

Fort Collins, Colorado

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# COY-HOFFMAN FARMSTEAD LEVEL II DOCUMENTATION

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prepared for  
**Next Level Development, Inc.**  
on behalf of  
**Woodward, Inc.**  
1081 Woodward Way  
Fort Collins, CO 80524

completed by  
**Tatanka Historical Associates, Inc.**  
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and  
**ALM2S Architects, Inc.**

2 March 2016  
Colorado OAHPS Site #5LR1568

# Tatanka Historical Associates Inc.



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2 March 2016

Next Level Development, Inc.  
on behalf of Woodward, Inc.  
1081 Woodward Way  
Fort Collins, CO 80524  
Attn: Steve Stiesmeyer  
Director of Corporate Real Estate

Project: Coy-Hoffman Farmstead  
Fort Collins, Larimer County, CO

Dear Mr. Stiesmeyer,

Tatanka Historical Associates has completed its Level II documentation of the historic Coy-Hoffman Farmstead in Fort Collins, Colorado. This work was undertaken in response to a request made by the Landmark Preservation Commission that the property be documented through the completion of a single archival-quality report that would be filed with the City of Fort Collins.

I am including four copies of this documentation. One of these is for your firm to keep on file. Another should be placed with the archives of the Fort Collins Museum of Discovery. The third copy needs to be deposited with the City of Fort Collins Preservation Planning Office. Finally, the last copy may be sent to Denver to be filed in the archives of the Colorado Office of Archaeology and Historic Preservation (OAHP).

Accompanying this report are printed black and white photographs of the site, along with a photo log that provides descriptions. Measured drawings produced by ALM2S Architects are also included. These materials have been printed on archival paper and comply with the intent of OAHP publication #1595, "Historic Resource Documentation: Standards for Level I, II and III Documentation."

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Sladek'.

Ron Sladek  
President

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## **PROJECT BACKGROUND**

This project originated in February 2016, when Tatanka Historical Associates, Inc. and ALM2S Architects, Inc. were engaged by Next Level Development, Inc. on behalf of Woodward, Inc. to complete Level II documentation on the Coy-Hoffman Farmstead in Fort Collins, Colorado. The historic site is located on privately owned land that has been purchased by Woodward and is currently being redeveloped into its new corporate headquarters and manufacturing facility. The farmstead is now situated between the corporate buildings and the recently established Homestead Natural Area that is owned by the city and extends southward to the Cache la Poudre River.

The farmstead has long been recognized as an important historic site in the Fort Collins area, and throughout the 20<sup>th</sup> century drew the attention of numerous newspaper articles and other historical and artistic works. However, it wasn't until 1992 that a professional cultural resource historian first formally documented the property. That took place just one year after the farmhouse was demolished. At that time, Tom and Laurie Simmons of Front Range Research Associates of Denver completed a historic building inventory record for the farmstead during the course of a wider survey of area historic sites. They concluded that despite the loss of the residence and the fact that the resources were sitting in the middle of land that had recently been converted into a golf course, the property was eligible for listing in the National Register of Historic Places.

Around that same time, a number of people interested in Fort Collins history and preservation realized that the barn was in dire need of attention due to a badly leaking roof and materials that were aging and falling apart. Led by historic preservation specialist Carol Tunner, a grant was secured in 1994 from the State Historical Fund for the completion of a preservation plan along with cost estimating by the Center for the Stabilization and Reuse of Important Structures at Colorado State University. The following year, on 14 June 1995, the farmstead was designated to the Colorado State Register of Historic Properties.

With the site landmarked and preservation analysis complete, in 1995 Carol Tunner and the Fort Collins Historical Society applied for and received another grant of \$51,736, this time for restoration of the barn. Peter Haney, a timber-framing specialist, was brought in to complete much of this work. Although they were also standing nearby, no stabilization or preservation work was done on the silos and milk house because efforts focused upon saving the barn.

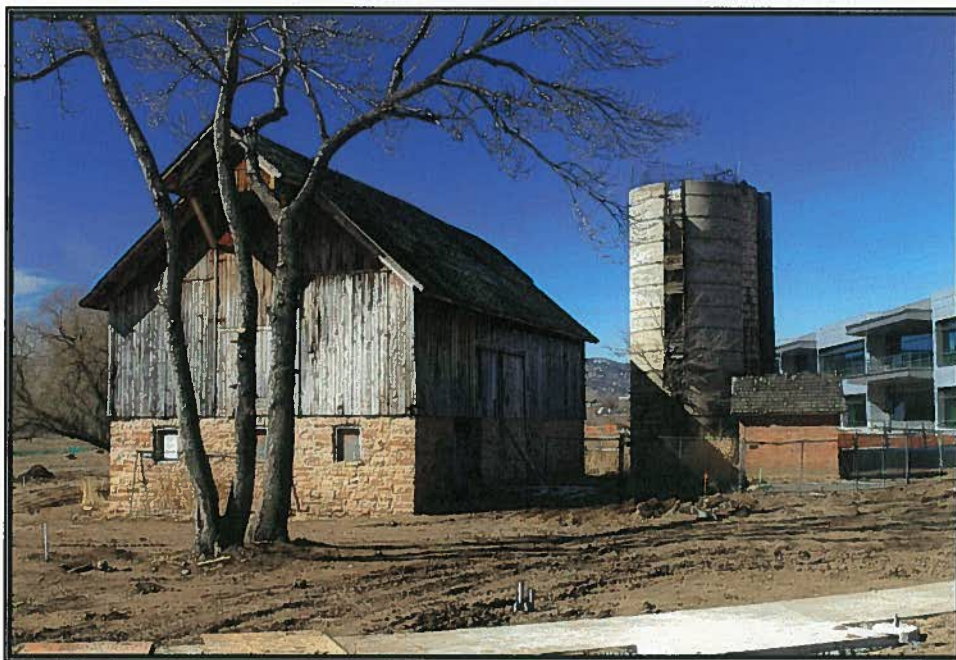
More than twenty years later the barn, silos and milk house remain on the property. In February 2016, the Fort Collins Landmark Preservation Commission requested that Woodward complete HABS/HAER documentation of the silos before any changes are made there. However, the structures are currently inaccessible due to the fact that they cannot be approached and the entire historic area is fenced off. This situation precludes the taking of measurements and close-up photographs.

Seeking to meet the general documentation standards of HABS/HAER through other means, Woodward chose an alternative approach that addresses the intent of the LPC's request. This is to document the site using similar guidelines established by the Colorado Office of Archaeology & Historic Preservation (OAH). These go beyond basic site survey and are meant to result in more complete documentation of a historic resource than might otherwise be accomplished. This approach, which the LPC was not fully aware of as an option, is more flexible than HABS/HAER and can be accomplished despite the physical restrictions that are now present on the site.

To accomplish this goal, Woodward engaged Tatanka and ALM2S to complete the documentation. In addition, rather than just recording the silos, the barn and milk house were included since they are all remnants of the historic farmstead. The consultants assembled written material, black and white photography, and drawings of the buildings and site, all of which are presented here.

## **PHYSICAL DETAILS**

Located east of downtown Fort Collins in the southeast quarter of Section 12, Township 7 North, Range 69 West, the Coy-Hoffman Farmstead is situated on the Woodward, Inc. technology campus that is currently under development to the west of Lemay Avenue and south of Lincoln Avenue. (*see the Site Location Maps in Appendices 1 and 2*) The historic resources there, consisting of a barn, two silos, and a milk house, are clustered just south of the new corporate buildings. These are described in detail below.



**View of the Farmstead from the East  
View to the west**



Open grounds immediately surround the historic buildings, and this area is now clearly defined by a triangle of new sidewalks. The areas to the northeast and northwest hold Woodward's corporate headquarters and a large manufacturing facility. A plaza to the north separates these two buildings from each other and together they frame the view of the historic site from that direction. An expanse of undeveloped, city-owned land extends to the south and southwest all the way to the river. This has recently been designated the Homestead Natural Area and preserves the site's natural setting. This land contains open fields, a pond, and clusters of mature trees. The farmstead remains visible to the public from Lemay Avenue as well as from the Cache la Poudre River Trail to the south.

**The Barn:** One of a small number of barns that remain standing in the Fort Collins area, the Coy Barn is the most prominent feature on this site. The large masonry and timber building faces toward the north-northeast in the direction of the farmhouse that once stood on the property. Today it faces the plaza area between Woodward's new corporate buildings.

Resting upon a stone foundation that is several inches wider than the walls above, the building has a footprint of 30'2" x 66'2". Its lower walls are constructed of rough-cut blocks of native sandstone assembled with coarse-grained mortar and laid in linear coursing. Above the main level, the hayloft walls are finished with unpainted vertical boards that overlap the tops of the lower stone walls along each elevation.

The roof is side-gabled with a steep slope of 10"/12". Along the perimeter are overhanging eaves with exposed rafter ends and purlins, and the roof surface is finished with wood shingles. Large gabled hay hoods supported by wood braces project from the east and west ridgelines. These protected the protruding ends of the hay rail and provided shelter to men working to raise and lower hay between the loft and the ground.

**North Side** - The north wall holds a wide main floor entry that is situated toward the building's northeast corner, and the size of the opening suggests that it was probably used for horses and wagons to enter and exit the building. This contains a pair of vertical wood plank swinging doors that are strengthened on the interior with diagonal bracing. There are no windows on this side of the barn.

Along the upper wall is a long horizontal ghost mark where the roof of a 17' x 35' shed addition once connected to the building. Evidence of the addition's size and placement is also found in the form of its stone foundation, which is partially exposed near the barn's northwest corner (a vertical bolt there may have secured a sill plate). The faint line of the addition's foundation can be followed from this corner to the north and then east, and many of its stones are likely to remain just beneath the surface of the ground. The addition deteriorated over the years and was removed in 1991, the same year that the farmhouse was demolished.

**East Side** - On the east, the barn holds no main floor entries. Instead, the stone wall is punctuated by three windows that are boarded closed. Behind the boards, the original four-light fixed windows remain in place (these are exposed on the interior). These retain their original wood frames and surrounds, along with wood sills and segmental arched stone lintels. Small square nails forged by a blacksmith are particularly evident in the woodwork around these windows. The hayloft wall above contains three centered and stacked pairs of wood plank swinging doors that rise from the loft floor to the hay hood.

**South Side** - The south wall holds a wide main-level entry with a pair of vertical wood plank swinging doors that appear to have been made non-operable many years ago (possibly when the building was worked on in the mid-1990s). This is aligned with the entry on the north elevation, and the opening is also large enough for horses and wagons to have accessed the building. No windows are located along this side of the barn.

**West Side** - On the west, the barn holds a main floor pedestrian entry that contains a vertical wood plank door assembled with blacksmith-forged nails. It is set into a wood frame and has an early transom light above that is boarded closed. The stones that frame the slightly recessed entry were cut on a diagonal and are essentially chamfered. Flanking the entrance are two small, deeply set, four-light fixed windows located high in the stone wall. These have wood frames and surrounds, along with wood sills. The hayloft wall above holds three centered and stacked pairs of wood plank swinging doors that rise from the hayloft floor to the hood.

