

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 determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Schnell Farm
other names/site number 5JF1030

2. Location

street & number 3113 S. Wadsworth Blvd. [N/A] not for publication
city or town Lakewood [N/A] vicinity
state Colorado code CO county Jefferson code 059 zip code 80227

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 [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

[Signature] State Historic Preservation Officer January 14, 1997 Date
Signature of certifying official/Title
State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
See continuation sheet [].
[] determined eligible for the
National Register
See continuation sheet [].
[] determined not eligible for the
National Register.
[] removed from the
National Register
[] other, explain
See continuation sheet [].

[Signature] Signature of the Keeper 2.14.97 Date
Edson H. Beall

Schnell Farm

Name of Property

Jefferson County, Colorado

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [X] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

Table with 3 columns: Contributing, Noncontributing, and Resource Type. Rows include buildings (7/0), sites (0/0), structures (2/0), objects (0/0), and Total (9/0).

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 Function

(Enter categories from instructions)

- DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE: animal facility
AGRICULTURE/SUBSISTENCE: storage
AGRICULTURE/SUB.: agricultural outbuilding
AGRICULTURE/SUBSISTENCE: irrigation facility
AGRICULTURE/SUBSISTENCE: agricultural field

Current Functions

(Enter categories from instructions)

- AGRICULTURE/SUB.: agriculture outbuilding
AGRICULTURE/SUBSISTENCE: irrigation facility
AGRICULTURE/SUBSISTENCE: agricultural field
DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS
other: Foursquare

Materials

(Enter categories from instructions)

- foundation WOOD
STONE: sandstone
walls WOOD
STONE
CONCRETE
roof WOOD
ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Schnell Farm
Jefferson County, Colorado

DESCRIPTION

Description of the Schnell Property

The Schnell Farm is located at 3113 South Wadsworth Boulevard in Lakewood, Colorado. Originally the farm consisted of 20 acres, but the widening of Wadsworth Boulevard reduced it to its current 18.26 acres. A quarter-mile narrow dirt road ascends a hill to the farm buildings. The Hodgson Ditch runs along the field-lined road. A spring with a concrete collection basin runs in the southwest pasture. The water is diverted into two 2" pipes to the barn-corral area, the collection box south of the 1901 house, and the pasture for the animals. None of the farm buildings has ever had water service or plumbing.

The houses are surrounded by a variety of trees, including box elder, blue spruce, elm, narrow leaf cottonwood, and Russian olive. Chokecherry and boysenberry bushes, as well as a few plum and apple trees from the former orchard contribute to the foliage. Alfalfa and orchard grass fields produce 400 to 700 bales of hay. Horses graze in the south field.

Currently, very little open land remains in Lakewood, and nearby Wadsworth Boulevard is one of the busiest streets with about 40,000 cars using it each day. Despite this, the farm retains much of the character it had 100 years ago.

Description of the Hodgson Ditch

The Hodgson Ditch enters the Schnell farm in the northwest corner and exits near the center of the eastern border where it runs under Wadsworth Boulevard. Two brothers, Joseph and William Hodgson, started the ditch in 1861. At that time, the ditch was awarded priority No. 3. In 1862, it received priority No. 9. Priority numbers indicate the hierarchy of water claims. Priority No. 1 has first claim to available waters and subsequent claims may be exercised in priority order as the volume of water allows. Originating in Bear Creek, about 1.2 miles west of Wadsworth Boulevard, the ditch flows to the southeast and eventually returns to Bear Creek. The Schnell farm was formerly part of the Hodgson's acreage. In 1888 Fred Schnell was given title to one-eighth interest in the ditch and now the farm owns 18 inches of water shares. The ditch has 400 inches from Bear Creek which are divided among seven individual share holders along with the cities of Lakewood and Denver.

The ditch has not changed significantly from its original appearance. Periodically, the Schnells have cleaned it by straightening the sides and bottom, but it is still a dirt ditch without concrete or other materials.

