58

RECEIVED 2280
JAN 31 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name MILNER-SCHWARZ HOUSE

other names/site number 5LR.6744

2. Location

street & number 710 SOUTH RAILROAD AVENUE — N/A — **not for publication**

N/A

city or town LOVELAND — **vicinity**

state COLORADO **code** CO **county** LARIMER **code** 069 **zip code** 80537

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Deputy State Historic Preservation Officer — 1/24/14

Signature of certifying official/Title — **Date**

Office of Archaeology and Historic Preservation, History Colorado

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — **Date**

Title — **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Joe Edson for Beall — 3.19.14

Signature of the Keeper — **Date of Action**

Milner – Schwarz House
Name of Property

Larimer, Colorado
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [ ] private
- [x] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS
RECREATION AND CULTURE / museum

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER: I-House

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
roof: OTHER - LAMINATED FIBERGLASS
Other: WOOD

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Milner-Schwarz House, built circa 1873, is a 1 ½ story brick masonry farmhouse with a steeply-pitched intersecting gabled roof located along South Railroad Avenue in Loveland, Colorado. The land on which the house stands became the Larimer County Fairgrounds in 1970 and the house served as the fairgrounds manager's residence until 2002 when the fairgrounds were decommissioned and moved to a different location. The former fairgrounds property is now one of Loveland's newest parks, the 40-acre Fairgrounds Park. Important historical structures, including a circa-1915 Pratt truss bridge, several exhibit pavilions, and bleachers from the rodeo ground, have been incorporated into the park. Today the house stands at the corner of Railroad Avenue and Fire Engine Red Road, adjacent to a small parking lot and a field for outdoor concerts and events. The setting will remain largely undeveloped, with the Big Thompson River nearby to the north, an 1890 farmstead and open fields to the west, and expansive views toward Long's Peak, preserving a sense of the site's agricultural heritage. The site is directly adjacent to the Colorado & Southern Railroad tracks to the northwest and is a short distance from downtown Loveland to the north.

The property consists of an irregularly shaped parcel .54 acres in size oriented on a northwest-southeast axis. The farmhouse sits on the southeastern portion of the site. Surrounding the property is a non-historic wood picket fence with landscaping and concrete sidewalks along with a concrete plaza area to serve as a gathering space for small events. A small parking lot abuts the southeastern property line and serves the park to the north and a dog park to the east. The grounds are used as a demonstration site for garden-wise watering, plants friendly to Colorado's climate and on proper planting techniques in addition to other master gardener programs. Montmorency and morella sour cherry trees planted on the site are representative of the trees in the late 1800s to 1960s that covered over 10,000 acres, earning Loveland the reputation as the region's best area for raising cherries in Colorado. Modern community gardens with raised beds are located on the south and western portions of the site.

Neglected for years, when the City acquired the building along with the Larimer County Fairgrounds in 2003, the house was in very poor condition. The building had been shuttered and quickly fell victim to vandals. Using City and Colorado State Historical Fund money, the house has been fully stabilized and the exterior rehabilitated. The Loveland Historical Society has now leased the house on a long-term basis and has been restoring the interior. They intend to devote the house and property to historical interpretation and education. Small events will also be held on the concrete plaza area outside the house.

Narrative Description

Milner-Schwarz House, circa 1873, photos 1-28

Although in some parts of the country the I-House became a common form of farmhouse during the late nineteenth century, in Colorado these houses were much more uncommon and today extant examples with good integrity are rare. The Milner-Schwarz house features a gabled rectangular plan with an additional rear-wing section constructed at the same time. It is a tall, angular 1 1/2-story building of double-wythe, red brick laid in a simple running bond. The Milner family painted the brick white by at least the first quarter of the twentieth century. The building is best described by breaking the house into two parts, the first being the large 1 ½-story main section on the southwest side of the building and the second being the smaller northeast 1-story portion of the house including the kitchen, also referred to as the rear wing. The main section is

composed of a 29' x 16' block and the rear-wing section is composed of a 19' x 16' block. The two blocks are covered by steeply-pitched intersecting gabled roof forms, with asphalt shingle, boxed eaves and painted trim. There are two red brick chimneys – one at the north and one at the east end. The main chimney is located along the northwest wall. It is made of the same brick as the exterior walls, but the natural brick is exposed. The main chimney has a newer galvanized sheet metal cap with integral flue cap strapped to new flashing along the roof edge. The second chimney is located along the east wall and also consists of the same brick as the exterior walls. This chimney has a cement wash cap around a clay flue.

Foundation

The house is supported by a stacked brick masonry, small white sandstone and mortar foundation. The foundation is approximately 8" to 10" thick, which is typical for a conventional balloon-framed building of this era. The foundation has been reinforced with a 3" to 4" concrete skim coat with a chamfered top edge over the exterior face of the original foundation. It appears that the interior foundations and basement/cellar access retaining walls were installed after the original construction, as these foundations, including the cellar access retaining walls, do not appear to be integral with the main house foundation.

Southwest (main) Façade

The house's main entry is found on the southwest-facing side which overlooks a newly installed small concrete plaza, and the enclosed community gardens. The entry features a front porch with wood lattice at the base, railings with decorative turned balusters and turned columns, and a hipped porch roof with a spindle frieze. The railing and balusters enclose the porch on all sides with an opening at the stairs to exit the porch. The ceiling is painted, beaded wood siding. A non-historic five-panel solid wood entry door with an upper light is centered on the façade and is topped with a transom light, beneath a double rowlock segmental brick arch header, and is flanked by two four-over-four double-hung sash windows with painted wood frames and surrounds with double rowlock segmental brick arch headers.

Northwest-facing side

This side features the rear wing kitchen set back from the main portion of the house. The upper story of the main portion features a one-over-one double-hung sash window with painted wood frames and surrounds and a single rowlock segmental brick arch header. Directly below the upper story window is a four-over-four double-hung sash window with painted wood frames and surrounds with a double rowlock segmental brick arch header. Between the upper and lower window is an extension of inner wall blocking to support the flooring at the upper level. It is believed that this was necessary because the framing as constructed at the chimney flues failed at some point. Because the roof top chimneys are directly above the windows, the chimney flue would have had to come up beside the window. These reinforcements are seen on the walls that have a rooftop chimney. Reinforcement can also be seen on the southeast wall; interior evidence shows that a rooftop chimney in this location likely existed historically. On the kitchen wing there is a four-over-four double-hung sash window with painted wood frame and surrounds and a non-historic solid wood four-panel door with painted trim beneath a double rowlock segmental brick arch header. This door sits at least 1' above grade and likely had steps leading out onto the now landscaped grounds.

Northeast-facing side

The upper story of the northeast façade of the kitchen wing includes a four-light in-swinging casement window. The lower level of the kitchen portion features a four-over-four double-hung sash window with painted wood frames and surrounds with a double rowlock segmental brick arch header. The main section of the house is set back from the kitchen wing and also features a four-over-four double-hung sash window with a double rowlock segmental brick arch header. A utility panel box is mounted on the western end of the northeast façade and an

open concrete porch can be seen on the eastern side of the northeast-facing side. A door leads into the main portion of the house off of the concrete porch and a four-over-four double-hung sash window opens onto the eastern end of this room. Both the door and the window feature a double rowlock segmental brick arch header.

Southeast-facing side

The southeast façade of the house features a rear porch. The porch is substantially concrete with a small portion at the entry consisting of wood plank floor. The gabled roof extends over the wood entry portion. Two small concrete steps provide access to the rear porch. Domestic water for the home was historically contained in an underground cistern that remains in place and is now enclosed in the concrete rear porch. The opening is still visible and is covered by a wood lid. An off-center door leads into the kitchen wing; originally exposed to the exterior, this door had been enclosed by the addition of a bathroom and entry space. Recent restoration work removed this enclosure and re-exposed the door. The masonry opening is unique due to its rough-cut sandstone lintel. Due to the poorer quality of the brick masonry workmanship above this opening, it appears likely it was not an original component to the building and was reconstructed later. To the right of the rear porch door, an area that may have historically served as dry storage features a four-light in-swinging casement unit with a double rowlock segmental brick arch header. On the main section of the house, the upper and lower levels each feature one four-over-four double-hung sash window with double rowlock segmental brick arch header centrally aligned. Between the upper and lower windows the upper floor reinforcement can be seen with a small wood panel bolted to the masonry. The cellar/crawlspace is accessed by an opening with retaining walls and three concrete steps covered by a solid panel of wood, bolted to the retaining walls.

Interior

The interior floor plan consists of a central passage entry hall (3'-5" x 6') flanked by the dining room on the west side and the parlor on the east side (see site plan for the first floor). The kitchen is the only other room on the first floor and exists in the rear wing. The only bathroom added in the 1960s, to the east of the kitchen, was removed during the exterior restoration to return the back porch area to its original state.