**Interior** - The interior of the barn's main level has a dirt floor with some areas covered with wood planking. Its outer stone walls and interior wood post-and-beam structure are exposed to view. The main level is divided into three distinct rooms from east to west. These are separated from one another by approximately 6"-thick boxed wood dividing walls and doors, all of which may have been insulated with sawdust. The eastern room contains the remnants of horse stalls with wood feeding troughs. A vertical wood chute located along the east wall allowed hay to be dropped from the loft above to the feeding troughs below. The central room, which stayed cool and allowed no light to infiltrate, was reportedly used for the storage of potatoes and probably onions. Finally, the western room was used as a granary. Some of the exterior walls in these rooms are lined with wood planking. Sections of boxed grain chutes also remain there on the floor.

On the hayloft level, the original wood flooring, plank walls, knee braces, and eight post-and-beam H-bents remain exposed. Heavier framing involved mortise-and-tenon joints held together with wooden pegs rather than nails. Also original are the heavy diagonal timber braces at the margins of the walls and roof. The upper part of the hay chute is present along the east wall. Much of the preservation work completed in the mid-1990s is evident in this area, with the newer, light-colored wood easily distinguished from the darker, aged members. At that time, much of the roof had to be rebuilt with dimensional lumber to replace

the deteriorated rafters and decking. Original materials that retained their structural integrity were left in place. Where necessary, some of the wall girts were replaced with heavy timbers. Finally, timber stud framing was installed in the eastern half of the hayloft to support the tall roof above.

An antique piece of horse-drawn agricultural equipment is stored in the hayloft. This is an early grain drill manufactured by the Sucker State Drill Company of Belleville, Illinois that was used to plant grain seeds in furrows in the crop fields. With a patent date of 30 March 1869, it might have been brought west by wagon. It is possible that John Coy ordered this piece of equipment from a catalogue or bought it from a local dealer and had it delivered to Fort Collins in the 1870s.

**The Silos:** Two concrete silos, both resting upon concrete foundations, stand side by side off the barn's northwest corner. The eastern silo, built by John Coy in 1912, is constructed of poured concrete. Known as a slip silo or jump silo for the method with which it was constructed, the 42'-tall structure has a diameter of 15'4" and is reinforced on the exterior with a series of fourteen horizontal metal rods placed at regular intervals. These are secured with metal connectors at their threaded ends. A tall rectangular opening runs from the base to the top up the silo's eastern face. This is spanned by a series of horizontal metal rods. Mounted outside this opening is a deteriorated square wooden enclosure. Metal pipe posts supporting woven wire fencing rise from the top of the silo, which currently has no roof.

The Coy family, possibly son John E. Coy, constructed the western silo around 1913. This is a 45'-tall concrete stave silo with a 15' diameter. It is reinforced on the exterior with a series of thirty-six horizontal metal rods that are secured with connectors. The north face has a series of square openings that run from the base to the top, each of them surrounded by a hexagonal metal frame that also secures the reinforcing rods. Arched segments of corrugated and sheet metal run up the silo's exterior and cover many of these openings. Remnants of wood framework of unknown use extend between the tops of the two silos.

**The Milk House:** This small masonry building was originally located northeast of the barn in the rear yard of the farmhouse that was demolished in the early 1990s (that location is now along the north wall of the corporate headquarters building). To make room for the new building, it was moved to a temporary site north of the barn and northeast of the silos. In the coming months, the milk house will be moved one final time to a permanent location just northeast of the barn.

The building faces toward the northeast, as it did historically, and will be oriented in that direction in its final location. It has a footprint of 12'5" x 12'5" and rests upon a sandstone foundation that projects outward a couple of inches from the base of the walls. These walls are constructed of brickwork laid in common bond coursing. The building has a front-gabled roof that is finished with shallow boxed eaves and wood shingles.



The only entrance into the milk house is located on its north façade. This holds a recessed circa 1950s wood panel door with diamond lights in its upper half. It also has a stone threshold, deep wood frame, and brick segmental arch lintel. Above this in the gable end wall is a small rectangular window that has been boarded closed but retains its wood sill and brick segmental arch lintel. Sandstone pavers are present on the ground outside the entrance. To the left of the door is a metal insert in the brick wall that is stamped with the name "Empire." Although the exact use of this feature is currently unclear, it may be associated with the Empire Cream Separator Company of Bloomfield, New Jersey, which maintained a sales office in Denver. The firm manufactured equipment such as cream separators, milking machines, and even small gasoline engines for use in dairy operations.

No windows or other features other than the brick wall are found on the east side of the building. The south side has a small single-light window with a wood frame and sill, wood surrounds, and a brick segmental arch lintel. Above this, the gable end wall contains another window with similar features, although it is boarded closed. At the base of this wall just above the stone foundation is a clay drainpipe that accommodated washing of the interior floor. The west side holds a band of three fixed windows with wood frames and a shared sill, along with wood surrounds.

The interior of the milk house has a sandstone floor, plastered walls (partially covered with non-historic wood paneling), a plastered ceiling, and a set of built-in beadboard cabinets.

## **HISTORY OF THE COY-HOFFMAN FARMSTEAD**

Between the 1860s and 1880s, the Colorado frontier experienced an influx of many thousands of Anglo-Americans drawn west by reports of mineral wealth, abundant jobs, business opportunities, and vast tracts of land to be settled. Not all of the adventurous souls who completed the hazardous journey across the plains were driven by the dream of striking it rich in the growing number of mining camps. Some settled in the towns that emerged along the Front Range and built new lives in urban settings. Others arrived in search of a promising place to homestead where they could build a farm or ranch and stake their future in agriculture.

The Coy-Hoffman Farm in Fort Collins was among the earliest homesteads in Larimer County, and associated with it was one of the oldest water rights claims along the Cache la Poudre River. The historic buildings that survive there today represent this important history and convey a sense of Fort Collins' agricultural heritage despite the fact that the property is now located in an urban setting. From the 1860s to the 1980s, the farm was owned and operated by the Coy-Hoffman family, members of which still reside in the Fort Collins area today.

John G. Coy was born in Oswego, New York in 1834 and as a young man spent time in California, where he worked in mining and made a living splitting and selling wood shingles. In 1862, as the Civil War entered its second year, he returned east to marry English immigrant Emily Adams. Following their wedding, the couple loaded a wagon pulled by oxen and in May headed west from Cuba, Missouri, intending to make it all the way to California. Although they joined a wagon train in Nebraska, events along the trail delayed and ultimately changed their travel plans. The couple were held up and robbed of their shotgun in Missouri and then lost three oxen and a cow in Nebraska to cattle rustlers (possibly a band of Native Americans). They hitched up their remaining oxen and another cow to the wagon, and spent the next ten days searching for the missing livestock, which were never found.<sup>1</sup>

Soon after entering the recently established Colorado Territory, the Coys ran into the Ames family of New York. One member of the Ames group had already been to the area that was to become Fort Collins and was returning there with additional family members. They convinced the Coys to travel up the Cache la Poudre River with them instead of heading southwest along the South Platte River into Denver. On August 1, 1862, John and Emily reached a spot several miles east of the Rocky Mountain foothills where they decided to winter before proceeding to California the following spring. They spent the following months living in an abandoned log cabin.<sup>2</sup>

Although the Coys intended to continue on, their journey to California was set aside in favor of claiming a parcel of rich farmland along the Poudre River. At that time, the surrounding country was mostly an empty, treeless expanse occupied by wild animals, a band of Arapaho Indians, and no more than a dozen widely separated settlers trying to eke a living from the semi-arid land. John filed a homestead claim and in 1866 received the patent from the federal government. One of his first tasks was to move the log cabin onto the homestead parcel. He also went to work preparing the soil and planting the fields with hay, a crop that could easily be sold for cash.<sup>3</sup>

Wherever they settled on Colorado's eastern plains, the agricultural pioneers found rich soils but little precipitation in the dry climate of the high prairie. Determined to build thriving farms, some of the more enterprising among them began to construct irrigation ditches that would bring water to their crop fields. Many of these efforts proved successful, launching an age of irrigation that changed the landscape and built an agricultural economy that has continued through the present time.

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<sup>1</sup> Ansel Watrous, *History of Larimer County, Colorado*, Fort Collins, CO: Courier Publishing Co., 1911, pp. 33-35; Rose Laflin, *Irrigation, Settlement and Change on the Cache la Poudre River*, Special Report Number 15, Fort Collins: Colorado Water Resources Research Institute, Colorado State University, 2005, pp. 10-11.

<sup>2</sup> Watrous, pp. 34-35.

<sup>3</sup> US General Land Office, Homestead Patents for John G. Coy in Sections 12 & 13, Township 7 North, Range 69 West (1 September 1866, 30 March 1882, 29 August 1902).

John Coy was one of those who constructed a ditch of his own that would divert water from the Poudre River to irrigate his crop fields. Known as the Coy Ditch, its headgate was placed about one mile upstream along the north bank of the river. Because of irrigation and his securing additional land nearby, over time the farm grew to more than 300 acres in size.<sup>4</sup>

In 1864, the federal government established the Fort Collins military post one mile upstream from the Coy Farm along the south bank of the river. The cavalry soldiers stationed there were tasked with protecting the overland mail service and area settlers from the threat of Indian attacks that failed to materialize. Requiring a regular supply of feed for their horses, the Coys provided the fort with hay grown on their farm. In addition, John transported hay by wagon southward to the growing market centers of Denver and Golden, and to the booming mining camps in the mountains above.<sup>5</sup>

Around 1866, John erected a large barn on the property, reportedly with the help of a friend who had building skills. The barn was situated on higher ground north of the river and homestead cabin so that it would avoid floods. Sandstone for the lower walls was collected from the foothills to the west, where commercial quarries were soon to be located. Around that same time, a few small sawmills were beginning to operate in the area, and lumber for the barn was probably acquired from one of these operations.<sup>6</sup>

Coy employed a combination of labor-intensive masonry and post-and-beam construction as he erected the building. Once the stone walls were up, much of the work involved cutting mortise and tenon joints, and then assembling the primary structure with wooden pegs rather than nails. Blacksmith-forged nails were used in various secondary locations such as window frames and doors. The building included ample ground floor space divided into three cribs or rooms: the one on the east housed livestock, the one on the west was used for grain storage, and the one in the middle served as cold storage for the family. Above these, the soaring loft was designed with an open plan of posts and beams that allowed it to hold a large amount of hay.<sup>7</sup>

The barn became the center of a farmstead that the Coys developed over the following decades. With their homestead claim secure and their agricultural enterprise succeeding, in 1869 they constructed a new family home a short distance northeast of the barn. This two-story building faced toward the

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<sup>4</sup> Carl & Karen McWilliams, "Coy Diversion Dam & Headgate (5LR1827)," *Agriculture in the Fort Collins Urban Growth Area, 1862-1994*, Fort Collins: Advance Planning Department, 1994; Alfred A. Edwards, "The History of Poudre River Irrigation," *Fort Collins Express-Courier*, 20 September 1931, p. 15.