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Schnell Farm
Jefferson County, Colorado

Description of the Bunkhouse

The bunkhouse was constructed around 1889. Over the years, this 8' by 14' building has served many purposes. During the early years on the farm, it functioned as the family residence while Fred C. Schnell built the large barn. Later, it was the home of the hired man who helped to build the farm's structures. In recent years, it has housed chickens, ducks, and served as the location for Cecil Schnell's worm business.

The bunkhouse has a foundation of heavy timbers. The walls consist of 2" by 6" studs covered with 1" by 2" vertical siding with 2" batten boards. The gable roof originally had wood shingles, but these were replaced with asphalt shingles. There are two single hung windows and a panel door on the east elevation. A wood chimney rises out of the center of the gabled roof on the east elevation.

The interior consists of a bedroom and an all-purpose room. The walls are covered with wood lath and plaster and the floor is made of random width 1" pine boards. Because the bunkhouse never had electric power, a wood and coal cook stove heated the interior. The structure is in fair condition.

Description of the 1890 House

The Schnell family's second residence was built by Fred C. Schnell in 1890. Originally it measured 12' by 44' with 9' walls and a height of 14' to the top of the gabled roof. Around 1901, however, the house was divided into a 20' section for the blacksmith shop and a 24' section for the residence. The buildings were then rolled on logs across the road for use as a blacksmith shop and a secondary residence, so that a larger home could be built on the site. Fred C. Schnell, his wife Sarah, and their children lived in this house until 1901.

In October 1926, Fred C. Schnell died, and his son Fred E. Schnell and his wife Cecil moved into the 1890 house and began operating the farm. In 1932, Fred enlarged the house to its present size of 12' by 44' to accommodate his growing family. Fred E. Schnell died in this house--the place of his birth--in February 1975.

The foundation of the 1890 house consists of heavy timbers supported by round posts in the ground. The walls are 2" by 4" rough studs covered with 1" by 5" tongue-and-groove horizontal siding on the south elevation and 1" by 8" random width horizontal wood covered by 1/4" wood shingles on all of the east and part of the north and west elevations. The gable roof has wood shingles and an interior brick chimney with a cover on the center of the gable ridge. There is a 6' by 12' enclosed porch with separate shed roof and wood panel door on the north elevation. All the windows are one over one single-hung.

The interior of the house is divided into a kitchen, bedroom, and multi-purpose room. The walls are covered with compressed paper board and simple wood trim. The house was heated by a wood and coal

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Schnell Farm
Jefferson County, Colorado

stove. An outhouse and coal house used to stand to the south of the house. The condition of the house is poor and much restoration is needed.

Description of the Blacksmith Shop

The blacksmith shop was originally part of the 1890 house that was divided and moved across the road to allow for construction of the 1901 house. The shop measures 12' by 20' and is 14' high. It has a wood foundation of 10" by 10" wood beams supporting a 2" thick wood floor. The walls of rough 2" by 4" wood studs are covered by 1" by 5" tongue-and-groove boards. The gabled roof has a corrugated metal covering.

The north and south elevations of the building each have one window. There are two windows on the west elevation, and a sliding vertical wood plank door on the east elevation. Originally, the shop contained a forge, bellows, anvils, a large hand drill, and other tools the Schnells used to construct hardware and repair farm machinery. Presently, the building is used for storage. It is in fair condition and needs significant restoration.

Description of the 1901 House

The Schnell family's third residence was designed and built by Fred C. Schnell and his hired hand in 1901. The two-story building stands 124 feet east of the barn and measures 24' by 28' and is 34' high. Its foundation consists of 18" wide red sandstone. There is an 11' by 11' cellar used for storing canned goods and as a root cellar. A trap door in the south porch accesses the cellar. The 2" by 10" floor joists are supported by 6" by 6" beams and posts.

The 2" by 8" walls are covered with 3/4" by 5" lapsiding on the exterior and wood lathe and plaster on the interior. The house's windows consist primarily of seventeen two-over-two double-hung sash windows that are equipped with spring load pins and screens. There are three of these windows on the second story of the south elevation, four on the west elevation, and four on the east elevation.

