnston's expedition against the Mormons in Salt Lake City. In 1860, Strauss established a claim along Cache la Poudre east of present-day Fort Collins. He built a two-story log cabin in 1864, and lived there until his death on May 20, 1904.⁷ The Strauss Cabin is one of the oldest insitu



buildings located in Fort Collins' urban growth area.

George R. Strauss

Another extant building known as the "Grout House," was built by Jesse Sherwood on a farm southeast of Fort Collins, in the early 1870s. Two of the area's most successful ranchers, Jesse and his brother F.W. Sherwood had come to Colorado in 1860 to try their hand at mining. In 1864 they established a cattle and horse ranch southeast of Fort Collins that also served as a stage station.⁸ Jesse Sherwood was also deeply involved in civic affairs, serving variously as a Colorado Agricultural College trustee, as a member of the city council, and as a county probate judge.

Another prominent pioneer was John C. "Squire" Mathews. Arriving in the valley in 1866, Mathews helped organize the County Fair Association in 1878, and was among those who donated land for the Colorado Agricultural College in 1879.⁹ R.Q. Tenney was also among the area's important early farmers. In the early 1870s he organized a local chapter of the Grange and served as the first master of the Colorado State Grange. He plowed the first row when land was cultivated at the site of the college in 1874. Tenney was also a pioneer in water development, and was a charter member of the Larimer County Stockgrowers' Association.¹⁰ Although these men and others eventually branched into other endeavors, they remained first and foremost farmers and ranchers. From the beginning, Fort Collins developed as an agricultural based service center. Most of the area's early citizens were

engaged in farming and ranching, and those who were not, in various ways, made their livings from those who were.

Endnotes - Fort Collins' Beginnings

¹Fort Collins' beginnings as a military post and the June 1864 flood have been written about extensively over the years. A well written, concise account of these events is Agnes Wright Spring's "The Founding of Fort Collins, United States Military Post," *The Colorado Magazine* 10 (March 1933): 47-55.

²Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 40.

³Ibid., p. 165; Alvin T. Steinel, *History of Agriculture in Colorado*, (1926), p. 176.

⁴A.A. Edwards. "The History of Poudre River Irrigation." *Fort Collins Express - Courier*, 20 September 1931.

⁵Barbara Allbrandt Fleming. *Fort Collins: A Pictorial History*. (Norfolk, VA: The Donning Company Publishers, 1985), p. 65.

⁶Watrous, p. 188.

⁷Wayne Sundberg, *Historic Fort Collins*. (Fort Collins: Old Army Press, 1975), p. 4.

⁸Fleming, p. 38

⁹Fleming, p. 52.

¹⁰Fleming, p. 53.

The Open Range Cattle Industry

In northeastern Colorado, the open range cattle industry had its heyday between circa 1868 and the late 1880s. The industry, thus, overlapped the time frames of three of the previously identified contexts: Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; and The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900.

During the 1860s and '70s, vast herds of cattle were driven from points in Texas north to railheads in Kansas and Nebraska, such as Abilene, Dodge City, and Ogallala.¹ Most of these cattle were then transported by rail to Chicago for slaughter. The cattle operators quickly learned that cattle could be bought cheaply in Texas, driven north, and turned loose on Colorado's and Wyoming's open ranges. The cattlemen then increased profits by fattening the travel-weary cattle on the region's plentiful prairie grasses before sending them to market. The industry's early successes quickly attracted capital, and many large companies organized to go into the business.²

In the late 1860s, cattle operators began to organize politically and socially. The Colorado Stock Growers' Association was formed in 1867, and in 1872 the Colorado Cattlemen's Association was formed to promote the interests of agriculture and stock raising.³ Article 2 of the organization's bylaws stated:

The purpose of this association shall be to promote and protect the business of raising livestock, to do any and all things necessary to better the interests of the members of this association, to work for equitable and just legislation pertaining to the livestock industry.⁴

More than a decade later, in August 1884, the Larimer County Stock Growers' Association was organized at Livermore. The organization's first president was T.A. Gage, Frank Kibler was vice-president, and S.B. Chaffee was Secretary and Treasurer. For many years the association facilitated the annual branding and beef round-ups of cattle and was also instrumental in prosecuting horse and cattle thieves.⁵

Among northeastern Colorado's most prominent big cattle operators was J.W. Iliff, who had a ranch on the South Platte River near present-day Fort Morgan. Started circa 1863, his herd grew rapidly, and by 1869 Iliff's cattle numbered 25,000 head and ranged from the South Platte as far north as the newly completed Union Pacific Railroad. East to west, Iliff's herds roamed from Greeley to Julesburg.⁶ N.R. Davis was another large cattle operator, whose cattle ranged south of the U.P. Railroad. Beginning in 1870, Davis ran his herd from a ranch on Owl Creek, fifteen miles south of Cheyenne. During the same time, another good-sized herd near Julesburg was owned by J.A. Moore, and G.A. Keeline, who later moved north into Wyoming, also started his cattle business on the South Platte.⁷

Closer to Fort Collins, E. William Whitcomb ran a small herd on Box Elder Creek, and Captain Maynard had a small herd at Meadow Springs. Whitcomb was among the earliest settlers in Boxelder Valley, arriving there in 1867-68. He was also an original trustee of the Agricultural Colony, formed in 1872.⁸ Other notable Fort Collins cattlemen included John C. Ish and James B. Arthur. In 1866, Ish led a cattle drive from southern Texas to Independence, Kansas. Three years later he drove another herd north to Larimer County, establishing them in the Boxelder Valley.⁹ Arthur trailed a large herd of cattle west from Missouri, arriving in the Fort Collins area in 1870. During the following decade, Arthur built up one of the region's largest cattle operations. By the late 1870s, he owned up to 5000 head of cattle, but by 1883 he had sold them all. In subsequent years, Arthur became involved in efforts to build irrigation ditches and in land speculation endeavors.¹⁰

Cattle prices declined somewhat after the 1873 financial panic, but the industry continued to remain relatively strong. Costs were low, and cattle could be run with very little expense. Herds were increasing in size, and there was still little competition for land.¹¹ Eventually, though, the days of the open range began to close. The winters of 1886 and 1887 produced devastating blizzards which raked Colorado's landscape, followed by abnormally dry summers, which depleted the herds significantly. In 1886 alone, a reported 25% of the region's cattle population perished.¹² Following the financial panic of 1893, the open range cattle industry collapsed completely.¹³ In subsequent years, the cattle industry became increasingly localized as the open range cattlemen began to give way to indigenous livestock ranchers.

PROPERTY TYPES

The only major property type associated with the open range cattle industry known to still exist within the Fort Collins Urban Growth Area are houses in town that were owned by notable cattlemen. Successful cattlemen often maintained homes in town, in addition to their ranch houses, and they also often built houses in town for their retirement years. Other resources associated with the industry may have included round-up sites, stock pens, loading chutes, and cattle trails. The Goodnight-Loving Trail, for example, passed just east of Fort Collins. Such resources, though, have been lost to history. Physical reminders of the era still exist, however, in the form of such objects as branding irons, lariats, saddles, bridles and chuckwagons. Clothing apparel worn by the cowboys, including chaps, spurs, handkerchiefs and ten-gallon hats, are also reminders of the days of the open range.

Endnotes - The Open Range Cattle Industry

¹J.N. Hall. "Days of the Cattlemen in Northeastern Colorado," *The Colorado Magazine* 5 (May 1930): 96.

²John M. Kuykendall. "The First Cattle North of the Union Pacific Railroad," *The Colorado Magazine* 7 (March 1930): 71.

³James E. Hansen II. *Democracy's College in the Centennial State: A History of Colorado State University*, (Fort Collins: Colorado State University, 1977), p. 77.

⁴"The Larimer County Stockgrowers Association 1884 - 1956." p. 1.

⁵Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 150.

⁶Kuykendall, p. 70.

⁷Ibid.

⁸Ibid, p. 72; Watrous, pp. 208, 231.

⁹Watrous, pp. 195, 198, 431.

¹⁰Ibid., pp. 499-500.

¹¹*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association*, p. 103.

¹²Hanson, p. 76.

¹³Ibid.

Farming and Ranching

Farming and ranching in the Fort Collins area overlaps all of the previously identified historic contexts: Euro-American Exploration and the Fur Trade, circa 1540-1858; Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864; Establishing the City: Old Town and New Town, 1867-1877; The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900; Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919; and Post World War I Urban Growth, 1919-1941.

THE EARLY YEARS

Beginning in the 1850s, Cache la Poudre Valley pioneers began to practice subsistence farming soon after their arrival. On a broader scale, farming evolved in support of the burgeoning mining industry that developed quickly after the discovery of gold in the South Platte Valley in 1858. Those who were unsuccessful at mining soon turned to other pursuits, and many took up farming. Many men were more experienced at farming than mining anyway, and the growing mining districts provided excellent markets for early crops.

In the 1860s, Colorado Territory began to gain a reputation for its agricultural potential, as well as for its gold and silver. New York *Tribune* editor Horace Greeley did much to publicize northeastern Colorado's agricultural potential (see page 15) and, along with Nathan Meeker, also advanced the concept of agricultural colonies in Colorado.

Established in 1870, Meeker's Union Colony became northern Colorado's most successful agricultural community, but it was not the first. Settlers from Pennsylvania had founded the Mercer Colony at Fort Collins the previous fall, and two years later, in 1872, some members of the Union Colony re-established themselves at Fort Collins, as the Agricultural Colony.¹ Early members of this colony included Colonel John Remington, N.H. Meldrum, and Charles C. Hawley.

Also by this time, settlement by homesteaders was well underway. For the early pioneers, oats, hay and vegetables were the principal staples.² By the turn-of-the-century, though, the region's most important crops included alfalfa, sugar beets, wheat, corn and potatoes. Early farmland was concentrated close to the river in the bottomlands, but as irrigation canals were built, farmers were able to cultivate increasingly larger acreages in areas farther away from the main river channel.

As settlement progressed, farming and ranching rapidly evolved as the region's dominant industries. Reflecting agriculture's growing importance in the 1870s, farmers and ranchers began to organize for both social and political purposes. The state's first agricultural journal, *The Colorado Farmer* was founded at Evans in 1872, and in April 1873, local farming organizations from throughout the Territory met at Denver and formed the Colorado Farmers'

Union.³ *The Farmer* became defunct in the late 1800s, but was revived after the turn-of-the-century, eventually merging with *Western Farm Life* in 1914. Other early agricultural papers included *Field and Farm* (1886-1920), and the *Denver Stockman*, founded in 1889. Known later as the *Denver Daily Record-Stockman*, this paper merged with the *Daily Livestock Record* in 1900.⁴

Important political organizations included the Colorado Stock Growers' Association, formed in 1867, and the Colorado Cattlemen's Association, founded in 1872. Locally, the Larimer County Stock Growers' Association was formed at Livermore, in August 1884. Although these organizations primarily benefited the interests of the large cattle breeders, they strengthened the social and political fabric of stock growers generally.

When it was formed in 1884, the Larimer County Stock Growers' Association included more than eighty charter members from ranches throughout the county, as well as from Cheyenne, Sherman and Tie Siding Wyoming. Members of the Association who were from Fort Collins included M.H. Akin, E.R. Barkley, Dr. G.E. Bristol, J.H. Bristol, W.P. Bristol, E.C. Holmes, E. Love, R.P. Love, J.R. Boorse, John Coy, H.B. Emigh, H.L. Gilpin-Brown, Ralph Haynes, J.K. Howard, E.O. Hoyt, William Lindenmeier, E.A. Riddle, John Riddle, F.C. Routt, John Routt, R.Q. Tenney and Joseph Warren.⁵

THE GRANGE

For farmers, the most important organization, both nationally and locally, was the Grange. Known officially as the Patrons of Husbandry, the National Grange had been formed in Washington D.C. in December 1867. In the years following the Civil War, the Grange concept evolved generally as a means to alleviate the economic plight of the nation's farmers. The first local Grange was formed at Fredonia, New York in April 1868, while the first statewide Grange organization was established in Minnesota, in February 1869.⁶

On January 27, 1874, the Colorado Territorial Grange was organized in Denver, with a membership of 46 subordinate granges, including the Fort Collins and Flora Granges from Larimer County.⁷ In Colorado and elsewhere, the Grange became an integral part of many farming families lives. From cooperatives that reduced costs by buying goods in quantities, to informing members of new farming techniques, to organizing social functions, the Grange brought farmers together and had a lasting, positive impact on their lives.

In Larimer County, the Collins, Flora, Virginia Dale and Agricultural College Granges were established before the turn-of-the-century. Several others were formed after 1900, and among these, the Empire Grange has endured the longest. Still active, it has operated continuously since March 1904. E.S. Merrifield was the Empire Grange's first Master, and the organization's overall goals were to "promote fellowship and improve agriculture."⁸ In addition to Merrifield and his wife, the Empire Grange's charter members included W.C. and Edith Hawley, Mr. and Mrs. W.A. Moon, P. Philander, Julia Ricketts, R.G. Maxwell, E.F. Kerr, Thomas Farrell, Mary Prendergast and F.D. Draper.⁹

During the organization's early years, the Empire Grange met at District 10's schoolhouse on West LaPorte Avenue, but in 1910, plans were made to build a Grange hall. R.G. and Minnie Maxwell, who owned a dairy farm on West Mulberry Street, donated land just east of their farm to the Empire Grange, which constructed a brick building there which is still being used.¹⁰ The new Grange hall was dedicated July 19, 1912, with the National and State Masters in attendance for the occasion.

Organized in December 1873, the Collins Grange was Larimer County's most prominent Grange dating from before the turn-of-the-century. R.Q. Tenney was the organization's first Master, and E.F. Kerr the first Secretary. With a membership of about 100, the Collins Grange was considered the state's leading Grange for many years.¹¹

Apart from the Grange, in 1947 the Poudre Valley Cooperative was formed. Still in existence, this co-op is a member-owned organization that furnishes such items as feed, fertilizer and fuels to area farmers. The Poudre Valley Cooperative will sell to anyone; however, farmers who are members receive a portion of the organization's total sales back as profit. In 1994, the organization returned \$224,000.00 back to its members from gross sales of \$5.5 million. The Poudre Valley Co-op. has approximately 2100 members located primarily in Larimer, Weld, Adams and Boulder Counties, as well as in Laramie County, Wyoming. Other, similar, co-ops in the region include Ag-Land Incorporated at Eaton, and the American Pride Cooperative at Brighton.¹²



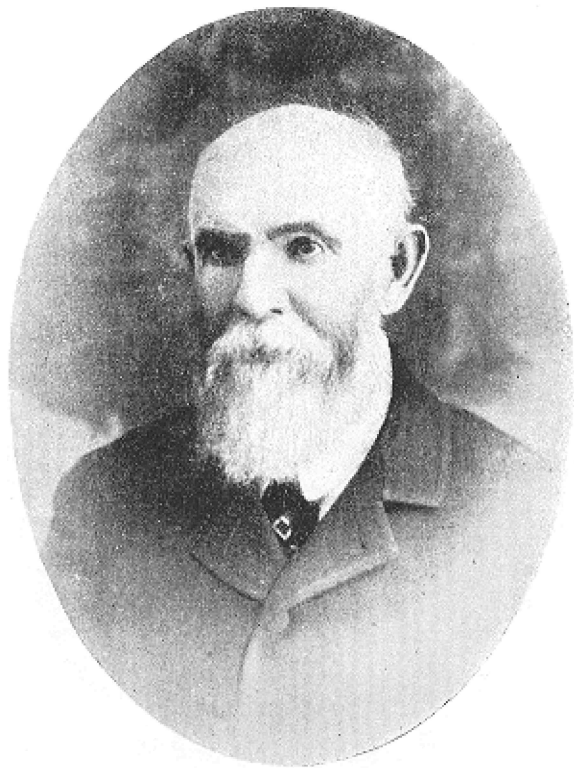
Empire Grange, 2306 West Mulberry

Number	Name	Location	Date
7	Collins	Fort Collins	December 15, 1873
42	Flora	Fort Collins	January 23, 1874
122	Virginia Dale	Virginia Dale	December 27, 1890
129	Agricultural College	Fort Collins	December 14, 1891
145	Union	Fort Collins	March 12, 1901
146	Poudre Valley	Timnath	February 27, 1902
148	Empire	Fort Collins	March 24, 1904
149	Eureka	Fort Collins	January 6, 1905
150	Mountain View	LaPorte	February 18, 1905
168	College	Fort Collins	October 16, 1908
186	Lower Box Elder	Fort Collins	February 23, 1910
221	Virginia Dale	Virginia Dale	November 1, 1913
456	Cache la Poudre	Bellvue	July 8, 1944

*Larimer County Granges*¹³

THE COUNTY FAIR

Complementing the Grange activities, the annual Larimer County fair was an important event for the area's farmers and ranchers. The first county fair was held in October 1879 at the fairgrounds where Poudre Valley Hospital now stands on Lemay Street. Well attended by the county's residents, the first fair had been organized by John Mathews and others under the auspices of the Larimer County Fair Association. In addition to various exhibits, the early fairs also featured a variety of athletic competitions and timed hose-cart races.¹⁴



Henry Clay Peterson

FLOUR AND FEED MILLS

Prior to the production of beet sugar, milling operations in the area had been limited to grinding wheat and coarse grains into flour and ground stock food. Fort Collins' first mill had been built in 1868 by Henry Clay Peterson and the venerable Elizabeth "Auntie" Stone. Known

as the Lindell Mill, it was built at the present site of Ranch-Way Feeds on Lincoln Avenue. Peterson traveled to Buffalo, New York to buy milling machinery, and upon his return, both the mill itself, and a 1½-mile long millrace to bring water from the Cache la Poudre River were constructed.

In 1869 the three-story mill began to grind wheat into flour. Joseph Mason became owner of the mill in 1873, and soon after began to make it a more modern facility. In 1878, he expended some \$12,000.00 for improvements, and also took on Benjamin Franklin (B.F.) Hottel as a partner. In 1881, Mason was killed by a kick from a horse, leaving Hottel as the mill's sole owner. Four years later, Hottel sold out to the Colorado Milling and Elevator Company, but continued to work as the mill's manager.¹⁵

The Lindell Mill was damaged by fire on several occasions. The first mill fire occurred in July 1886. Quickly rebuilt, the facility was back in operation by the end of the year. Another large fire occurred in October 1895, but again, the structure was quickly rebuilt. Flour was produced at the mill until 1948. Since then, the milling operation has continued exclusively for the production of animal feed. Ranch-Way Feeds, the mill's current owner, has operated the facility as a feed mill since they acquired it from the Colorado Milling and Elevator Company in 1967.



Benjamin Franklin Hottel

In 1880 a flour mill was built by Joseph Watson and others, but it failed to turn a profit, and closed down after operating only a few years.¹⁶ Another unsuccessful mill was opened by area farmers in 1886, across the street from the Lindell Mill. Called the Farmers' Mill (later known as Harmony Mill), its operators hoped that bringing increased competition would induce the Colorado Milling and Elevator Company (owners of the Lindell Mill) to pay greater prices for wheat. Built at a cost of approximately \$100,000.00, the Farmers' Mill was financed largely by borrowed capital. The venture proved a financial failure, and soon fell into receivership.¹⁷

In 1894, a far more prosperous milling operation was launched by John M. Hoffman, who had worked for Hottel for a time. Rather than compete with the Lindell Mill's flouring operation, Hoffman's mill initially was used solely to grind feed for livestock. Located on Riverside Avenue, Hoffman's mill quickly proved a financial success. In 1900, Hoffman installed a flouring mill and began to compete directly with Lindell Mill in the milling of wheat into flour.¹⁸

COLORADO AGRICULTURAL COLLEGE

The founding of Colorado Agricultural College, in 1878, has had a lasting impact on agriculture in Fort Collins and throughout the state. Created as Colorado's Land Grant College, under the Morrill Act,¹⁹ C.A.C was founded on 240 acres of land south of Fort Collins. Old Main, the institution's first building, was erected in 1878-79, and the first students were enrolled in the fall of 1879.²⁰

As reflected in its name, agriculture was a focal point for the college from the very beginning. Marking the start of a more scientific approach to agriculture, research and extension work were begun prior to the teaching of classes. A College Farm was established where agricultural experiments were conducted on a large variety of crops. Located generally at the present site of Moby Gym, the College Farm was initially managed under the direction of Ainsworth Blount. Overall, the College Farm was designed to produce significant benefits for Colorado farmers.²¹ The College Farm was a part of the main college campus for more than seventy years. In 1949, it was dismantled and moved as part of a campus expansion project.²²

Other important agricultural developments at Colorado Agriculture College included the establishment of the Agricultural Experiment Station in the late 1870s, and the creation of an agricultural short course in the 1890s. A four week instructional session, the short course provided practical agricultural training to persons interested in basic farming as a livelihood.²³

THE LIVESTOCK FEEDING INDUSTRY AND INTO THE 20TH CENTURY

In the late 1880s, ranching evolved from the domain of the open range cattleman, to that of the indigenous livestock rancher. Although Colorado remained ostensibly an open range state, in reality, individual homesteaders were gradually supplanting the large cattle operators. With the expansion of alfalfa and sugar beets in the 1890s, the livestock feeding industry got underway, as the practice of feeding cattle and sheep gained widespread acceptance.²⁴

The alfalfa fields were typically cut three times per year, providing an abundance of winter hay for cattle or sheep. Sugar beet tops, grain, corn and beet pulp were also utilized as

sheep and cattle feed by area growers. For these so-called farmer-feeders, the production of crops for livestock consumption often became more profitable than producing crops for human consumption. As a result, after the turn-of-the-century, many farmers operated wholly as commercial feeders.²⁵

Cattle in the Fort Collins area were grown primarily for their beef, but there were a number of dairy farms as well. Scottish immigrant John Nelson was one of the region's first and most successful dairy farmers. After arriving in Fort Collins in the early 1870s, Nelson purchased a few head of registered Jersey cows in 1877 and established a dairy farm southeast of Fort Collins, near the present intersection of Lemay and Swallow.²⁶ Nelson gradually increased his herd, while at the same time maintaining the quality of his stock. His Jersey cattle won many prizes at the county fairs, and at their peak produced enough milk to churn some 200 pounds of butter per week.²⁷ Now surrounded by suburban homes, the Nelson Milk House has been preserved and is still standing on South Lemay Street. Building on Nelson's success, other farmers began dairying operations as well. In the 20th century, a number of local dairies have operated profitably, as milk production has remained an important, if not dominant, industry.

In addition to his dairy operation, Nelson also raised Clydesdale horses for a time. Others also tried their hands at horse breeding, but horse raising generally did not have a lasting impact on the region's economy. Beginning in the 1860s, brothers F.W. and Jesse Sherwood raised horses as well as cattle. North of Fort Collins, near the present site of Jax Surplus, Jesse Harris operated the Inverness Stock Farm and also raised thoroughbred stallions, imported from Scotland.²⁸ Elsewhere in Fort Collins, the Stericker brothers, who ran a stable on Jefferson Street, also imported purebred horses from the British Isles.²⁹ Several livery stables, that have long since disappeared, also operated in Fort Collins, especially along West Mountain Avenue.³⁰

After 1900, agriculture in Larimer County became increasingly diversified. Sugar beets were the principal crop, but alfalfa, wheat, corn, oats and other crops were also important. The region's economy was also becoming more diversified generally. Whereas in 1870, agriculture was really the area's only industry, in 1910, agriculture had been joined by manufacturing, mining, lumbering, and stone quarrying industries.³¹

AGRICULTURE 1920 TO THE PRESENT

Agriculture remained Fort Collins dominant industry into the 1960s. In more recent years, the industry has remained important to the city's economy, but it is by no means as dominant as it once was. In 1990, the number of people employed in agricultural-related occupations in Larimer County ranked far below many other industries. From a county-wide work force of 94,000, only 2200 people were engaged in agricultural-related work.³² By the end of the 1980s, Larimer County employment fields that outranked agriculture included: service industries (35,000 employees); manufacturing (18,000 employees); retail trade (16,500 employees); construction (5500 employees); transportation / communication / public utilities (5000 employees); finance / insurance / real estate (4500 employees); public

administration (3500 employees); and wholesale trade (2500 employees).³³ These trends had been established during the 1960s, '70s, and '80s, when Fort Collins' population boomed and its economy was impacted by several large manufacturing concerns. In the process, Fort Collins' landscape was changed from an agrarian setting, to that of a regional urban commercial center with extensive suburban development.