<sup>5</sup> Watrous, pp. 34-35; Carol Tunner, *Colorado State Register of Historic Properties Nomination, Coy-Hoffman Farm (5LR.1568)*, 14 February 1995.

<sup>6</sup> Tunner, *Colorado State Register of Historic Properties Nomination, Coy-Hoffman Farm (5LR.1568)*, 1995; Francis Clark, *Early Sawmills in Larimer County*, Fort Collins, CO: Clark Associates, 1992.

<sup>7</sup> Aller Lingle Massey Architects and Tatanka Historical Associates Inc, *Coy-Hoffman Farm: Historic Structure Assessment*, Prepared for Woodward, Inc., March 2014.

northeast and was constructed with exterior walls of grout that was lined to look like stone. The house provided the family (by 1870 the Coys had three children) with much improved living conditions compared to the small homestead cabin they had resided in the previous seven years. Over the following century the building was added onto and remodeled, and by the late twentieth century was almost unrecognizable except for its basic shape. In 1991, the house was demolished after the property ceased to be used as a farm.<sup>8</sup>

Throughout the late 1800s and into the early 1900s, John Coy became a prominent member of the community as the town of Fort Collins emerged following the military post's 1867 closure. He served as a Larimer County commissioner and president of the County Fair Association. John was instrumental in the establishment of the Colorado Agricultural College, now Colorado State University. He was also active in the Larimer County Stockgrowers Association. In 1884, he helped organize the Farmers' Protective Association to protest price fixing by local flourmills. This led to construction of the Harmony Mill, which continues to stand at Lincoln Avenue and Willow Street. During the early 1900s, Coy worked with other locals to promote the establishment of Roosevelt National Forest in the upper reaches of the Cache la Poudre watershed.<sup>9</sup>

The Hoffman name entered the family's history when local miller John Hoffman married the Coy's daughter Francis. In 1894, he built the Hoffman Flour & Feed Mill, which was located across the river on land that had also been part of the Coy homestead (this was demolished in the 1950s to make way for the Mulberry Wastewater Treatment Plant).<sup>10</sup>

Around 1900, as John Coy continued to improve his farmstead he constructed a milk house between the house and the barn. This small masonry building allowed the family to store fresh milk from their cows in cold temperatures until it could be transported to a local dairy to be bottled or made into cheese and butter. Milk houses also isolated the product from barnyard smells and microbes. By around 1910, a tall shed-roof addition had been constructed on the north side of the barn, probably to shelter farm implements.<sup>11</sup> A loafing shed and livestock pens were also constructed on the south side of the building. These additions and pens are now gone.

In 1912, the year he died, John erected the first of two concrete silos that would be located adjacent to the barn.<sup>12</sup> This slip silo is of poured concrete ringed with

<sup>8</sup> Tunner, *Colorado State Register of Historic Properties Nomination, Coy-Hoffman Farm (5LR.1568)*, 1995.

<sup>9</sup> Watrous, pp. 68, 71, 144, 169; Evadene Burris Swanson, *Fort Collins Yesterdays*, Fort Collins, CO: George & Hildegarde Morgan, 1975, pp. 42-43 and 201-202.

<sup>10</sup> Swanson, *Fort Collins Yesterdays*, p. 110; Tunner, *Colorado State Register of Historic Properties Nomination, Coy-Hoffman Farm (5LR.1568)*, 1995.

<sup>11</sup> Historic Photographs of the Coy Farm, Fort Collins Museum of Discovery, (H02428, c1910), (H05509, c1910), (H08592, c1915).

<sup>12</sup> "John G. Coy Drops Dead While Talking in Telephone," *Fort Collins Weekly Courier*, 19 June 1912, p. 13.

thirteen horizontal metal reinforcing rods. John and Emily Coy's son, John E. Coy, appears to have constructed the second silo during the next year or two. Different from the one built by his father, this is a concrete stave silo that is reinforced on the exterior with a series of thirty-six horizontal metal rods that are secured with connectors.<sup>13</sup>

Following John's death (he and Emily are buried in Grandview Cemetery), the property remained in the Coy-Hoffman family. Jim and Ruth Hoffman continued to operate the farm through the late 1980s. For more than 120 years, it supported the family by allowing them to produce an abundance of livestock, including both cattle and sheep. In addition, the surrounding fields were planted with hay, alfalfa, corn, potatoes, onions, and other crops that could be transported to market and sold for a profit. More than anything else, these crops proved to be the farm's most important products.<sup>14</sup>

By the 1980s the site was in use as a sod farm and in 1992 it was converted into the Link-N-Greens golf course.<sup>15</sup> While the golf course preserved the property's open, rural setting, the historic agricultural buildings were rapidly deteriorating. The barn was in especially bad shape by that time, needing immediate attention to avoid complete loss. Its roof was heavily damaged, segments of the exterior plank sheathing were missing, and the hayloft floor and framing were in terrible shape. The windows and doors were open, allowing water to infiltrate the building and causing deterioration to progress rapidly. Without attention, the barn was sure to collapse at any time.<sup>16</sup>

A structural study was completed in 1994 to determine the barn's preservation needs. This was paid for by a grant from the Colorado State Historical Fund. The study concluded that due to the rate of deterioration seen on the building, it would be unlikely to last another five years. Action was needed, and as quickly as possible. In early 1995, the Fort Collins Historical Society applied for and was awarded a restoration grant from the State Historical Fund. In total, the project cost was estimated to be just under \$68,000, with almost \$52,000 of that in the form of a state grant. The goal of the project was not a complete restoration, but to sensitively return the prominent and historically important barn to a condition of structural and architectural integrity.<sup>17</sup>

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<sup>13</sup> Aller Lingle Massey Architects and Tatanka Historical Associates Inc, *Coy-Hoffman Farm: Historic Structure Assessment*, Prepared for Woodward, Inc., March 2014.

<sup>14</sup> Tunner, *Colorado State Register of Historic Properties Nomination, Coy-Hoffman Farm (5LR.1568)*, 1995; Heather Wolhart, Unpublished comments about the history of the Coy-Hoffman Farm, Provided to Tatanka Historical Associates Inc. via email, 12 February 2015.

<sup>15</sup> "Barn at Lincoln and Lemay to Remain on Golf Course," *Fort Collins Coloradoan*, 16 August 1991, p. C1.

<sup>16</sup> Photographs of the Buildings on the Coy-Hoffman Farm, City of Fort Collins, Planning Department, Historic Preservation Program Files, July 1991.

<sup>17</sup> "State Historical Fund Grant Application, Coy-Hoffman Barn, Building Restoration," Center for the Stabilization and Reuse of Important Structures, Colorado State University, Department of Industrial Sciences, 28 February 1995; "Local Structures Win State Funding," *Fort Collins Coloradoan*, 12 August 1994, p. C2.



Peter Haney, a respected Fort Collins timber-framing specialist, worked on the project together with the Center for the Stabilization and Reuse of Important Structures at Colorado State University. In addition to addressing the building's structural problems, the project was used as a workshop on timber framing and repair. Between 1995 and 1997, repairs were made to the stone foundation wall, the hayloft's structural framing issues were corrected, and the deteriorated roof was rebuilt. Doors and windows were also secured.<sup>18</sup>

Despite its poor condition, what had kept the barn standing for decades was its strong skeletal structure of hewn posts and beams with mortise and tenon joints, all work that was completed by John Coy in the 1860s. The barn, silos and milk house were also kept standing as a picturesque element of the golf course landscape. Although much attention was given to the barn, no action was taken to address the silos and milk house. Today the farmstead has entered a new stage of its life as it is incorporated into the Woodward, Inc. campus.

## **Historical and Architectural Significance of the Coy-Hoffman Farmstead**

For some time after it was constructed in the 1860s, the Coy-Hoffman barn was one of the largest buildings in Larimer County, if not the single largest. It is one of the oldest barns still standing in northern Colorado today. The two-level barn was constructed with sandstone walls that encompassed ample main floor space, along with a soaring hayloft above. John Coy used his skills and employed labor-intensive masonry and post-and-beam construction on the building, which involved cutting mortise and tenon joints, and then assembling much of the structure with wooden pegs rather than nails.

Over the following decades, livestock pens and a loafing shed were added south of the building. A tall shed addition, possibly used to shelter farm implements, was also constructed off the north elevation. Although the additions were removed decades ago, this left the barn looking much like it would have when it was first constructed. Today the barn represents pioneer construction techniques and the use of local materials and craftsmanship. It also exhibits elements of the two-level German style of barn that commonly appeared in places such as New York, Coy's home state, and the surrounding northeastern region. Here in northern Colorado, he gave it a western twist with the addition of projecting hay hoods at either end.<sup>19</sup>

The silos and milk house represent the ongoing improvement of early farmsteads as their owners sought to enhance their agricultural operations throughout the

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<sup>18</sup> "State Historical Fund Grant Application, Coy-Hoffman Barn, Building Restoration," Center for the Stabilization and Reuse of Important Structures, Colorado State University, Department of Industrial Sciences, 28 February 1995; "Historic Barn Still Standing – Barely," *The Coloradoan*, 18 May 1997.

<sup>19</sup> John Michael Vlach, *Barns*, New York: W. W. Norton & Company, 2003.

late 1800s and early 1900s. Because these features survive among a greatly reduced number of historic farmsteads in the Fort Collins area, and since the barn in particular was constructed during the earliest period of settlement, the site is significant as a good representative example of pioneering and early agricultural development.

For these reasons, a nomination to have the historic farmstead listed in the State Register of Historic Properties was prepared and submitted to the Colorado Historical Society in March 1995. The site was determined to be eligible under Criterion A for its association with early settlement and high plains agriculture as one of the oldest surviving agricultural complexes in the region; under Criterion B for its association with prominent pioneer farmer John G. Coy and his family; and under Criterion C for its architectural style, age and method of construction.

On June 14, 1995, the property was officially listed in the State Register of Historic Properties (Site #5LR1568). However, the designated site did not include the entire farm. Instead, it incorporated the land and buildings within a restricted rectangular area measuring 375' from east to west, and 450' from north to south. This relatively small landmarked site encompasses the barn, milk house, and silos, and was conceived to include and protect the surviving significant buildings and structures along with a modest buffer of open space around them.