The hip roof originally had wood shingles that were replaced with the present asphalt shingles. There is a brick chimney in the center of the hip ridge. A lightning rod mounted on the peak of the roof is connected to a 1/0 steel cable leading to a buried ground electrode.

There is a 5'4" wide wraparound enclosed porch with hip roof on the south and east elevations. Added to the house in 1903, the porch features twenty 4-light windows with wood surrounds. The walls have turned vertical wood posts which frame ten sections of windows and doors. Bead board is above and below the windows. The current porch design closely resembles the porch shown in a 1938 photograph.

The four bedrooms upstairs were heated by two pot-belly wood and coal stoves. The three main rooms downstairs had similar stoves for heating while the kitchen had a large cook stove with a water

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Schnell Farm
Jefferson County, Colorado

reservoir. The house has no plumbing. A collection box near the south entrance of the house supplied water through a 2" pipe from a spring in the south pasture. The excess water was diverted to the Hodgson Ditch. This hundred year-old water supply has never frozen.

The interior of the house features 6" base boards and simple 4" door and window trim. The 4-panel wood doors feature brass hardware. The floors are 3/4" by 3" tongue-and-groove painted pine covered with linoleum. The lighting in the house consisted of table and wall-mounted kerosene lamps with reflectors. Electric power and telephone service were installed in the house in 1953. The condition of the house is fair with much restoration needed.

Description of Outhouse

The outhouse/coal storage building was constructed in 1901. It stands just north of and between the bunkhouse and the 1901 house. Measuring 10' by 6'8" by 8' high, this building remains in use today. The hip roof originally had wood shingles that have been replaced by asphalt shingles. The exterior walls are comprised of 2" by 6" studs with 3/4" by 5" lap siding. The structure has two wood 4-panel doors with white porcelain knobs on the south elevation. The building's heavy wood base allowed it to be moved when it was necessary to dig a new hole for the privy.

The west section of the building was used for coal storage. There was an opening midway on the west elevation for coal loading. The east portion of the building contains a two-seat privy with an air vent. The interior walls consist of 1" by 3" tongue-and-groove bead board.

Like the other buildings on the farm, the outhouse/coal storage building was designed and built by Fred C. Schnell with the help of his hired hand "Rooster." The building is in fair condition but it needs repainting. The roof needs to be restored.

Description of the Barn

The barn is located 116 feet east of the granary and measures 30' by 42' by 28' high. The corral grounds, along with a water supply piped from the spring, are east of the barn. Built in 1889 by Fred C. Schnell and his hired hand "Rooster," the barn was probably the most important building on the farm.

The structure was built on a hill to facilitate two-level access. The lower level was excavated to provide greater depth and to allow for a large area of level terrain for the corral. The foundation of 18" wide red sandstone extends from the lower level to the upper ground level of the structure. There are beams comprised of four bolted 2" by 10" planks on top of the foundation. These planks support 2" by 8" joists which in turn support 3" by 10" floor planks. The upper part of the structure is supported by 6" by 6" wood beams and posts. The 2" by 6" wall studs are covered with 1" by 12" vertical boards with

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Schnell Farm
Jefferson County, Colorado

1" by 2 1/2" batten boards at the joints. The 12/12 pitched roof is covered with 1" by 6" spaced boards and wood shingles.

The gabled roof has a lightning rod that is connected to a 4/0 steel cable leading to a buried ground electrode. The south elevation has a 7' by 8' hay door with a hay fork hanging from a rail. The hay fork can be pulled by horses from the north or south elevations to distribute hay. The entire upper floor is open for hay storage, although equipment or wagons could be brought through two 80" wide, 12'6" high doors on the upper level of the west elevation. The large door has a small door in its center for foot traffic. Handmade iron hinges 1/2" thick by 46" long by 1 1/2" wide are mounted on these doors.

The interior features a trap door in the upper level floor that accesses a stairway to the lower level. The lower level is divided into three rooms with three doors on both the east and north sides. The south room functioned as a horse stable and a tack room. The middle room is divided into two sections--one for calves and one for horses. The northern milk room features stanchions on the east and west walls with a center for hay and feed. There is a hay door in the middle of the east elevation. Below the door are three small windows in the stone foundation.