The first floor dining room is a 10'-2" x 14'-6" rectangular room located in the front southwest portion of the house. Wainscoting and period wallpaper has been added. Plate rail channels were found in the plaster. The rails were replicated and attached to the walls. The dining room had the only remaining, original treatment for the chimney, which was then replicated in the parlor and the kitchen. The original wood plank floors were reconditioned.

The parlor is the largest room measuring 14'-7" x 12-'6". It is located on the southeast side of the house and has a door opening to the rear porch. The original brass chandelier with a circular wooden medallion, 3' in diameter, hangs in the center of the room. Wooden plank floor boards are original and have been reconditioned.

The kitchen was in the poorest condition of all the rooms when the City purchased the house and needed new flooring, ceiling and wall covering. A donated vintage Stewart stove sits on the north wall. Research estimated the manufacture date of the stove between 1838 and 1928. A small windowed room (4'-3" x 4'-11"), off the southeast side of the kitchen was probably used for storing vegetables in the floor cupboard. There are three doors in the kitchen. One opens to the southeast rear porch, one to the northwest and the third is an interior door leading to the second floor. An open doorway leads into the dining room. The dimensions of the kitchen are 14'-4" x 11'-7".

A narrow enclosed stairwell in the northeast comer of the kitchen leads to a finished attic. The attic is divided into three rooms (SE 12' x 12', SW 12' x 12'-9", and E 9' x 13'), two over the main section of the house and one over the rear wing. Drywall was added to the interior walls and ceiling in the 1970s. Door and window openings

are framed by 4" wood molding. The attic is on the schedule to be rehabilitated to the 1870s period beginning fall 2013.

During the period of time the house was vacant most of the interior was damaged by weather and vagrants. The Loveland Historical Society (LHS) restored and/or recreated the rooms to the Victorian era. There were no interior pictures existing, therefore, the LHS relied on the written history of the family, small physical clues, like the plate rail channel in the plaster, as well as the historical time period of the house.

The LHS labored to create an interior suggesting both the era it was built and the Milners English heritage and previous affluence. Wainscoting and plate displays in the dining room, floral patterned wallpaper on the first floor of the house, the chandelier in the parlor and ornately designed furniture and décor were installed or restored to provide an interpretation of what the house could have resembled during the Milner years (circa 1873-1880).

Finding the original baseboards, window trim and door jams, the LHS was able to replicate or restore the woodwork throughout the house. The wooden trim had an ogee slip curved mortise, which the LHS was able to replace.

Alterations

Circa 1960, the owner added a small rear addition for an interior bathroom and an enclosed entrance. About the same time they added an open porch to the rear and replaced the original wood front porch decking with a concrete slab. At an unknown date, the owner excavated a small cellar under the dining room, infilled an exterior rear door accessing the kitchen, and replaced the original kitchen windows. However, during the 2010-2012 restoration as described below, the wood decking of the front porch was reconstructed and historically-appropriate doors and kitchen windows have replaced the previous ones. The non-historic small rear addition and porch were also removed.

Recent restoration and rehabilitation projects

Using Colorado State Historical Fund (SHF) grant assistance, the Milner-Schwarz House underwent significant rehabilitation and restoration from 2010-2012. The foundation was repaired and a new perimeter drainage system was installed. A non-historic rear porch, along with the rear enclosure including the bathroom was demolished and a new rear porch floor deck, step and concrete were installed. The front porch was repaired and restored, and missing elements were reconstructed using historic photographs and the historic balusters and spindles available. The exterior paint was removed; the brick masonry was repointed and a new coat of paint was applied. The wood fascias and box soffits were also repaired and restored. The original wood windows were repaired and five non-historic wood windows were replaced with wood windows in the same configuration as the original wood windows found elsewhere. Storm windows were also added to the windows to prevent vandalism. The original wood doors were repaired and non-historic doors replaced. New galvanized sheet metal gutters and downspouts were also installed.

During the restoration and rehabilitation project, an archaeologist conducted an on-site survey and discovered the house cistern. However, no other archaeological resources were found. All of the restoration and rehabilitation work completed under the guidance of the Colorado State Historical Fund and by the LHS and was in accordance with the Secretary of Interior's Standards for the Treatment of Historic Properties.

Integrity

The Milner-Schwarz House exhibits a high level of integrity in regard to location and setting. These integrity components have not changed, nor has the overall setting of the lot or views surrounding it. The Larimer County Fairgrounds eventually surrounded the house on three sides and affected the association as it no longer read as a rural farmstead. While it remains isolated with no buildings in close proximity to it, it is now adjacent to a park area, which moderately affects the sense of feeling. The Milner-Schwarz House exhibits a high level of integrity with regard to design, workmanship and materials. Most of the original doors and windows are intact or have been duplicated, in the case of replacements. The original plan, wood floors, hardware, and decorative wood features such as the staircase are all intact. The original cistern is integral to the rear porch and contributes to the overall integrity. Although the farm buildings are no longer extant on the nominated property, these absent resources do not detract from the overall architectural significance of the I-House.

Milner – Schwarz House
Name of Property

Larimer, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [x] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** Owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

Circa 1873

Significant Dates

Circa 1873

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

James Milner

Joseph Milner, Jr.

Period of Significance (justification)

The period of significance is circa 1873, the year of construction.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Milner-Schwarz House is locally significant under Criterion C for its architecture as an excellent example of an I-House with a classic modification, a single-story rear wing built contemporaneously to the main section. The I-House was a common house type in England that was built in the American colonies by English settlers. Cultural geographer Fred Kniffen categorized it as the "I-House" with the "I" referring to the "I" states such as Iowa, Illinois, and Indiana. The house was a fitting design when considering Joseph and Ann Milner's English origin, business and construction experience and past affluent lifestyle.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The circa-1873 Milner-Schwarz House has the character-defining features of the I-House form including the two-room wide and one-room deep plan with a central passage. The builder of the Milner-Schwarz house added the rear wing for a kitchen at the time of construction. Additional character-defining features include the multiple-bay façade fronting the road that gives the appearance of a much larger house, and side-gabled 1 ½ story main or front section. While ornamentation was unusual, some homeowners added stylistic elements such as Victorian style porches or elaborate chimneys. The Milner-Schwarz House is one such example, with a Victorian porch featuring a wood balustrade, with turned balusters and turned columns. A spindle frieze adorns the hipped-roof porch. While most I-Houses in Colorado were constructed of wood due to the availability of lumber, the Milner-Schwarz House is constructed of brick by the Milner sons who were stone masons. Colorado I-Houses also typically differ from the Midwest I-Houses in that the chimney is usually centrally positioned. The Milner-Schwarz House, however more closely reflects the Midwest version of the I-House with both of its two chimneys located on gable ends.

I-Houses became popular starting in the early 1840s in the Midwest. The typical I-House was derived from the hall-and-parlor plan, a vernacular type found in England, and was usually one room deep and at least two rooms wide with a gabled roof. The loss of the Milner's fortune after the Civil War prompted their move to Colorado Territory. Accordingly, the house they built was modest and functional but signified the Milner's former social class. The I-House form was referred to as a "Farmer's Mansion" because it represented an upper-class farming family and was a sign of economic achievement.

The majority of Colorado I-Houses were constructed between 1875 and 1910. While I-Houses were much less common in Colorado than in the Midwest, the examples are typically found in rural areas. Colorado's Office of Archaeology and Historic Preservation's database indicated that only twenty-two I-Houses have been identified and recorded in the state. Of those, only one other brick I-House has been identified (5WL.6429) and less than ten have the same degree of integrity as the Milner-Schwarz House. Many have had major additions and alterations.

Developmental history/additional historic context information (if appropriate)

Summary:

The Milner family, who moved to the Big Thompson Valley in the late 1860s after operating a stage station in Longmont and mining near Central City, built their I-House in circa 1873. The family played an important role in agriculture and community development, with members working in farming and ranching, building, education, and fire protection. The house was also owned for forty years by the Schwarz family, part of the migration of Germans from Russia, who farmed the land. Finally, the house served as part of the Larimer County fairgrounds in its more recent history.

History:

Joseph and Ann Milner emigrated from Yorkshire, England to Canada in 1830. While living in Toronto, Joseph was a successful contractor and financier of commercial buildings, railroads and canals. The family enjoyed a fine lifestyle, living in a large mansion with the luxury of several servants and private tutors for the Milner children, Joseph, Jr., William, James, Sarah, Samuel and Benjamin.