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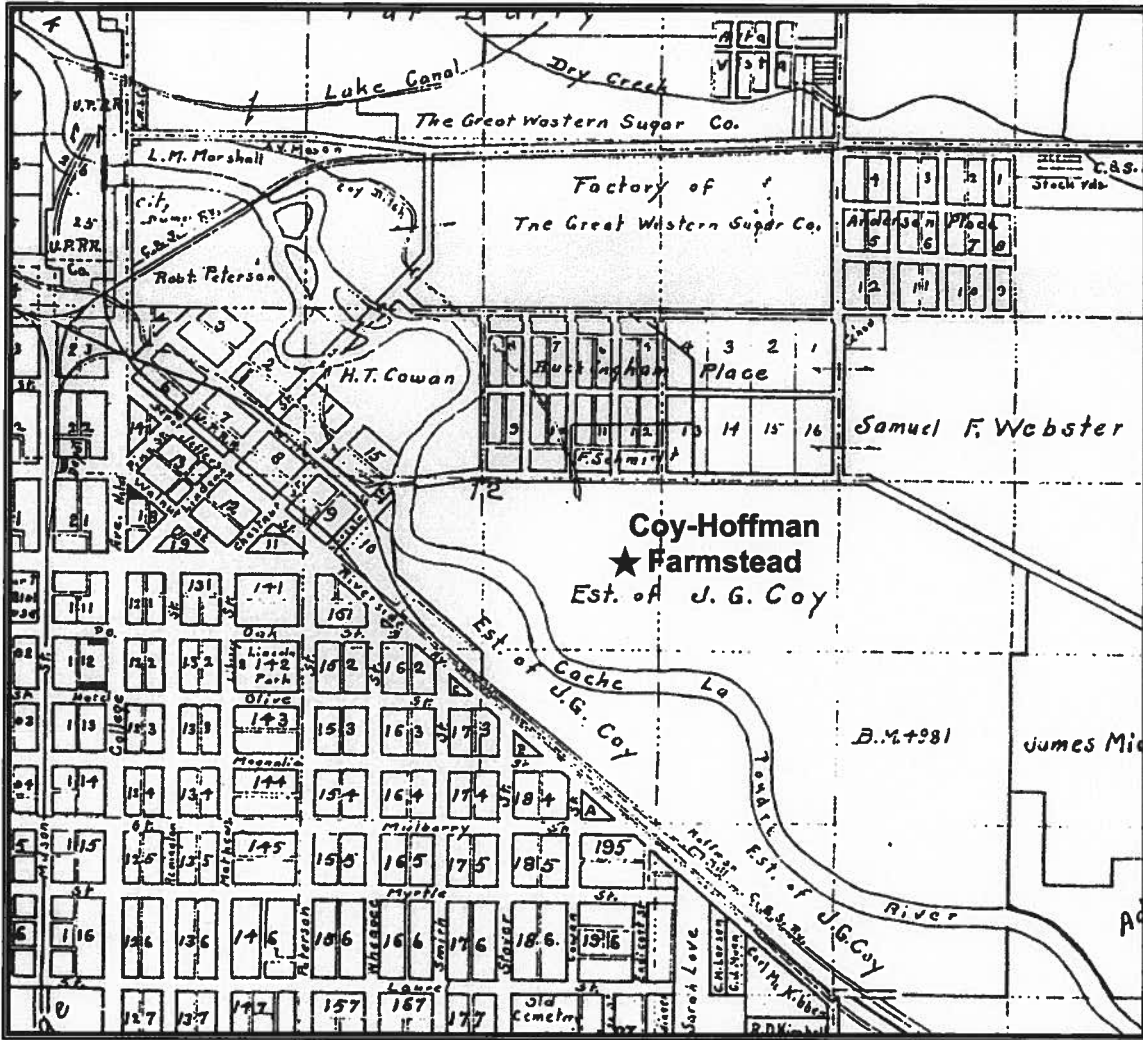
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# Appendix 1

## Coy-Hoffman Farmstead Location

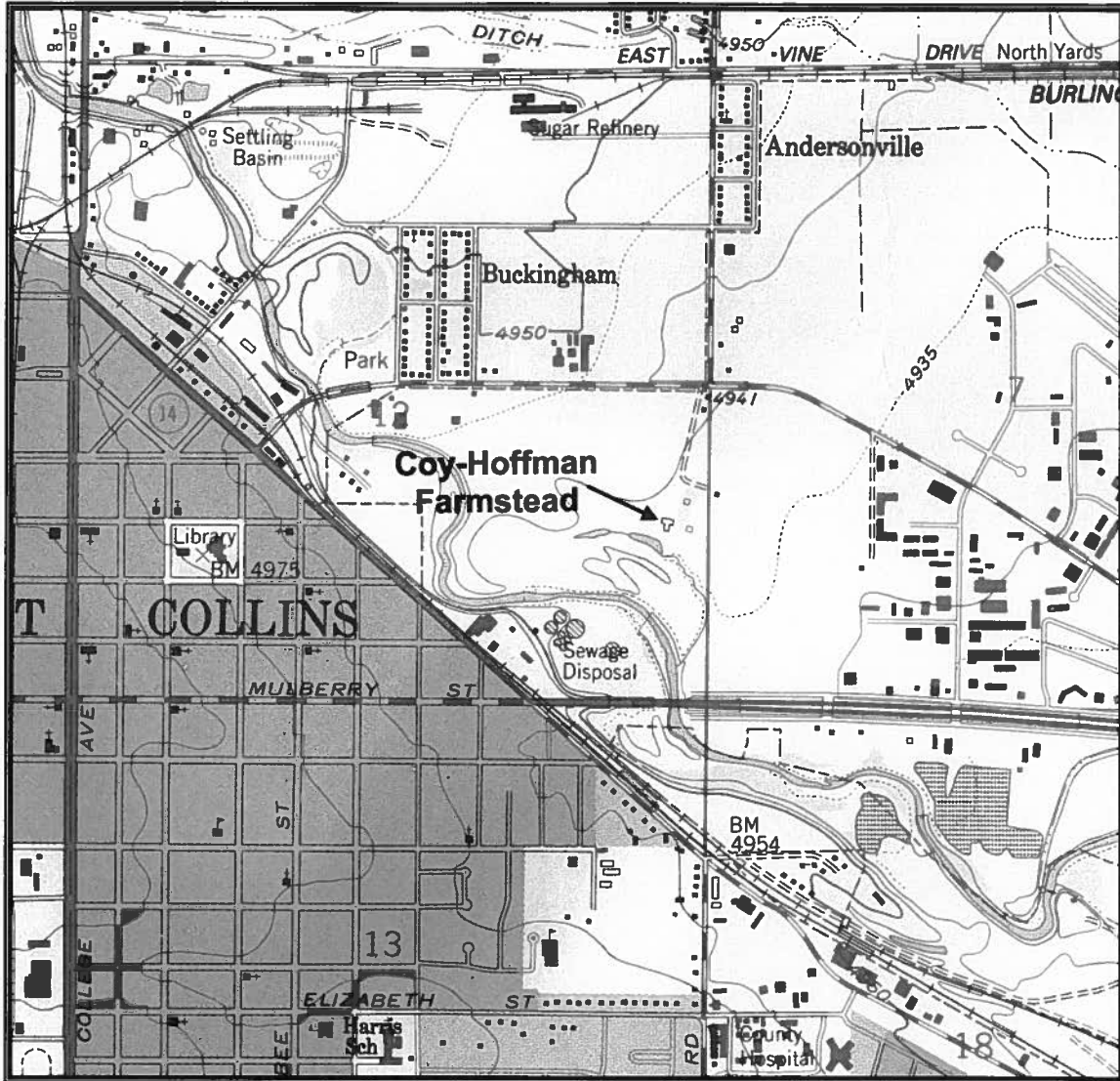


Map of Fort Collins and Suburbs  
A. L. Marhoff, Civil Engineer  
1929



# Appendix 2

## Coy-Hoffman Farmstead Location



USGS 7.5' Fort Collins  
Topographic Quadrangle Map  
1984

## **Appendix 3**

# **Site Plans and Drawings**

ALM2S Architects of Fort Collins prepared the following plans and drawings of the Coy-Hoffman Farmstead between 2014 and 2016. These represent both site and building features, and have been updated to reflect recent changes that have taken place on the property.

WOODWARD  
ITS  
BUILDING

ORIGINAL  
MILK HOUSE  
LOCATION

WOODWARD  
HEADQUARTERS  
BUILDING

TEMPORY LOCATION  
FOR MILK HOUSE

EXISTING  
SILOS

PROPOSED  
PERMANENT MILK  
HOUSE LOCATION

EXISTING COY-  
HOFFMAN BARN

HISTORIC BARN COMPLEX

COY-HOFFMAN FARM  
FORT COLLINS, COLORADO

alms

alm2s Architects  
712 Whalers Way B-100  
Fort Collins, CO  
80526  
(970)-223-1820

SITE PLAN



SITE PLAN

SCALE: 1/32" = 1'-0"

PROJECT 1523  
DATE 03/01/16  
DRAWN  
S-1

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PRINTED 2/24/2016 9:25 AM

FILE NAME: 1523-CH001.dwg





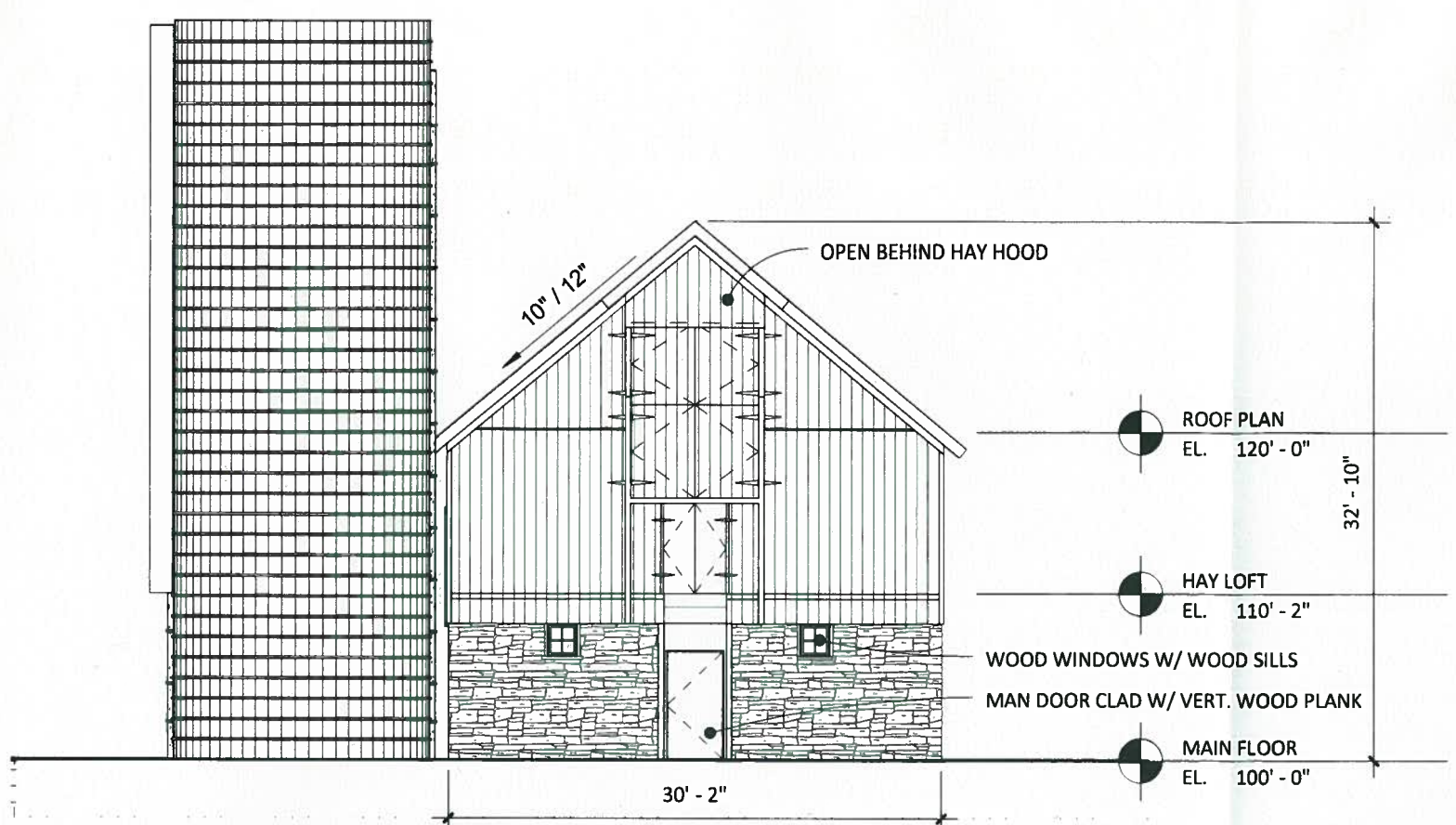
alm2s Architects  
 712 Whalers Way B-100  
 Fort Collins, CO  
 80525  
 (970)-223-1820