The barn is in poor condition. It needs a new shingle roof and other restoration.

Description of the Granary

The granary was built in 1890. It stands 54 feet east of the well house and is aligned with the other buildings in a row along the road. The structure measures 16' by 18'6". It is 18 feet high on the first level, and 10 feet down to the lower level. Like the barn, the granary is built into a slope for two-level access. The lower level was excavated to provide a flat approach for grain wagons.

The foundation of the granary consists of 18" wide sandstone. Quarried in north Turkey Creek Canyon, this sandstone foundation extends to upper ground level. There are 10" by 10" beams, mortised at the corners, on top of the foundation stone. These beams support 3" by 10" joists which in turn support 2" thick floor boards on the upper level. There are 6" by 6" wood posts at the center points.

The steep pitched gable roof has wood shingles. The window in the gable on the south elevation was used to load grain into the upper level of the granary. The west elevation has two 7' wide doors which facilitated farm equipment storage when the granary was empty. There are two 7' wide doors on the lower east elevation that were used to load grain wagons. An opening on the upper east side was used as a vent. Two chutes in the upper level floor were used to unload grain. Iron hinges, 1/2" thick by 30" long by 1 1/2" wide were made for the doors by Fred Schnell.

The interior walls are comprised of rough cut 2" by 6" studs with 1" by 3" tongue-and-groove wood fastened to the inside of the studs. The exterior has some 1/4" by 6" lap siding, but most of it is missing. An 1896 photograph shows no exterior siding.

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Schnell Farm
Jefferson County, Colorado

The granary is in poor condition. The roof and siding need to be replaced, and the building is leaning to the east.

Description of the Well House

The well house was designed and built by Fred C. Schnell in 1915. It stands near the center of the western boundary of the farm site and measures 12' by 22' with 8' high walls of 10" thick poured concrete. The hip roof has wood shingles. An 8' garage door on the east elevation serves as the entrance for vehicles.

The well is 57' deep and features a 6" casing and a large manual pump on top. Because the only drinking water on the farm originated in a natural spring that could go dry, a 1" pipe was installed from the well house to the cellar of the 1901 house. This pipe was never used and was eventually capped. Heated by a stove, the well house functioned as a garage and as a place for vehicle repair.

The well house is in fair condition. The roof needs to be repaired.

Summary

Although the Schnell farm buildings have deteriorated to some degree, they have had few alterations in the past 90 years and still retain much of their original appearance. The Hodgson Ditch remains in its original location and the spring continues to flow. The fertile land has the same contours and still produces a hay crop.

Schnell Farm

Name of Property

Jefferson County, Colorado

County/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.)

- [X] 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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
#

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Periods of Significance

1888 - 1946

Significant Dates

1889

1901

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schnell, Fred C.

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State Agency
[] Federal Agency
[X] Local Government
[] University
[] Other

Name of repository:

Colorado Historical Society

Jefferson County Courthouse

United States Department of the Interior
National Park Service

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Schnell Farm
Jefferson County, Colorado

SIGNIFICANCE

The Schnell farm is eligible for the National Register under Criterion A in the area of agriculture. It is also significant under Criterion C in the area of architecture as a good intact example of a late nineteenth and early twentieth century farmstead. The collection of residential and agricultural buildings and structures represent a once common farm complex type. It is particularly significant because it is the last remaining example of early farms in the Bear Creek Valley area of Jefferson County, Colorado. Established in 1888, the farm retains much of the character it had 100 years ago and has remained in the same family for over 100 years. As such, it has been designated as one of Colorado's Centennial Farms. Fortunately, the Schnell family wishes to preserve the buildings and land so that future generations can visualize life in that period of our country's development. The period of significance for the Schnell farm spans the years from 1888, when construction on the original house commenced, to 1946.

During the summer of 1859, brothers William and Joseph Hodgson began farming in the Bear Creek Valley. The Hodgsons applied for homestead status in 1863. In 1864 and 1865, George and Joel Hodgson paid the government cash for their land, which adjoined that of their brothers. Eventually the Hodgsons acquired 640 acres, but by 1885 other interests compelled them to sell the property to various land brokers, who in turn sold 40 acres to Fred C. Schnell on October 20, 1888.