By the early 1990s, the city's twelve largest employers included six manufacturing firms that were established or moved here after 1962. These include Hewlett Packard, Kodak, Woodward Governor, Teledyne/Waterpik, NCR Corporation, and Anheuser Bush. With one exception - Poudre Valley Hospital - Fort Collins' other top employers are all public-sector entities: Colorado State University, Poudre R-1 School District, City of Fort Collins Government and Larimer County Government.³⁴

Agriculture, nonetheless, has continued to play an important role relative to Fort Collins' economy. The industry, in fact, has actually expanded over the years, in terms of gross revenues generated. This fact, though, has been completely overshadowed by Fort Collins' tremendous economic growth in other areas. Moreover, as the city's population has continued to increase, newcomers to the area are generally unaware of the city's agrarian past. Agriculture's importance to the local economy, therefore, often goes largely unnoticed.

Outside of Fort Collins, though, rural areas of Larimer County are still chiefly agrarian. In the late 1980s, Larimer County was still home to over 1200 farms located on nearly 575,000 acres of farmland. Of these lands, some 142,400 acres were under direct cultivation. Hundreds of thousand of additional acres, including Bureau of Land Management and National Forest Service lands are utilized to range cattle and sheep.

The types of agricultural crops grown in Larimer County have changed little over the years. In 1990, the county's chief crops included wheat, corn (grown for grain and silage), sugar beets, sorghum grain, barley, oats, dry beans, potatoes and alfalfa hay.³⁵ Nearly all of Larimer County's wheat crop is now exported to eastern and foreign markets, whereas in earlier years most of it was processed and consumed locally. Grain crops processed as silage, however, continue to be grown for sale to cattle feeding operations.

Statewide, the agricultural industry has gradually become more organized and business-oriented. In 1920 the Colorado Cattlemen's Association and the Colorado Cattle Feeders' Association began to meet jointly to address cooperative marketing efforts. In particular, the two groups began to work together to open the direct selling of feeder cattle to eastern markets.³⁶ More recently, in 1965, the Colorado Beef Council was formed to provide research and to further promote marketing. These efforts evidently paid dividends. In 1927 some 150,000 head of cattle were being fattened at Colorado feedlots, but by 1972, this number had increased to over one million head.³⁷ By 1992, Colorado was home to nearly three hundred feedlots and was the nation's fourth largest producer of feedlot cattle.

During the 1980s and early 1990s, Colorado's beef production increased significantly, primarily due to the liberalization of foreign export quotas. The export of Colorado beef, primarily to Japan, Canada, Mexico and Korea, has contributed greatly to the industry's continued growth.³⁸ Cattle raising is now Larimer County's and Colorado's single largest agricultural industry, and Colorado currently ranks fourth nationally in beef production.³⁹

PROPERTY TYPES

Many types of historic properties in the Fort Collins UGA are associated with farming and ranching. These include farmhouses, barns, silos, outbuildings, mills, corrals, loading chutes, barbed wire fences, wells, and remnants of windmills and stock watering tanks. Specific buildings associated with farming and ranching include the Empire Grange on West Mulberry, Harmony Mill on East Lincoln, and Ranch-Way Feeds at the site of the old Lindell Mill.

In addition to these buildings and structures, many kinds of farm implements still exist within the Fort Collins UGA. On some farms, the buildings and structures were torn down, but old machinery such as plows, wagons, tractors, and threshers were left behind. Many farm implements have been preserved and are available for interpretation at Lee Martinez Park and at the Fort Collins Museum. The most common elements of most farm complexes are discussed in greater detail below.

Farmhouses

Prior to circa 1910, farmhouses generally featured vernacular plans, with some Victorian-era influences. In later years (circa 1910 - 1940), many farmhouses were built in the bungalow and craftsman styles. Rural houses, thus, typically reflected building trends that were in vogue at the time of their construction. Early farmers and ranchers also built their homes similarly to those they had built or had been familiar with in the east. In this way, building forms (along with a variety of other customs, styles, social mores, and religious beliefs) migrated westward with pioneers.

Some 60 farmhouses were identified in the Fort Collins Urban Growth Area and surveyed at either the reconnaissance or intensive levels. Thirty-five of these houses were built in the vernacular style, twelve were identified as bungalows with craftsman detailing, seven are considered Victorian Eclectic, four are of the classic cottage style, and one is Dutch Colonial Revival.⁴⁰ Most of these farmhouses feature rectangular plans, wood frame construction, intersecting gable roofs, horizontal wood siding and concrete foundations.

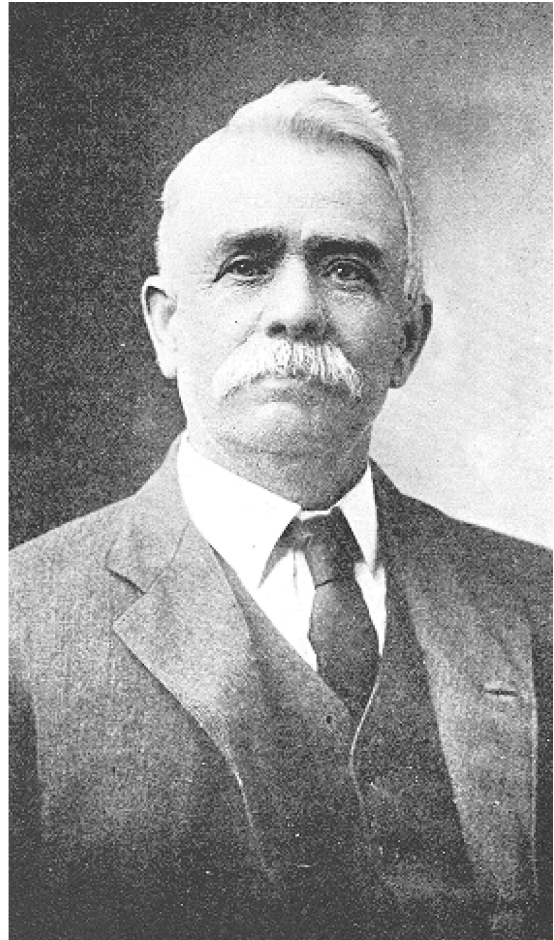
Located southwest of Harmony Road and County Road 9, the Benjamin Preston Farm is perhaps the Fort Collins UGA's best preserved historic farm complex. Born in England in 1848, Benjamin Preston immigrated to the United States in 1866. By 1870, he had arrived in Larimer County. After farming in the Big Thompson Valley for a time, in 1877 Preston and his wife Hessie established their homestead in the Harmony agricultural district.⁴¹ While operating one of the region's most successful farms, Preston was also deeply involved in local politics and civic affairs. He served in the state senate, was a county commissioner, and was also president of both the Fort Collins Sheep Feeders' Association and the Fort Collins Beet Growers' Association. The Preston Farm was owned continuously by the Preston family for more than 100 years, until it was sold in the mid-1980s. Extant historic buildings on the property include a farmhouse (1903), chicken house, coal house, cistern and ice house (all circa 1900), blacksmith shop (circa 1920), smokehouse (1921), and granary (1923).⁴² Although cattle and sheep were the primary animals raised, many local farmers also kept

pigs, goats, chickens, rabbits and other animals. Large markets for these animals did not develop, however. Chickens were kept primarily for the eggs they produced, and pigs were most often raised for private consumption or sold on a limited basis.

Mrs. Benjamin Preston



Mr. Benjamin Preston



Among the area's most visually striking farmhouses is the Michaud Farmhouse at 3317 West County Road 50. Built in the early 1880s, this house is of the Victorian Eclectic style, with extensive Italianate detailing, and features an irregular plan. The Michaud Farmhouse accrues additional significance because it is part of a relatively intact farm complex. In addition to the house, other extant buildings on the property include a barn, stone milk house, and four wood frame outbuildings.

Among the oldest farmhouses in the area is the Taft House at 1120 North Taft Hill Road. Built in the vernacular style in 1876, this house features square-butt shingle siding, and is in remarkably good condition.



Michaud Farmhouse, 3317 West County Road 50

Other notable farmhouses include: the Watrous House at 1337 West Vine Drive and the Maxwell House at 1433 South Overland Trail, both important for their stone construction; the George Strauss Cabin at the end of East Horsetooth Road, important for its log and stone walls, and its very early, 1864, date of construction; the Jessup Farmhouse at 2600 South Timberline Road, which is among Fort Collins' best examples of the bungalow style; the house at 4824 South Lemay, which is the area's only rural example of Dutch Colonial Revival; and the Preston Farmhouse at 4605 South County Road 9. An excellent example of Victorian Eclectic Architecture, the Preston Farmhouse is similar to the Michaud Farmhouse in that it is exceptionally significant because it is part of an intact farm complex. The Preston Farmhouse is also notable for its unique roofline, which features intersecting hip and gable roofs, as well as a corner turret.

In addition to the Jessup House, the eleven other bungalow style farmhouses located within the Fort Collins Urban Growth Area are located at 4207 South County Road 7, 601 West Harmony Road, 1028 Northeast Frontage Road, 1217 North County Road 9E, 3824 East Vine Drive, 1409 North Lemay Street, 3226 South Shields Street, 2407 West Drake Road, 1007 North Overland Trail, 218 South Overland Trail, and 709 North Taft Hill Road. In addition to the superlative Michaud and Preston Houses, the area's other Victorian Eclectic



Jessup Farmhouse, 2600 Timberline Road

farmhouses are located at 3105 East Harmony Road, 3040 West Vine Drive, ~400 South Overland Trail, 2600 Cedarwood Drive (Nelson Farmhouse), and 3624 East Mulberry Street. The four farmhouses built in the Classic Cottage style are located at 420 East Trilby Road, 3733 East Harmony Road, 921 North Taft Hill Road, and 224 North Lemay Street.

The Michaud House, Preston House, Taft House, Strauss Cabin, Watrous House, and Jessup House all qualify for local landmark and National Register eligibility. Several other agricultural-related houses surveyed at the intensive level also appear to be eligible for local landmark designation or for inclusion in the National Register of Historic Places. These include: the house at the Fort Collins Waterworks on North Overland Trail; the Knight Farmhouse at 910 North Shields Street; the Cook/Tyler Farmhouse at 4104 South County Road 9; the Webster Farmhouse at 1110 Lincoln Street; the Johnson Farmhouse at 2608 East Drake Road; and the Johnson Farmhouse at 1908 Timberline Road. Other farmhouses on the following list may also be eligible for local landmark designation or for the National Register of Historic Places.

Farm/Ranch Houses in the Fort Collins Urban Growth Area - Architectural Characteristics

Address	Style	Plan	Roof	Exterior Walls
2600 Cedarwood Dr.	Victorian Eclectic	Ell	Intersecting Gables	Horiz. Wood Siding
3800 Chinook Lane	Vernacular	Rectangular	Front-Gable	Horiz. Wood Siding
4919 S. College	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
7029 S. College	Vernacular	Irregular	Side-Gable	Stucco / Square-Butt
2608 E. Drake Rd.	Vernacular	Rectangular	Hip	Horiz. Wood Siding
2407 W. Drake Rd.	Bungalow	Rectangular	Side-Gable	Horiz. Wood Siding
1028 NE Frontage Rd.	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
1312 NE Frontage Rd.	Vernacular	Rectangular	Hip	Stucco
2500 E. Harmony Rd.	Victorian Eclectic	Rectangular	Front-Gable	
3101 E. Harmony Rd.	Vernacular	Irregular	Hip	Horiz. Wood Siding
3105 E. Harmony Rd.	Victorian Eclectic	Irregular	Hip	Masonry
3733 E. Harmony Rd.	Classic Cottage	Rectangular	Flared Hip	Masonry
601 W. Harmony Rd.	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
224 N. Lemay	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
1409 N. Lemay	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
4824 S. Lemay	Dutch Colonial			
	Revival	Rectangular	Side-Gambrel	Horiz. Wood Siding
7100 S. Lemay	Vernacular	Rectangular	Side-Gable	Horiz. Weatherboard
7213 S. Lemay	Vernacular	Ell	Intersecting Gables	Aluminum Siding
1110 Lincoln	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
Martinez Park				
Farmhouse	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
3624 E. Mulberry	Victorian Eclectic	Irregular	Hip / Gable	Masonry
4424 E. Mulberry	Bungalow	Rectangular	Side-Gable	Masonry
1007 N. Overland	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
1433 S. Overland	Vernacular	Rectangular	Intersecting Gables	Stone
218 S. Overland	Bungalow	Rectangular	Front-Gable	Stucco
~400 S. Overland	Victorian Eclectic	Rectangular	Front-Gable	Masonry
1505 W. Prospect Rd.	Vernacular	Rectangular	Side-Gable	Masonry
910 N. Shields	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
927 N. Shields	Vernacular	Rectangular	Side-Gable	Composition Boards
3226 S. Shields	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
3901 S. Shields	Vernacular	Rectangular	Hip	Horiz. Wood Siding
600 N. Summit View	Vernacular	Rectangular	Hip	Composition Board
922 S. Summit View	Vernacular	Tee	Intersecting Gables	Masonry
940 S. Summit View	Vernacular	Ell	Intersecting Gables	Horiz. Wood Siding
Strauss Cabin	Vernacular	Ell	Intersecting Gables	Log / Stone
709 N. Taft Hill Rd.	Bungalow	Rectangular	Flared Side-Gable	Horiz. Wood Siding
921 N. Taft Hill Rd.	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
1041 N. Taft Hill Rd.	Vernacular	Rectangular	Front-Gable	Horiz. Wood Siding

Address	Style	Plan	Roof	Exterior Walls
1120 N. Taft Hill Rd.	Vernacular	Irregular	Intersecting Gables	Square-Butt Wood
2305-07 N. Taft Hill	Vernacular	Ell	Intersecting Gables	Composition Boards
2604 S. Taft Hill Rd.	Vernacular	Irregular	Side-Gable	Horiz. Wood Siding
2825-35 S. Taft Hill	Vernacular	Irregular	Hip	Horiz. Wood Siding
1908 S. Timberline	Vernacular	Ell	Intersecting Gables	Masonry
2600 S. Timberline	Bungalow	Rectangular	Side-Gable	Masonry
412 E. Trilby Rd.	Vernacular	Rectangular	side-gable	Horiz. Weatherboard
420 E. Trilby Rd.	Classic Cottage	Rectangular	Truncated Hip	Horiz. Wood Siding
232 E. Vine Dr.	Vernacular	Irregular	Intersecting Gables	Stucco
1808 E. Vine Dr.	Vernacular	Irregular	Intersecting Gables	Horiz. Wood Siding
2400 E. Vine Dr.	Vernacular	Rectangular	Intersecting Gables	Composition Board
3500 E. Vine Dr.	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
3824 E. Vine Dr.	Bungalow	Rectangular	Side-Gable	Masonry
1337 W. Vine Dr.	Vernacular	Ell	Intersecting Gables	Stone
3039 W. Vine Dr.	Vernacular	Ell	Hip / Gable	Masonry
3040 W. Vine Dr.	Victorian Eclectic	Irregular	Intersecting Gables	Stucco
Old Waterworks House	Vernacular	Rectangular	Side-Gable	Horiz. Wood Siding
603 E. Willox Ln.	Classic Cottage	Rectangular	Hip	Horiz. Wood Siding
719 E. Willox Ln.	Victorian Eclectic	Rectangular	Front Gable	Horiz. Wood Siding
4207 S. Cty. Rd. 7	Bungalow	Rectangular	Front-Gable	Horiz. Wood Siding
3809 S. County Rd. 9	Vernacular	Irregular	Intersecting Gables	Horiz. Wood Siding
4104 S. County Rd. 9	Vernacular	Irregular	Hip / Gable	Masonry
4605 S. County Rd. 9	Victorian Eclectic	Irregular	Hip/Gable/Turret	Horiz. Wood Siding
~5000 S. Cty. Rd. 9.	Vernacular	Ell	Intersecting Gables	Horiz. Weatherboard
1217 N. Cty. Rd. 9E	Bungalow	Rectangular	Side-Gable	Stucco
2008 N. Cty. Rd. 11	Vernacular	Rectangular	Intersecting Gables	Horiz. Wood Siding
3317 W. Cty. Rd. 50	Victorian Eclectic	Irregular	Intersecting Gables	Horiz. Wood Siding

Barns

Barns were designed as utilitarian structures, but their sublime beauty and aesthetic qualities make them the most visually appealing agricultural structure. Those remaining in the Fort Collins UGA were usually built of wood frame construction with horizontal wood siding. A notable exception is the Warren Farm Stone Barn near Taft Hill Road and U.S. highway 287. Resting on stone or concrete foundations, many extant barns also feature gable end hay hoods, cupolas, and horizontal sliding doors in the upper gable ends. Steeply-pitched gable or gambrel roofs are common, providing for a large interior space to store hay in the loft. Barns were built in various sizes, and were used for several different purposes. From storing hay to providing shelter for animals, barns were also used as workshops, to store machinery, to milk cows, and on occasion as impromptu veterinary operating rooms. In later years, many barns were converted to garages. In addition to their various uses, barns were also important family and community focal points. Children often played in the loft, and old-fashioned barn raisings and square dances were important social occasions.⁴³

From the countless barns that once dotted the area landscape, there are now only about forty remaining within the Fort Collins Urban Growth Area. Surveyed at the reconnaissance level, most of these barns are built of wood frame construction with rectangular plans, horizontal exterior wood siding, and gable or gambrel roofs. There are exceptions, however. Nine barns feature board and batten exterior walls. These are located at 3101 East Harmony Road, 910 and 927 North Shields Street, 3317 West County Road 50, 1312 Northeast Frontage Road, 2400 East Vine Drive, 940 South Summit View, 2008 North County Road 11, and 325 North Taft Hill Road. Even less common, two barns feature vertical plank siding. These are the Coy Hoffman Barn on the Link-N-Greens Golf Course, west of Lemay between Mulberry and Lincoln, and the Deines Barn at 7309 South College Avenue. Only the upper portions of the walls on the Coy-Hoffman Barn are vertical plank, however; this barn's lower portions are built of stone. Only one barn, actually located outside the Urban Growth Area, features walls and foundation built entirely of stone. This is the Warren Stone Barn, located at the Stegner Dairy at the northwest corner of Taft Hill Road and U.S. Highway 287.

As mentioned earlier, nearly all of the barns feature rectangular plans. The exceptions include eight single-wing barns and two double-wing barns. The single wing barns are located at 910 and 927 North Shields, 921 and 2305-07 North Taft Hill Road, 2825-35 South Taft Hill Road, 1600 West Horsetooth Road, 2008 North County Road 11, and 1505 West Prospect Road. The area's two double-wing barns are located at 3624 East Mulberry Street and 218 S. Overland Trail. However, both wings of the barn on Mulberry Street are not part of its original construction.



Harvey Johnson Barn, 2608 East Drake Road

Most of the Urban Growth Area's remaining barns rest on concrete foundations, although some foundations are stone, and one is built of cinder blocks. Typically among the area's oldest remaining structures, barns with stone foundations include the Coy-Hoffman Barn, the Martinez Park Farm (600 North Sherwood Street), the Warren Stone Barn at Taft Hill Road and U.S. Highway 287, and the barn at the Old Waterworks facility on North Overland Trail. Other barns with stone foundations are located at 927 North Shields Street, 3317 West County Road 50, 2008 North County Road 11, and 921 North Taft Hill Road. Many area barns, although not most, also feature cupolas and gable end hay hoods. Those with both gable end hay hoods and cupolas are located at 5308 South County Road 9, 2608 East Drake Road, 2600 South Timberline Road, 910 North Shields Street, 601 West Harmony Road, 2008 North County Road 11, 4424 East Mulberry, and 2912 West Vine Drive. Those with only gable end hay hoods are located at 2515 West Mulberry Street and 940 South Summit View, as well as the Coy-Hoffman Barn. Barns with cupolas but no gable end hay hoods are located at 3733 East Harmony Road, 4104 South County Road 9, 927 North Shields Street, 1900 North Taft Hill Road, 1312 Northeast Frontage Road, 3226 South Shields Street and 3039 West Vine Drive, as well as the Martinez Park Farm Barn and the Warren Farm Barn.

All of these remaining barns are historically significant, at least to some degree, because they represent the hundreds of barns that have been razed over the years for development. In terms of superlatives, the Coy-Hoffman Barn is evidently the oldest, the barns at 940 South Summit View Drive and 7309 South College appear to be the largest, and the Coy-Hoffman Barn and Warren Farm Stone Barn are important because they are the only two that feature the extensive use of stone. Finally, the Johnson Barn at 2608 East Drake Road, and the barn at 4424 East Mulberry, are Fort Collins only known remaining examples of "bank barns." This type of barn is built into a hillslope allowing ground-level entry to the barn's upper floor on the uphill side, and into the barn's lower floor on the downhill side.

These superlative barns, however, should not diminish the potential significance of the area's other remaining barns. Those barns that appear more typical - featuring rectangular plans, horizontal wood siding, gable or gambrel roofs and concrete foundations - are also significant because they are more truly representative of the majority of barns that have been lost. Moreover, as a whole, these barns have retained a remarkably strong share of their historic integrity. A number of barns are suffering from neglect, however, virtually none have been substantially altered from their original construction.