**EXTERIOR ELEVATIONS**

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DATE	02/10/14
DRAWN	
<b>EL1</b>	

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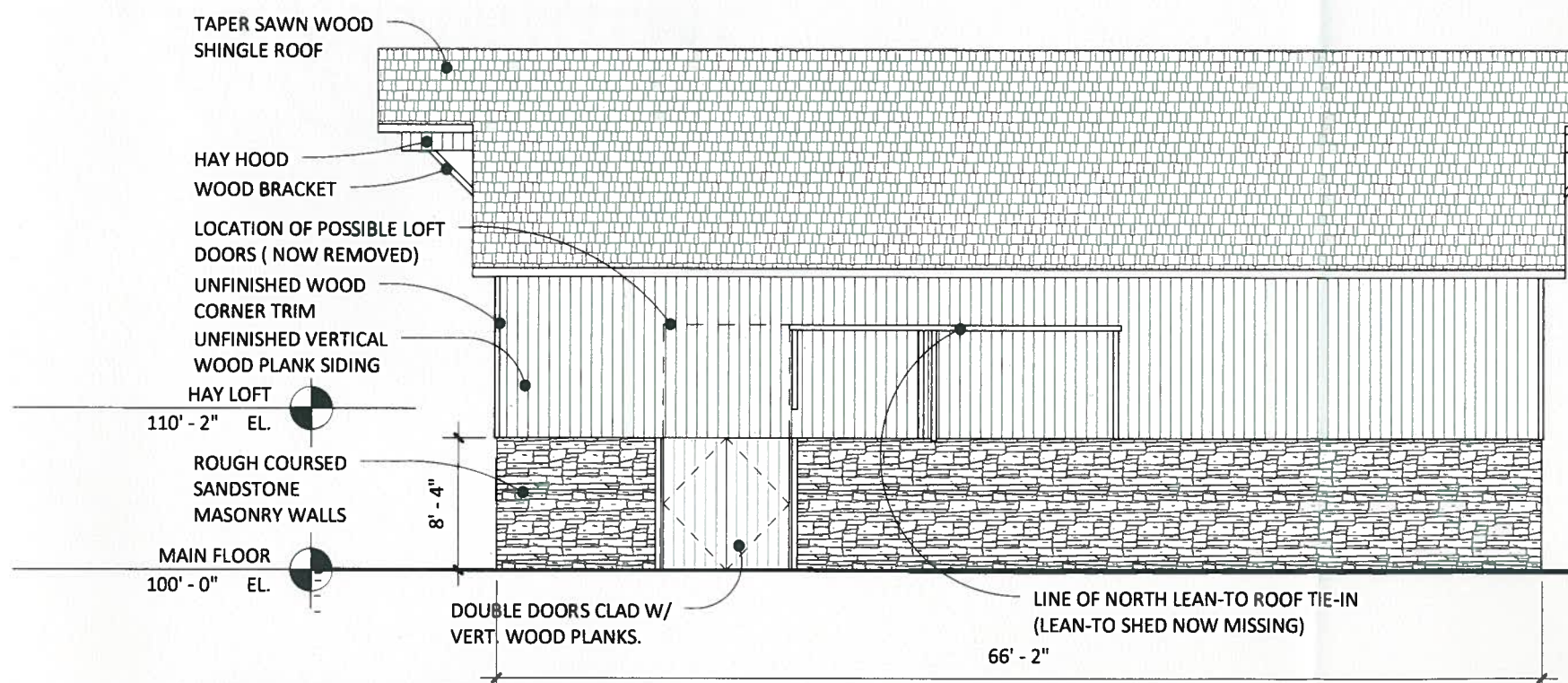
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 EL1

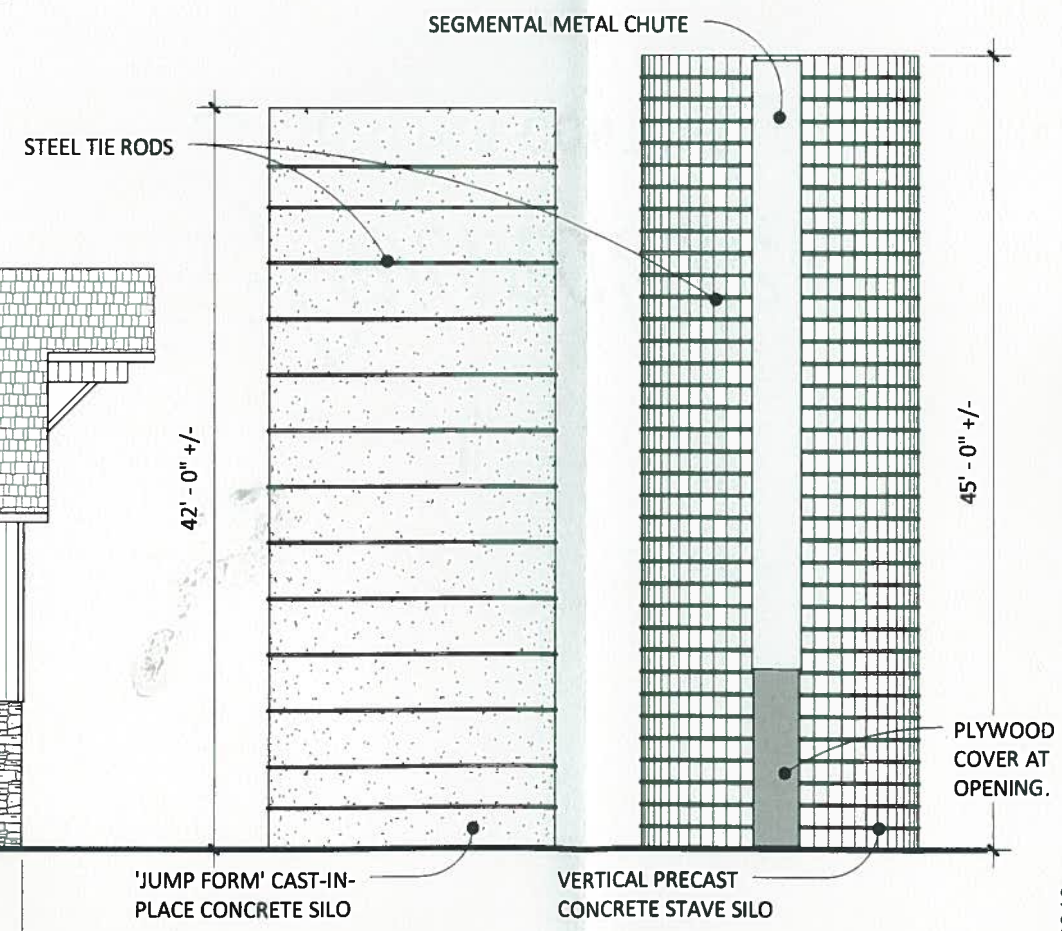
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 EL1

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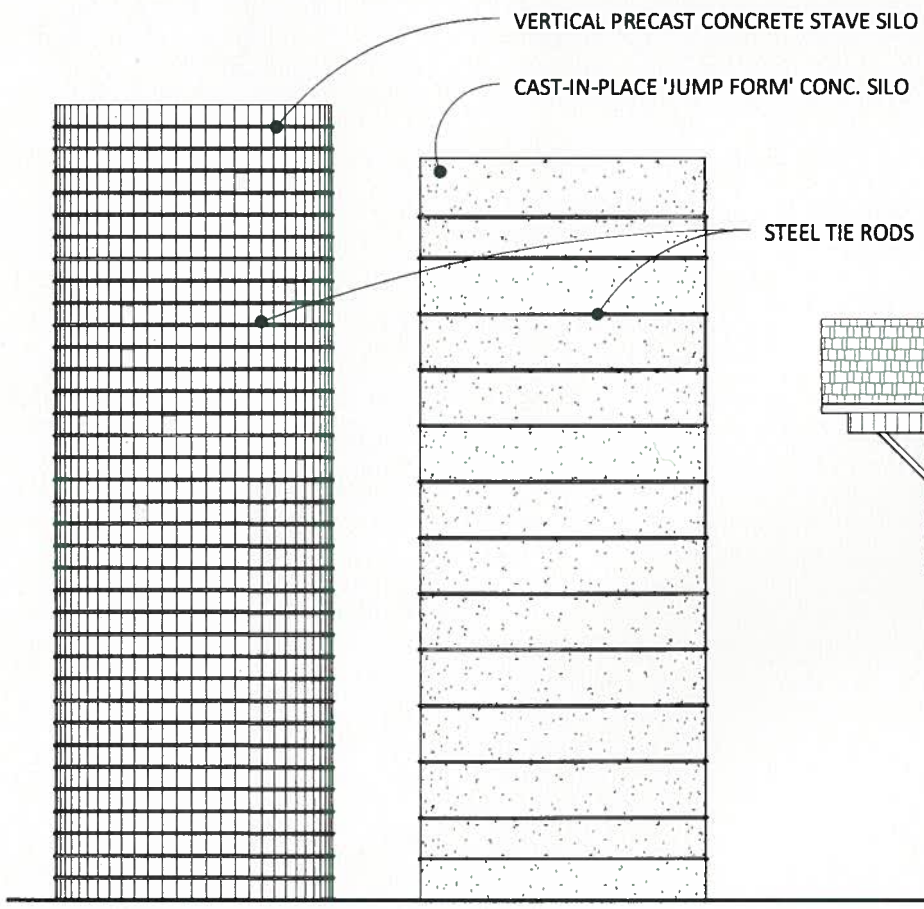