The Schnell Farm is located in the historically fertile Bear Creek Valley. Few areas of Colorado were blessed with the abundance of water that the Bear Creek Valley enjoyed. By the late 1860s, most of the land in that area was being farmed. So prolific were the farms that in 1868, a local newspaper, *The Rocky Mountain News*, visited nineteen farms in the valley and reported the cultivation of wheat, oats, barley, potatoes, buckwheat and sugar beets. The Barnes Mill began operation on Bear Creek in 1864, turning wheat into flour just eleven miles from Denver.

Water played an important role in the early development and operation of the Schnell Farm. The Hodgson Ditch, created in 1861 off of Bear Creek, originally irrigated the full forty acres of the farm. Currently, it flows over ten acres of the site. The 1888 deed to the Schnell property originally provided for an undivided one-eighth interest in the ditch that was later reduced to 33 inches, and eventually to the present 18 inches. Two natural springs, one of which went dry, provided the only domestic water supply to the property. Despite nearby construction in the area, the water retains its purity.

Fred Christopher Schnell completed the first residence on the property, a small two room wood building, in 1889. Schnell had married Sarah Annette Burden in 1886. They eventually had two daughters, Leslie and Isabella, and a son, Fred Edward. The family resided in the 1889 structure until Schnell built a new residence in 1890. It was in the 1890 structure that the Schnell's son Fred Edward was born on August 14, 1900.

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Schnell Farm
Jefferson County, Colorado

During 1889 he also built a large barn and granary with the help of a man known only as Rooster. Most of the beams are mortised into the posts with wooden pegs through the tenons to hold the beams. The mortised cuts are very true. Much emphasis was placed on utilizing all of the barn's space, which included a section for each type of animal as well as hay storage. Schnell forged the large iron hardware used on the barn and granary doors. Although not the work of a master builder, all the buildings were constructed in a well-planned manner by this skilled craftsman.

The original 1889 house became the bunkhouse for hired hands. In 1901, the 1890 house was separated into two sections that were rolled on logs across the road for use as a blacksmith shop and a secondary residence. This was done so that a larger nine room two-story house, complete with root cellar, could be built on the site. A combination outhouse and coal storage and other storage buildings were also constructed and still stand.

Due to the possibility that one of two springs might go dry, a 57' well was drilled and a concrete structure built over it in 1915. A pipe was installed from the well to the 1901 house, but it was never needed. Recently this well went dry as a result of nearby construction.

In addition to the original 40 acres, Fred C. Schnell bought an additional 20 acres in 1901. Ten of these additional acres were east of the narrow dirt county road. In 1893, Jefferson County acquired acreage for this road which is now Wadsworth Boulevard.

Neighboring farmers of the Schnells in 1889 included some locally famous names: William S. Ward, Frank C. Kendrick, George W. Harriman, J.A. Van Gordon, Chris Christensen, W.D. Arnett, Thomas, Joel, and Robert Lewis, and J.J. Brown of Molly Brown fame who acquired his Avoca Farm of 240 acres.

The *Jefferson County Agricultural Statistics Record* for the year of 1891 lists the following items for the Schnell Farm:

35 acres under irrigation	250 pounds of butter
5 acres in pasture	7 bee hives
770 bushels of barley from 15 acres	8 cows
200 bushels of wheat from 8 acres	8 horses
75 tons of clover from 20 acres	9 cattle
2 orchards	1 swine
1,000 quarts of strawberries	

These statistics were typical, with some variation, of many farms in this area.

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Schnell Farm
Jefferson County, Colorado

Crops and dairy products contributed to the self-sufficiency of the Schnells, who were able to sell excess goods to available markets and deflect problems associated with various economic depressions in the State. Mother nature was another matter though. The snowstorms of 1913 and 1946 were especially difficult because the snow had to be removed in order to attend to the livestock. The Bear Creek floods of 1896 and 1938 presented other kinds of difficulties.