Barns in the Fort Collins Urban Growth Area - Architectural Characteristics

Address	Plan	Foundation	Roof	Exterior Walls
7029 S. College	Rectangular	Concrete	Gambrel	Vertical Wood Siding
Coy-Hoffman Barn	Rectangular	Stone	Gable ¹	Stone / Vertical Plank Siding
2608 E. Drake Rd.	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
2407 W. Drake Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
933 SW Frontage Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
1312 NE Frontage Rd.	Rectangular	Concrete	Gambrel ²	Board and Batten
~3000 E. Harmony Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
3101 E. Harmony	Rectangular	Concrete	Gable	Board and Batten
3733 E. Harmony	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
601 W. Harmony Rd.	Rectangular	Cinder Blocks	Gable ^{1,2}	Horizontal Wood Siding
1600 W. Horsetooth	Single-Wing	Concrete	Gable	Horizontal Wood Siding
4824 S. Lemay	Rectangular	Concrete	Gambrel	Horizontal Wood Siding
Martinez Park Barn	Rectangular	Stone	Gable ²	Horiz. Wood Siding / Stone
3624 E. Mulberry	Double-Wing ³	Concrete	Gable	Horizontal Wood Siding
4424 E. Mulberry	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
2515 W. Mulberry	Rectangular	Concrete	Gambrel ¹	Horizontal Wood Siding
2631 W. Mulberry	Rectangular	Concrete	Gable ¹	
218 S. Overland Tr.	Double-Wing	Concrete	Gable	Horizontal Wood Siding
1505 W. Prospect Rd.	Single-Wing	Concrete	Gable	Horizontal Wood Siding
910 N. Shields	Single-Wing	Concrete	Gable ^{1,2}	Board and Batten
927 N. Shields	Single-Wing	Stone	Irregular ²	Board and Batten
3226 S. Shields	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
3901 S. Shields	Rectangular	Concrete	Gable	Horizontal Wood Siding
940 S. Summit View	Rectangular	Concrete	Gable ¹	Board and Batten
325 N. Taft Hill Rd.	Rectangular	Concrete	Gable	Board and Batten
921 N. Taft Hill Rd.	Single-Wing	Stone	Gable	Horizontal Wood Siding
~1900 N. Taft Hill Rd.	Rectangular	Concrete	Gambrel ²	Horizontal Wood Siding
2305-07 N. Taft Hill Rd.	Single-Wing	Concrete	Gable	Metal Sheathing
2604 S. Taft Hill Rd.	Rectangular	Concrete	Gable	Horizontal Wood Siding
2825-35 S. Taft Hill Rd.	Single Wing	Concrete	Gable	Horizontal Wood Siding
1908 S. Timberline	Rectangular	Concrete	Gable	Horizontal Wood Siding
2600 S. Timberline	Rectangular	Concrete	Gambrel ^{1,2}	Horizontal Wood Siding
2400 E. Vine Dr.	Rectangular	Concrete	Gable	Board and Batten
2912 W. Vine Dr.	Rectangular	Concrete	Gable ^{1,2}	Horizontal Wood Siding
3039 W. Vine Dr.	Rectangular	Concrete	Gambrel ²	Horizontal Wood Siding
Warren Farm Barn	Rectangular	Stone	Gable ²	Stone
Old Waterworks Barn	Rectangular	Stone	Gable	Horizontal Wood Siding 3901
S. County Rd. 9	Rectangular	Concrete	Gable	Horizontal Wood Siding
4104 S. Cty. Rd. 9	Rectangular	Concrete	Gable ²	Horizontal Wood Siding
5308 S. Cty. Rd. 9	Rectangular	Concrete	Gable ^{1,2}	Horizontal Wood Siding
2008 N. Cty. Rd. 11	Single-Wing	Stone	Gable ^{1,2}	Board and Batten
3317 W. Cty. Rd. 50	Rectangular	Stone/Concrete	Gable	Board and Batten

¹With a gable end hay hood; ²With a cupola; ³Both wings are non-original

Granaries

Built to store grain, granaries were simply built wood frame structures, often with the identifying features that they were tightly built with "studs out." The smooth interior walls that resulted meant less grain was wasted, and fewer rodents could find their way to the grain. The reconnaissance-level survey identified granaries at only five locations, the Preston Farm at 4605 South County Road 9, Landmark Stables at 1600 West Horsetooth, the Johnson Farm at 2608 East Drake Road, the southeast corner of Lemay and Harmony Road, and at 6601 Timberline Road. In addition, a metal granary is located at the Worthington property at 3226 South Shields.

Exceptionally significant are the Preston Farm granary, the Ross Farm (Landmark Stables) granary at 1600 West Horsetooth, and the Ranch-Way Feed Mills crib house at 546 Willow Street. These structures are among Fort Collins' most significant agricultural-related resources and they should be considered among the city's highest priorities for preservation. The Ross Farm granary and the Ranch-Way Feed Mills crib house are particularly significant for their stacked plank, or plank-on-plank, method of construction. Rarely built in Colorado and throughout the United States, plank-on-plank structures were constructed of milled planks stacked and nailed one on top of the other. Similar to log construction, the stacked plank method resulted in a building with dense solid walls. One advantage to the stacked plank method was that it did not require a great deal of expertise, making it an excellent choice for people who were not skilled craftsmen. There were also disadvantages, however. Stacked plank walls took a long time to build, required a large quantity of lumber and nails, and were prone to warping.



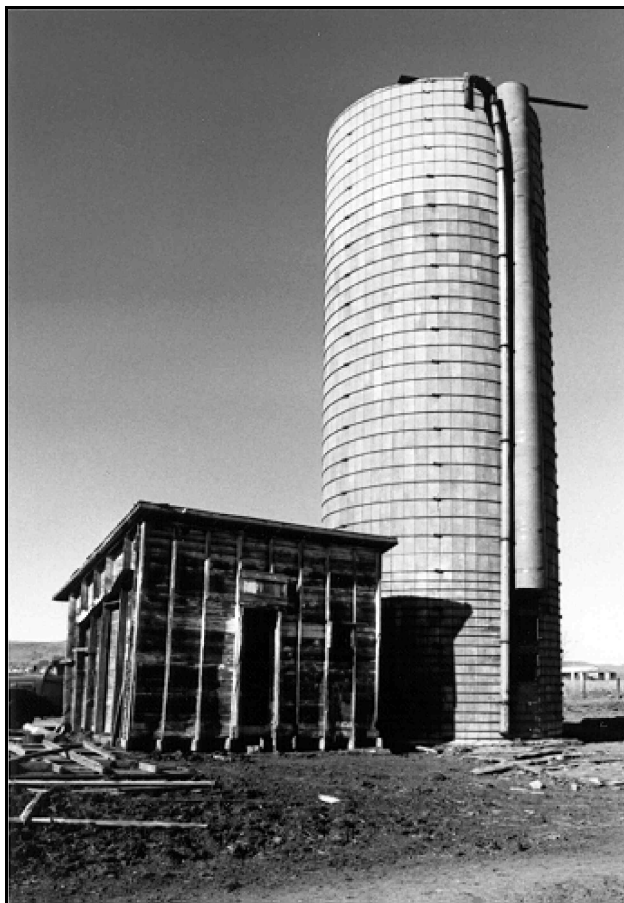
Preston Farm Granary, 4605 South County Road 9

Silos

Often the tallest structure on farms, silos were used primarily to store silage for winter feed. Corn was the most common type of silage, but alfalfa and other crops like clover, oats, peas, rye, sorghum, millet and milo maize were also stored and used as winter feed.⁴⁴

Silos were usually constructed of cheap, or easily accessible materials. Most of the ones in Larimer County were made of concrete or brick. The bricks were 12 inches square by three inches thick, and ever so slightly concave. The silos were usually about 20 feet in diameter and between 40 and 60-feet high.⁴⁵

Today, single or paired silos remain at approximately fourteen locations within the Fort Collins UGA. Most of these silos are no longer in use and have suffered to varying degrees from neglect. They are little changed from their original construction, however, and have retained the essential elements of their historical integrity. For these reasons, and because so few do remain, each of these silos should be considered potentially as local landmarks. In some cases, silos may also be eligible for inclusion in the National Register of Historic Places.



7309 S. College Avenue
1028 NE Frontage Road
1600 West Horsetooth
224 North Lemay Street
7213 South Lemay Street
Link-N-Greens Golf Course
Martinez Park Farm
2825-35 South Taft Hill Road
6601 Timberline Road
1808 East Vine Drive
2912 West Vine Drive
3040 West Vine Drive
3800 South County Road 9
3901 South County Road 9

Silo Locations - Fort Collins UGA

Concrete Silo with “Studs Out” Granary



Garage, 1312 Northeast Frontage Road

Garages

As presented in the following list, the reconnaissance-level survey identified garages at twenty farm complexes within the Fort Collins UGA. The garages primary function is to house vehicles, primarily cars and pick-up trucks, however, they are often also used as workshops and for storage. Garages are typically wood frame buildings with horizontal exterior wood siding and gable roofs, resting on concrete foundations. Other characteristic features include roll-away garage doors in the gable ends, single wood-paneled entry doors on a side elevation, exposed rafter ends, and 1" by 4" corner posts. Eleven garages were large enough to house two or more vehicles, while the remainder were single-stall garages.

Considered as isolated buildings, it is unlikely that any of these garages would be considered individually eligible for local landmark designation or for inclusion in the National Register. Some garages, though, may be historically significant as contributing buildings within relatively intact farm complexes. Potentially eligible garages, thus, are located at: the Jessup Farm, 2600 South Timberline Road; the Johnson Farm, 1908 South Timberline Road; Landmark Stables, 1600 West Horsetooth Road; Town and Country Stables, 2407 West Drake Road.

Garages in the Fort Collins Urban Growth Area

Address

7100 South Lemay Street
600 North Sherwood (Martinez Park Farm)
1908 South Timberline Road (three garages)
1600 West Horsetooth Road
Southwest Frontage Road (Fort Collins Archery Range)
1312 Northeast Frontage Road
2008 North County Road 11
3039 West Vine Drive
3809 South County Road 9

Address

4207 County Road 7
2600 South Timberline Road
2305-07 North Taft Hill
601 West Harmony Road
1028 Northeast Frontage Road
1217 North County Road 9E
2407 West Drake Road
921 North Taft Hill Road
~3000 E. Harmony Road



Nelson Milk House, southwest corner of Lemay and Swallow

Milk Houses

During the reconnaissance survey, milk houses were noted at three locations: the Michaud Farm at 3317 West County Road 50; near the Coy-Hoffman Barn on the Link-N-Green golf course; and at the southwest corner of Lemay and Swallow Streets (Nelson Milk House). Each of these structures features a simple rectangular plan and gable roof with boxed eaves. The Michaud and Nelson Milk Houses both have thick stone walls, while the Coy-Hoffman Milk House's walls are built of red brick. All three of these milk houses have retained the essential elements of their historical integrity and are representative of the many milk houses that no longer exist. For these reasons, they should be considered eligible for local landmark designation and for inclusion in the National Register of Historic Places. The Michaud Milk House is particularly significant because it is part of a relatively intact farm complex.

Chicken Coops

Chicken Coops were identified at eleven agricultural-related sites within the Fort Collins UGA. Many other, isolated, chicken coops are scattered throughout the city's older neighborhoods. Most of these have been converted to storage buildings. Typically used to raise poultry, these are simple wood frame buildings with shed roofs and exposed rafter ends. Chicken coop exterior walls are either horizontal weatherboard or lapped wood siding, with 1" by 4" corner posts. Vertical wood plank doors typically appear in one or both end

elevations, although, some chicken coops have a single door in the middle of a side elevation. A series of square or rectangular window openings, often covered with chicken wire, also exist on one side elevation. One chicken coop, at 4104 South County Road 9 features a gable, rather than a shed, roof, and another chicken coop, at 910 North Shields Street, has vertical wood plank walls. In town there is a unique stone chicken coop at 325 East Parker Street.

Considered as isolated buildings, it is unlikely that these chicken coops would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing buildings within relatively intact farm complexes.

Chicken Coops in the Fort Collins Urban Growth Area

Address

4824 South Lemay Street
600 North Sherwood (Martinez Park Farm)
2600 South Timberline Road
910 North Shields Street
3901 South Shields Street
708 West Mountain Avenue

Address

4104 South County Road 9
Old Water Works on North Overland Trail
1908 South Timberline Road
1312 Northeast Frontage Road
3226 South Shields Street
325 East Parker Street

Chicken Coop at Old Fort Collins Waterworks on North Overland Trail



Fruit / Root Cellars

Fruit or root cellars were noted at only three agricultural-related sites within the Fort Collins UGA: 927 North Shields Street, 3901 South Shields Street, and 921 Taft Hill Road. Used primarily to store canned fruits, vegetables and preserves, these cellars are built into the ground and accessed by a sloping vertical wood plank door. Each cellar is comprised of one small rectangular room. Their floors and walls are concrete, and concrete steps descend from ground level to the floor of the cellar. These three cellars have retained the essential elements of their historical integrity and are representative of the many cellars that no longer exist. For these reasons, they should be considered potentially eligible for local landmark designation and for inclusion in the National Register of Historic Places.

Loafing Sheds

Often located adjacent to barns and in corrals or fields, loafing sheds are three-sided wood structures built to offer livestock some protection from the elements. Typically built of vertical planks with log post supports and shed roofs, these simple structures appear on many farms in northeastern Colorado. Within the Fort Collins UGA, loafing sheds were noted at four locations, 6601 Timberline Road, 2608 East Drake Road, 940 South Summitview, and 3226 South Shields Street.

Considered as isolated structures, it is unlikely that these loafing sheds would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing structures within relatively intact farm complexes.



Loafing Shed, 2608 East Drake Road

Other Outbuildings

Most farm complexes in the Fort Collins area have a number of other small to mid-sized wood frame buildings that were used for a variety of purposes. On some farm complexes each outbuilding had a specific purpose. As discussed previously, for example, the Preston Farm featured a smoke-house, ice house, chicken house, and coal house. On many farms, though, most outbuildings likely served several functions. Such buildings were perhaps used to store a variety of farm equipment and vehicles, as work shops, and to shelter animals. These modest buildings are nearly all built of wood frame construction with gable or shed roofs. Floors are either concrete or earth and there are few window openings. Overall, there is a minimum of architectural detail.

Considered as isolated structures, it is unlikely that any of these buildings would be considered individually eligible for local landmark designation or for inclusion in the National Register. However, they may be historically significant as contributing structures within relatively intact farm complexes.

Outbuildings in the Fort Collins Urban Growth Area

Address

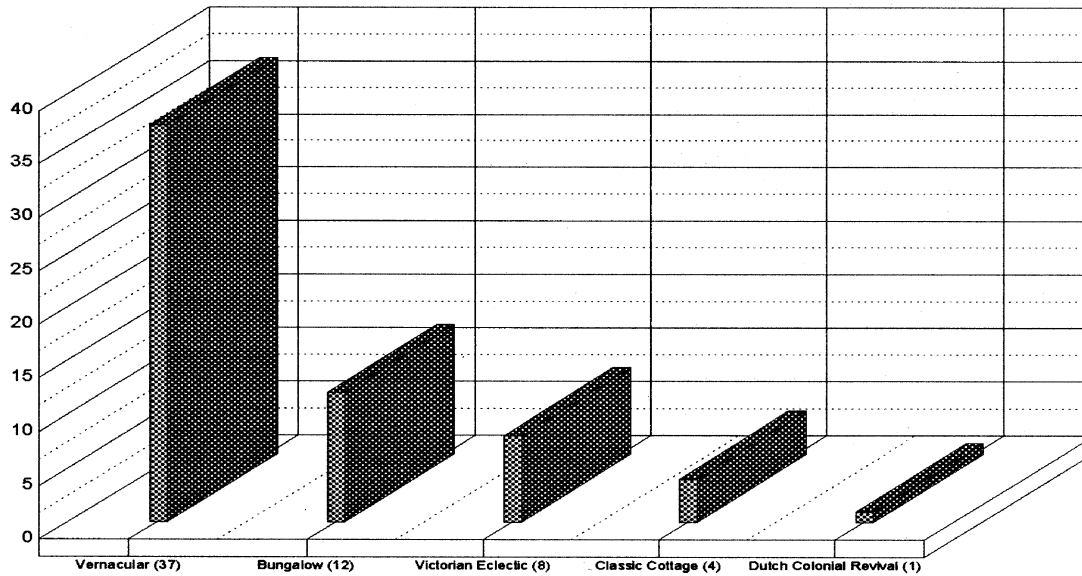
4824 South Lemay Street
4308 East County Road 36
4104 South County Road 9
2608 East Drake Road
1908 South Timberline Road
1312 Northeast Frontage Road
1120 North Taft Hill Road
2604 South Taft Hill Road
910 North Shields Street

Address

3101 East Harmony Road
4207 County Road 7
600 North Sherwood Street (Martinez Park Farm)
2600 South Timberline Road
3500 East Vine Drive
1028 Northeast Frontage Road
3317 West County Road 50
1600 West Horsetooth Road
~3000 East Harmony Road

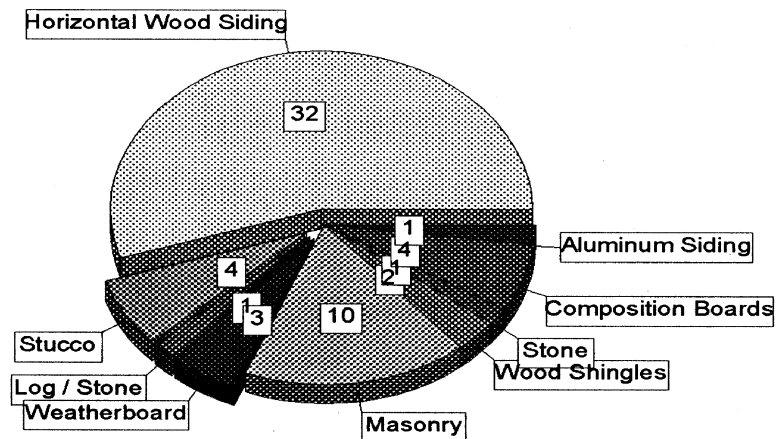
Farm / Ranch House Styles

(Fort Collins Urban Growth Area)



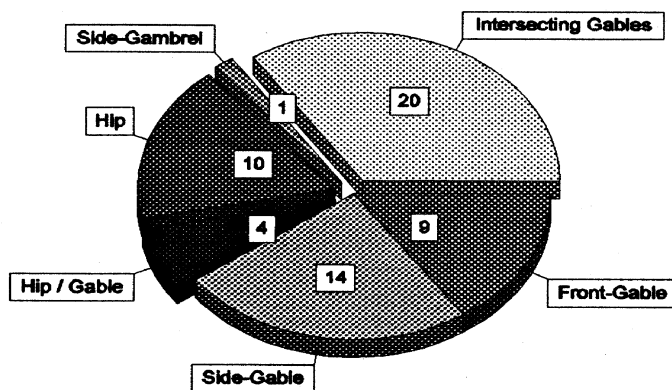
Farm / Ranch House Exterior Walls

Fort Collins Urban Growth Area



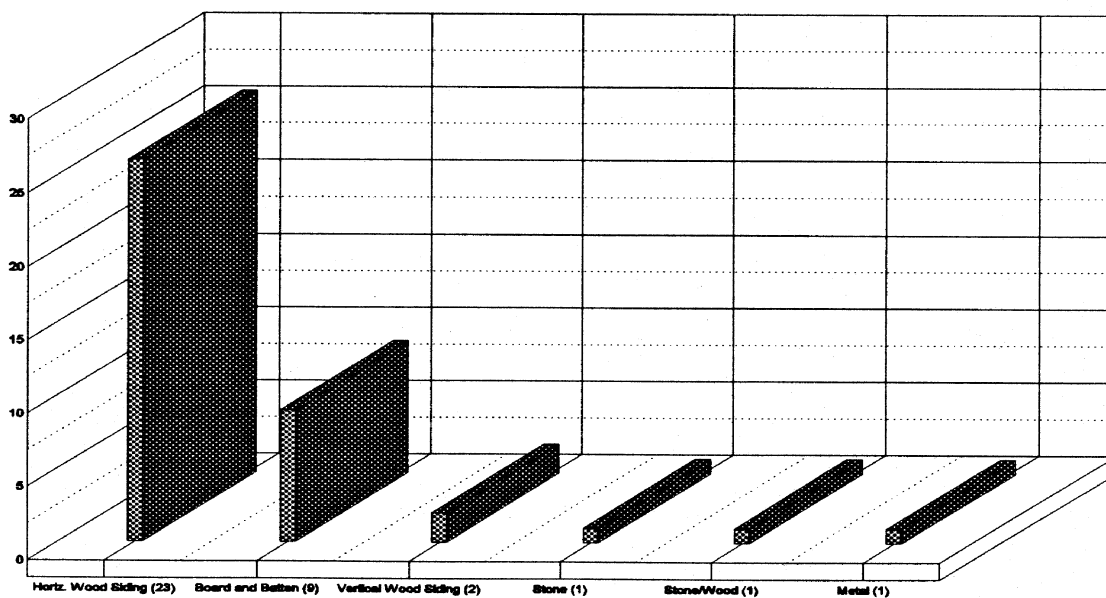
Farm / Ranch House Roof Types

Fort Collins Urban Growth Area



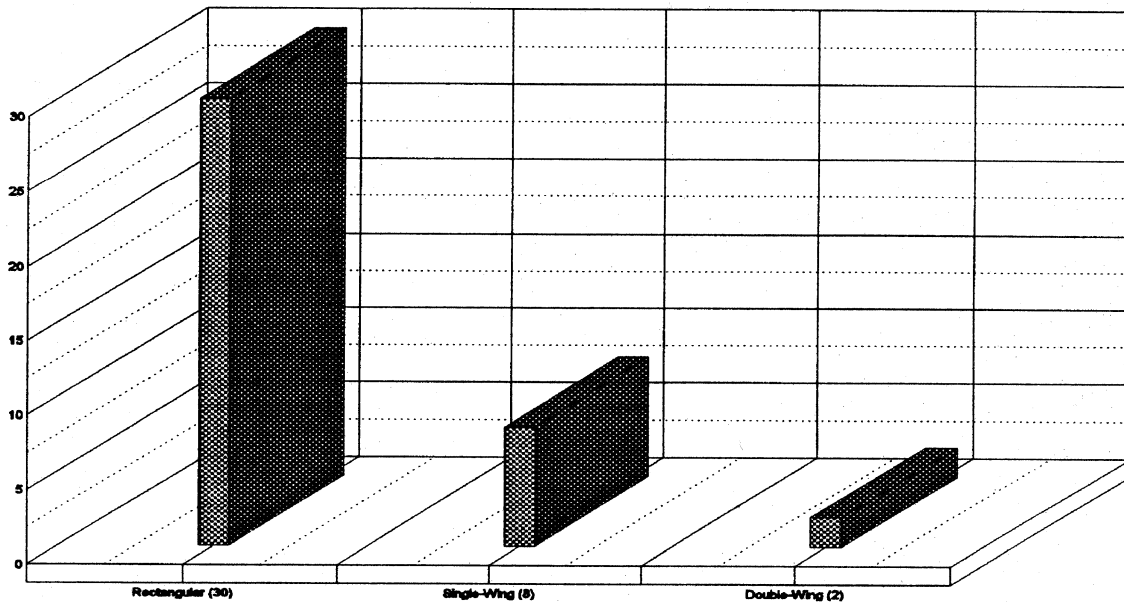
Barn Exterior Walls Materials

Fort Collins Urban Growth Area



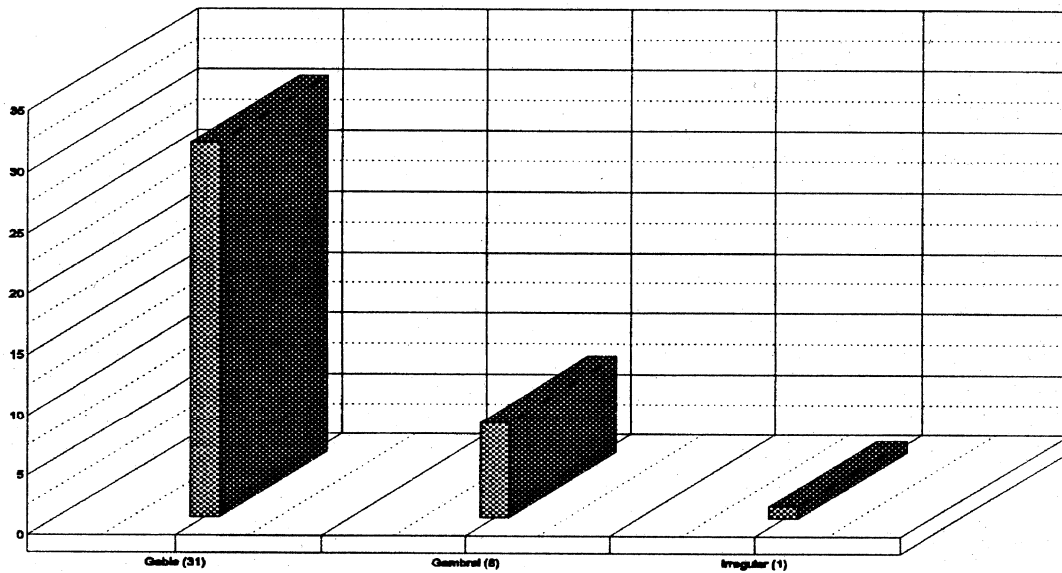
Barn Plans

Fort Collins Urban Growth Area



Barn Roof Types

Fort Collins Urban Growth Area



Endnotes - Farming and Ranching

¹Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 395.

²Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911) p. 228.

³*Ibid.*, p. 367.

⁴*Ibid.*, p. 483.

⁵Livermore Woman's Club, "Ranch Histories of Livermore and Vicinity 1884-1956: A Reprinting of the Larimer County Stockgrowers Association," pp. 9-11.

⁶Steinel, p. 366.

⁷*Colorado State Grange History 1874 - 1975*. (Denver: The Colorado State Grange, 1975), p. 20.

⁸*Ibid.*, p. 129.

⁹Erma L. Deevers, "Empire Grange #148," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 550.

¹⁰Barbara Allbrandt Fleming. (*Fort Collins: A Pictorial History*. Norfolk, VA: The Donning Company Publishers, 1985), p. 126.

¹¹Watrous, p. 238.

¹²Telephone interview with Art Nolin, Poudre Valley Cooperative General Manager.

¹³*Colorado State Grange History 1874 - 1975*, pp. 104-114.

¹⁴Fleming, p. 74; Watrous, p. 146.

¹⁵Evadene B. Swanson. (*Fort Collins Yesterdays*. By the Author, 1975), p. 106; see also, Watrous, pp. 226-227, and Fleming, p. 47.

¹⁶Watrous, p. 227.

¹⁷*Ibid.* Based on the information in Watrous, the Farmers' Mill was evidently the same as the Harmony Mill located on East Lincoln Avenue.

¹⁸Watrous.; see also, Swanson, p. 110; Located near the southeast corner of Riverside and Mulberry, Hoffman's Mill was razed sometime after 1928.

¹⁹See James E. Hansen, II. *Democracy's College in the Centennial State: A History of Colorado State University*, (Fort Collins: Colorado State University, 1977), pp. 6-7. Introduced by Vermont Congressman Justin Morrill, the Morrill Act provided for a land grant college in each state. The law went into effect on July 2, 1862, after it was signed by President Lincoln. In addition to Morrill's efforts, the law's passage resulted largely from lobbying efforts of the United States Agricultural Society, established in 1852.

²⁰*Ibid.*, p. 39.

²¹*Ibid.*, p. 44.

²²Rose (Clerkin) Reales, "The College Farm," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 379.

²³*Ibid.*, p. 105.

²⁴*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association*. (Boulder: Johnson Publishing Company, 1967, p. 272.

²⁵*Ibid.*, p. 273.

²⁶Watrous, p. 369.

²⁷*Ibid.*

²⁸Fleming, p. 85.

²⁹*Ibid.*, p. 84.

³⁰*Ibid.*, p. 88.

³¹Watrous, p. 50.

³²Colorado State University Cooperative Extension Service "Larimer County Information Service, n.p." This source, which is updated periodically by the Cooperative Extension Service, contains a wide range of demographic information.

³³*Ibid.*

³⁴Fort Collins Chamber of Commerce brochure "Fort Collins, Colorado 1994 Relocation Guide", p. 28.

³⁵*Ibid.*

³⁶"Ranch Histories of Livermore and Vicinity 1884-1956...", p. 4.

³⁷"County Information Service Larimer County," n.p.

³⁸*Ibid.*

³⁹Ibid.

⁴⁰These architectural styles are based primarily on Sarah J. Pearce's *A Guide to Colorado Architecture*. Denver: The State Historical Society of Colorado, June 1983.

⁴¹Watrous, p. 280.

⁴²Interview with Benjamin Preston, conducted by Karen McWilliams, 25 March 1994; tour of Preston Farm conducted by Benjamin Preston, 25 March 1994.

⁴³Arlene Ahlbrandt and Kathryn Stieben, "Barns: Storehouses of History," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 382.

⁴⁴Roxxee Wootton, "Silos," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), p. 149.

⁴⁵Ibid.

Irrigation and the Cache la Poudre River

"The first permanent settlers in this state were persuaded to come to Colorado by the lure of gold: but of the many natural resources of this state, its water is far more valuable than all the gold locked in its majestic mountain ranges."

Harvey Johnson, President, Water Supply and Storage Company [1968]

Ranging from the early 1860s to the present, Irrigation and the Cache la Poudre River overlaps six of the previously identified historic contexts: Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864, Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

CACHE LA POUFRE IRRIGATION CANALS

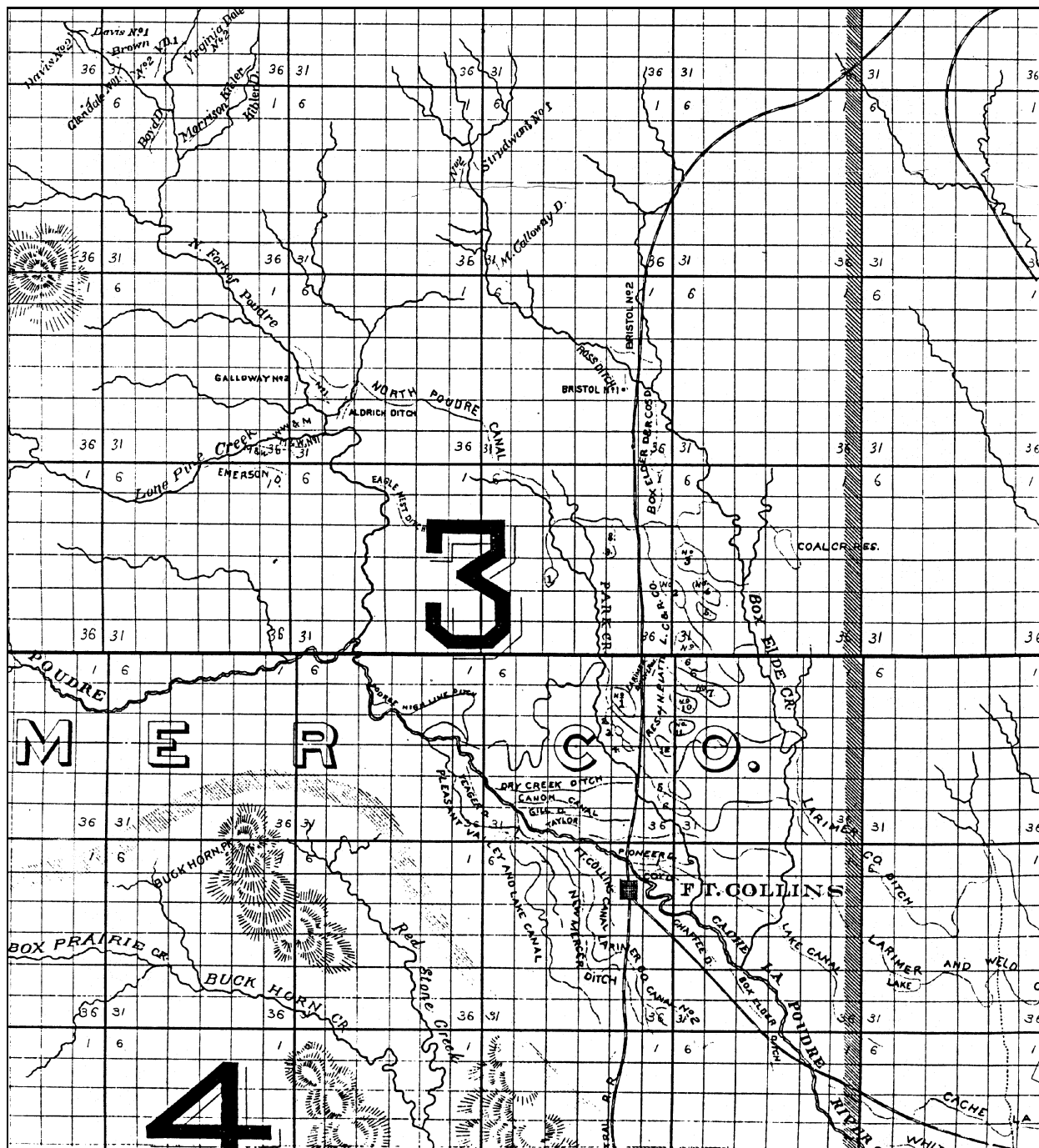
The headwaters of the Cache la Poudre River form at Poudre Lake, near Milner Pass in Rocky Mountain National Park. Beginning at an elevation of approximately 10,800 feet, the river initially flows northward for several miles, before gradually turning eastward and tumbling through the long Poudre River Canyon. Turning southeast, the Poudre flows between the towns of Bellvue and Laporte, before passing through Fort Collins. From the Choice City, the river meanders southeastwardly onto the plains, eventually joining the South Platte some five miles east of Greeley.

With an overall length of well over 100 miles, the Poudre's principal tributaries include the South Fork, North Fork, Box Elder Creek, Lone Pine Creek, Owl Creek, Coalbank Creek, Pine Creek and Dry Creek. The Poudre, in turn, is the South Platte's largest tributary, furnishing over 29% of its total flow.¹

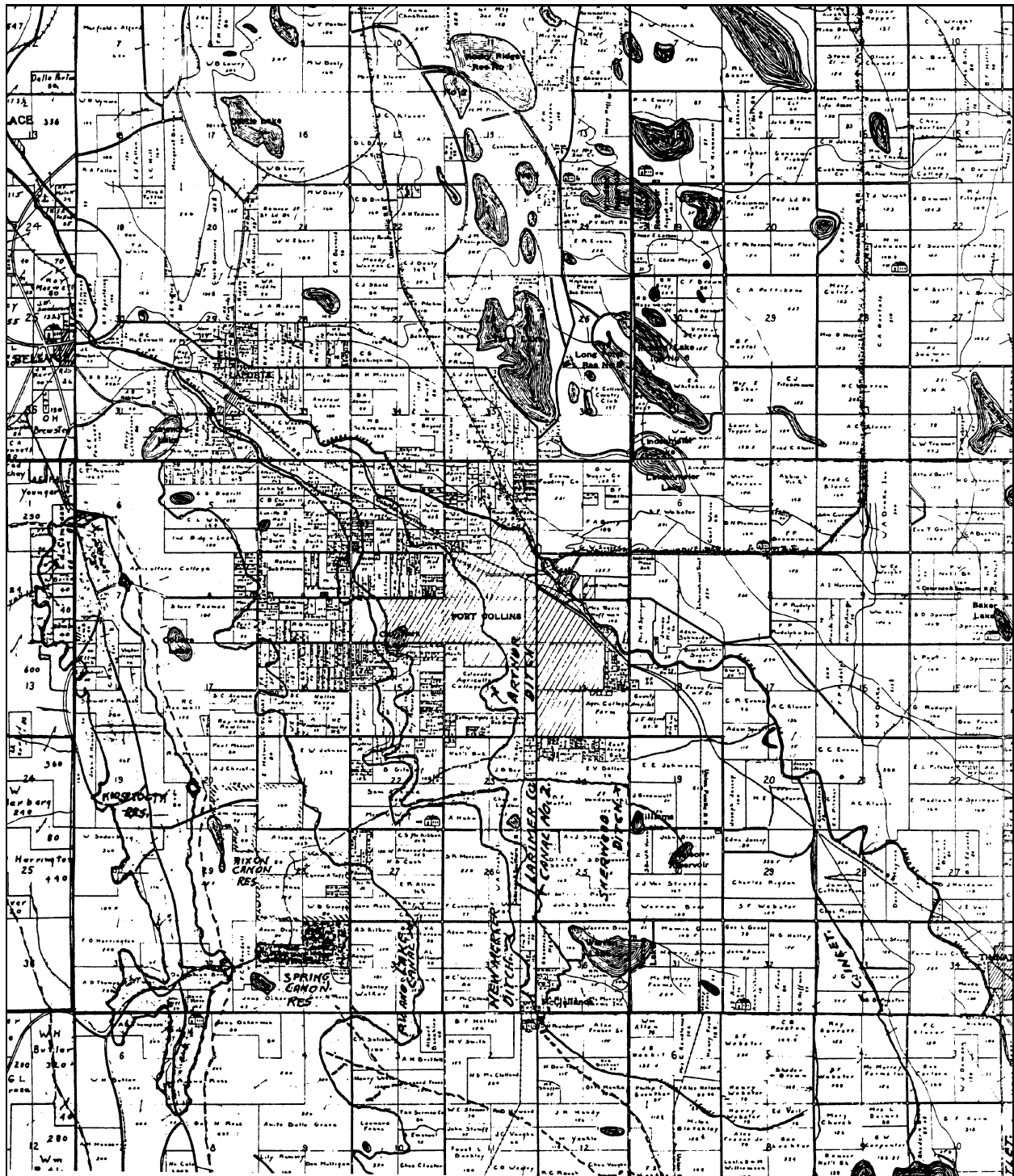
Pioneers of the Cache la Poudre Valley quickly discovered that the region's natural rainfall was not sufficient to support crop production. As a result, to grow crops successfully, it was essential to obtain water from the Poudre. Early irrigation works, and concomitantly the farmlands they watered, were concentrated along the river. Longer irrigation canals were soon built, however, opening up thousands of additional acres, up out of the bottomlands, to cultivation.

The first ditches were built by individual farmers, and were used to irrigate small plots of fruits, vegetables, hay and grains. As settlement progressed, irrigation works became more sophisticated. Agricultural colonists were responsible for many of the first larger canals. Less formally, in the 1870s, neighboring farmers also began to pool their resources to build

larger canals.²



Cache la Poudre Valley Irrigation Canals, From the Office of the State Engineer, November 1888.



Fort Collins Area Irrigation Canals and Reservoirs, circa 1915.

The Cache la Poudre's first irrigation ditch was built in 1860 by G.R. Sanderson, near Pleasant Valley (Bellvue). Known as the Yeager Ditch, it was used to irrigate a farm owned by Mrs. Joshua H. Yeager. It also had the advantage of being first in order of priority.³

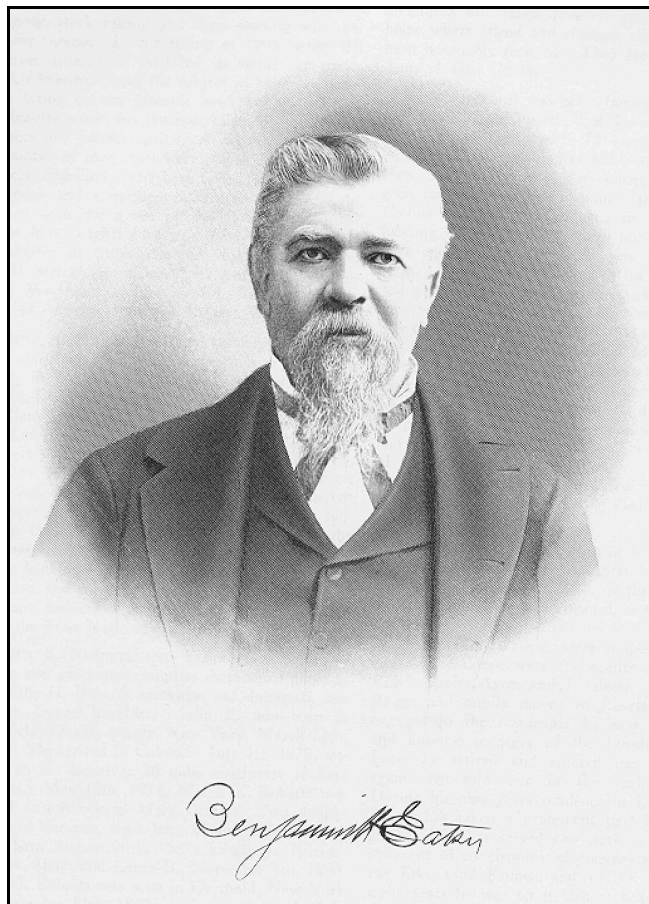
Water priority in Colorado was determined in accordance with the Doctrine of Prior Appropriation. This system was better suited to the West's semi-arid climate than the eastern Riparian Rights Doctrine, which held that those who owned land adjacent to streams were entitled to the use of the stream's water as it passed by. In contrast, the Doctrine of Prior Appropriation allowed farmers to divert water from streams without regard to who owned land adjacent to the stream. In a first come, first served system, farmers with the earliest established priorities received their water first.⁴

The Harris Stratton farm, southwest of Fort Collins, was among the region's first farms located on higher ground to receive irrigated water. Stratton arrived in the area in the late 1860s, and in 1874 he began to obtain water from the newly completed Larimer County Canal No. 2. Following Stratton's example, other farmers also began to locate on lands farther from the river. Cultivation of the bottom lands, close to the river, continued as well, yielding abundant crops of hay, grain and vegetables.⁵

Built at a cost of \$15,000.00, Canal No. 2's construction was spearheaded by future governor Benjamin H. Eaton, and was owned by the Fort Collins Agricultural Colony. By the early 1880s, it was eleven miles in length, and had the capacity to irrigate 10,000 acres.⁶ Eaton was also involved in the construction of the Larimer and Weld Canal in the late 1870s. Often referred to as the Eaton Ditch, the Larimer and Weld Canal included some seventy miles of ditches.⁷

In the 1880s, it was owned by the Colorado Mortgage and Investment Company Ltd., of London, England, and was reported to be the second largest canal in Colorado. In 1881, the Eaton Ditch was irrigating 60,000 acres between Fort Collins and Greeley, including 20,000 acres owned by Colorado Mortgage and Investment.⁸

Benjamin Eaton



The Eaton Ditch and Larimer County Canal No. 2 were among several irrigation ditches constructed during the 1870s and '80s. Among the others were the Lake Canal (1872), the Chaffee Ditch (1872), the Fort Collins Irrigation Canal (Arthur Ditch) (1873), the Pleasant Valley Canal (circa 1879), and the Cache la Poudre Canal (1886).⁹ Also during this time, many of the earlier, smaller ditches were enlarged to irrigate more ground. Included among these were the thirteen mile long Mercer Ditch, and the seven plus mile long Box Elder Canal.

By the early 1880s, close to fifty canals had been built in the Cache la Poudre Valley. New canals were under construction, and many existing ones were being enlarged. In all, the Poudre Valley canals had the capacity to irrigate 150,000 acres of land, although in 1881 only 30,000 acres were actually being cultivated.¹⁰

Also by the early 1880s, ditch building companies were being formed. Organized in 1881, the Larimer County Ditch Company was among the largest. Soon after incorporating, the company's officers decided to undertake one of the region's most ambitious canal building enterprises - constructing the long Larimer County Canal which stretched eastward into Weld County. Ten years later, the Larimer County Ditch Company was obtained by the newly formed Water Supply and Storage Company. Also organized in 1881, the North Fork Ditch Company initially attempted to build a canal system in the Box Elder Valley. This effort failed, however, and the company was eventually purchased by the North Poudre Irrigation Company just after the turn-of-the-century.¹¹ Such buy-outs were common in the 1890s and early 1900s, as larger, better financed irrigation companies obtained the rights of earlier, less solvent companies.¹²

RESERVOIRS

Prior to the 1890s, there were no dams along the Poudre's tributaries, and the river ran high during the spring runoff. Irrigation ditches often overflowed, flooding low lying meadows, and causing occasional damage. Major floods along the Poudre River were recorded in 1864, 1874, 1888, 1891 (Chambers Lake Dam breach), and 1904. In addition to the damage they caused, floodwaters also represented a lost natural resource. Impounding water in reservoirs thus became a means to better control the river's flow, and to store water for later use that otherwise might have been lost. Typically, water was drawn into reservoirs in the winter when it was not needed for irrigation, and also during the high water runoff period in late spring and early summer. The water was then stored until it was needed to fill irrigation ditches downstream.¹³

On at least one occasion, though, the strategy backfired. In 1891 an earthen dam built to enlarge Chambers Lake burst, causing considerable damage downstream. A new dam was soon built, but it gave way in the large flood of 1904. A more substantial, concrete dam was subsequently built.

Terry Lake was the first large reservoir to impound Poudre River waters on the plains. Built in 1890 by the owners of the Larimer and Weld Canal, it was soon followed by many other small to mid-sized reservoirs.¹⁴ In the 1890s, several storage reservoirs were built in association with Laramie Feeder Canal's construction. By 1911 there were 15 reservoirs storing Cache la Poudre River water, with a total capacity of nearly 70,000 acre-feet.¹⁵ A decade later, the total capacity of the Poudre Valley reservoirs had more than doubled, to 150,000 acre-feet.¹⁶

Built as part of the Colorado-Big Thompson project in the 1950s, Horsetooth Reservoir west of Fort Collins is Larimer County's largest body of water. Water is brought into the reservoir by the Charles Hansen Feeder Canal, and is impounded behind four dams and a dike. Because it is less than fifty years old, Horsetooth Reservoir obviously did not impact the early development of irrigation in the Fort Collins UGA. Its construction, though, has greatly influenced the city's growth during the past four decades.