Following the economic growth occurring in the United States, the Milner family relocated to Chicago in approximately 1850. There Joseph continued to work as a contractor, constructing a shipping canal and erecting large office buildings and business blocks. After a cholera outbreak in Chicago, the family relocated to a large home and private grounds in Rockford, Illinois. There Joseph purchased a large brickyard, which employed 100 men and manufactured bricks for his many construction projects in and around Rockford.

By the early 1860s the successful Joseph Milner became reckless with his fortune, frequently over committing himself and his companies in order to win contracts. As the family began to feel the resulting financial strain, Ann Milner took control of the family's financial affairs, attempting to restore order. Unfortunately, the damage was already complete, and the effects of poor business decisions, untimely inclement weather and the financial impacts of the Civil War resulted in the bankruptcy of the Milner family.

Intent on rebuilding his fortune, Joseph Milner followed the gold rush to Colorado Territory. The family loaded what remained of their belongings into two covered wagons and departed for Colorado's mining district in 1864. After surviving a harrowing twelve-week trip across the prairie, the family settled in the Central City area where Joseph and his sons worked as laborers in the mines earning up to $10 per day. After several months in the mines, the family used their saved mining earnings to purchase a stage coach station on the St. Vrain River, near present day Longmont. While living in and operating the stage coach station, daughter Sarah was offered the position of school teacher. When the entire family became ill with Rocky Mountain fever, Sarah was no longer able to teach and resigned from her position.

Prior to becoming ill, Sarah had been approached by a committee from the Big Thompson Valley, offering her the position of school teacher there at the St. Louis School in Loveland. After a full recovery from Rocky Mountain fever, Sarah accepted the position in the fall of 1866, becoming the first public school teacher in the valley. As part of her salary, Sarah boarded in the home of early pioneer and community leader William Osborn. Joseph Milner sold the stage station in 1867 and the family followed Sarah to the Big Thompson Valley, where Joseph eventually purchased an 80-acre farm approximately two miles west of the Osborn homestead.

The 80 acres purchased by Joseph Milner was part of a 160-acre parcel originally homesteaded in 1864 by Daniel Griffin, John Haynes, and George Woodman. In 1865 the homestead was purchased by John Bartholf, who subsequently sold 80 acres to Catherine Douty in 1868, followed by the sale of the remaining 80 acres to Joseph Milner in 1869. Being skilled masons, Joseph and his sons proceeded to construct a stone house on the property, of sandstone quarried in the foothills west of present day Loveland. Shortly after construction was complete, Ann Milner passed away in the home. This same year daughter Sarah married Edward Smith, a former teacher and veteran of the Sand Creek Massacre, and relocated to southern Colorado.

After the death of his wife, Joseph Milner, Sr. remained living in the stone house with several of his children. At this time Joseph's property was divided into two 40-acre parcels. Son James received the easternmost parcel, and is believed to have remained living in the stone house. Today portions of this house remain visible, located on private property south of Fire Sirens Lane.

In September 1871 Emily J. Oliver married Joseph Milner, Jr. and in July 1872, Joseph Sr. deeded the westernmost parcel to Emily Milner. It is unclear why he left Joseph, Jr. off the deed naming Emily, his

daughter-in-law, as sole owner. The Milner brothers built the 1 ½-story brick I-House the following year. This house is now commonly known as the "Milner-Schwarz House", and is believed to be the oldest brick building in Larimer County. In 1873 Joseph Milner Sr. passed away; however, it is unknown whether he lived to see the completion of the I-House.

Emily (and husband Joseph Jr.) and James remained on their respective properties for several years, farming and ranching. In 1878 Emily sold the southernmost 20 acres of her property to Alfred Cushman, retaining the 20-acre property on which the Milner-Schwarz House is located.

Emily and Joseph, Jr. had five children; Hattie S., born around 1873, James B., born around 1874, William O., born in December 1874, Lulu , born around 1876, and Joseph Milner III, born in May 1879. Joseph, Jr. died by June 3, 1880. In December 1880, the now-widowed Emily and her brother-in-law James both sold their properties totaling 60 acres to Mary Leedham. Emily sent her money to a brother in Montana as an investment in the cattle ranch he owned. A blizzard destroyed the cattle ranch and the money Emily received from the property sale was lost. She remarried Richard Spencer in July 1887. It is presumed that Ms. Leedham occupied the brick Milner-Schwarz home.

The Milner family is very prominent in the history of early Loveland and the Big Thompson Valley. Joseph, Jr., operated a butcher shop, which is noted to have provided meat to the Colorado Central Railroad crews that installed the original rail lines through what is now Loveland. The rear of the butcher shop later housed the first Loveland school, until a more suitable building was constructed. Benjamin homesteaded in the Buckhorn Canyon and provided meat products to the Fort Medina stage coach station. College educated Samuel worked as a stone and brick mason constructing foundations for many of the early Loveland commercial and church buildings. Samuel also constructed several early brick homes including the Osborn home at Timberlane Farm and the Judge Osborn home located at 5th and Lincoln, on the site of the present day Loveland Museum/ Gallery. Both James and Joseph, Jr., were members of the Bartholf Hose Team, which preceded the Loveland Fire Department. Sarah eventually returned to Loveland, where she operated a boarding house after the death of her husband. She later ranched in the Masonville area with her sons, where she provided meat and dairy products to the workers in the Arkins sandstone quarries and also taught school. Both Milner Pass in Rocky Mountain National Park and Milner Mountain, located north of the Buckhorn Valley, were named for the Milner family.

Mary Leedham owned the 60-acre Milner property until 1893, when it was sold to John Lapp. The property then changed ownership numerous times, until it was purchased by the Schwarz family in 1906. The family had arrived in the Big Thompson Valley as part of an immigrant workforce known as the "Germans from Russia", who were recruited by the Great Western Sugar Company to labor in the sugar beet fields. The Schwarz family occupied the farm and brick home for four decades producing dairy products, meat, and sugar beets.

The Schwarz farm was purchased by Dr. Robert and Dora Newell in 1946, who owned the property until Dora's death in 1962. The property was divided and eventually sold by the Newell heirs and in 1970 much of the farm was purchased by Larimer County to expand the county fairgrounds. The brick home served as the grounds keeper's living quarters while he oversaw the fairgrounds, until the fairgrounds were de-commissioned in 2002.

The fairgrounds property, including the brick Milner-Schwarz House, was purchased by the City of Loveland in 2002 to be redeveloped as a multi-use public park. Primarily for economic reasons, original plans were to raze the deteriorated home. After public interest was expressed to preserve the historic home, redevelopment plans were altered and the building spared from demolition.

In 2009 the City of Loveland was awarded a grant of $139,350 from Colorado's State Historical Fund with a match of $46,450 ($36,450 from the City and $10,000 from the Loveland Historical Society) to complete

foundation stabilization work, install a drainage system, rebuild a historic rear porch, repoint brick masonry, repair chimney flashing, restore/reconstruct the front porch, repair and repaint porch floor posts and missing railing sections, remove and repaint exterior brick, repair, scrape and repaint wood fasciae, repair, repaint the original wood windows, replace non-original kitchen windows, replace broken glass in windows, replace missing exterior front door with historically appropriate wood door, frame and hardware, repair and paint rear exterior wood entry door and frame, install new inoperable historically appropriate exterior kitchen door and framing and install new galvanized sheet metal gutters and downspouts on the roofs. The restoration project was completed in 2011 with a ribbon-cutting ceremony held and celebrated by Loveland dignitaries and citizens. The Loveland Historical Society, through many small local donations completed the interior rehabilitation/restoration of the first floor of the house and is planning to begin work on the second story in the Fall of 2013.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Aller – Lingle Architects, P. C. *Milner/Schwarz House Historic Structure Assessment.* January, 2008. On file with the Office of Archaeology and Historic Preservation, Denver, Colorado.

Ball, C. (1975). *Loveland-Big Thompson Valley Centennial: 1877-1977*. Loveland, Colo.: Loveland-Big Thompson Valley Centennial Commission.

Feneis, Jeff and Ed Fisher (2008). "History of the Milner-Schwarz House" in *Staff Report: Proposal for Restoration of Milner-Schwarz House and Lease to Loveland Historical Society*. Presentation to Loveland City Council, January 6, 2008. On file with the City of Loveland Clerk and Recorder, Loveland, Colorado.

Larimer County Public Records, Grantor/Grantee Deeds, Assessor Records.

Morris, A. J., Ahlbrandt, A. B., & Stieben, K. (1987). *The History of Larimer County, Colorado: Larimer County History, 1860s-1987*. Dallas, Tex.: Curtis Media Corp..

Smith, E. B. (1951). *Pioneer Epic [The life history of Sarah Ann (Milner) Smith,*. Boulder, Colo.: Johnson Pub. Co.