Upon the death of Fred C. Schnell in 1926, son Fred E. Schnell and his wife--the former Cecil Christensen--moved into the 1890 house and assumed operation of the farm. With the birth of their children, Marjorie, Florence, Betty Jean, and Fred Eugene, it was necessary to increase the size of the house. Sarah Schnell and her daughters Isabella and Leslie continued living in the 1901 house until Sarah's death in 1937. At that time, Isabella and Leslie each sold 20 acres, which left Fred E. Schnell with the current 18.26 acres. By 1943, Isabella and Leslie had left the farm. Both houses were then occupied by the second generation of Schnell.

Shifts in farming methods in the early 20th century influenced the Schnell farm. Tractors replaced horses. Crops of grains, hay, and alfalfa were harvested along with fruits and vegetables. By the late 1930s, the granary on the Schnell farm was no longer used to store grain. Instead, it functioned as a storage facility for equipment.

Other changes influenced the Schnell farm as well. After World War II, subdivisions were built in Bear Creek Valley, replacing farms one by one. Nevertheless, the Schnells continued their full-scale farming until the death of Fred Edward in 1975. Fred's wife Cecil and son Fred Eugene continued farming at a reduced level until her death in 1991. Presently, Fred Eugene Schnell raises alfalfa and orchard grass for the horses he boards. The family is also conducting some restoration work. The farm continued to play a significant role in Lakewood area agriculture into the 1950s. In general, the contributions of farmers like the Schnells cannot be overstated as their production supported the growing cities in the vicinity.

The farm currently occupies 18.26 acres west of Colorado State Highway 121--South Wadsworth Boulevard--and is almost completely hidden by a forest of trees. The surrounding area contains condominiums, commercial businesses, shops, and restaurants. The adjoining open space is the last refuge of foxes, raccoons, prairie dogs, and other wildlife. A visit to the farm transports one back to the late 1890s and early 1900s, when the now weathered buildings were built and used. The fact that the farm exists at all in this booming area is remarkable.

With its fields, irrigation ditch, three residences, barn, granary, well house, blacksmith shop, and outhouse, the intact Schnell Farm is representative of the farms that once covered the Bear Creek Valley area of Lakewood. In fact, it is the only significant surviving example of Bear Creek Valley's agricultural past.

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Schnell Farm
Jefferson County, Colorado

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BIBLIOGRAPHY

Wilcox, Patricia K., 76 Centennial Stories of Lakewood, Johnson Publishing Co., Boulder, Colorado, 1976. Location, Jefferson County Library

Wilcox, Patricia K., Lakewood, Colorado--An Illustrated Biography--Lakewood's 25th Birthday Commission, 1994. Location, Jefferson County Library

Grantor-Grantee Records. Location, Jefferson County Courthouse record room

Agricultural Statistics Record. Location, Jefferson County Archives.

U. S. Census Reports of 1900. Location, National Archives, Denver Federal Center

1899 Willits Farm Map. Location, Denver Public Library

Property Deeds of this property. Location, Jefferson County Record Room

U. S. Land Office Tract Book, started 1861. Location, National Archives, Denver Federal Center

Steinel, Alvin T., History of Agriculture in Colorado, Colorado Agricultural College, 1926.
Location, Denver Public Library

Interview of Fred Eugene Schnell, present owner of the Schnell farm, by Frank A. Navarro on July 11, 1996. Location of tape, Lakewood Historical Society, 797 South Wadsworth Boulevard, Lakewood, Colorado

Schnell Farm
Name of Property

Jefferson County, Colorado
County/State

10. Geographical Data

Acreage of Property 18.26

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 492660 4389980
Zone Easting Northing

3. 13 493040 4389760
Zone Easting Northing

2. 13 493040 4389980
Zone Easting Northing

4. 13 492760 4389760
Zone Easting Northing

[X] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Frank A. Navarro and Marian Metsopoulos

organization Lakewood Historical Society date August 12, 1996

street & number 1030 S. Butler Way telephone 303-980-6966

city or town Lakewood state CO zip code 80226

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fred Eugene Schnell

street & number PO Box 125 telephone 303-697-4755

city or town Idledale state CO zip code 80453

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Schnell Farm
Jefferson County, Colorado

GEOGRAPHICAL DATA

UTM References (cont.)