Name	Date Built	Priority	Name	Date Built	Priority
Yeager Ditch	June 1860	1st	Chaffee Irrigation Ditch	March, 1872	47th
Watrous, Whedbee and Secord Ditch	June 1861	2nd	Lake Canal Co. Ditch	November, 1872	53rd
Dry Creek Ditch	June 1861	3rd	W.S. Taylor Ditch	March 1873	54th
Pleasant Valley and Lake Canal Ditch	September 1861	4th	Larimer County Ditch #2	April, 1873	56th
Pioneer Ditch Co. Ditch	March 1862	5th	Aquilla Morgan Ditch	July 1873	59th
Larimer and Weld Canal	June, 1864	10th	H.F. Sturdevant Ditch	August 1873	61st
John G. Coy Ditch	April, 1865	13th	Vandewark Ditch	May 1874	65th
John L. Brown Ditch	May 1865	14th	Mitchell - Weymouth Ditch	May 1874	66th
Box Elder Ditch	March 1866	15th	Boyd and Stafford Ditch	November 1874	67th
Chamberlain Ditch	April 1866	16th	William Calloway Ditch #2	January 1875	70th
Taylor and Gill Ditch	April 1866	17th	Wetzler- Weymouth - Mitchell Ditch	March 1875	71st
W.R. Jones Ditch	September 1867	24th	Kitchel and Ladd Ditch	October 1875	73rd
Josh Ames Ditch	October, 1867	25th	Henry Smith Ditch	April 1878	76th
Martin Calloway Ditch	March 1868	26th	Abram Washburn Ditch #1	April 1878	77th
Bristol Ditch #1	March 1868	27th	Box Elder Reservoir Ditch	June 1878	78th
Canon Canal Ditch	March 1868	28th	Abram Washburn Ditch #2	April 1879	81st
Cache la Poudre Irrigation Co. Ditch	May 1869	31st	Johnson, McNey and Chase Ditch	September 1879	84th
Fort Collins Irrigation Ditch	June 1869	32nd	Mitchell - Weymouth Ditch #2	January 1880	86th
New Mercer Ditch	September 1869	43rd	North Poudre Canal and Reservoir Canal Ditch	February 1880	87th
Bristol Ditch #2	March 1870	34th	Larimer County Ditch	April 1881	89th
William Calloway Ditch #2	May 1871	39th	Eagle Nest Ranch Ditch	October 1881	90th

Early Poudre River Irrigation Canals, 1860 - 1881¹⁷

Name	Capacity, Cubic Ft.	Name	Capacity, Cubic Ft.
Warren Lake	126,000,000	Boxelder Ditch & Res. Co. #2	8,500,000
North Gray	12,000,000	Boxelder Ditch & Res. Co. #3	34,500,000
South Gray	22,300,000	Boxelder Ditch & Res. Co. #4	11,000,000
Lake Canal #1	35,000,000	Jameson Lake	3,500,000
Water Supply & Stor. Co. #1	206,000,000	Caverly	7,500,000
Water Supply & Stor. Co. #s 2&3	30,000,000	Dixon Canyon	19,500,000
Water Supply & Stor. Co. #4	43,400,000	Mitchell Lakes #1	25,300,000
Long Pond	176,000,000	Mitchell Lakes #2	4,400,000
Lindenmeier Lake	40,000,00	Mitchell Lakes #3	4,300,000
Richards Lake	46,000,000	Dowdy Lake	15,000,000
Curtis Lake	34,000,000	Deer Lake	4,000,000
Chambers Lake	200,000,000	Erie Lake	3,000,000
Spring Canyon	2,700,000	Twin Lakes	2,000,000
North Poudre #1	29,300,000	Larimer & Weld	390,000,000
North Poudre #2	169,000,000	Cache la Poudre	415,000,000
North Poudre #3	125,000,000	Neece	6,000,000
North Poudre #4	46,000,000	Douglass	285,400,000
North Poudre #5	250,000,000	Agricultural Reservoir #3	31,000,000
North Poudre #6	445,000,000	Big Beaver (Hour Glass)	69,200,000
North Poudre #15	240,000,000	B.G. Eaton #8	670,000,000
North Poudre, Stuchell	5,000,000	Elder	100,000,000
North Poudre, Coal Creek	178,400,000	Cameron Pass	34,000,000
North Poudre, Fossil Creek	525,000,000	Sheep Creek	30,000,000
North Poudre, Halligan	280,000,000	Lake Agnes	10,000,000
Claymore Lake	40,000,000	Divide Canal Co.	100,000,000
Boxelder Ditch & Res. Co. #1	25,000,000	Timberline	33,000,000

*Cache la Poudre Watershed Reservoirs in existence prior to 1911*¹⁸

TRANSMOUNTAIN DIVERSIONS

As more and more ditches were built, and as the valley's population increased, it became apparent that the Poudre would not carry enough water to meet future needs. Ditch companies, therefore, looked to other drainages to bring additional water into the Poudre. Construction on one of the earliest transmountain ditches, the Grand Ditch, was begun in the early 1890s. Located in the Never Summer Range in present-day Rocky Mountain National Park, the Grand Ditch took water from the Grand (Colorado) River drainage, and diverted it across Poudre Pass, and eventually into the Cache la Poudre. The ditch was built by the Water Supply and Storage Company, with Japanese laborers doing much of the early work. Construction on the ditch continued into the 1930s, when it was finally completed.¹⁹

Water from the Grand Ditch was and is distributed to stockholders of the Water Supply and Storage Company. The amount of water that each stockholder received was dependant on the amount of stock owned. In addition to purchasing the stock, shareholders were also obligated to pay an annual maintenance fee. One share of stock typically provided enough water to irrigate approximately eighty acres of land per year.

Another transmountain project dating to the 1890s was the Laramie River Feeder Ditch. This ditch diverted water from the headwaters of the Laramie River into Chambers Lake, and then into the Poudre.²⁰ Work on the project was begun in 1891 under the auspices of the Larimer County Ditch Company, which awarded the ditch's initial construction contract to L.L. Abbott and Son's.²¹ The following year, the Larimer County Ditch Company was bought out by the Water Supply and Storage Company. Construction efforts continued for more than a decade, and the project was eventually completed as the Laramie - Poudre Tunnel project in the early 1900s.²²

THE COLORADO - BIG THOMPSON PROJECT

By far the largest transmountain project to bring western slope water to the Fort Collins area was the Colorado - Big Thompson Project.²³ In 1933, spurred by drought and economic depression, an organized movement began to build a tunnel under the Continental Divide as part of a larger reclamation project. The principal lobbyists were irrigators of the Cache la Poudre, Big Thompson, St. Vrain and Lower South Platte River Valleys, who formed the Northern Colorado Water Users Association (NCWUA), specifically to promote building the project.

Support for the project came quickly, and from many sources. Elwood Mead, Commissioner of the Bureau of Reclamation, strongly favored the idea. Predictably, the project was heartily endorsed by most front range residents, and also had the full support of Colorado's Congressional delegation. Token opposition came from the National Park Service, which was concerned about damage to natural resources in Rocky Mountain National Park. In the 1930s, however, economics won out easily over the environment, and in 1937 a bill was passed appropriating money for the project's construction.

Named for the former Colorado Governor, the Alva B. Adams Tunnel was constructed between 1940 and 1947. The tunnel, though, was but one aspect of the overall Colorado - Big Thompson project. When the project was completed in 1954, it dwarfed all previous Colorado reclamation projects. Thirteen new reservoirs with 25 dams had been created.²⁴ Among these were Larimer County's two largest bodies of water, Horsetooth Reservoir and Carter Lake. In addition to the reservoirs, the project encompassed six power plants, three major pumping plants, and several canals. The tunnel itself was just over thirteen miles in length, extending from Grand Lake on the west to a point just southwest of Estes Park on the east.²⁵

THE IMPORTANCE OF WATER TODAY

In recent years, water has become increasingly important to the continued development along Colorado's northern front range. Three factors - rapid population growth, the area's semi-arid climate, and environmental concerns - have particularly made maintaining a sufficient water supply a complex issue. Now at 100,000 residents, Fort Collins' population has more than doubled within the past thirty years, and Larimer County's population has grown by nearly fifty thousand people since 1980, primarily in urban areas. Thus, furnishing water for municipal water systems has become increasingly important, while supplying water for the region's rural irrigation districts has remained a concern as well.

Today, irrigation companies such as the Cache la Poudre Irrigating Company, the Larimer and Weld Reservoir Company, the North Poudre Irrigation Company, and the Water Supply and Storage Company continue to maintain ditches and furnish water for rural water users, much the same as was done 100 years ago. However, the increased competition for water from urban areas, combined with a myriad of environmental concerns that were not considered in earlier times, has made maintaining an adequate water supply a challenging enterprise in the modern era.

PROPERTY TYPES

Property types in the Fort Collins Urban Growth Area associated with the Irrigation and the Cache la Poudre River include the irrigation canals, all headgates, dams, and diversion works that transfer water from the main river channel, and all storage reservoirs that were built prior to 1945. Several diversion works along the river continue to be maintained by the Water Supply and Storage Company. All such diversion works are historically significant, and should be considered potentially eligible for listing in the National Register of Historic Places, and for Local Landmark designation. Important for its association with the beet sugar industry, the Great Western Sugar effluent flume is also a significant river-related resource.



Great Western Sugar Effluent Flume

Two buildings in the Fort Collins UGA - the Old Waterworks on North Overland Trail, and the Power Plant on North College - are also significant for their associations with the Poudre River.

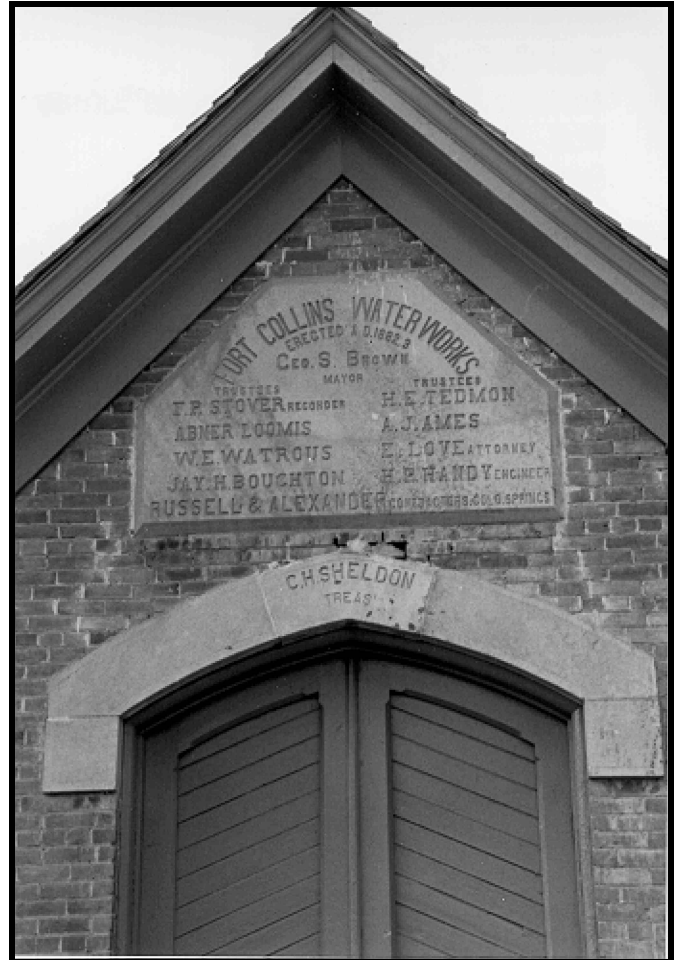


Chaffee Headgate

Prior to the Waterworks' completion in 1883, Fort Collins' residents obtained household water either directly from nearby irrigation canals or from horse-drawn wagons. With the likely exception of water wagon drivers who were rendered obsolete, Fort Collins' citizens rejoiced when the Waterworks began operating. Equally important to furnishing water for household and business use, the plant's opening made water available for fire suppression and allowed streets to be sprayed to reduce the dust.

The initial Waterworks consisted of a filter plant, 43,400 feet of water main, 20 fire hydrants and 15 water gates. Pressure for the system was obtained from four Gaskill pumps and two American turbine water wheels. The pumps and water wheels were located in a brick structure on a stone foundation. The water was diverted from the Cache la Poudre and carried through an open ditch 3/4 mile to the pump house. From there the water was forced into and through city mains by the four pumps, each having a capacity of 1½ million gallons per day, which were driven by two turbine water wheels of 75 horsepower each. In the winter, a steam power engine was used to drive the pumps.²⁶

The facility operated for just over twenty years. In 1904 it was replaced by a new filtering plant in Poudre Canyon. The Waterworks has been vacant for many years, but it still retains a remarkable share of its historical integrity. The structure was stabilized by the City of Fort Collins in 1989, and efforts to begin adaptively reusing the structure are currently underway.



Waterworks Capstone

Fort Collins' coal-fired Power Plant on North College Avenue was built in 1935, and supplied power to the city until its closure in 1973.²⁷ In addition to its association with the growth of Fort Collins, the Power Plant is also notable for its Art Deco architecture. An Art Deco fountain built by Works Progress Administration in the late 1930s is also a significant feature on the Power Plant's grounds. The building and its grounds are, thus, significant not only for their contributions to Fort Collins' growth, but also for their association with President Franklin Roosevelt's New Deal programs.

Similar to the strategy employed at the Waterworks, efforts to continue to adaptively reuse the Power Plant have been ongoing since the early 1980s. Today, the Power Plant is utilized as Colorado State University's Mechanical Art Department's Engine Testing Center.



Fort Collins Power Plant, 401 North College Avenue

Endnotes - Irrigation and the Cache la Poudre River

¹Brian Werner, "Water in Larimer County," in *Larimer County History 1860s - 1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1985), pp. 37. Mr. Werner's essay is an excellent summary explaining water's importance to Larimer County's socioeconomic development.

²Betty Jane Kissler. ("A History of the Water Supply and Storage Company," August 1952), p. 3.

³Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), pp. 72, 188.

⁴Werner, p. 40.

⁵Watrous, p. 227.

⁶Alvin T. Steinel. (*History of Agriculture in Colorado*. 1926), p. 223.

⁷Werner, p. 39

⁸Steinel, p. 203.

⁹Watrous, p. 72; Steinel, p. 203.

¹⁰Steinel, p. 202.

¹¹Werner, p. 39.

¹²Ibid.

¹³Ibid., p. 133.

¹⁴Steinel, p. 228.

¹⁵An acre-foot of water is one acre of land covered one foot deep in water. It also represents the approximate amount of water that a family of four uses each year.

¹⁶Steinel, p. 228.

¹⁷Watrous, p. 72.

¹⁸Watrous, p. 133.

¹⁹Carl McWilliams et. al. "Rocky Mountain Park Multiple Resources Nomination," 1985, pp. 8-15.

²⁰Watrous, 156-57.

²¹Betty Jane Kissler. ("A History of the Water Supply and Storage Company," August 1952), p. 21.

²²Werner, p. 39.

²³The definitive book on the project is Daniel Tyler's *The Last Water Hole in the West: The Colorado - Big Thompson Project and the Northern Colorado Water Conservancy District*. (Boulder: University Press of Colorado, 1992)

²⁴Bureau of Reclamation, U.S. Department of the Interior, *The Story of the Colorado - Big Thompson Project*, (Washington D.C.: Government Printing Office, 1962), pp. 11-13.

²⁵Ibid.

²⁶Molly Nortier and Michael Smith. ("From Bucket to Basin 100 Years of Water Service Fort Collins Water Utilities 1882 - 1982," 1982), p. 7.

²⁷Frank McClelland, "Old Fort Collins Power Plant," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 46.

Sheep Raising and Woolgrowing

The sheep raising industry in the Fort Collins area overlaps four of the previously identified historic contexts: Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

Larimer County ranchers began to take up sheep ranching in the early 1870s. William N. Bachelder of Spring Canyon was among the early breeders of purebred sheep. He imported a flock of 150 purebred Merinos from Vermont in January 1873, at a cost of about \$4000.00.¹ Bachelder's success led others to engage in the business, and by 1878 Larimer County was home to some 75,000 range sheep. Other large flocks of sheep in the county were owned by Mr. Weldon, J.S. Maynard and E.W. Whitcomb.² In the 1880s, the sheep industry expanded even more rapidly. In 1880 the count of range sheep in Colorado was about 110,000, but by 1886 this had increased to two million.³

During these years, many cattlemen were bitterly opposed to the sheepmen. Competition for open range lands was increasing, and it was widely thought that sheep ruined the range by cropping the grasses too closely. The opposition was occasionally fierce, as conflicts between the cattlemen and sheepmen were not rare.⁴

The development of the sheep feeding industry in the 1890s encouraged the growing of alfalfa, and further enhanced the woolgrowing industry. In the fall of 1889, brothers E.J. and I.W. Bennett were caught in a severe southern Colorado snowstorm with a flock of 2500 lambs. With the railroads closed because of the snow, the lambs could not be shipped to feeding pens in Nebraska as originally planned. Stranded for two weeks, many lambs succumbed to starvation and exposure and the others were severely weakened. Concerned that the remaining flock would not survive the long trip to Nebraska, the Bennetts instead had them shipped to a ranch 12 miles east of Fort Collins. Spending the winter of 1889-90 here, the lambs thrived on a generous diet of alfalfa and corn. In April 1890, the lambs were shipped to Chicago and sold for a healthy profit.⁵

The domestic raising and feeding of sheep subsequently became big business. From the Bennett's herd of 2500 in 1889, the number of sheep fed in the county increased dramatically over the next decade. In 1895, some 80,000 sheep were raised in Fort Collins and by the turn of the century, the number of sheep fed each year numbered over 350,000.⁶

In the early 1900s, Fort Collins' reputation as a woolgrowing center continued to grow. In 1909 and 1910, "Lamb Day" celebrations were held in downtown Fort Collins to champion Larimer County's status as one of the largest lamb-fattening districts in America.⁷ Held on September 29, 1909, the first Lamb Day celebration attracted an estimated 10,000 citizens. Brick barbecue pits were set up in Oak Street, and some 200



lambs were cooked and served for free. Whatever its benefit in publicity, the immediate cost of the barbecue was high. Most of the expenses were paid by the city's merchants, with financial help from a few of the lamb feeders. The 1910 Lamb Day celebration was not as well attended, and it was decided that it would be the last. After the 1910 celebration, one downtown merchant reportedly said: "It is enough; we have let America know where to come for lamb chops."⁸

In the ensuing years, the sheep industry in the Fort Collins area lagged behind that of the cattle industry. In general, sheep ranchers and woolgrowers did not become as politically and business-oriented as did the cattlemen. Organizations such as the Colorado Woolgrowers Association, the National Lamb Feeders' Association, and the American Sheep Industry are still active, but they have not done for the sheep industry what the Colorado Cattlemen's Association has done for the cattle industry.

Advertising for Lamb Day Celebration

Fort Collins Express, 26 September 1909

Larimer County's sheep industry, nonetheless, is by no means dormant. As of 1992, sheep were located on 103 area farms, and the county's total sheep population was placed at 47,000.⁹ Larimer County is also home to at least one lamb feedlot, operated by the Matsuda family near Buckeye. The Matsudas, who live and also farm near Wellington, are custom lamb feeders. Sheep ranchers from as far away as California truck lambs to the Matsudas in the fall of the year, where they are fattened before being sent to market. Custom feeders do not actually purchase lambs from the ranchers. They instead charge them a per head fee for boarding and feeding. The ranchers then sell their lambs directly to a packing plant for marketing.¹⁰

Lambs are born in early spring and shipped to a feedlot the following fall. After being fattened on a ration of hay, corn and vitamins, they are then sent to market at less than one year of age. When they are butchered, the lambs' wool is sheared at the packing plant, usually for the first time. The Monfort packing plant in Greeley, and Denver Lamb, located near the National Western stockyards in Denver, are northern Colorado's two largest lamb processing plants. Drawing lambs from a several state area, Denver Lamb alone has a 5000 head per day capacity.¹¹

Although the sheep industry is moderately important to Larimer County's economy, it has a far greater impact in neighboring Weld County to the east. Four of the nation's five

largest lamb feeders are located in Weld County: Harper Livestock, Mountview Lamb Feeders and Richard Drake, all located near Eaton, and Rule Feedlots at Brighton. These major feeders, combined with smaller regional feeders such as the Matsudas, make Colorado the number one sheep feeding state in the country.¹²

PROPERTY TYPES

Ranchers in the Fort Collins area and elsewhere seldom raised sheep exclusively. Most raised both sheep and cattle, while also growing sugar beets and other crops. As a result, the property types associated with the sheep industry overlap many of those associated with farming and ranching generally. Extant resources that contributed to sheep raising and woolgrowing, thus, include farmhouses, barns, silos, granaries, loafing sheds, sheep pens, loading chutes, barbed wire fences, wells, windmills and stock watering tanks. For an expanded discussion of these resource types see pages 30-49.

Endnotes - Sheep Raising and Woolgrowing

¹Steinel, *History of Agriculture in Colorado*, p. 146.

²Ansel Watrous, *History of Larimer County Colorado*, (Fort Collins: The Courier Printing and Publishing Company, 1911), p. 135.

³Steinel, p. 147.

⁴Watrous, p. 135.

⁵*Ibid.*, p. 136; see also, Barbara Allbrandt Fleming. *Fort Collins: A Pictorial History*. (Norfolk, VA: The Donning Company Publishers, 1985), p. 123.

⁶Watrous, p. 135.

⁷Steinel, p. 473.

⁸*Ibid.*

⁹U.S. Department of Commerce. "Census of Agriculture 1992."

¹⁰Telephone Interview with Kenji Matsuda, by Carl McWilliams, March 1995.

¹¹U.S. Department of Commerce. "Census of Agriculture 1992."

¹²Telephone interview with Bob Hamblen, Extension Agent for Farm Management and Agronomy, C.S.U. Cooperative Extension Service, Larimer County Office, by Carl McWilliams, March 1995.

The Beet Sugar Industry

The most notable event in the history of Fort Collins in a material way, since the completion of the Colorado Central Railroad in 1877, was the building of the beet sugar factory in 1903.

Ansel Watrous in History of Larimer County, 1911

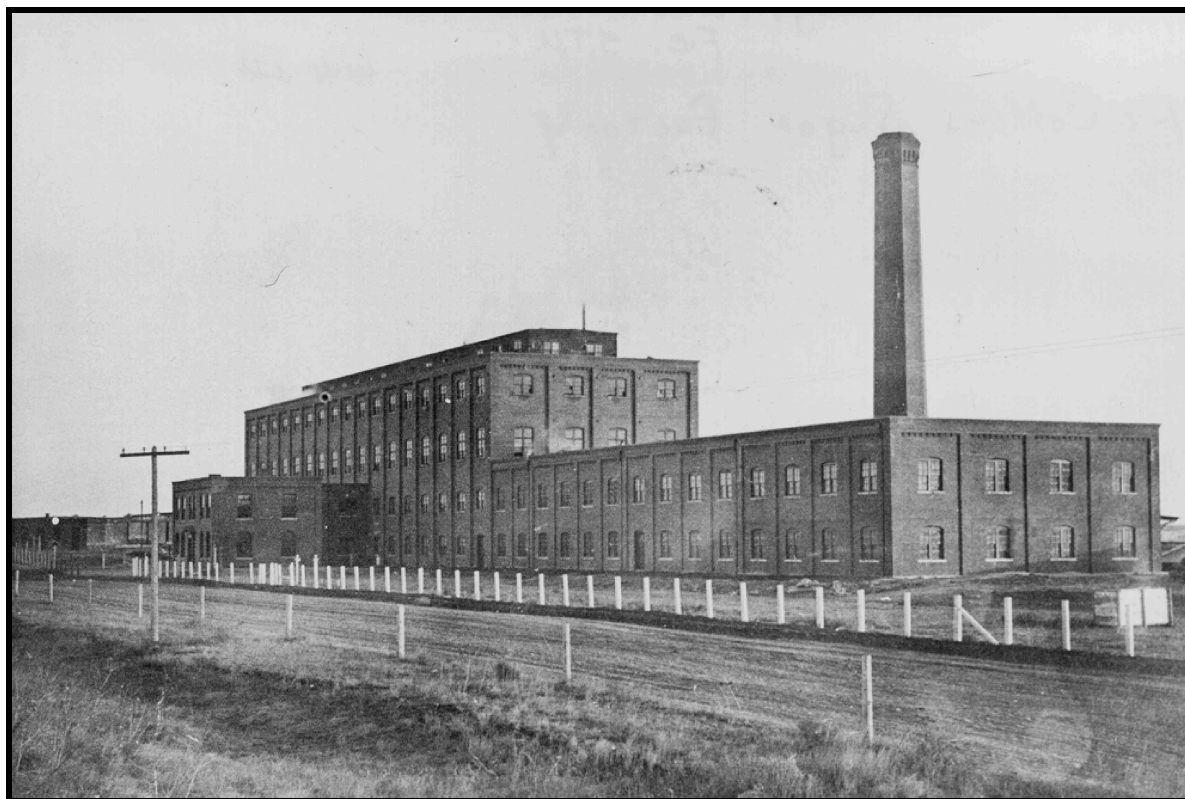
Dating from the turn of the century to the present, the beet sugar industry spans two of the previously identified contexts: Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919 and Post World War I Urban Growth, 1919-1941.

Farmers in northern Colorado began to grow sugar beets in the 1890s, and in the years following the turn-of-the-century, beets quickly became northern Colorado's most important irrigated cash crop. Well suited to the region's climate, beets were hardy plants that produced well, even during adverse weather. Beet production was labor intensive, however, and required irrigated water and specialized plant food.¹ Beet fields also had to be rotated with soil building crops, and required heavy applications of manure to restore the soil's fertility.