Watrous, A. (1911, reprint 1998). *History of Larimer County, Colorado: collated and compiled from historical authorities, public reports, official records and other reliable sources, stories of Indian troubles and of the pioneer days*. Fort Collins, Colo.: Vestige Press.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67 has been requested)
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X__ State Historic Preservation Office
_____ Other State agency
_____ Federal agency
_____ Local government
_____ University
__X__ Other
Name of repository: Loveland Museum

Historic Resources Survey Number (if assigned): 5LR.6744

Milner – Schwarz House | Larimer, Colorado
Name of Property | County and State

10. Geographical Data

Acreage of Property Less than one
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References
(Place additional UTM references on a continuation sheet.)

(NAD83)

	Zone	Easting	Northing		Zone	Easting	Northing
1	13	493115	4470586	3			
2				4			

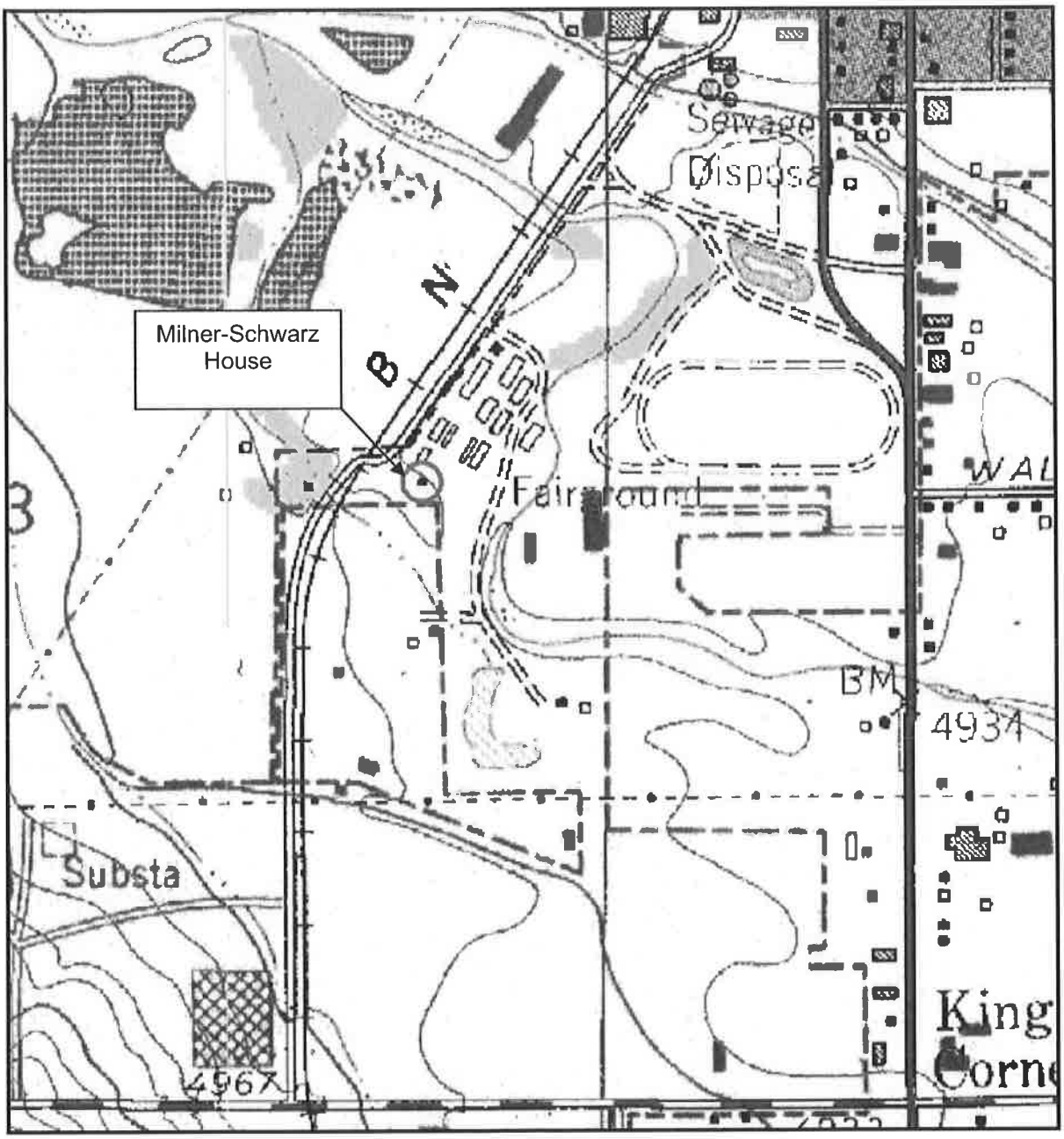
Verbal Boundary Description (Describe the boundaries of the property.)

The Milner-Schwarz House is located at 700 S. Railroad Ave., which is on Lot 3, Block 1 of Fairgrounds First Subdivision, City of Loveland, County of Larimer, State of Colorado. It is further described as that property in the southeast quarter of the southwest quarter of the southeast quarter of the northeast quarter of section 23, township 5 north, range 69 west of the 6th Principal Meridian.

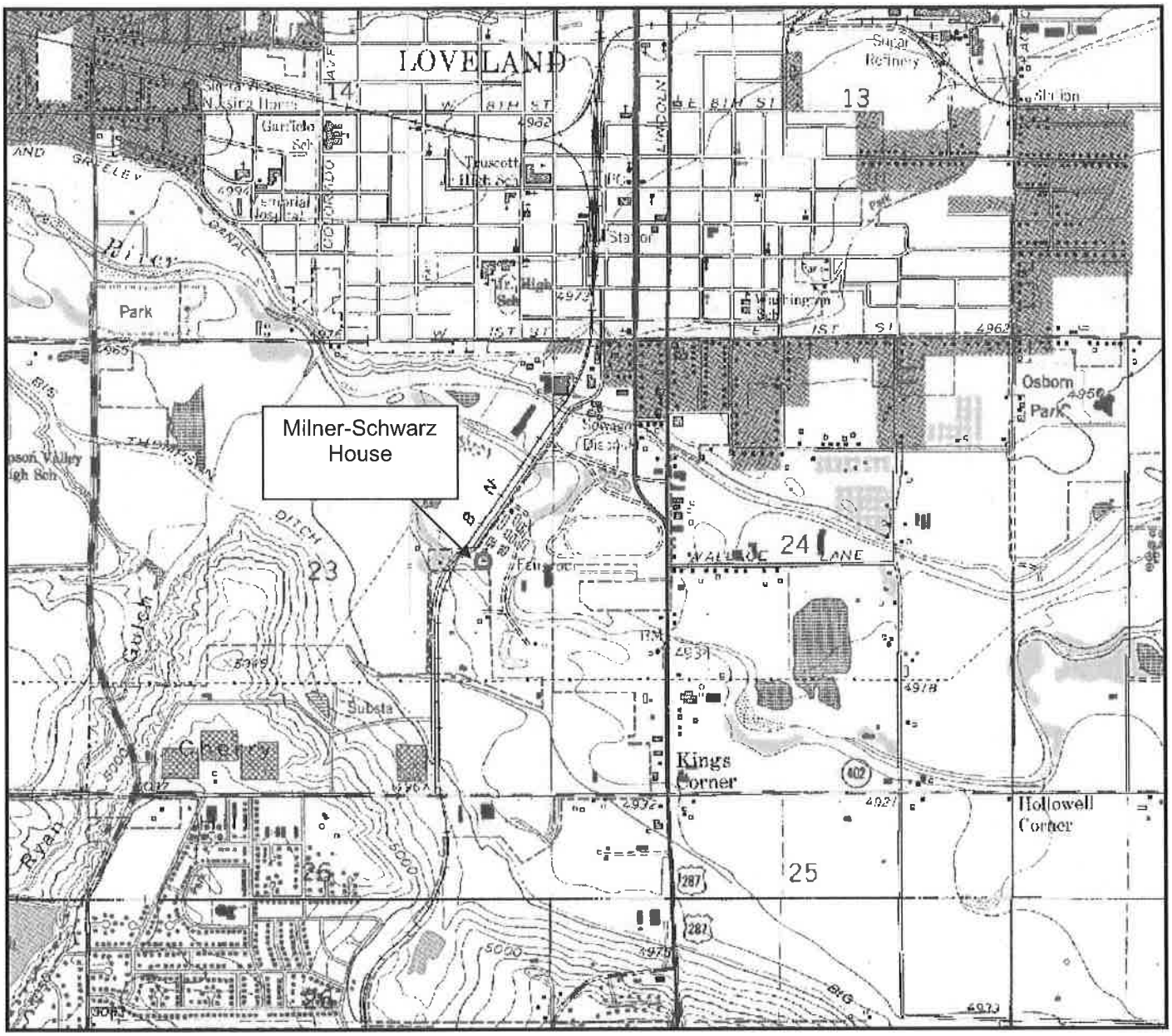
Boundary Justification (Explain why the boundaries were selected.)
The nominated area includes the parcel of land historically associated with the Milner-Schwarz House. The House is the only remaining resource of a once larger farming complex of multiple buildings and structures. The division of the original 80-acre Milner farm circa 1872 along with the sale of the property to various owners, after 1962, resulted in the other farm buildings, structures and acreage becoming separated from the House with the eventual removal of the other resources.