5. 13/492760/4389880

6. 13/492660/4389880

Verbal Boundary Description

The South 10 acres of the SE 1/4 of the NW 1/4 of Section 35, T. 4S., R. 69W. of the 6th P. M., also the north 10 acres of the East 30 acres of the NE 1/4 of the SW 1/4 of Section 35, T. 4S., R. 69W. of the 6th P. M.: together with 1/12th interest in and to the Hodgson Ditch and its decreed water rights from Bear Creek generally referred to as equal to 18 1/3 statutory inches of water; and except that tract of land conveyed to Colorado Department of Highways containing 57, 885.0 sq. ft., more or less, recorded in Book 1645, Page 521, and described as follows: The east 75.0 ft. of the south 10 acres of the SE 1/4 of the NW 1/4 of Section 35, T. 4S., R. 69 W, and the east 75.0 ft. of the north 10 acres of the east 30 acres of the NE 1/4 of the SW 1/4 of Section 35. County of Jefferson. State of Colorado.

Boundary Justification

The boundary lines as shown on the sketch map were selected because this is what is left of the original 60 acre farm as 2 acres was deeded to Jefferson County for the first road in 1893 and 40 acres were sold by the family in 1937 upon the deaths of Fred C. and Sarah A. Schnell and then 1.74 acres were deeded to the county in 1973 for Colorado Highway 121.

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Photograph Log

Note: All photographs were taken by Frank A. Navarro of The Lakewood Historical Society.
This is the original set. The pictures were taken 7/3/96 except 3, 5, 6, 14.

1. Farm with surrounding condominiums--looking west
2. Road leading to the farm buildings--looking west
3. Blacksmith Shop, east and north wall with Centennial sign, taken 7/31/96--looking west
4. Blacksmith Shop, east wall--looking west
5. Hodgson Ditch just east of 1901 house, taken 7/31/96--looking northwest
6. 1901 House, south side, taken 2/16/96--looking north
7. 1901 House, east and north sides--looking southwest
8. 1901 House, west and south sides--looking northeast
9. 1901 House, north side--looking southeast
10. 1901 House, south side--looking north
11. 1901 House, south side porch--looking west
12. 1889 House, north and west sides--looking southwest
13. 1889 House, east side or front--looking west
14. Outhouse, south side, taken 7/31/96--looking north
15. 1890 House, east and south sides--looking northwest
16. 1890 House, east and north sides--looking southwest
17. Barn, east side--looking west

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Schnell Farm
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Photograph Log (continued)

18. Barn, south and east sides--looking north
19. Barn, west side--looking southeast
20. Barn and north fields--looking northeast
21. Granary, south and east sides--looking northwest
22. Granary, east side--looking west
23. Granary, south and west sides--looking northeast
24. Well House, east side--looking southwest

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Jefferson County, Colorado

Historic Photograph Log

Note: Photographs 1 through 6--photographer unknown. Negatives at The Lakewood Historical Society, 797 South Wadsworth Boulevard, Lakewood, Colorado.

- 1A. Schnell Farm, 1896, showing Fred C., Sarah A. Schnell, and daughters, Leslie and Isabella with spring behind, also barn and granary in the background--facing west
- 2A. Schnell Farm, 1926, showing Leslie Schnell and original 1889 house in background--facing west
- 3A. Schnell Farm, 1938, showing 1901 house with Fred Edward's daughters--facing north
- 4A. Schnell Farm, 1960, showing original 1889 house or first residence--facing west
- 5A. Schnell Farm, 1960, showing 1890 residence--facing southwest
- 6A. Schnell Farm, 1975, showing 1901 residence--facing north, photograph by Don Saum
- 7A. Schnell Farm, 1975, showing 1889 barn and granary--facing west, photograph by Don Saum
- 8A. Schnell Farm 1975--showing half of farm--facing west, photograph by Don Saum