'JUMP FORM' CAST-IN-PLACE CONCRETE SILO

VERTICAL PRECAST CONCRETE STAVE SILO

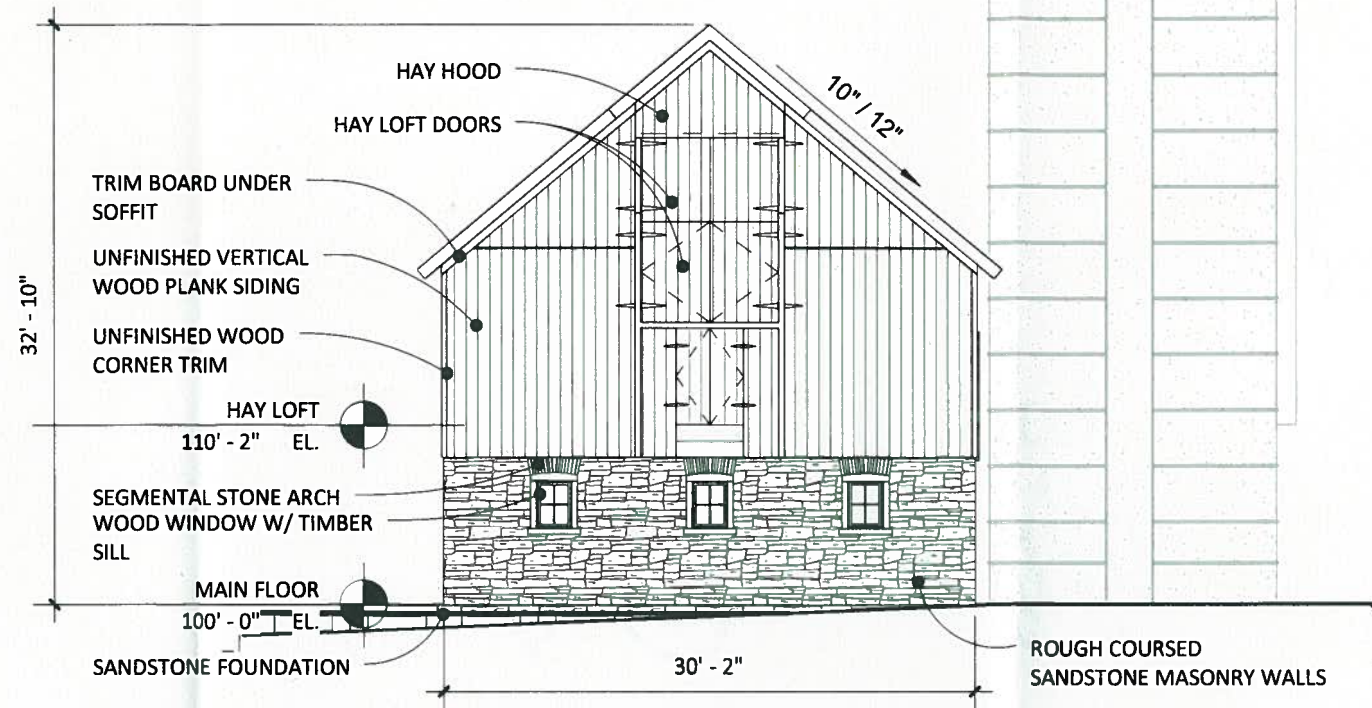
PLYWOOD COVER AT OPENING.





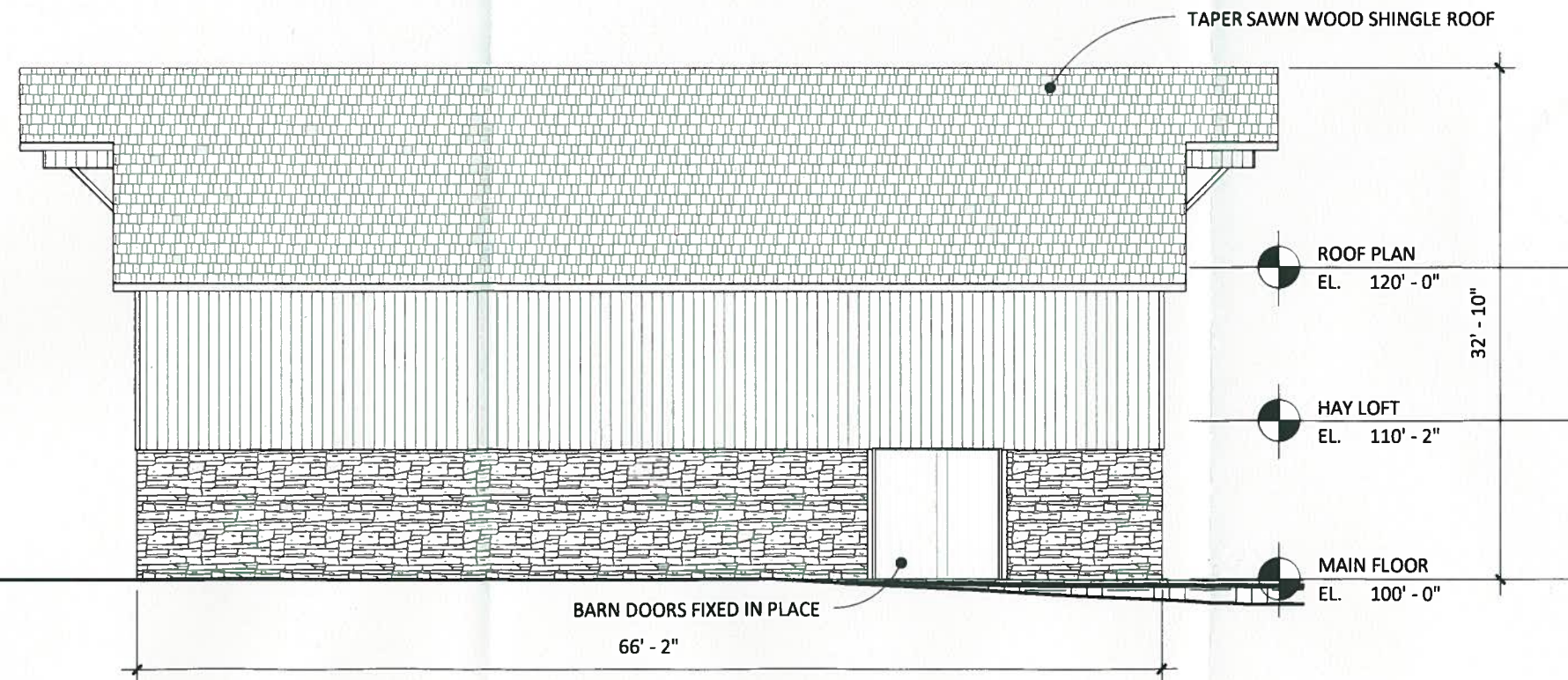
## SOUTH ELEVATION

2  
EL2 SCALE: 3/32" = 1'-0"



## EAST ELEVATION

1  
EL2 SCALE: 3/32" = 1'-0"



COY-HOFFMAN FARM  
FORT COLLINS, COLORADO



alm2s Architects  
712 Whalers Way B-100  
Fort Collins, CO  
80525  
(970)-223-1820

EXTERIOR  
ELEVATIONS

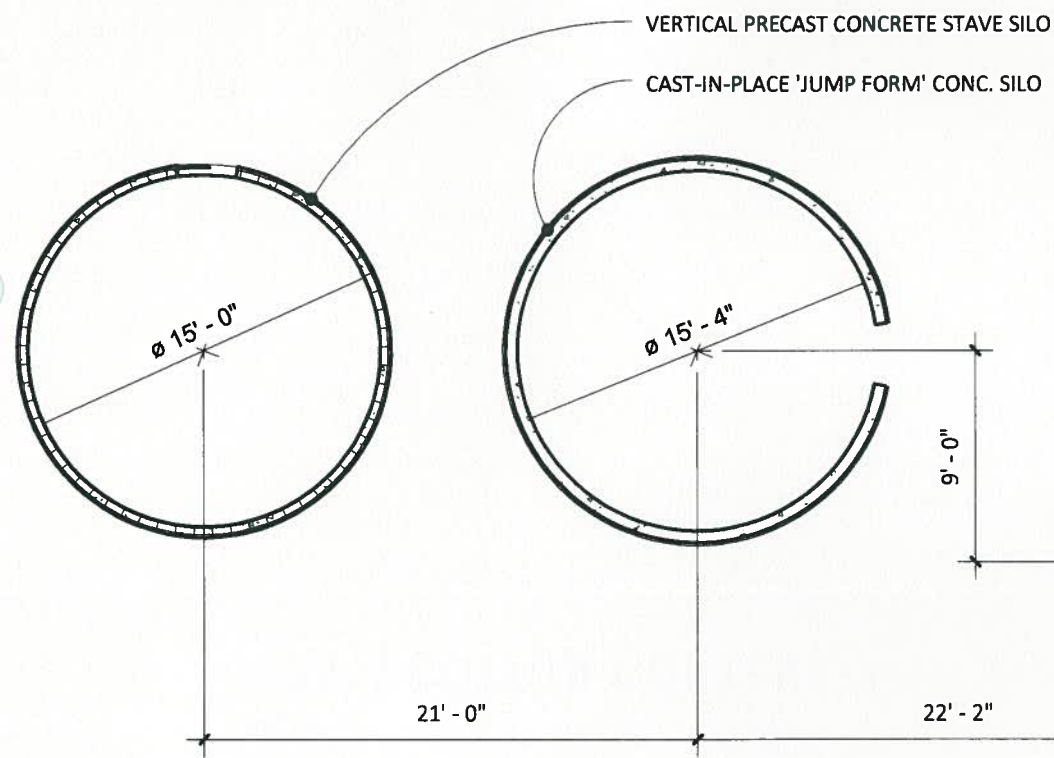
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DATE 02/10/14  
DRAWN  
EL2