A common rotation was to follow beets with corn, then seed the ground to oats or barley as a nurse crop for alfalfa. After the ground had been in alfalfa for three years, the ground was plowed for potatoes, and on the following year went back to beets. Some farmers shortened this rotation by omitting potatoes or corn. Others made it a four year rotation by planting sweet clover instead of alfalfa and plowing the clover under as green manure for potatoes the spring after the grain crop had been harvested.²

Sugar factories were built in several northeastern Colorado towns in the years following the turn of the century. The first sugar factory built in northern Colorado was the Great Western plant at Loveland, completed in November, 1901. In the ensuing years, other factories were built at Windsor, Eaton, Greeley, Longmont, Brighton, Fort Morgan, Sterling, and Fort Collins.³ Elsewhere in the state, sugar factories were located at Rocky Ford, Grand Junction, Delta, Swink, and Sugar City. In addition to Great Western, companies active in Colorado included the American Beet Sugar Company, the Holly Sugar Corporation and the National Sugar Manufacturing Company⁴ By 1926, there were 17 sugar factories in the state, including 12 owned by the Great Western Sugar Company.⁵

Fort Collins' sugar factory was built in 1903, and was first owned by the Fort Collins, Colorado Sugar Company, which in 1902 had first incorporated under the name Fort Collins Sugar Manufacturing Company. The company's board of directors for the first year included J.S. Brown, of Denver, B.F. Hottel, James A. Brown, James B. Arthur, C.R. Welch, J.S. McClelland and F.M. Shaw.



Fort Collins Sugar Factory

The Kilby Manufacturing Company of Cleveland, Ohio, which had just completed building the Loveland factory, received the contract to construct the Fort Collins plant in January 1902. The initial contract with Kilby called for a \$650,000.00 factory that could process 600 tons of beets per day. Later, though, the decision was made to expand capacity to 1200 tons per day, which increased the factory's cost to approximately \$1 million.⁶ 600 acres of land for the factory was purchased from Alexander Barry, and from what was known as the Buckingham tract, for a total cost of \$66,000.00. Ground was broken on November 12, 1902, and by the end of 1903, construction had been completed⁷ Actual production began on January 4th, 1904, with between 60,000 and 70,00 tons of beets, the entire crop of the season of 1903, on hand to work up into sugar.⁸

The Great Western Sugar Company quickly dominated the beet sugar industry in northern Colorado. Already the owners of other regional factories, Great Western purchased the Fort Collins sugar factory in the summer of 1904.⁹

In addition to its financial impacts, the beet sugar industry changed the city's cultural landscape as well. In Fort Collins and elsewhere, among the first laborers to work in the fields and at the factory were German-Russians, many of whom were attracted from the Lincoln, Nebraska area. German-Russian settlements were founded throughout northeastern Colorado - in Loveland, Fort Collins, Longmont, Johnstown, Wellington,



**Beets at the Railroad Depot, Circa 1902,
Before Fort Collins' Sugar Factory was Built**

Briggsdale, Keota, Fort Morgan, Brush, Sterling, Atwood, Merino, Sedgwick, Bethune and Brighton. Another German-Russian settlement called Kelim was located east of Loveland.¹⁰

One year's cycle 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. Between the second hoeing, and harvest time in October, no work was done in the beet fields. During harvest, horse drawn machines called lifters loosened the beets. They were then pulled by hand, thrown into piles to be topped, and then loaded onto horse drawn wagons and taken to the factory. After the harvest, jobs were sought at the sugar factory.¹¹

In Fort Collins, German-Russians helped establish the Andersonville and Buckingham neighborhoods. Working in the fields during the growing season and at the factory during the winter, the German-Russians proved excellent laborers. After a period of years, most German-Russians had saved enough money to purchase their own small farm holdings, or to move into other occupations. In the early 1910s, the flow of immigrants arriving from Europe decreased, and, after the onset of World War I, stopped almost entirely. With the German-Russians gradually moving on to better things for themselves, Great Western was forced to look elsewhere for available labor.

To meet the company's labor needs, Great Western began to recruit members of the Hispanic community living in southern Colorado, New Mexico, Texas and elsewhere in the southwest. Recruiting stations were set up in Texas and in cities along the Mexican border to entice workers to come to northern Colorado to work the beet fields.¹² Some Mexican-Americans had arrived to work in northern Colorado's beet fields as early as 1905, but the larger influx did not come until the early 1920s. In addition to working in the beet industry, the Hispanic population also worked for the railroad and at the Stout quarry.

As had the German-Russians, the Hispanic population also established a cultural presence in Fort Collins. They too settled in the Andersonville and Buckingham neighborhoods near the sugar factory, as well as in the Holy Family neighborhood, west of College and north of LaPorte. Built in 1929, the Holy Family Catholic Church at Whitcomb and Cherry Streets has long been a focal point for the Hispanic community.

In 1923, Great Western announced plans for the establishment of a colony for Mexican-American workers to be called Alta Vista, but it was not until the late 1920s that the subdivision was officially platted.

The company furnished straw, lime and gravel to encourage workers to build and own their own houses. The tenants would supply the labor to make the adobe bricks, and were under Great Western supervision to lay the walls and construct the houses. The original six houses were constructed by Filipe and Pedro Arrellano of northern New Mexico. These men were contracted by Great Western to come and construct the original houses, and later to supervise the laying of walls and construction of other homes. In order to acquire the deed for a house and lot, an individual had to stay in the colonia for five years.¹³

By the 1920s, Colorado far surpassed all other states in the production of beet sugar. During that decade, the state's sugar factories annually turned some 2.5 million tons of beets into some 364,000 tons of refined sugar.¹⁴ In Fort Collins, the sugar factory served growers for over one-half century, from its opening in 1904 until its closure in 1955. Today, the remaining Great Western Sugar Factory buildings serve as part of the City of Fort Collins Street Operations facility.

Most northern Colorado sugar beets are now processed at the Western Sugar

Corporation's factory in Greeley. This facility, along with the Holly Sugar factory in the Arkansas Valley, are currently Colorado's two largest sugar processing plants.¹⁵ In recent times in the Fort Collins area, sugar beet production has decreased. Production has remained fairly steady over the past twenty years, however; in 1993, a typical year, Larimer County farms produced 61,000 tons of sugar beets from 2500 acres of land.¹⁶

In the modern era, sugar beet production has also been closely controlled by the sugar companies. In northeastern Colorado, Western Sugar has contracted exclusively with select farmers to grow sugar beets for its Greeley factory.¹⁷ These growers thus are responsible for growing virtually all of the sugar beets grown in the region. Without a contract, other would-be sugar beet growers must turn to the production of other crops.

Because of the controlled market, farmers that do hold contracts are in an enviable position. The gross economic per acre return for sugar beets is the highest of any crop grown in Larimer County. Sugar beet farmers are typically paid twice a year, based on current world sugar prices. In early 1995, the price of sugar was between \$32.00 and \$34.00 per ton, but it has been as high as \$42.00 per ton within the past few years.¹⁸

PROPERTY TYPES

The Great Western Sugar Company effluent flume is likely Fort Collins' most significant property type associated with the sugar beet industry. Located across the Poudre River, slightly more than a mile east of the Lemay Street bridge, the effluent flume is comprised of a metal trough suspended across the river by cables between two concrete abutments. (see photo on page 62). Appropriately nicknamed the "Brooklyn Bridge," this structure was part of a flume system used to transport a waste product known as "lime sewage" away from the factory to lime pits located near the river. Extracting the sugar from the beets involved a process that utilized lime. When the process was completed, the lime sewage had to be disposed of, and this was done via the flume.¹⁹ The flume is particularly significant because it is the area's best preserved resource exclusively associated with the beet sugar industry, and it should be considered a high priority for preservation. It is eligible for inclusion in the National Register of Historic Places and for Local Landmark designation.

Most of the Great Western Sugar Factory at Fort Collins was razed in 1964, so that today only three warehouse buildings remain. Two of these are used as headquarters for the city's street department, and the third is used primarily to store gravel. In light of their generally poor historical integrity, and the absence of the rest of the sugar factory, these three buildings should not be considered eligible for the National Register, however, they may be eligible for Local Landmark designation.

Because of their association with the German Russian and Hispanic Communities, the Andersonville, Buckingham and Alta Vista neighborhoods are also notable property types. Houses in these neighborhoods that were built prior to 1945, and that meet the

eligibility requirements presented in this report, should be considered eligible for inclusion in the National Register of Historic Places and for Local Landmark designation, either as individual buildings or as part of a historic district. Although more economically diversified, the Holy Family neighborhood was also home to many Hispanic families who worked initially in the beet sugar industry. Houses in this neighborhood that meet the eligibility requirements should also be considered eligible for the National Register. Such houses would also qualify as Local Landmarks.

Other resources generally associated with the beet sugar industry include farmhouses, barns, silos, granaries, other outbuildings, wells, and windmills. Because sugar beet growers often also raised cattle or sheep as well as other crops, these resources are also associated with ranching, farming, and sheep raising. For an expanded discussion of extant resource types, please see pages 30-49.

Endnotes - The Beet Sugar Industry

¹*Century in the Saddle: The 100 Year History of the Colorado Cattlemens' Association.* (Boulder: Johnson Publishing Company, 1967), p. 272.

²*Ibid.*, p. 273.

³Kenneth Jessen, "Sugar Beet Industry," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 13.

⁴Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 307.

⁵*Ibid.*, p. 306.

⁶Ansel Watrous. (*History of Larimer County Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), pp. 252-53.

⁷*Ibid.*

⁸*Ibid.*

⁹*Ibid.*, p. 252.

¹⁰David J. Miller, "German-Russians in Colorado," *The Colorado Magazine* 21 (July 1944): 129.

¹¹Alan W. Cordova, "Alta Vista: A Beginning." (Paper prepared for class in Research in Mexican American Studies, Adams State College, Fall 1977): n.p.

¹²*Ibid.*

¹³*Ibid.*; see also, Evadene B. Swanson, *Fort Collins Yesterdays*. (Published by the Author, 1975), p. 63.

¹⁴Edward D. Foster, Edward D. "The Miracle of a Half-Century," (*The Colorado Magazine* 3: August 1926): 91.

¹⁵United States Department of Agriculture, "Colorado Agriculture Statistics, 1994." On file with the Colorado Agricultural Statistics Service, Denver, Colorado.

¹⁶*Ibid.*

¹⁷*Ibid.*

¹⁸*Ibid.*

¹⁹Oral Interview with Bert Nelson, by Karen McWilliams, 24 February 1994.

Fruit Growing

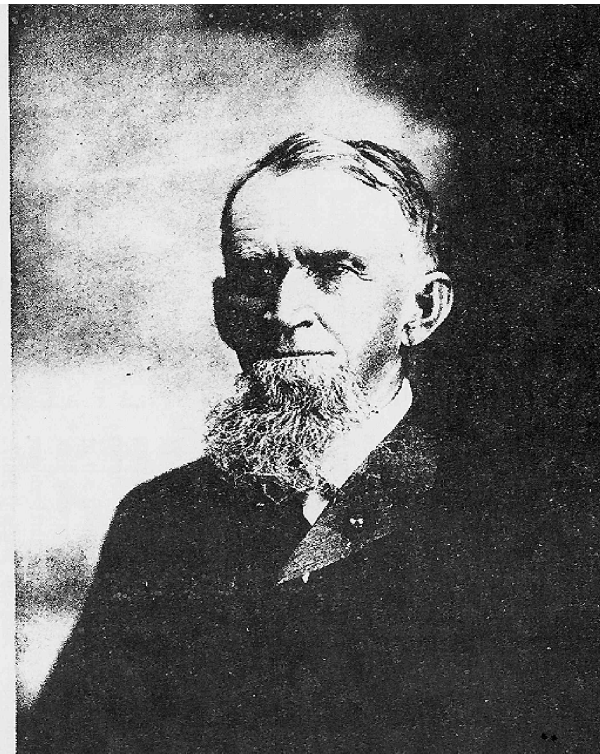
The development of fruit growing in the Fort Collins area began in the early 1870s. Its time period overlaps four of the previously identified contexts: Establishing the City: Old Town and New Town, 1867-1877, The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900, Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919, and Post World War I Urban Growth, 1919-1941.

Fruit growing in northern Colorado owes its beginning and development to two outstanding pioneers, Joseph S. McClelland and Charles Pennock. Establishing a homestead south of Fort Collins in 1873 (at the present site of Fossil Creek Nurseries), McClelland planted the region's first commercial orchard in 1876. He then gradually increased his planting to over 100 acres, raising over 165 kinds of apples. Growing a variety of fruit, nut and shade trees, McClelland's orchard became a testing ground for fruit growing in northern Colorado.¹

A civil war veteran, McClelland was president of the State Horticultural Society, served as a member of the State Board of Agriculture, and was also greatly interested in agricultural education. McClelland's son, Henri, acquired an early interest in the orchard and succeeded his father as owner/operator, continuing in that capacity until his death in



Henrietta (Marsh) McClelland



Joseph McClelland

1947. Henri's daughter Irene, and her husband, Herbert S. Norlin, became active in running the orchard prior to Henri's death. The Norlin's added new trees and conducted research experiments in insect and disease control of the trees. In the 1970s and '80s, apple and cherry trees gave way to space for nursery stock and landscape materials, and the emphasis on fruit sales declined.²

Charles and Lydia Pennock homesteaded south of Bellvue in the early 1880s, and soon established the Pennock Nursery and Seed Company. The Pennock's planted their first orchard in 1889, and began to experiment by planting specimens of different varieties of the same fruit. An active horticulturist, Pennock developed such varieties as the Rocky Mountain cherry and produced a plum/cherry hybrid. In the mid-1920s, Pennock was credited with having grown and tested more horticultural varieties of fruits than any other Colorado grower.³ Between circa 1890 and the mid-1920s, among other fruits, Pennock grew over 100 varieties each of apples, strawberries and plums.⁴

Also prior to 1900, O.D. Shields of Loveland pioneered the growing of cherry and other fruit trees in the Big Thompson Valley. On a county-wide basis, though, the fruit industry did not really begin to take hold until the 1910s. It then developed rapidly in the 1920s, before falling on hard times during the depression. Cherry trees were particularly adaptable to the region's climate. They could grow much of the year without benefit of irrigation, however, when the trees began fruiting, they did need water to keep them in profitable production.⁵ For a time, sour cherries were shipped to pie bakeries in Kansas City and Chicago. In about 1930, though, a canning factory was built north of Fort Collins, just east of Terry Lake. One of Fort Collins' better known fruit orchards was located at the present site of the Fort Collins Country Club. Appropriately named Cherryhurst, it was purchased in 1930 by Archer and Agnes Wright Spring.⁶

Grown in the county as early as the mid-1870s, apples were also an important regional crop. After arriving from Missouri in 1875, W.H. Trimble began growing apples in the Fort Collins area in 1875. Building on his success, other apple growers soon followed, and the growth of apples soon became an important industry in these early years.⁷

PROPERTY TYPES

The present grounds of the Fossil Creek Nursery at 4919 South College (originally the McClelland Homestead), is likely the area's best known extant property associated with fruit growing. Unfortunately, though, the McClelland House is the site's only extant building associated with the orchards, and it has lost a great deal of its historic integrity. For this reason, the McClelland House should not be considered eligible for the National Register. Also notable are the site of the Pennock orchards, south of Bellvue (located outside the Urban Growth Area), the Cherryhurst Orchard, and the cherry canning factory, or mill, which is located at 200 Gregory Road. In recent years, the cherry canning factory has been erroneously called "Cherryhurst." The original Cherryhurst was located by Longs Pond near the current site of the Fort Collins Country Club. Among others, it was owned at various times by the Reverend Mogg, by Archer T. and Agnes Wright Spring, by the Wendell Hunt family, and by the Lyman Nichols family.

Other potential property types related to the fruit growing industry may include other canning factories, fruit packing sheds, migrant workers coolers, fruit stands and machine shops.

Endnotes - Fruit Growing

¹Alvin T. Steinel. (*History of Agriculture in Colorado*, 1926), p. 503.

²Marilyn Norlin Eckles, "The McClelland Orchards," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 40-41.

³Steinel, p. 504.

⁴*Ibid.*

⁵*Ibid.*, p. 513; see also, Iola Ogelsby Pennock, "Fruit Production: Enjoyable and Profitable," in *The History of Larimer County, Colorado*, ed. Andrew J. Morris (Dallas: Curtis Media Corporation, 1985), p. 23.

⁶Karen McWilliams, "Spring, Agnes Wright," in *Larimer County History 1860s-1987*, eds. Arlene Ahlbrandt and Kathryn Stieben (Dallas: Curtis Media Corporation, 1987), p. 889.

⁷Ansel Watrous. (*History of Larimer County, Colorado*, Fort Collins: The Courier Printing and Publishing Company, 1911), p. 241.

Threats to the Properties and Opportunities for Preservation

Historic agricultural-related properties in the Fort Collins Urban Growth Area are potentially threatened by a variety of forces. Some of the more common adverse affects include natural deterioration caused by neglect, abandonment, alteration, vandalism, inappropriate renovation efforts, and a general lack of public awareness regarding the importance of historic preservation. Another issue is that modest, vernacular buildings often receive less recognition than do architect-designed high-style structures. Many citizens, for example, are only vaguely aware that houses in the BAVA neighborhoods represent significant aspects of the city's socioeconomic development.

In the Fort Collins UGA, though, development pressures brought on by rapid population growth represent the single biggest threat to the city's historic resources. Continued growth, especially on the southern and eastern fringes, seriously threatens the city's few remaining agricultural-related properties. Moreover, historic resources that are preserved may still be impacted by the intrusion of incompatible, modern, development.

Opportunities to mitigate the impact of urban growth and other adverse effects include a variety of economic incentives, zoning and building code variances, and preservation easements. Designating historic properties as Local Landmarks, for the State Register, or as eligible for listing in the National Register of Historic Places, may also contribute to their preservation. Local Landmark designation requires approval by the Landmark Preservation Commission before exterior alterations or additions may be carried out. In addition, the newly-approved demolition delay ordinance requires a sixty day waiting period before a local historic structure may be razed. During this waiting period, a property owner may become aware of viable options other than demolition.

Economic incentives can include state and federal income tax rebates, property tax abatements, sales tax waivers on materials purchased for restoration projects, revolving loan funds, lump-sum loans, and grants. State and federal tax credits are currently available, as are preservation grants from the state gaming funds. Zoning and building code modifications can include such tools as transfer of development rights, preservation easements, and use variances. Locally, a City of Fort Collins matching grants program to fund exterior rehabilitation work, has recently been implemented.

Another important means to preserve historic buildings is to increase public awareness and participation in historic preservation issues. This may be done through presenting awards for preservation accomplishments, arranging tours of historic properties, and by conducting workshops, video or slide presentations and seminars. Through such programs, citizens will develop a sense of pride in the area's historic resources. Equally important, they will become aware that preservation is important not only for sentimental reasons, but that it also contributes greatly to the city's socioeconomic and educational well-being.

Chronology

- 1841 Pre-emption Act passed entitling citizens to "squat" on public lands, surveyed or unsurveyed, until it was put up for sale, when they had first chance to buy up to 160 acres at \$1.25 per acre (\$2.50 per acre within a railroad land grant).
- 1844 Antoine Janis, widely regarded as the first permanent white settler in northern Colorado, staked out a squatter's claim on the Cache la Poudre River at a point later known as LaPorte.
- 1860 The first irrigation ditch to take water from the Cache la Poudre River was dug by G.R. Sanderson in the foothills near Bellvue. It became known as the Yeager Ditch.
- George R. Strauss staked a claim along the Poudre River, east of present-day Fort Collins.
- 1861 On November 1st, Larimer County was created by an act of the First Territorial Legislature of Colorado. LaPorte was named as the county seat.
- 1862 Camp Collins was established near present-day LaPorte.
- On July 2nd, the Morrill Act authorizing land grant colleges went into effect.
- Construction began on the Mercer Ditch.
- Homestead Act passed entitling head of families to claim up to 160 acres of public land for settlement and cultivation, provided a residence was maintained for a minimum of five years.
- 1863 Construction began on the Box Elder Canal.
- 1864 The George Strauss Cabin was built.
- 1867 What became known as the "Old Town" was surveyed and platted by Jack Dow, assisted by Capt. N.H. Meldrum and others.
- On November 30th, the Colorado Stock Growers' Association was organized in Denver.
- In December, the Patrons of Husbandry - the National Grange was organized in Washington D.C.

- 1868 The Larimer County Seat was moved from LaPorte to Fort Collins.
In April, the first subordinate Grange was organized at Fredonia, New York.
- 1869 Elizabeth "Auntie" Stone and Henry Clay Peterson began operating Fort Collins' first flour mill, known as the Lindell (or Linden) Mill.
- The transcontinental railroad is completed through present-day southern Wyoming.
- c1870 The woolgrowing industry was introduced into Larimer County.
- 1871 The Greeley Canal was built.
- 1872 The Fort Collins Agricultural Colony was founded.
- On January 9th, the Colorado Stockgrowers' Association held their first meeting at the American House in Denver.
- The Colorado Cattlemen's Association was formed
- The Colorado Farmer*, the state's first agricultural journal, was founded at Evans.
- The Lake Canal was built.
- Canal No. 2 was built by the Fort Collins Agricultural Colony.
- 1873 The Fort Collins Irrigation Canal (Arthur Ditch) was constructed.
- Joe Mason and Benjamin Hottel took over operation of the Lindell Mill.
- J.S. McClelland took out a homestead patent on a farm south of Fort Collins.
- In January, William N. Bachelder imported a flock of sheep comprised of one hundred ewes and fifty rams from Vermont, at a cost of about \$4000.00.
- On April 4th, the Colorado Farmers' Union was organized.
- On December 15th, the Collins Grange was organized at Fort Collins.
- 1873-4 Larimer County Canal #2 was constructed by Benjamin H. Eaton.
- 1874 On January 23rd, the Flora Grange was organized at Fort Collins.
- On January 27th, the Colorado Territorial Grange was organized in Denver, with a membership of 46 subordinate granges.

- 1876 James S. McClelland planted the first commercial orchard near Fort Collins.
- 1877 In February, the State Board of Agriculture was formed.
- On October 8th, the first train of the Colorado Central Railroad line passed through Fort Collins.
- Desert Land Act passed allowing citizens to purchase up to 640 acres of land that could not be cultivated without irrigation, for 25 cents per acre.
- 1878 The County Fair Association was organized in Colorado.
- c1879 Construction began on the Pleasant Valley Canal.
- 1879 On September 1st, the first students enrolled at Colorado Agricultural College.
- The College Farm was established at Colorado Agricultural College, under the direction of Ainsworth Blount.
- The Larimer and Weld Canal (also known as the Eaton Ditch) was constructed.
- 1881 Irrigating 60,000 acres, the Larimer and Weld Canal was the second largest in Colorado.
- On February 26th, the Larimer County Ditch Company was formed.
- The North Fork Ditch Company was formed.
- 1882 On April 4th, in a municipal election, Fort Collins' residents voted 268 to 44, in favor of constructing a system of waterworks to provide water for domestic and fire protection purposes.
- 1883 The Fort Collins Waterworks was completed.
- Colorado Agricultural College began a program in veterinary medicine.
- 1884 On August 20th, the Larimer County Stockgrowers' Association was organized at Livermore.
- 1885 The Colorado Milling and Elevator Company takes over operation of Mason's and Hottel's Mill. Benjamin Hottel was retained as manager; Joseph Mason had died in 1881.
- 1886 The Cache la Poudre Canal was built.
- 1886 Lindell Mill was destroyed by fire and rebuilt.