USGS Map – close up perspective
Loveland quadrangle
7.5 minutes series

Elevation 4935'



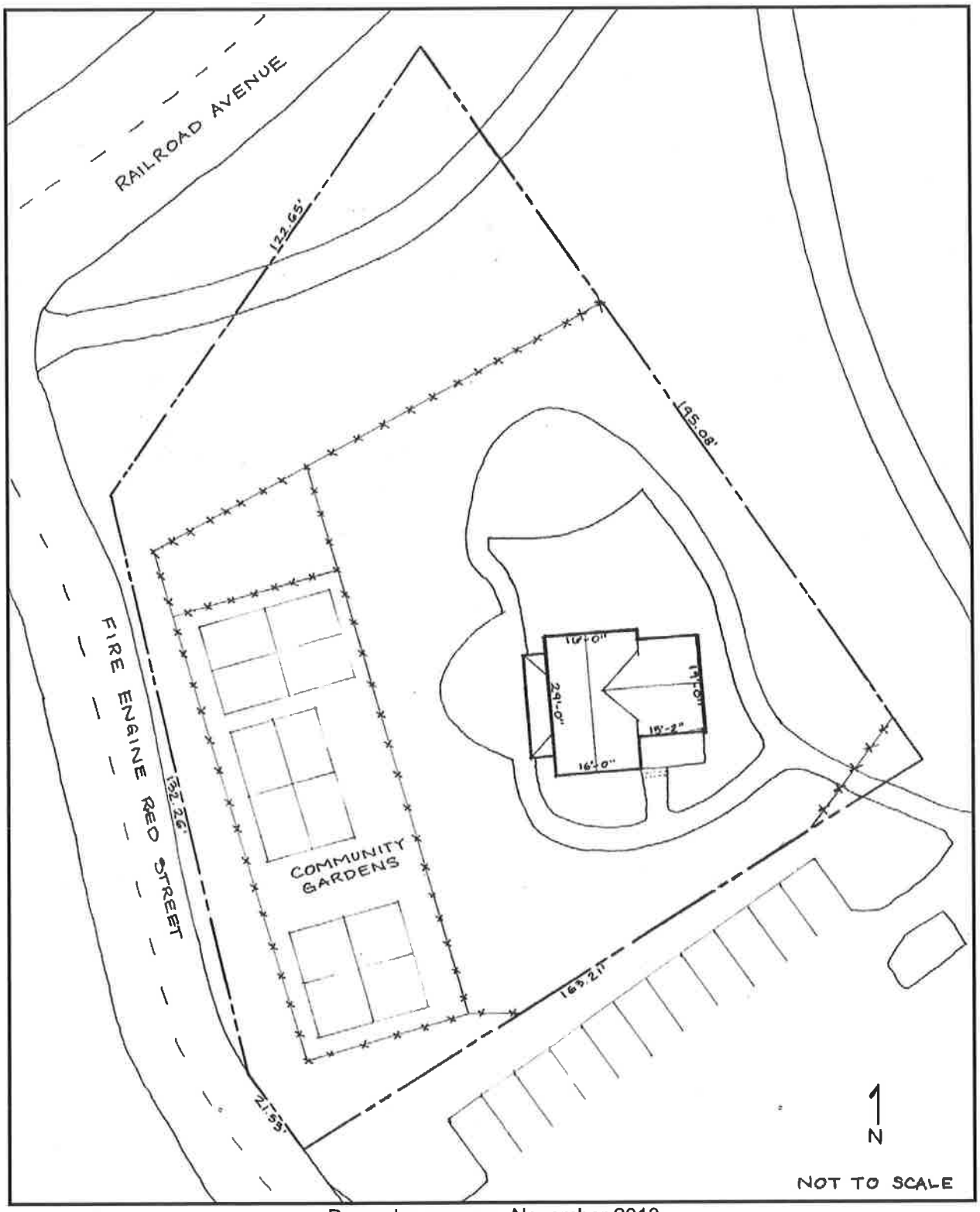
USGS Map – regional perspective



Milner – Schwarz House
Name of Property

Larimer, Colorado
County and State

Site Plan

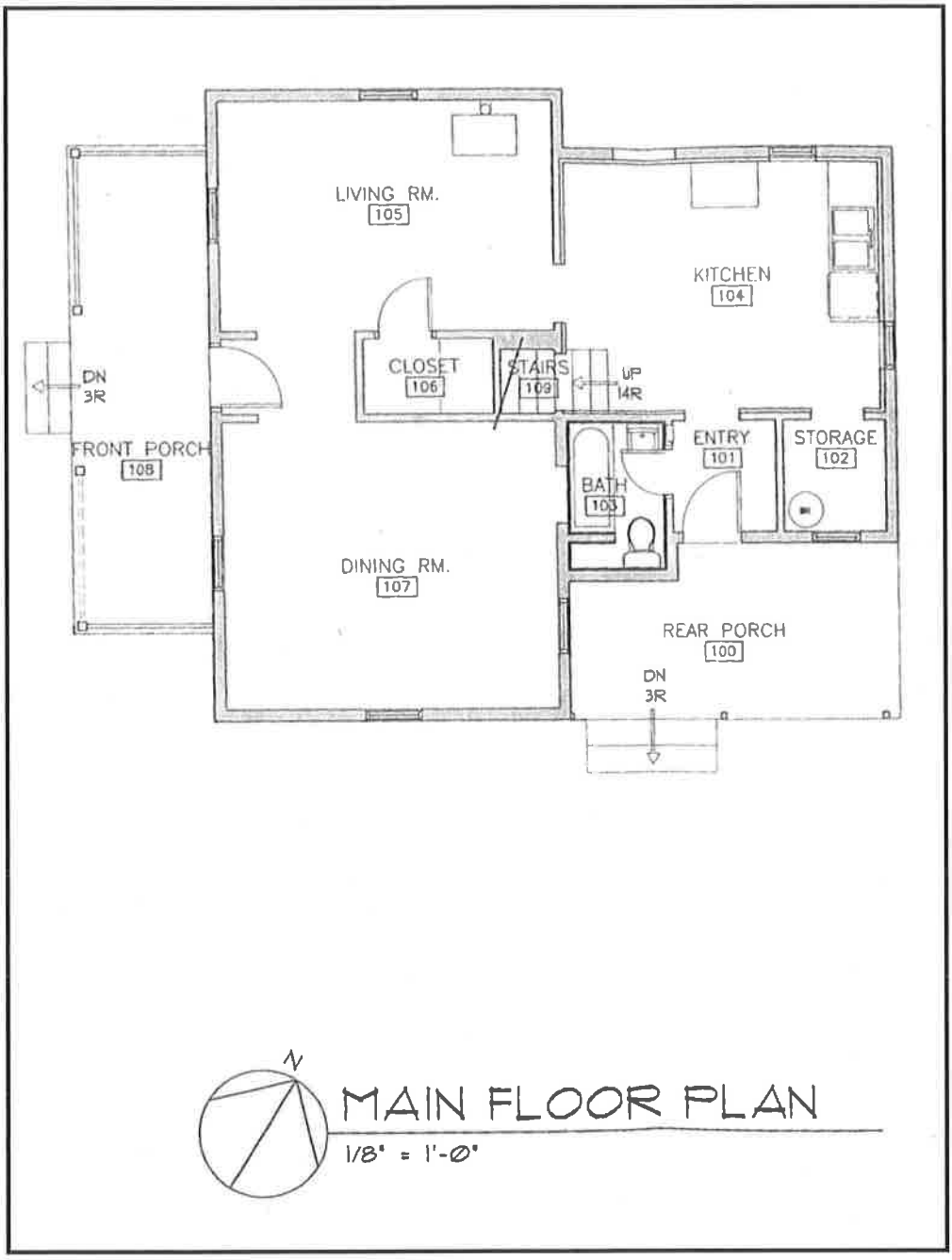


Drawn by preparer, November 2013

Milner – Schwarz House
Name of Property

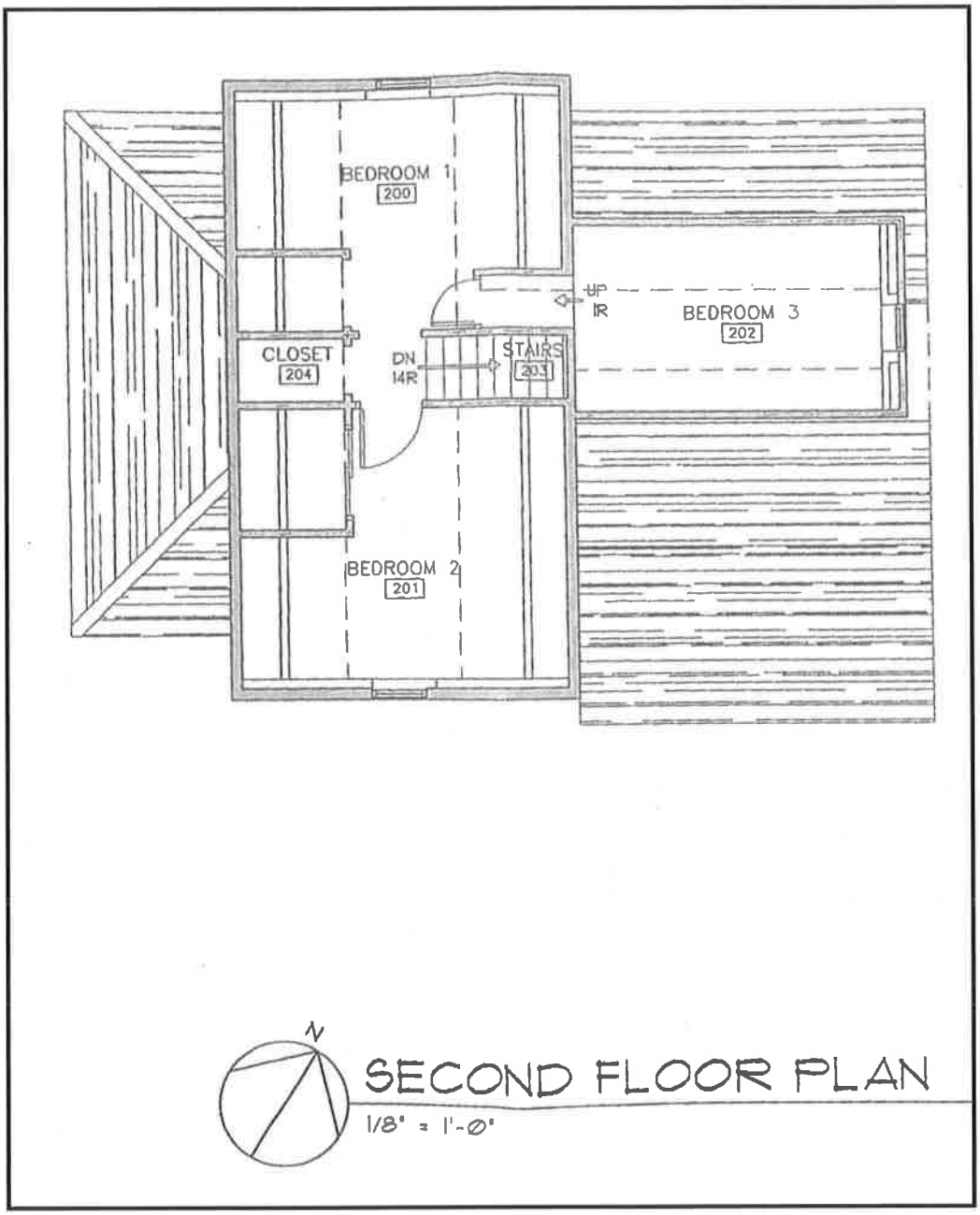
Larimer, Colorado
County and State

Main Floor Plan (prior to restoration)



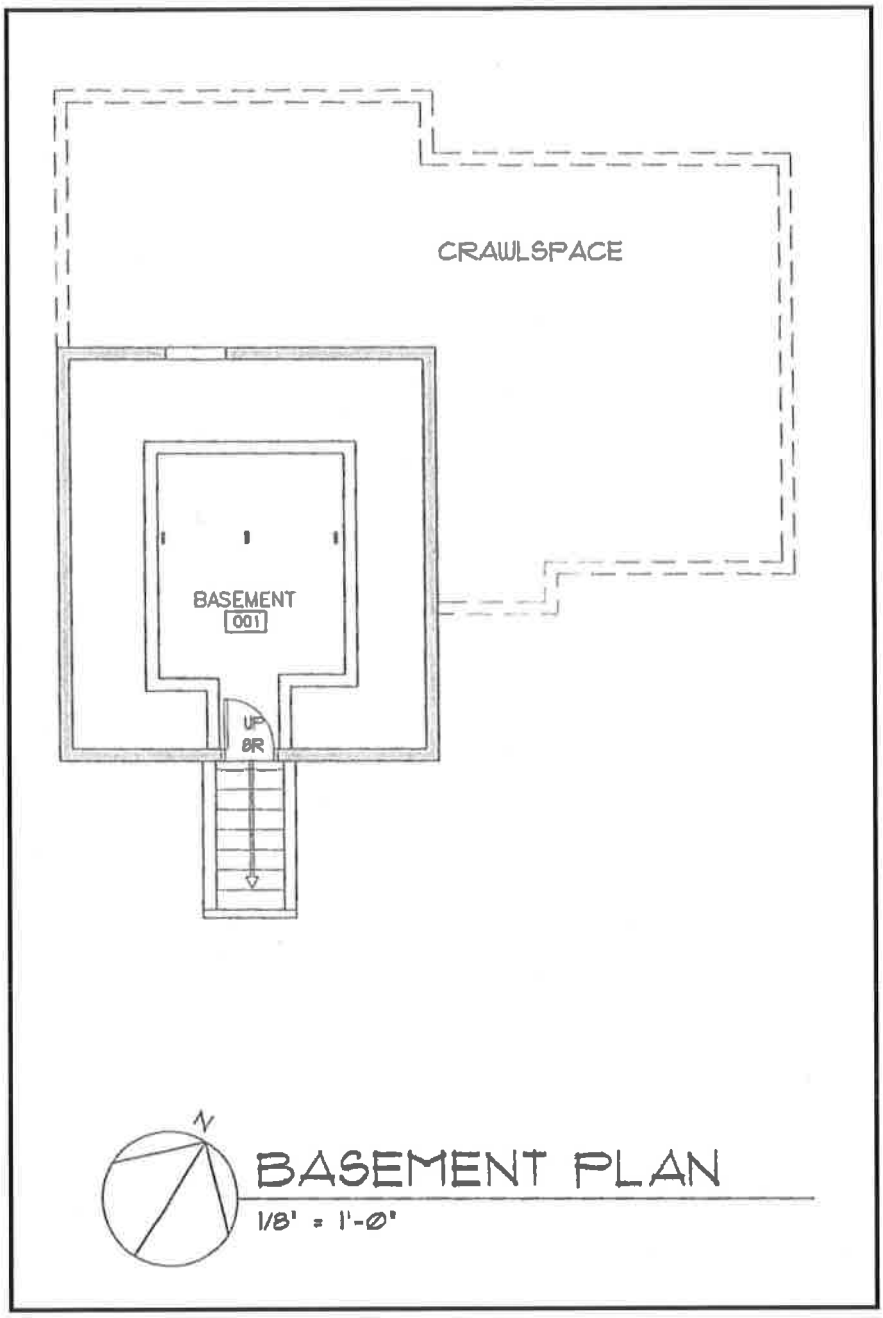
From the *Milner/Schwarz House Historic Structure Assessment*
by Aller – Lingle Architects, P. C. January, 2008

Second Floor Plan



From the *Milner/Schwarz House Historic Structure Assessment*
by Aller – Lingle Architects, P. C. January, 2008

Basement/Crawl Space Plan



From the *Milner/Schwarz House Historic Structure Assessment*
by Aller – Lingle Architects, P. C. January, 2008

Milner – Schwarz House
Name of Property

Larimer, Colorado
County and State

11. Form Prepared By

name/title BETHANY CLARK, PLANNER I

organization CITY OF LOVELAND, COLORADO **date**

street & number 500 EAST THIRD STREET **telephone** 970-962-2745

city or town LOVELAND state CO zip code 80537

e-mail BETHANY.CLARK@CITYOFLOVELAND.ORG

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Milner-Schwarz House
City or Vicinity: Loveland
County: Larimer **State:** Colorado
Photographer: Photos 1-23 taken by Bethany Clark; Photos 24-39 taken by Nikki Garshelis
Date Photographed: Photos 1-23 photographed on 04/15/13; Photos 24-39 taken in July 2013

Description of Photograph(s) and number:

1 of 39 Southwest (main) Façade
2 of 39 Southwest (main) Façade -Front porch
3 of 39 Southeast -facing side
4 of 39 Northwest -facing side
5 of 39 Southeast -facing side-Window in storage room
6 of 39 Southeast -facing side-Window into parlor
7 of 39 Southeast -facing side-Window near door into parlor
8 of 39 Southeast -facing side- First floor window into parlor
9 of 39 Southeast -facing side- Cellar/crawlspace access
10 of 39 Northwest -facing side
11 of 39 Southwest (main) Façade entry door
12 of 39 Southeast -facing side-Door into kitchen
13 of 39 Southeast -facing side-Second Floor window into bedroom
14 of 39 Southeast -facing side-Second Floor window into bedroom
15 of 39 East-Second brick chimney
16 of 39 Southwest -facing side -Front porch spindle frieze and ceiling detail
17 of 39 Southwest -facing side -Front porch baluster detail
18 of 39 Southwest -facing side -Front porch column detail
19 of 39 Southeast -facing side- Porch
20 of 39 Southeast -facing side- Rain gutter

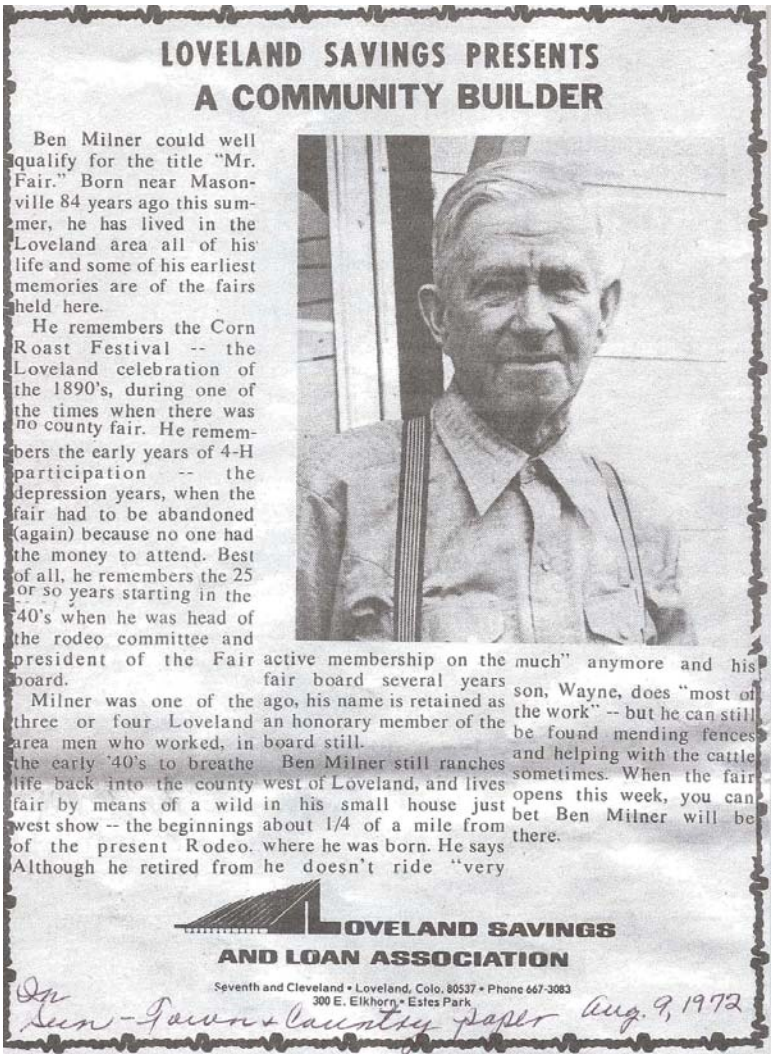
21 of 39	West-Main brick chimney
22 of 39	Foundation
23 of 39	Foundation
24 of 39	Community Gardens, facing northwest
25 of 39	Property fencing, facing west
26 of 39	Cutting garden southwest of house, facing west
27 of 39	Native plantings garden east of house, facing south
28 of 39	Future site of interpretive windmill feature, facing southwest
29 of 39	Event plaza north of house, facing southwest
30 of 39	Cutting garden in foreground, community gardens in background, facing east
31 of 39	Front porch gathering space southwest of house, facing west
32 of 39	Community Gardens, facing north
33 of 39	Landscaping southeast of house, facing northwest
34 of 39	Kitchen (Over window is cutout of materials used in building)
35 of 39	Storage room on east side of kitchen
36 of 39	Cupboard in floor of storage room (possibly used to store vegetables)
37 of 39	Dining Room
38 of 39	Parlor
39 of 39	Original chandelier and medallion ceiling of parlor

Historic Image Log:

Description of Photograph(s) and number: Figures 1-8 on file with City of Loveland Museum and Gallery; Figures 9-13 taken by Marc Cittone in 2009 prior to restoration; Figures 14-15 taken by Marc Cittone in 2010 during restoration; Figures 16-21 taken by Bethany Clark in 2011 during restoration.

Fig. 1	1972 Newspaper Photo of Benjamin Milner, b. 1888; d. 1976, son of Joseph Milner, Sr.
Fig. 2	Circa 1940s, Kenneth Schwarz, Soldier, WWII
Fig. 3	Circa 1940s, Schwarz Family
Fig. 4	Circa 1940s, Betty Buress on porch of house
Fig. 5	Circa 1950s, Betty and Myrtle Buress
Fig. 6	2009 Southwest (main) Façade, prior to restoration
Fig. 7	2009 Southeast -facing side, prior to restoration
Fig. 8	2009 Northeast -facing side, prior to restoration
Fig. 9	2009 Southwest (main) Façade, prior to restoration
Fig. 10	2009 Northeast -facing side, prior to restoration
Fig. 11	2010 Southeast -facing side, during restoration
Fig. 12	2010 Southwest façade, during restoration
Fig. 13	2011 Southeast -facing side, during restoration
Fig. 14	2011 Southeast Porch, during restoration
Fig. 15	2011 Northwest -facing side, during restoration
Fig. 16	2011 Southwest Porch, during restoration
Fig. 17	2011 Cistern Uncovered (Northeast -facing side), during restoration
Fig. 18	2011 Northwest -facing side, during restoration
Fig. 19	2011 Northwest -facing side, during restoration

Historic Images



LOVELAND SAVINGS PRESENTS
A COMMUNITY BUILDER

Ben Milner could well qualify for the title "Mr. Fair." Born near Masonville 84 years ago this summer, he has lived in the Loveland area all of his life and some of his earliest memories are of the fairs held here.

He remembers the Corn Roast Festival -- the Loveland celebration of the 1890's, during one of the times when there was no county fair. He remembers the early years of 4-H participation -- the depression years, when the fair had to be abandoned (again) because no one had the money to attend. Best of all, he remembers the 25 or so years starting in the '40's when he was head of the rodeo committee and president of the Fair board.

Milner was one of the three or four Loveland area men who worked, in the early '40's to breathe life back into the county fair by means of a wild west show -- the beginnings of the present Rodeo. Although he retired from active membership on the fair board several years ago, his name is retained as an honorary member of the board still.

Ben Milner still ranches west of Loveland, and lives in his small house just about 1/4 of a mile from where he was born. He says he doesn't ride "very much" anymore and his son, Wayne, does "most of the work" -- but he can still be found mending fences and helping with the cattle sometimes. When the fair opens this week, you can bet Ben Milner will be there.

LOVELAND SAVINGS
AND LOAN ASSOCIATION
Seventh and Cleveland • Loveland, Colo. 80537 • Phone 667-3083
300 E. Elkhorn • Estes Park

In Sun-Town + Country paper Aug. 9, 1972

Fig. 1 1972 Newspaper Photo of Benjamin Milner, b. 1888; d. 1976, son of Joseph Milner, Sr.

Fig. 2 Circa 1940s, Kenneth Schwarz, WWII Soldier, on northeast side of house.

Left to right, back row: **Herman** Carl Schwarz, **Leo** Hilmer Schwarz, **Kenneth** Harlan Schwarz
Front row: **Irene** Wilhelmina Schwarz, Grandpa-**William** Schwarz & Grandma- **Elizabeth (Schleiger)** Schwarz and **Ervin** William Schwarz.