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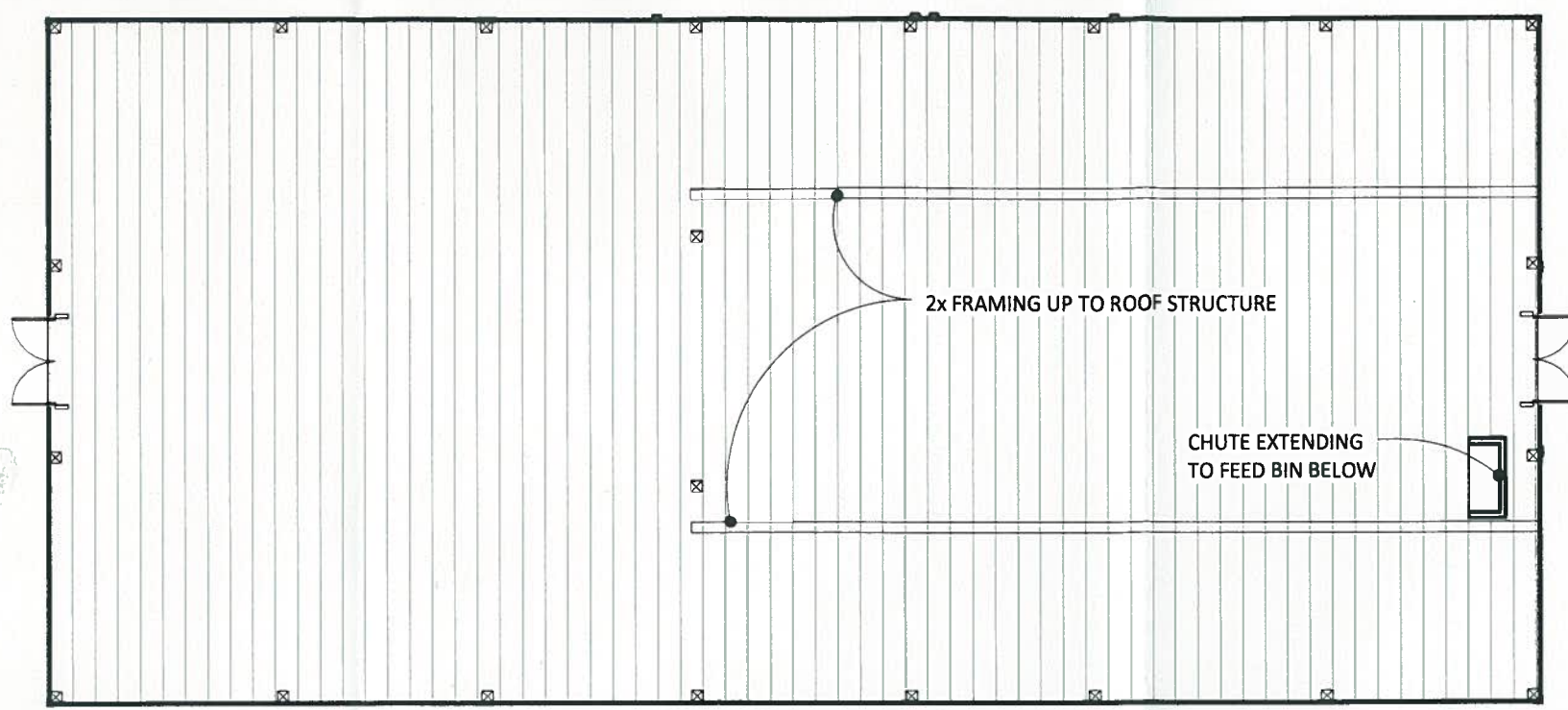
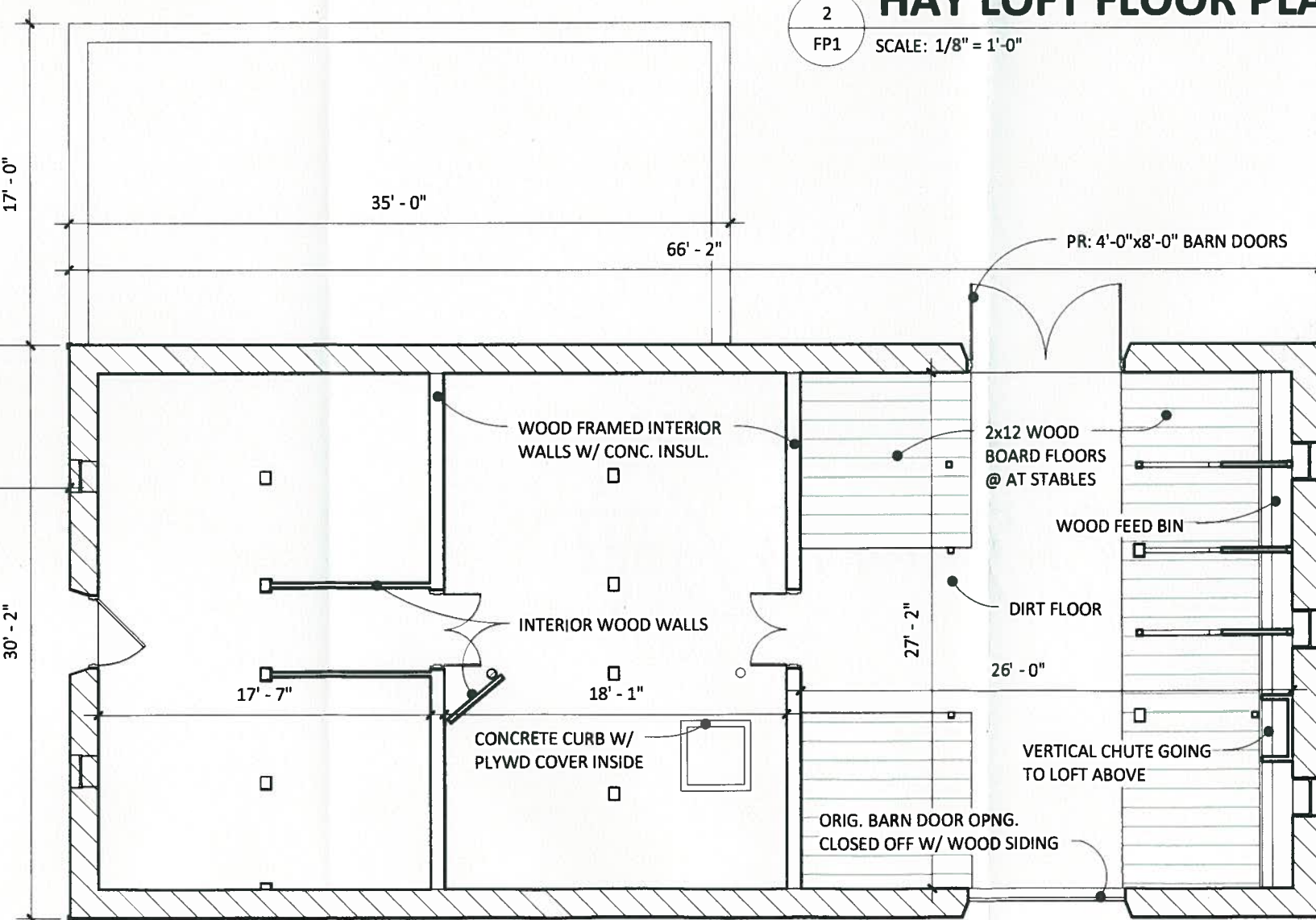
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# 1 MAIN FLOOR PLAN

1  
 FP1 SCALE: 1/8" = 1'-0"



# 2 HAY LOFT FLOOR PLAN

2  
 FP1 SCALE: 1/8" = 1'-0"

COY-HOFFMAN FARM  
 FORT COLLINS, COLORADO



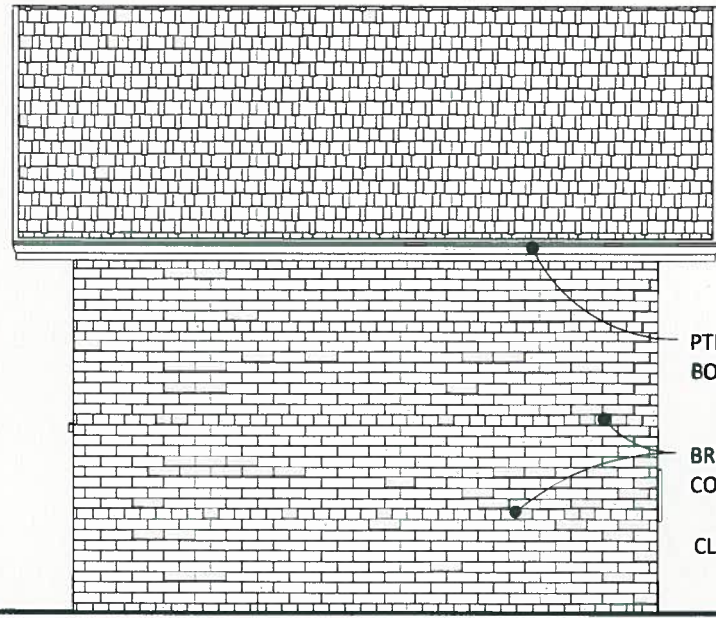
alm2s Architects  
 712 Whalers Way B-100  
 Fort Collins, CO  
 80525  
 (970)-223-1820

FLOOR PLANS

ALM2S - 2016  
 PROJECT 1324  
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 FP1  
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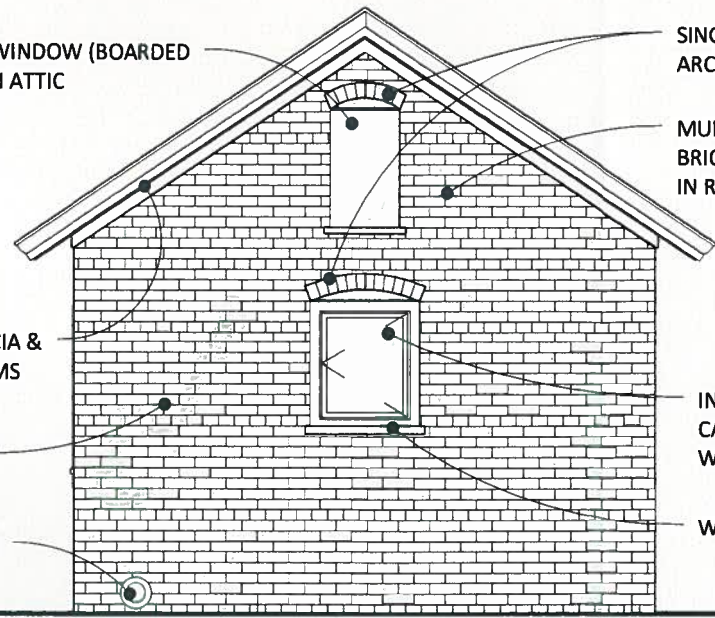


WOOD WINDOW (BOARDED OVER) IN ATTIC

PTD. WOOD FASCIA & BOXED EAVE TRIMS

BRICK BOND COURSE (TYP.)