- 1886 The Farmers' Mill was opened across the street from Mason's and Hottel's Mill.
- 1886-7 Severe winters with devastating blizzards took an enormous toll on livestock in northeastern Colorado. In 1886, a reported 25% of northeastern Colorado's cattle population perished.
- 1889 Charles Pennock planted his first orchard and started a small nursery near Bellvue.
- c1890 The sheep feeding industry was established as a new, successful industry in Larimer County.
- Colorado Agricultural College established an agricultural short course.
- Alfalfa became established as an important crop, primarily for supplying winter feed.
- 1890 Terry Lake Reservoir was constructed.
- 1890 On December 27th, the Virginia Dale Grange was organized.
- 1891 The Water Supply and Storage Company was formed.
- On June 8th the dam at Chambers Lake burst.
- The Water Supply and Storage Company contracted with L.L. Abbott and Sons to construct a five mile ditch from the West Branch of the Laramie River to Chambers Lake.
- On December 14th, the Agricultural College Grange was organized.
- 1892 In August, the Water Supply and Storage Company assumed all obligations of the Larimer County Ditch Company.
- 1894 J.M. Hoffman began operating a feed mill on Riverside Drive.
- 1895 On October 5th, the Lindell Mill was again destroyed by fire, and again rebuilt.
- 1898 On January 25th, the National Stock Growers' Association held their first annual meeting at Coliseum Hall in Denver.
- 1901 The Loveland Sugar Beet Factory began operations.
- 1901 On March 12th, the Union Grange was organized at Fort Collins.

- 1902 On February 27th, the Poudre Valley Grange was organized at Timnath.
- 1902 In March, the Empire Grange was organized at Fort Collins.
- 1904 On January 4th, the Fort Collins Sugar Factory began operations.
- The Poudre Canyon filtering plant was opened, eliminating the need for the old Fort Collins Municipal Waterworks, built in 1882-83.
- On January 6th, the Eureka Grange was organized at Fort Collins.
- 1905 On February 18th, the Mountain View Grange was organized at LaPorte.
- 1908 On October 16th, the College Grange was organized at Fort Collins.
- 1909 On September 29th, between 8000 and 10,000 citizens celebrated Lamb Day in downtown Fort Collins.
- 1910 On January 6th and 7th, the Colorado Farmer's Congress was organized at Fort Collins.
- On February 23rd, the Lower Box Elder Grange was organized at Fort Collins.
- The second annual, and last, Lamb Day celebration was held in Fort Collins.
- 1912 Chambers Lake Reservoir was completed.
- 1913 On November 1st, the Virginia Dale Grange was organized.
- 1914 Colorado State University Cooperative Extension Service is established
- 1919 In March, the Colorado State Farm Bureau was organized at Fort Collins, during the annual session of the County Agricultural Agents.
- 1922 The Cache la Poudre River flooded
- 1927 In February, Alta Vista was platted by the Great Western Sugar Company.
- 1935 The Power Plant was built on North College Avenue.
- 1944 On July 8th, the Cache la Poudre Grange was organized at Bellvue.
- c1946 Larimer County farms began to utilize electricity,
- 1948 The Colorado Milling and Elevator Company stopped producing flour, shifting to a feed mill operation only in Fort Collins.

- 1949 The College Farm was moved from its original site, where Moby Gym is now located.
- 1955 The Colorado Cattle Feeders Association was organized.
- 1957 Great Western Sugar Company's Fort Collins plant closed.
- 1960 Hewlitt Packard opens its Loveland facility
- 1962 Woodward Governor begins operation
Teledyne/Waterpik begins operation
- 1965 The Colorado Beef Council is formed.
- 1968 Ranch-Way Feeds took over operation of what had been the old Lindell Mill, continuing to operate it as a feed mill.
- 1969 Kodak begins operation.
- 1978 Hewlitt Packard opens its Fort Collins facility.
- 1983 On June 5th, the Strang Grain Elevator in downtown Fort Collins was imploded.
Hewlitt Packard opens its Greeley facility.
- 1988 Anheuser-Busch opens its Fort Collins brewery.

Photographic Log

The following information applies to all of the photographs taken as part of the Fort Collins Urban Growth Area Agricultural-Related Resources Survey:

The buildings photographed are within the Fort Collins Colorado Urban Growth Area.

The photographs were taken by Carl McWilliams of Cultural Resource Historians, between January and May 1994.

The photographs' original negatives are located at the City of Fort Collins Planning Department, 281 North College Avenue, Fort Collins, Colorado 80521

Roll	Photo	Address / Property Name	View To	Date
1	1-3	(Not Developed)		
1	4	7213 S. Lemay - House	west	10 January 1994
1	5	7213 S. Lemay - House	northwest	10 January 1994
1	6	7213 S. Lemay - Silos	north	10 January 1994
1	7	7213 S. Lemay - Silos	detail	10 January 1994
1	8	7100 S. Lemay - House and Garage	north	10 January 1994
1	9	7100 S. Lemay - Garage	northwest	10 January 1994
1	10	6601 Timberline - Silo and Granary	northwest	10 January 1994
1	11	6601 Timberline - Silo and Loafing Shed	northwest	10 January 1994
1	12	Trilby Rd. Railroad Bridge	west	10 January 1994
1	13	Trilby Rd. Railroad Bridge	west	10 January 1994
1	14	Trilby Rd. Railroad Bridge	west	10 January 1994
1	15	Trilby Rd. Railroad Bridge	north	10 January 1994
1	16	Unnamed Irrigation Ditch - S. Side Trilby Rd. ½ mile east of Lemay	north	10 January 1994
1	17	420 E. Trilby Rd. - House	northeast	10 January 1994
1	18	412 E. Trilby Rd. - House	northwest	10 January 1994
1	19	120-124 E. Trilby Rd. - Auto Court	northwest	10 January 1994
1	20	120-124 E. Trilby Rd. - Auto Court	northeast	10 January 1994
1	21	120-124 E. Trilby Rd. - Auto Court	northwest	10 January 1994
1	22	4824 S. Lemay - House	east	13 January 1994
1	23	4824 S. Lemay - House	northeast	13 January 1994
1	24	4824 S. Lemay - House	north	13 January 1994

Roll	Photo	Address / Property Name	View To	Date
1	25	4824 S. Lemay - House	northwest	13 January 1994
1	26	4824 S. Lemay - House	southwest	13 January 1994
1	27	4824 S. Lemay - Barn	northeast	13 January 1994
1	28	4824 S. Lemay - Barn	northeast	13 January 1994
1	29	4824 S. Lemay - Barn	southwest	13 January 1994
1	30	4824 S. Lemay - Outbuilding	north	13 January 1994
1	31	4824 S. Lemay - Outbuildings	northwest	13 January 1994
1	32	4824 S. Lemay - Guest House	northeast	13 January 1994
1	33	4824 S. Lemay - General View	northeast	13 January 1994
1	34	Unnamed Diversion Works - vicinity Timberline and Harmony Rd.	north	13 January 1994
1	35	Unnamed Irrigation Ditch - vicinity Timberline and Harmony Rd.	east	13 January 1994
1	36	Diversion Works / Culvert - vicinity Timberline and Harmony Rd.	east	13 January 1994
2	1	Southwest Corner, Timberline and Harmony Rd. - Barn	northeast	16 January 1994
2	2	Southwest Corner, Timberline and Harmony Rd. - Barn	east	16 January 1994
2	3	Southwest Corner, Timberline and Harmony Rd. - Granary	northeast	16 January 1994
2	4	Southwest Corner, Timberline and Harmony Rd. - Granary and Outbuilding	east	16 January 1994
2	5	Southwest Corner, Timberline and Harmony Rd. - Outbuilding	northeast	16 January 1994
2	6	4605 S. County Rd. 9 - Preston Farmhouse	northeast	16 January 1994
2	7	4605 S. County Rd. 9 - Preston Farmhouse	east	16 January 1994
2	8	4605 S. County Rd. 9 - Preston Farmhouse	southwest	16 January 1994
2	9	4605 S. County Rd. 9 - Preston Farmhouse	northwest	16 January 1994
2	10	4605 S. County Rd. 9 - Preston Granary	southeast	16 January 1994
2	11	4605 S. County Rd. 9 - Preston Granary	east	16 January 1994
2	12	4605 S. County Rd. 9 - Preston Granary	northeast	16 January 1994
2	13	4605 S. County Rd. 9 - Preston Outbldg.	northeast	16 January 1994
2	14	4605 S. County Rd. 9 - Preston Outbldg.	northeast	16 January 1994
2	15	Strauss Cabin	north	16 January 1994
2	16	Strauss Cabin	northeast	16 January 1994
2	17	Strauss Cabin	east	16 January 1994
2	18	Strauss Cabin	southeast	16 January 1994
2	19	Strauss Cabin	northwest	16 January 1994
2	20	Poudre River Bridge Abutments - Strauss Cabin vicinity	east	16 January 1994
2	21	4605 S. County Rd. 9 - Preston Granary	west	17 January 1994
2	22	3105 E. Harmony Rd. - CASA Harmony House	southwest	17 January 1994

Roll	Photo	Address / Property Name	View To	Date
2	23	3105 E. Harmony Rd. - CASA Harmony House	northwest	17 January 1994
2	24	3105 E. Harmony Rd. - CASA Harmony House	northeast	17 January 1994
2	25	3105 E. Harmony Rd. - Irrigation Works	northwest	17 January 1994
2	26	3101 E. Harmony Rd. - Barn / Shop	northeast	17 January 1994
2	27	3101 E. Harmony Rd. - House	northwest	17 January 1994
2	28	3101 E. Harmony Rd. - Outbuilding	northeast	17 January 1994
2	29	5308 S. County Rd. 9 - Barn	south	17 January 1994
2	30	5308 S. County Rd. 9 - Barn	northeast	17 January 1994
2	31	5308 S. County Rd. 9 - Stable	northeast	17 January 1994
2	32	5308 S. County Rd. 9 - Barn	west	17 January 1994
2	33	5000 Blk. County Rd. 9 - House	northeast	17 January 1994
2	34	5000 Blk. County Rd. 9 - House	southwest	17 January 1994
2	35	4308 E. County Rd. 36 - Stone Outbuilding	northwest	17 January 1994
2	36	4308 E. County Rd. 36 - Stone Outbuilding	detail	17 January 1994
3	1-2	(Not Developed)		
3	3	3733 E. Harmony Rd. - House	south	20 January 1994
3	4	3733 E. Harmony Rd. - Remodeled Barn	northwest	20 January 1994
3	5	4207 County Rd. 7 - House	southwest	20 January 1994
3	6	4207 County Rd. 7 - Garage	northeast	20 January 1994
3	7	4207 County Rd. 7 - 2nd House	northeast	20 January 1994
3	8	4207 County Rd. 7 - Outbuildings	west	20 January 1994
3	9	3800 Chinook Lane - House	northeast	20 January 1994
3	10	4104 S. County Rd. 9 - House	northeast	20 January 1994
3	11	4104 S. County Rd. 9 - House	north	20 January 1994
3	12	4104 S. County Rd. 9 - Barn	northeast	20 January 1994
3	13	4104 S. County Rd. 9 - Barn	southwest	20 January 1994
3	14	4104 S. County Rd. 9 - Outbuilding	northeast	20 January 1994
3	15	4104 S. County Rd. 9 - Outbuilding	southwest	20 January 1994
3	16-36	(Not Developed)		
4	1	401 N. College - Power Plant	east	15 February 1994
4	2	401 N. College - Power Plant	northeast	15 February 1994
4	3	401 N. College - Power Plant	northwest	15 February 1994
4	4	401 N. College - Power Plant	southwest	15 February 1994
4	5	(Not Developed)		
4	6	401 N. College - Power Plant	south	15 February 1994
4	7	401 N. College - Power Plant	east	15 February 1994
4	8	Martinez Park Farm - Barn	north	15 February 1994

Roll	Photo	Address / Property Name	View To	Date
4	9	Martinez Park Farm - Barn and Silo	northeast	15 February 1994
4	10	Martinez Park Farm - Admin. Building	north	15 February 1994
4	11	Martinez Park Farm - Admin. Building	northeast	15 February 1994
4	12	Martinez Park Farm - Barn	southeast	15 February 1994
4	13	Martinez Park Farm - Silo	east	15 February 1994
4	14	Martinez Park Farm - Silo	south	15 February 1994
4	15	Martinez Park Farm Buildings	north	15 February 1994
4	16	Martinez Park Farm Buildings	southeast	15 February 1994
4	17	Martinez Park Farm Buildings	northwest	15 February 1994
4	18	Martinez Park Farm Buildings	northeast	15 February 1994
4	19	Martinez Park Farm Buildings	northeast	15 February 1994
4	20	Martinez Park Farm - House	west	15 February 1994
4	21	Martinez Park Farm - House	northwest	15 February 1994
4	22	Martinez Park Farm - House	north	15 February 1994
4	23	Martinez Park Farm - House	southwest	15 February 1994
4	24	Martinez Park Farm - Museum	north	15 February 1994
4	25	Martinez Park Farm - Garage	north	15 February 1994
4	26	(Not Developed)		
4	27	Martinez Park Farm - Museum	southwest	15 February 1994
4	28	Martinez Park Farm - Admin. Building	southeast	15 February 1994
4	29	Martinez Park Farm - Barn and Silo	southwest	15 February 1994
4	30	Lincoln Street Bridge over Poudre River and Ranch-Way Feeds	northwest	16 February 1994
4	31	Lincoln Street Bridge over Poudre River	northwest	16 February 1994
4	32	Lincoln Street Bridge over Poudre River	north	16 February 1994
4	33	Lincoln Street Bridge over Poudre River	west	16 February 1994
4	34	Lincoln Street Bridge over Poudre River	west	16 February 1994
4	35	Telephone RR Bridge over Poudre River	northwest	16 February 1994
4	36	Telephone RR Bridge over Poudre River	north	16 February 1994
5	1	Telephone RR Bridge over Poudre River	north	16 February 1994
5	2	401 N. College - Power Plant	southeast	16 February 1994
5	3	Telephone RR Bridge over Poudre River	northwest	16 February 1994
5	4	Telephone RR Bridge over Poudre River	west	16 February 1994
5	5	1337 W. Vine Dr. - House	west	16 February 1994
5	6	1337 W. Vine Dr. - House	southwest	16 February 1994
5	7	1337 W. Vine Dr. - House	southeast	16 February 1994
5	8	1337 W. Vine Dr. - House	north	16 February 1994
5	9	1337 W. Vine Dr. - House	northwest	16 February 1994
5	10	N. Overland Trail - Old Waterworks Plant	northwest	16 February 1994
5	11	N. Overland Trail - Old Waterworks Plant	detail	16 February 1994
5	12	N. Overland Trail - Old Waterworks Plant	north	16 February 1994
5	13	N. Overland Trail - Old Waterworks Plant	southwest	16 February 1994

Roll	Photo	Address / Property Name	View To	Date
5	14	N. Overland Trail - Old Waterworks Plant	southeast	16 February 1994
5	15	N. Overland Trail - Old Waterworks Plant	south	16 February 1994
5	16	N. Overland Trail - Old Waterworks Plant	north	16 February 1994
5	17	Old Waterworks Plant - Diversion Works	northwest	16 February 1994
5	18	Old Waterworks Plant - House	west	16 February 1994
5	19	Old Waterworks Plant - House	east	16 February 1994
5	20	Old Waterworks Plant - Outbuilding	west	16 February 1994
5	21	Old Waterworks Plant - Barn	west	16 February 1994
5	22	Old Waterworks Plant - Barn	east	16 February 1994
5	23	Old Waterworks Plant - Barn	southeast	16 February 1994
5	24	2306 W. Mulberry - Empire Grange	north	16 February 1994
5	25	2306 W. Mulberry - Empire Grange	northeast	16 February 1994
5	26	2306 W. Mulberry - Empire Grange	southwest	16 February 1994
5	27	2306 W. Mulberry - Empire Grange	southeast	16 February 1994
5	28	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	29	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	30	Josh Ames Diversion Dam and Headgate	northwest	20 February 1994
5	31	Lake Canal Diversion Dam and Headgate	southwest	20 February 1994
5	32	Lake Canal Diversion Dam and Headgate	southeast	20 February 1994
5	33	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	34	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	35	Lake Canal Diversion Dam and Headgate	northeast	20 February 1994
5	36	Coy Diversion Dam and Headgate	west	20 February 1994
6	1	Coy Diversion Dam and Headgate	north	20 February 1994
6	2	Coy Diversion Dam and Headgate	north	20 February 1994
6	3	Coy Diversion Dam and Headgate	south	20 February 1994
6	4	Coy Diversion Dam and Headgate	northeast	20 February 1994
6	5	Coy Diversion Dam and Headgate	east	20 February 1994
6	6	Chaffee Headgate	east	21 February 1994
6	7	Chaffee Headgate	west	21 February 1994
6	8	Chaffee Headgate	southeast	21 February 1994
6	9	Timnath Reservoir Inlet	northwest	21 February 1994
6	10	Timnath Reservoir Inlet	southeast	21 February 1994
6	11	Timnath Reservoir Inlet	northwest	21 February 1994
6	12	Timnath Reservoir Inlet	southwest	21 February 1994
6	13	Great Western Sugar Effluent Flume	west	21 February 1994
6	14	Great Western Sugar Effluent Flume	northwest	21 February 1994
6	15	Great Western Sugar Effluent Flume	west	21 February 1994
6	16	Great Western Sugar Effluent Flume	northwest	21 February 1994
6	17	Great Western Sugar Effluent Flume	southwest	21 February 1994
6	18	Great Western Sugar Effluent Flume	southwest	21 February 1994

Roll	Photo	Address / Property Name	View To	Date
6	19	Timnath Reservoir Inlet	northeast	21 February 1994
6	20	Timnath Reservoir Inlet	southwest	21 February 1994
6	21	Timnath Reservoir Inlet	southeast	21 February 1994
6	22	Boxelder Diversion Dam and Headgate	east	22 February 1994
6	23	Boxelder Diversion Dam and Headgate	west	22 February 1994
6	24	Boxelder Diversion Dam and Headgate	northwest	22 February 1994
6	25	Boxelder Diversion Dam and Headgate	southwest	22 February 1994
6	26	Josh Ames Diversion Dam and Headgate	northwest	22 February 1994
6	27	Josh Ames Diversion Dam and Headgate	west	22 February 1994
6	28	Josh Ames Diversion Dam and Headgate	southwest	22 February 1994
6	29	Arthur Ditch Diversion Dam and Headgate	northeast	22 February 1994
6	30	Arthur Ditch Diversion Dam and Headgate	northwest	22 February 1994
6	31	Arthur Ditch Diversion Dam and Headgate	northwest	22 February 1994
6	32	Arthur Ditch Diversion Dam and Headgate	southwest	22 February 1994
6	33	Larimer & Weld Diversion Dam & Headgate	east	22 February 1994
6	34	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
6	35	Larimer & Weld Diversion Dam & Headgate	east	22 February 1994
6	36	(Not Developed)		
7	1	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
7	2	Larimer & Weld Diversion Dam & Headgate	north	22 February 1994
7	3	Larimer & Weld Diversion Dam & Headgate	north	22 February 1994
7	4	Larimer & Weld Diversion Dam & Headgate	west	22 February 1994
7	5	Larimer & Weld Diversion Dam & Headgate	southeast	22 February 1994
7	6	Arthur Ditch Secondary Headgate	west	22 February 1994
7	7	Arthur Ditch Secondary Headgate	east	22 February 1994
7	8	2608 E. Drake Rd. - House	northwest	23 February 1994
7	9	2608 E. Drake Rd. - House	southeast	23 February 1994
7	10	2608 E. Drake Rd. - House	northeast	23 February 1994
7	11	2608 E. Drake Rd. - Barn	northeast	23 February 1994
7	12	2608 E. Drake Rd. - Barn	east	23 February 1994
7	13	2608 E. Drake Rd. - Barn	southwest	23 February 1994
7	14	2608 E. Drake Rd. - Secondary House	northeast	23 February 1994
7	15	2608 E. Drake Rd. - Secondary House	southwest	23 February 1994
7	16	2608 E. Drake Rd. - Outbuilding	northeast	23 February 1994
7	17	2608 E. Drake Rd. - Outbuilding	southwest	23 February 1994
7	18	2608 E. Drake Rd. - Loafing Shed	northeast	23 February 1994
7	19	2608 E. Drake Rd. - Outbuildings	northeast	23 February 1994
7	20	2608 E. Drake Rd. - House	west	23 February 1994
7	21	2600 S. Timberline Rd. - House	east	23 February 1994
7	22	2600 S. Timberline Rd. - House	north	23 February 1994

Roll	Photo	Address / Property Name	View To	Date
7	23	2600 S. Timberline Rd. - House	northwest	23 February 1994
7	24	2600 S. Timberline Rd. - House	southwest	23 February 1994
7	25	2600 S. Timberline Rd. - Barn	southeast	23 February 1994
7	26	2600 S. Timberline Rd. - Barn	northwest	23 February 1994
7	27	2600 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
7	28	2600 S. Timberline Rd. - Garage	northwest	23 February 1994
7	29	2600 S. Timberline Rd. - Garage	southeast	23 February 1994
7	30	2600 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
7	31	2600 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
7	32	2600 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
7	33	1908 S. Timberline Rd. - House	northeast	23 February 1994
7	34	1908 S. Timberline Rd. - House	east	23 February 1994
7	35	1908 S. Timberline Rd. - House	southwest	23 February 1994
7	36	1908 S. Timberline Rd. - House	northwest	23 February 1994
8	1	1908 S. Timberline Rd. - Garages	northeast	23 February 1994
8	2	1908 S. Timberline Rd. - Garages	southwest	23 February 1994
8	3	1908 S. Timberline Rd. - Garages	southwest	23 February 1994
8	4	1908 S. Timberline Rd. - Garages	northwest	23 February 1994
8	5	1908 S. Timberline Rd. - Garages	northwest	23 February 1994
8	6	1908 S. Timberline Rd. - Barn	northeast	23 February 1994
8	7	1908 S. Timberline Rd. - Barn	southwest	23 February 1994
8	8	1908 S. Timberline Rd. - Outbuilding	northwest	23 February 1994
8	9	1908 S. Timberline Rd. - Outbuilding	southeast	23 February 1994
8	10	1110 Lincoln - Webster Farmhouse	north	23 February 1994
8	11	1110 Lincoln - Webster Farmhouse	northwest	23 February 1994
8	12	1110 Lincoln - Webster Farmhouse	southwest	23 February 1994
8	13	1110 Lincoln - Webster Farmhouse	southwest	23 February 1994
8	14	1110 Lincoln - Webster Farmhouse	east	23 February 1994
8	15	910 N. Shields - House	northeast	24 February 1994
8	16	910 N. Shields - House	southwest	24 February 1994
8	17	910 N. Shields - Outbuilding	northeast	24 February 1994
8	18	910 N. Shields - Barn	southeast	24 February 1994
8	19	910 N. Shields - Barn	northwest	24 February 1994
8	20	910 N. Shields - Outbuilding	northwest	24 February 1994
8	21	910 N. Shields - Outbuilding	northeast	24 February 1994
8	22	910 N. Shields - Outbuilding	southeast	24 February 1994
8	23	911 N. Shields - Scott Barn	northwest	24 February 1994
8	24	911 N. Shields - Scott Barn	southeast	24 February 1994
8	25	911 N. Shields - Scott Fruit Cellar	northwest	24 February 1994
8	26	911 N. Shields - Scott Fruit Cellar	southeast	24 February 1994
8	27	911 N. Shields - Scott Barn	south	24 February 1994
8	28	911 N. Shields - Scott House	north	24 February 1994
8	29	911 N. Shields - Scott House	northeast	24 February 1994