Fig. 3 Circa 1940s, Schwarz Family

Fig. 4 Circa 1940s, Betty Buress on porch of house

Fig.5 Circa 1950s, Betty and Myrtle Buress

Fig. 6 2009 Southwest (main) Façade, prior to restoration

Fig7. 2009 Southeast -facing side, prior to restoration

Fig. 8 2009 Northeast Façade, prior to restoration

Fig. 9 2009 Southwest (main) Façade, prior to restoration

Fig. 10 2009 Northeast-facing side, prior to restoration

Fig. 11 2010 Southeast Façade, during restoration

Fig. 12 2010 Southwest Façade, during restoration

Fig. 13 2011 Southeast -facing side, during restoration

Fig. 14 2011 Southeast Porch, during restoration

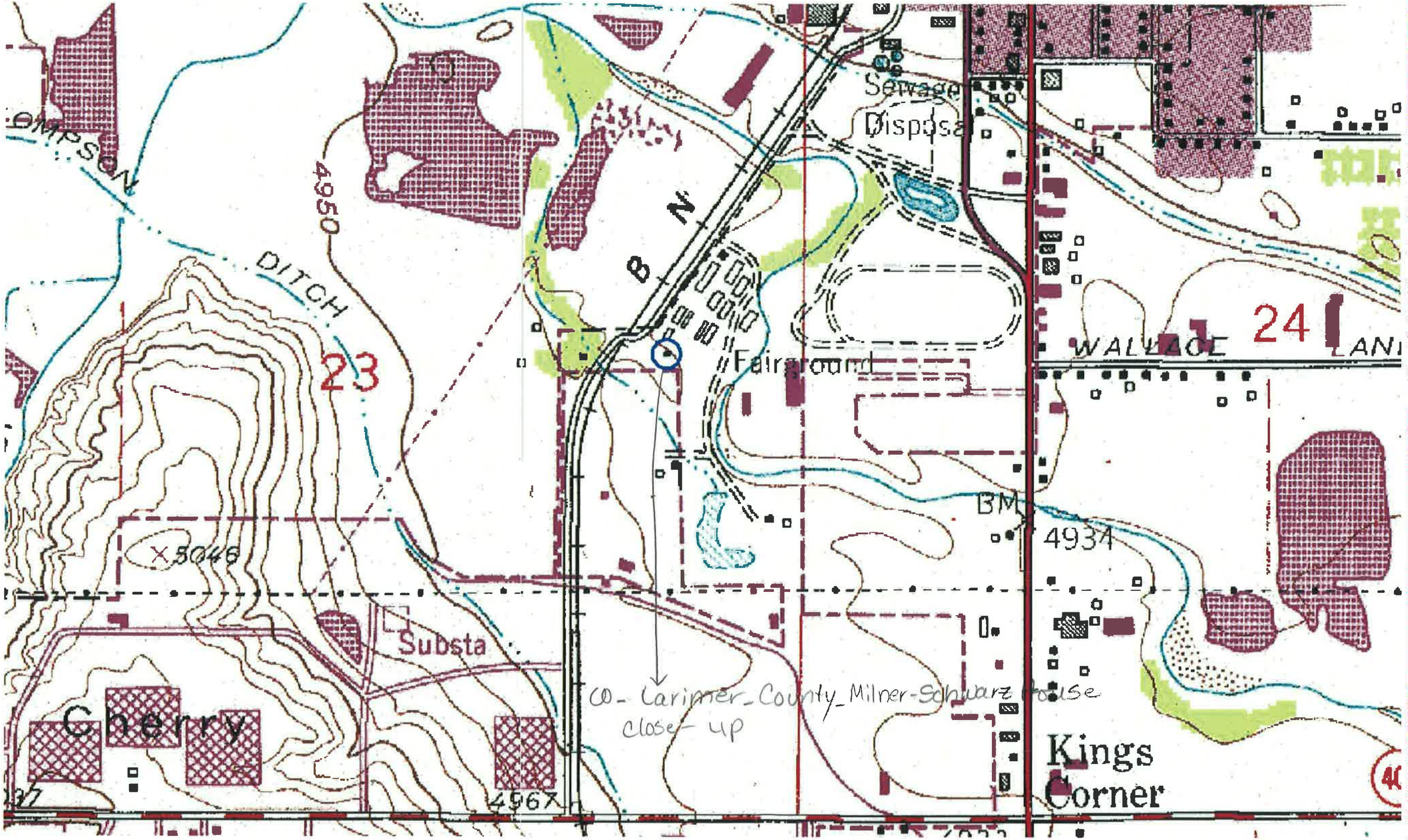
Fig. 15 2011 Northwest -facing side, during restoration

Fig. 16 2011 Southwest Porch, during restoration

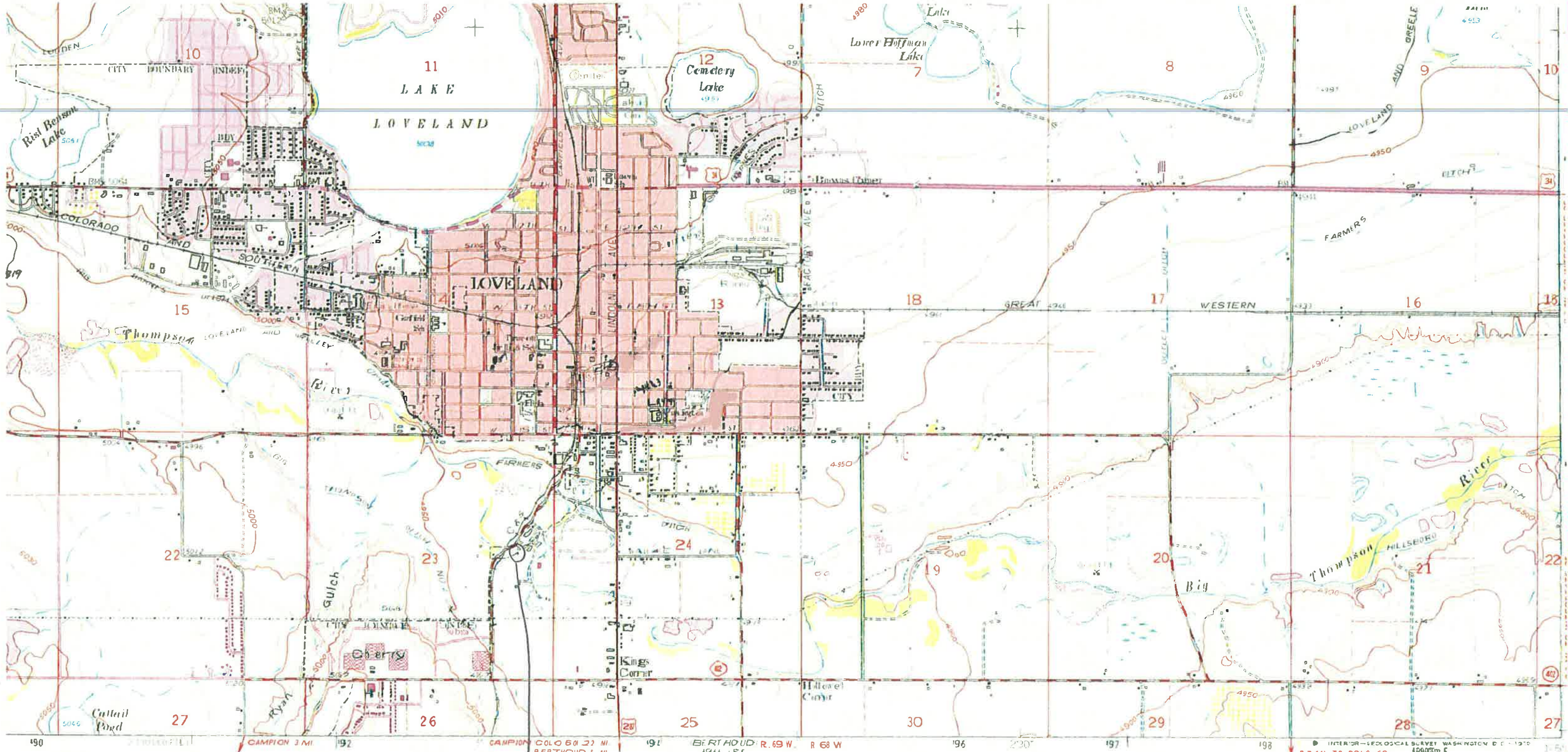
Fig. 17 2011 Cistern Uncovered (Northeast -facing side), during restoration

Fig. 18 2011 Northwest -facing side, during restoration

Fig. 19 2011 Northwest -facing side, during restoration



Sewage
Disposal
4950
DITCH
23
B N
Fairground
24
WALLACE
BM
4934
5046
Substa
Cherry
4967
Kings
Corner
CO- Larimer_County_Milner-Schwarz House
close-up



ted, and published by the Geological Survey

in purple compiled from aerial photographs
is information not field checked

ates extension of urban areas

CO_Larimer_County_Milner-Schwarz House

NAD83,
UTM: Zone 13
493.115mE 4470586mN

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ZINNIA
PATCH

CUTTING
GARDEN

MILL S.TE

STADIUM SEATING

710

HERSHEY'S
Stewart