CLAY DRAIN PIPE

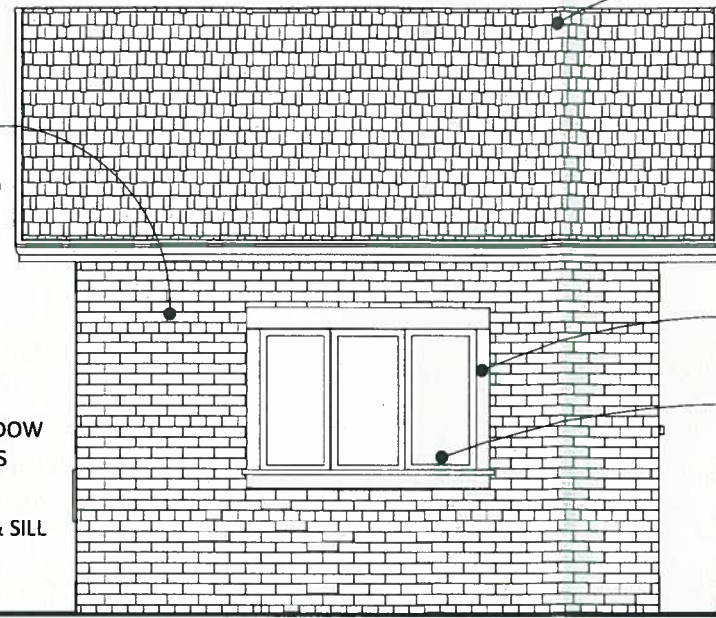


SINGLE BRICK ARCHED LINTEL

MULTI-WYTHE BRICK MASONRY IN RUNNING BOND

INSWING WOOD CASEMENT WINDOW W/ SINGLE GLASS

WOOD CASING & SILL



CEDAR SHAKE ROOFING

2x WOOD BUCK FRAMES & SILL

FIXED SINGLE PANE WINDOWS

MILK HOUSE MAIN FLOOR  
EL. 100' - 0"

**2 MILK HOUSE EAST ELEVATION**

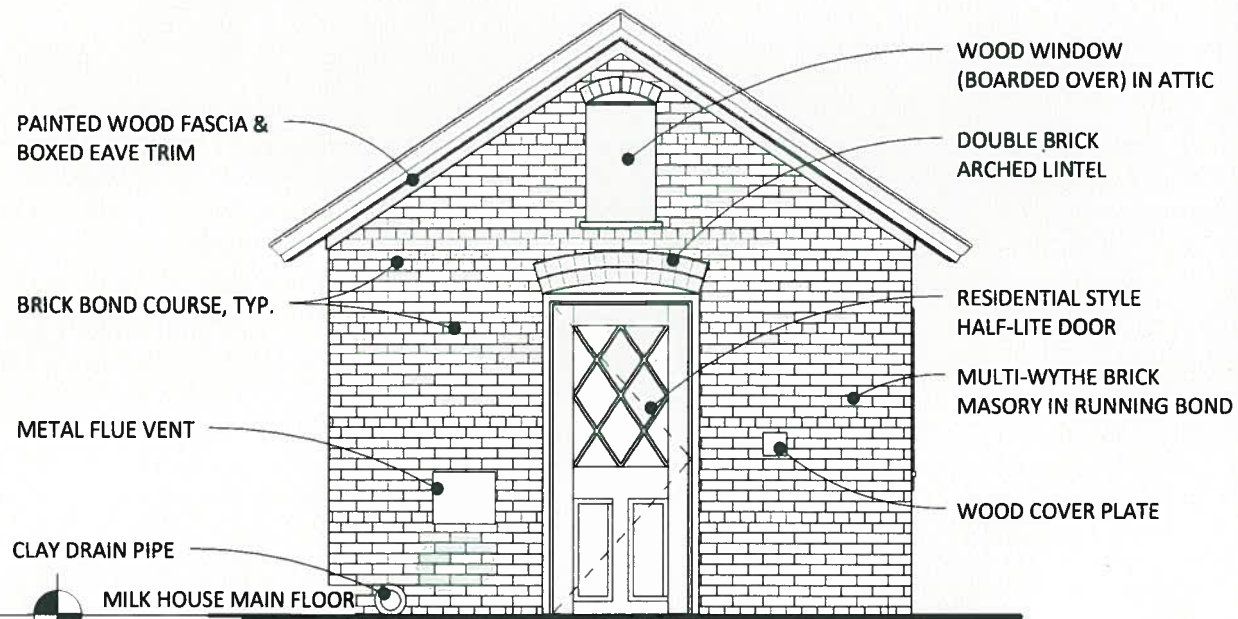
EL1 SCALE: 1/4" = 1'-0"

**3 MILK HOUSE SOUTH ELEVATION**

EL1 SCALE: 1/4" = 1'-0"

**4 MILK HOUSE WEST ELEVATION**

EL1 SCALE: 1/4" = 1'-0"



PAINTED WOOD FASCIA & BOXED EAVE TRIM

BRICK BOND COURSE, TYP.

METAL FLUE VENT

CLAY DRAIN PIPE

MILK HOUSE MAIN FLOOR  
EL. 100' - 0"

WOOD WINDOW (BOARDED OVER) IN ATTIC

DOUBLE BRICK ARCHED LINTEL

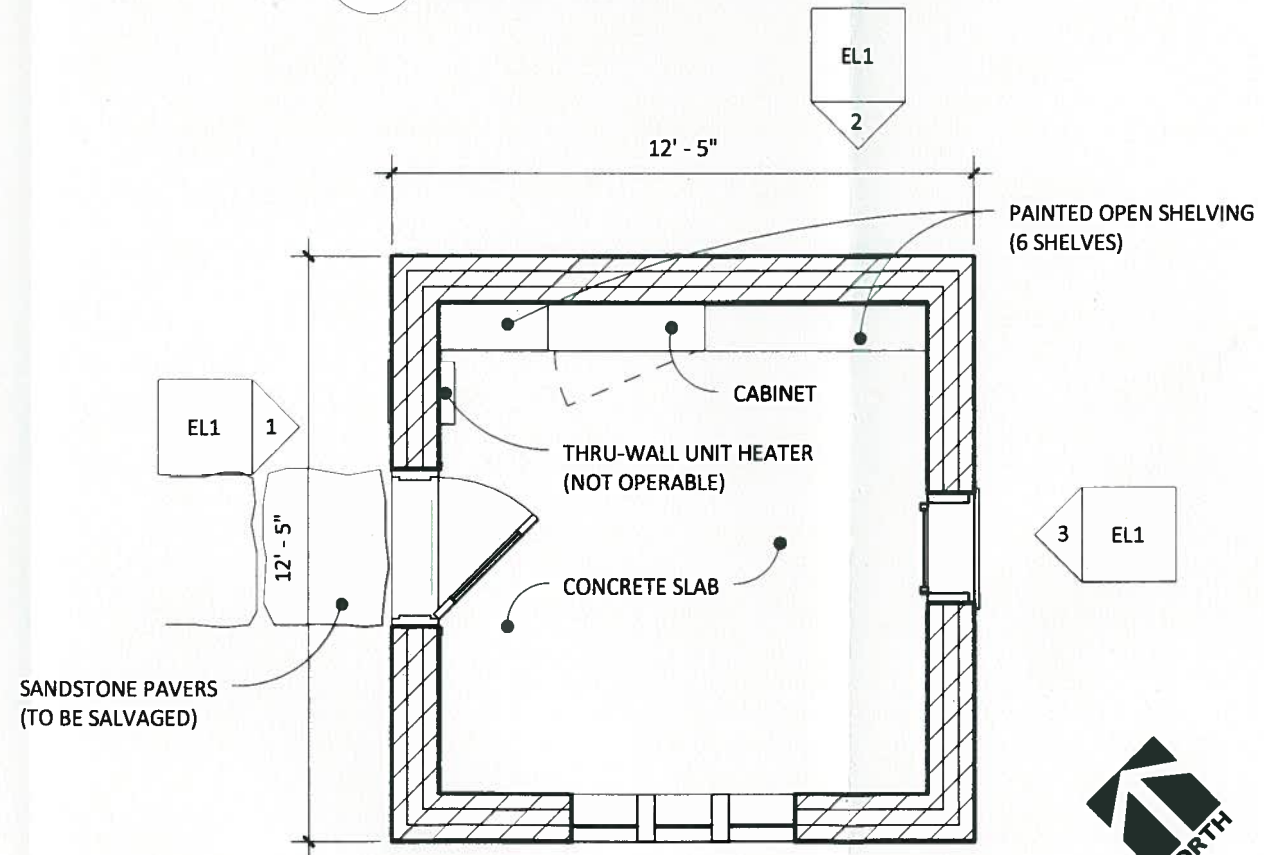
RESIDENTIAL STYLE HALF-LITE DOOR

MULTI-WYTHE BRICK MASONRY IN RUNNING BOND

WOOD COVER PLATE

**1 MILK HOUSE NORTH ELEVATION**

EL1 SCALE: 1/4" = 1'-0"



EL1  
2

12' - 5"

PAINTED OPEN SHELVING (6 SHELVES)

CABINET

THRU-WALL UNIT HEATER (NOT OPERABLE)

CONCRETE SLAB

SANDSTONE PAVERS (TO BE SALVAGED)

EL1  
1

12' - 5"

EL1  
3

EL1  
4

**5 MILK HOUSE MAIN FLOOR**

EL1 SCALE: 1/4" = 1'-0"



**COY - HOFFMAN FARM**  
**FORT COLLINS, COLORADO**



alm2s Architects  
712 Whalers Way B-100  
Fort Collins, CO  
80525  
(970)-223-1820

**MILK HOUSE ELEVATIONS**

PROJECT 0100  
DATE 02/20/10  
DRAWN  
**EL1**

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## Appendix 4

# Photograph Log

The following information applies to all of the black and white photographs submitted with this document. Each photo is numbered on the back with archival ink to correspond with these descriptions.

Name of property: **Coy-Hoffman Farmstead (5LR1568)**  
City, county and state: **Fort Collins, Larimer County, Colorado**  
Photographer: **Ron D. Sladek**  
Dates photographed: **18 September 2013 (barn interior)**  
**19 February 2016 (exterior views)**

- Photograph 1: **View of the Coy-Hoffman Farmstead framed by the new Woodward, Inc. buildings. View to the south.**
- Photograph 2: **View of the barn, milk house and silos. View to the south.**
- Photograph 3: **View of the barn, milk house and silos. View to the west.**
- Photograph 4: **View of the barn and silos. View to the northwest.**
- Photograph 5: **View of the barn and silos. View to the northeast.**
- Photograph 6: **View of the barn. View to the northwest.**
- Photograph 7: **Interior of the barn: main floor, east room, southwest corner. Exterior door on the left.**
- Photograph 8: **Interior of the barn: main floor, east room, northwest corner. Interior hallway on the left.**
- Photograph 9: **Interior of the barn: main floor, east room, southeast corner. Windows are on the barn's east exterior wall.**
- Photograph 10: **Interior of the barn: main floor hallway, looking toward the east**
- Photograph 11: **Interior of the barn: main floor, west room, exterior door.**

- Photograph 12: **Interior of the barn: main floor, west room, northwest corner.**
- Photograph 13: **Interior of the barn: hayloft. View to the east.**
- Photograph 14: **Interior of the barn: hayloft, north wall.**
- Photograph 15: **Interior of the barn: hayloft, upper west wall and roof.**
- Photograph 16: **Interior of the barn: hayloft, Sucker State grain drill (patented 1869)**
- Photograph 17: **View of the milk house and silos. View to the southwest.**
- Photograph 18: **View of the milk house and silos. View to the west-southwest.**
- Photograph 19: **View of the silos. View to the northeast.**
- Photograph 20: **View of the and silos. View to the southeast.**
- Photograph 21: **View of the milk house. View to the southwest.**
- Photograph 22: **View of the milk house. View to the southeast.**



