Roll	Photo	Address / Property Name	View To	Date
8	30	2305-07 N. Taft Hill - Seaworth Barn	south	24 February 1994
8	31	2305-07 N. Taft Hill - Seaworth Barn	southeast	24 February 1994
8	32	2305-07 N. Taft Hill - Seaworth Barn	northeast	24 February 1994
8	33	2305-07 N. Taft Hill - Seaworth Barn	northwest	24 February 1994
8	34	2305-07 N. Taft Hill - Seaworth House	northwest	24 February 1994
8	35	2305-07 N. Taft Hill - Seaworth House	west	24 February 1994
8	36	2305-07 N. Taft Hill - Seaworth House	southeast	24 February 1994
9	1	2305-07 N. Taft Hill - Seaworth House	north	24 February 1994
9	2	2305-07 N. Taft Hill - Seaworth Garage	northwest	24 February 1994
9	3	2305-07 N. Taft Hill - Seaworth Garage	southeast	24 February 1994
9	4	2305-07 N. Taft Hill - Seaworth Cabin	northwest	24 February 1994
9	5	2305-07 N. Taft Hill - Seaworth Cabin	southeast	24 February 1994
9	6	2305-07 N. Taft Hill - Cabin & Lean-to	southeast	24 February 1994
9	7	2305-07 N. Taft Hill - Cabin & Lean-to	northeast	24 February 1994
9	8	2305-07 N. Taft Hill - 2nd Garage	southeast	24 February 1994
9	9	2305-07 N. Taft Hill - 2nd Garage	northwest	24 February 1994
9	10	2305-07 N. Taft Hill - Seaworth Shop	southwest	24 February 1994
9	11	2305-07 N. Taft Hill - Seaworth Shop	north	24 February 1994
9	12	(Not Developed)		
9	13	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	south	24 February 1994
9	14	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	east	24 February 1994
9	15	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	northeast	24 February 1994
9	16	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	north	24 February 1994
9	17	Southwest Corner Taft Hill Rd. and U.S. Highway 287 - Warren Farm Stone Barn	northwest	24 February 1994
9	18	4919 S. College - McClelland House	northwest	25 February 1994
9	19	4919 S. College - McClelland House	southwest	25 February 1994
9	20	4919 S. College - McClelland House	east	25 February 1994
9	21	4919 S. College - McClelland House	north	25 February 1994
9	22	4919 S. College - Nursery Building	northwest	25 February 1994
9	23	4919 S. College - Nursery Building	northwest	25 February 1994
9	24	4919 S. College - Nursery Building	southeast	25 February 1994
9	25	4919 S. College - Greenhouse	southwest	25 February 1994
9	26	4919 S. College - Nursery Building	south	25 February 1994
9	27	4919 S. College - Greenhouse	southwest	25 February 1994
9	28	4919 S. College - Greenhouse	southeast	25 February 1994
9	29	4919 S. College - Outbuilding	north	25 February 1994
9	30	4919 S. College - Plant Shelter	northwest	25 February 1994
9	31	1600 W. Horsetooth - Granary and Garage	northwest	25 February 1994
9	32	1600 W. Horsetooth - Granary and Garage	northwest	25 February 1994

Roll	Photo	Address / Property Name	View To	Date
9	33	1600 W. Horsetooth - Granary and Garage	southeast	25 February 1994
9	34	1600 W. Horsetooth - Granary and Garage	southeast	25 February 1994
9	35	1600 W. Horsetooth - Granary and Garage	south	25 February 1994
9	36	1600 W. Horsetooth - Granary and Garage	south	25 February 1994
10	1	1600 W. Horsetooth - Landmark Stables	northwest	25 February 1994
10	2	1600 W. Horsetooth - Landmark Stables	northwest	25 February 1994
10	3	1600 W. Horsetooth - Barn	southeast	25 February 1994
10	4	1600 W. Horsetooth - Barn	northwest	25 February 1994
10	5	1600 W. Horsetooth - Granary and Garage	northeast	25 February 1994
10	6	1600 W. Horsetooth - Landmark Stables	north	25 February 1994
10	7	1600 W. Horsetooth - Outbuilding	northwest	25 February 1994
10	8	1600 W. Horsetooth - Outbuilding	southeast	25 February 1994
10	9	1600 W. Horsetooth - Outbuilding	northwest	25 February 1994
10	10	1600 W. Horsetooth - Granary	west	25 February 1994
10	11	2604 S. Taft Hill Rd. - Farmhouse	northeast	25 February 1994
10	12	2604 S. Taft Hill Rd. - Farmhouse	southwest	25 February 1994
10	13	2604 S. Taft Hill Rd. - Farmhouse	east	25 February 1994
10	14	2604 S. Taft Hill Rd. - Barn	northeast	25 February 1994
10	15	2604 S. Taft Hill Rd. - Barn	southwest	25 February 1994
10	16	2604 S. Taft Hill Rd. - Outbuilding	northwest	25 February 1994
10	17	2604 S. Taft Hill Rd. - Outbuilding	southeast	25 February 1994
10	18	2604 S. Taft Hill Rd. - Outbuilding	northeast	25 February 1994
10	19	2604 S. Taft Hill Rd. - Outbuilding	southwest	25 February 1994
10	20	2604 S. Taft Hill Rd. - Farmhouse	north	25 February 1994
10	21	3317 W. Cty. Rd. 50 - Michaud Farmhouse	south	25 February 1994
10	22	3317 W. Cty. Rd. 50 - Michaud Farmhouse	southwest	25 February 1994
10	23	3317 W. Cty. Rd. 50 - Michaud Farmhouse	northwest	25 February 1994
10	24	3317 W. Cty. Rd. 50 - Michaud Farmhouse	northeast	25 February 1994
10	25	3317 W. Cty. Rd. 50 - Michaud Milk House	northwest	25 February 1994
10	26	3317 W. Cty. Rd. 50 - Michaud Milk House	southeast	25 February 1994
10	27	3317 W. Cty. Rd. 50 - Michaud Barn	southwest	25 February 1994
10	28	3317 W. Cty. Rd. 50 - Michaud Barn	northeast	25 February 1994
10	29	3317 W. Cty. Rd. 50 - Outbuildings	northeast	25 February 1994
10	30	3317 W. Cty. Rd. 50 - Outbuildings	southwest	25 February 1994
10	31	3317 W. Cty. Rd. 50 - Outbuildings	north	25 February 1994
10	32	3317 W. Cty. Rd. 50 - Outbuildings	north	25 February 1994
10	33	3317 W. Cty. Rd. 50 - Outbuildings	southwest	25 February 1994
10	34	2515 W. Mulberry - Rogers Barn	southeast	25 February 1994
10	35	2515 W. Mulberry - Rogers Barn	northwest	25 February 1994
10	36	(Not Developed)		
11	1	4605 S. County Rd. 9 - Sign in Preston Granary	detail	25 March 1994

Roll	Photo	Address / Property Name	View To	Date
11	2	2112 E. Harmony Rd. - Harmony School	northwest	25 March 1994
11	3	2112 E. Harmony Rd. - Harmony School	southwest	25 March 1994
11	4	2112 E. Harmony Rd. - Harmony School	southeast	25 March 1994
11	5	2112 E. Harmony Rd. - Harmony School.	north	25 March 1994
11	6	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	7	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	8	2112 E. Harmony Rd. - Harmony School	north	25 March 1994
11	9	601 W. Harmony Rd. - Reed Barn	northeast	4 April 1994
11	10	601 W. Harmony Rd. - Reed Barn	southwest	4 April 1994
11	11	601 W. Harmony Rd. - Reed Barn	northwest	4 April 1994
11	12	601 W. Harmony Rd. - Reed House	southeast	4 April 1994
11	13	601 W. Harmony Rd. - Reed House	northwest	4 April 1994
11	14	601 W. Harmony Rd. - General View	southeast	4 April 1994
11	15	601 W. Harmony Rd. - General View	east	4 April 1994
11	16	601 W. Harmony Rd. - Reed General View	south	4 April 1994
11	17-36	(Not Developed)		
12	1	1120 N. Taft Hill Rd. - Taft House	sign detail	8 April 1994
12	2	1120 N. Taft Hill Rd. - Taft House	north	8 April 1994
12	3	1120 N. Taft Hill Rd. - Taft House	north	8 April 1994
12	4	1120 N. Taft Hill Rd. - Taft House	northeast	8 April 1994
12	5	1120 N. Taft Hill Rd. - Taft House	southeast	8 April 1994
12	6	1120 N. Taft Hill Rd. - Taft House	west	8 April 1994
12	7	1120 N. Taft Hill Rd. - Taft House	northwest	8 April 1994
12	8	1120 N. Taft Hill Rd. - Taft House	northwest	8 April 1994
12	9	1120 N. Taft Hill Rd. - Outbuilding	northeast	8 April 1994
12	10	1120 N. Taft Hill Rd. - Outbuilding	southwest	8 April 1994
12	11	1120 N. Taft Hill Rd. - Outbuilding	southeast	8 April 1994
12	12	Taft Hill Rd. Barn (Western Mobile property)	southeast	8 April 1994
12	13	Taft Hill Rd. Barn (Western Mobile property)	northeast	8 April 1994
12	14	Taft Hill Rd. Barn (Western Mobile property)	north	8 April 1994
12	15	Taft Hill Rd. Barn (Western Mobile property)	south	8 April 1994
12	16	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	17	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	18	546 Willow - Ranch-Way Feed Mills	east	8 April 1994
12	19	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	20	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	21	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	22	546 Willow - Ranch-Way Feed Mills	west	8 April 1994
12	23	546 Willow - Ranch-Way Feed Mills	south	8 April 1994
12	24	546 Willow - Ranch-Way Feed Mills	southeast	8 April 1994
12	25	546 Willow - Ranch-Way Feed Mills	east	8 April 1994
12	26	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994
12	27	546 Willow - Ranch-Way Feed Mills	northeast	8 April 1994

Roll	Photo	Address / Property Name	View To	Date
12	28	131 Lincoln Ave. - Harmony Mill	north	8 April 1994
12	29	131 Lincoln Ave. - Harmony Mill	northeast	8 April 1994
12	30	131 Lincoln Ave. - Harmony Mill	southeast	8 April 1994
12	31	131 Lincoln Ave. - Harmony Mill	southeast	8 April 1994
12	32-36	(Not Developed)		
13	1	7029 S. College Avenue - Barn	west	4 April 1994
13	2	7029 S. College Avenue - Barn	southwest	4 April 1994
13	3	7029 S. College Avenue - Barn	southeast	4 April 1994
13	4	7029 S. College Avenue - Barn	northeast	4 April 1994
13	5	7029 S. College Avenue - Barn	north	4 April 1994
13	6	7029 S. College Avenue - House	east	4 April 1994
13	7	7029 S. College Avenue - House	southwest	4 April 1994
13	8	7029 S. College Avenue - House	northwest	4 April 1994
13	9	7029 S. College Avenue - House	northeast	4 April 1994
13	10-36	(Not Developed)		
14	1	SW Frontage Rd. - Fort Collins Archery Range Garage	northwest	8 April 1994
14	2	933 SW Frontage Rd. - Stormy Creek Stone Company Barn	southwest	8 April 1994
14	3	933 SW Frontage Rd. - Stormy Creek Stone Company Barn	northeast	8 April 1994
14	4	1028 NE Frontage Rd. - Silo	northwest	8 April 1994
14	5	1028 NE Frontage Rd. - Outbuilding	northwest	8 April 1994
14	6	1028 NE Frontage Rd. - Garage / Shop	northwest	8 April 1994
14	7	1028 NE Frontage Rd. - House	southeast	8 April 1994
14	8	1312 NE Frontage Rd. - House	northeast	8 April 1994
14	9	1312 NE Frontage Rd. - Barn	southeast	8 April 1994
14	10	1312 NE Frontage Rd. - Barn	northwest	8 April 1994
14	11	1312 NE Frontage Rd. - Outbuilding	northwest	8 April 1994
14	12	1312 NE Frontage Rd. - Garage	northwest	8 April 1994
14	13	1217 N. County Rd. 9E - House	northwest	8 April 1994
14	14	1217 N. County Rd. 9E - House	southwest	8 April 1994
14	15	1217 N. County Rd. 9E - Garage	northeast	8 April 1994
14	16	3500 E. Vine Dr. - Barn	northeast	8 April 1994
14	17	3500 E. Vine Dr. - Outbuilding	northwest	8 April 1994
14	18	3500 E. Vine Dr. - Outbuilding	northwest	8 April 1994
14	19	3500 E. Vine Dr. - House	northwest	8 April 1994
14	20	3824 E. Vine Dr. - House	northwest	8 April 1994
14	21	3824 E. Vine Dr. - House	northeast	8 April 1994

Roll	Photo	Address / Property Name	View To	Date
14	22	Centennial Livestock Auction - I-25 and E. Mulberry	northwest	8 April 1994
14	23	3624 E. Mulberry - House	north	8 April 1994
14	24	3624 E. Mulberry - House	southwest	8 April 1994
14	25	3624 E. Mulberry - Barn	northwest	8 April 1994
14	26	3624 E. Mulberry - Barn	southeast	8 April 1994
14	27	600 N. Summit View - Abandoned House	northwest	8 April 1994
14	28	600 N. Summit View - Abandoned House	southeast	8 April 1994
14	29	2400 E. Vine Dr. - Barn	northwest	8 April 1994
14	30	2400 E. Vine Dr. - Barn	southwest	8 April 1994
14	31	2400 E. Vine Dr. - Shop	northeast	8 April 1994
14	32	2400 E. Vine Dr. - Outbuilding	southwest	8 April 1994
14	33	2400 E. Vine Dr. - House	northwest	8 April 1994
14	34	1808 E. Vine Dr. - House	northeast	8 April 1994
14	35	1808 E. Vine Dr. - Silo & Outbuildings	northwest	8 April 1994
14	36	1808 E. Vine Dr. - Shop	southwest	8 April 1994
15	1	1808 E. Vine Dr. - House	southwest	8 April 1994
15	2	1808 E. Vine Dr. - Outbuildings	northwest	8 April 1994
15	3	940 S. Summit View Dr. - House	northwest	15 April 1994
15	4	940 S. Summit View Dr. - House	southwest	15 April 1994
15	5	940 S. Summit View Dr. - Barn	southeast	15 April 1994
15	6	940 S. Summit View Dr. - Barn	northwest	15 April 1994
15	7	940 S. Summit View Dr. - Loafing Shed	northeast	15 April 1994
15	8	922 S. Summit View Dr. - House	southeast	15 April 1994
15	9	922 S. Summit View Dr. - House	southeast	15 April 1994
15	10	922 S. Summit View Dr. - House	southwest	15 April 1994
15	11	922 S. Summit View Dr. - Stables	northeast	15 April 1994
15	12	2803 E. Lincoln - Abandoned House	southeast	15 April 1994
15	13	2803 E. Lincoln - Abandoned House	southwest	15 April 1994
15	14	1103 E. Lincoln - Coy-Hoffman Barn	northwest	15 April 1994
15	15	1103 E. Lincoln - Coy-Hoffman Silos	southeast	15 April 1994
15	16	1103 E. Lincoln - Coy-Hoffman Barn & Silos	east	15 April 1994
15	17	1103 E. Lincoln - Coy-Hoffman Barn & Silos	south	15 April 1994
15	18	1103 E. Lincoln - Coy-Hoffman Milk House	northwest	15 April 1994
15	19	232 E. Vine Dr. - Schlagel House	northeast	15 April 1994
15	20	232 E. Vine Dr. - Schlagel House	northwest	15 April 1994
15	21	232 E. Vine Dr. - Schlagel House	south	15 April 1994
15	22	232 E. Vine Dr. - Outbuilding	northeast	15 April 1994

Roll	Photo	Address / Property Name	View To	Date
15	23	725 E. Vine Dr. - GW Sugar Plant	southwest	8 April 1994
15	24	725 E. Vine Dr. - GW Sugar Plant	northeast	8 April 1994
15	25	725 E. Vine Dr. - GW Sugar Plant	northeast	8 April 1994
15	26	725 E. Vine Dr. - GW Sugar Plant	southeast	8 April 1994
15	27	725 E. Vine Dr. - GW Sugar Plant	southwest	8 April 1994
15	28	724 E. Vine Dr. - GW Sugar Plant	south	8 April 1994
15	29	1409 N. Lemay - Lindenmeier Farmhouse	northwest	8 April 1994
15	30	2008 N. County Rd. 11 - House	southeast	15 April 1994
15	31	2008 N. County Rd. 11 - House	northwest	15 April 1994
15	32	2008 N. County Rd. 11 - Barn	northeast	15 April 1994
15	33	2008 N. County Rd. 11 - Barn	southwest	15 April 1994
15	34	2008 N. County Rd. 11 - Garage	northwest	15 April 1994
15	35-36	(Not Developed)		
16	1	(Not Developed)		
16	2	Nelson Milk House - southwest corner, Lemay & Swallow	northwest	15 April 1994
16	3	Nelson Milk House - southwest corner, Lemay & Swallow	southeast	15 April 1994
16	4	1200 W. Trilby Rd. - Lysig Barn	north	15 April 1994
16	5	3901 S. Shields - Farmhouse	southwest	15 April 1994
16	6	3901 S. Shields - Farmhouse	northeast	15 April 1994
16	7	3901 S. Shields - Fruit Cellar	northeast	15 April 1994
16	8	3901 S. Shields - Outbuilding	northeast	15 April 1994
16	9	3901 S. Shields - Poultry House	northwest	15 April 1994
16	10	3901 S. Shields - Outbuilding	southwest	15 April 1994
16	11	3901 S. Shields - Barn	southeast	15 April 1994
16	12	5109 S. Shields - Log building	northeast	15 April 1994
16	13	3226 S. Shields - Worthington House	southwest	25 April 1994
16	14	3226 S. Shields - Worthington House	northeast	25 April 1994
16	15	3226 S. Shields - Small Outbuilding	north	25 April 1994
16	16	3226 S. Shields - Worthington Barn	northwest	25 April 1994
16	17	3226 S. Shields - Worthington Barn	southeast	25 April 1994
16	18	3226 S. Shields - 2nd Barn	southeast	25 April 1994
16	19	3226 S. Shields - 2nd Barn	northwest	25 April 1994
16	20	3226 S. Shields - Large Outbuilding	northwest	25 April 1994
16	21	3226 S. Shields - Large Outbuilding	southeast	25 April 1994
16	22	3226 S. Shields - Outbuilding	northeast	25 April 1994
16	23	3226 S. Shields - Outbuilding	northwest	25 April 1994
16	24	3226 S. Shields - Outbuilding	southwest	25 April 1994
16	25	3226 S. Shields - Outbuilding	southwest	25 April 1994

Roll	Photo	Address / Property Name	View To	Date
16	26	3226 S. Shields - Metal Granary	northeast	25 April 1994
16	27	3226 S. Shields - Metal Granary	southwest	25 April 1994
16	28	3226 S. Shields - Loafing Shed	northeast	25 April 1994
16	29	2407 W. Drake Rd. - Town and Country Stables - Barn	southwest	25 April 1994
16	30	2407 W. Drake Rd. - Town and Country Stables - Barn	northeast	25 April 1994
16	31	2407 W. Drake Rd. - Town and Country Stables - House	northeast	25 April 1994
16	32	2407 W. Drake Rd. - Town and Country Stables - Guest House	northeast	25 April 1994
16	33	2407 W. Drake Rd. - Town and Country Stables - Garage	southwest	25 April 1994
16	34	2407 W. Drake Rd. - Town and Country Stables - Tack Room	southeast	25 April 1994
16	35	2407 W. Drake Rd. - Town and Country Stables - Stables	northwest	25 April 1994
16	36	2407 W. Drake Rd. - Town and Country Stables - Stables	southeast	25 April 1994
17	1	(Not Developed)		
17	2	1505 W. Prospect Rd. - House	southeast	29 April 1994
17	3	1505 W. Prospect Rd. - House	northwest	29 April 1994
17	4	1505 W. Prospect Rd. - Barn	south	29 April 1994
17	5	1505 W. Prospect Rd. - Barn	northwest	29 April 1994
17	6	2912 W. Vine Drive - Barn and Silo	northeast	29 April 1994
17	7	2912 W. Vine Drive - Barn	west	29 April 1994
17	8	2912 W. Vine Drive - Silo	east	29 April 1994
17	9	2912 W. Vine Drive - Outbuilding	northeast	29 April 1994
17	10	2912 W. Vine Drive - Outbuilding and Silo	northwest	29 April 1994
17	11	2912 W. Vine Drive - Outbuilding	southwest	29 April 1994
17	12	2912 W. Vine Drive - Cistern & Outbuilding	southwest	29 April 1994
17	13	3039 W. Vine Dr. - Farmhouse	southwest	29 April 1994
17	14	3039 W. Vine Dr. - Farmhouse	northeast	29 April 1994
17	15	3039 W. Vine Dr. - Barn	northeast	29 April 1994
17	16	3039 W. Vine Dr. - Barn	southwest	29 April 1994
17	17	3039 W. Vine Dr. - Outbuildings	southwest	29 April 1994
17	18	3039 W. Vine Dr. - Garage	southwest	29 April 1994
17	19	921 N. Taft Hill Rd. - House	northwest	29 April 1994
17	20	921 N. Taft Hill Rd. - Garage	southwest	29 April 1994
17	21	921 N. Taft Hill Rd. - House	northeast	29 April 1994
17	22	921 N. Taft Hill Rd. - Fruit Cellar	west	29 April 1994
17	23	921 N. Taft Hill Rd. - Barn	southwest	29 April 1994
17	24	921 N. Taft Hill Rd. - Barn	north	29 April 1994

Roll	Photo	Address / Property Name	View To	Date
17	25	709 N. Taft Hill Rd. - House	southwest	6 May 1994
17	26	709 N. Taft Hill Rd. - House	northwest	6 May 1994
17	27	1041 N. Taft Hill Rd. - House	west	6 May 1994
17	28	1041 N. Taft Hill Rd. - House	northeast	6 May 1994
17	29	325 N. Taft Hill Rd. - House	northwest	6 May 1994
17	30	325 N. Taft Hill Rd. - House	east	6 May 1994
17	31	325 N. Taft Hill Rd. - Barn	northeast	6 May 1994
17	32	2825-2835 S. Taft Hill Rd. - House	southwest	6 May 1994
17	33	2825-2835 S. Taft Hill Rd. - House	southwest	6 May 1994
17	34	2825-2835 S. Taft Hill Rd. - Cistern	southwest	6 May 1994
17	35	2825-2835 S. Taft Hill Rd. - Outbuilding	southwest	6 May 1994
17	36	2825-2835 S. Taft Hill Rd. - Barn and Silo	southwest	6 May 1994

Data Gaps

Information regarding the location, dates of construction, and physical attributes of isolated outbuildings, particularly chicken coops, within Fort Collins' older residential neighborhoods.

Further architectural data regarding the construction techniques of barns located within the Fort Collins Urban Growth Area, including roof truss systems and wall framing systems.

Integrity guidelines for locally landmark eligible properties and districts.

Locations of houses in Fort Collins that were residences of members of the Larimer County Stock Growers' Association and other prominent cattlemen.

More in-depth biographical information about the Fort Collins area's prominent farmers and ranchers.

More information regarding the Collins, Flora, Agricultural College, Union, Eureka, College, and Lower Box Elder Granges. Particularly needed are the names of Grange members and the locations of meeting places.

More information about the demise of the Farmers' Mill.

Information regarding what became of Hoffman's Mill.

Historical and architectural information about the Andersonville, Buckingham, and Alta Vista neighborhoods that could be gleaned through intensive-level surveys.

Historical and architectural information about the Holy Family neighborhood that could be gleaned through intensive-level survey.

In-depth information about the physical operations of the Great Western Sugar Factory at Fort Collins, such as might be described in a Historic American Engineering Report.

The precise dates of when the Great Western Sugar Factory Effluent Flume was in operation.

Biographical information about Charles and Lydia Pennock and more information about their Pennock Nursery and Seed Company.

More information regarding the Cherryhurst Orchard.

More information regarding the cherry canning factory located at 200 Gregory Road.

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