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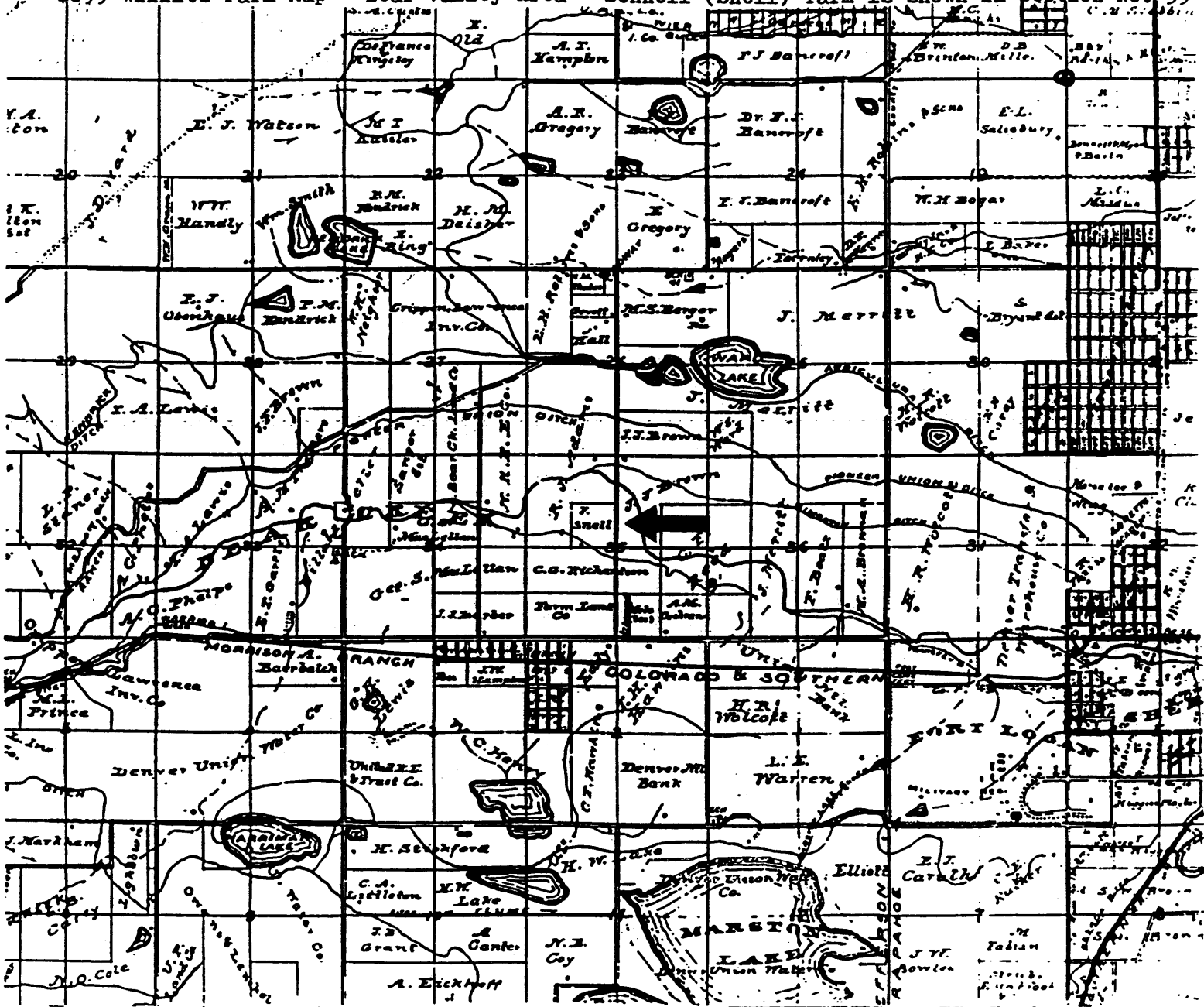
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Jefferson County, Colorado

1899 Willits Farm Map - Bear Valley Area - Schnell (Snell) farm is shown in Section No. 35



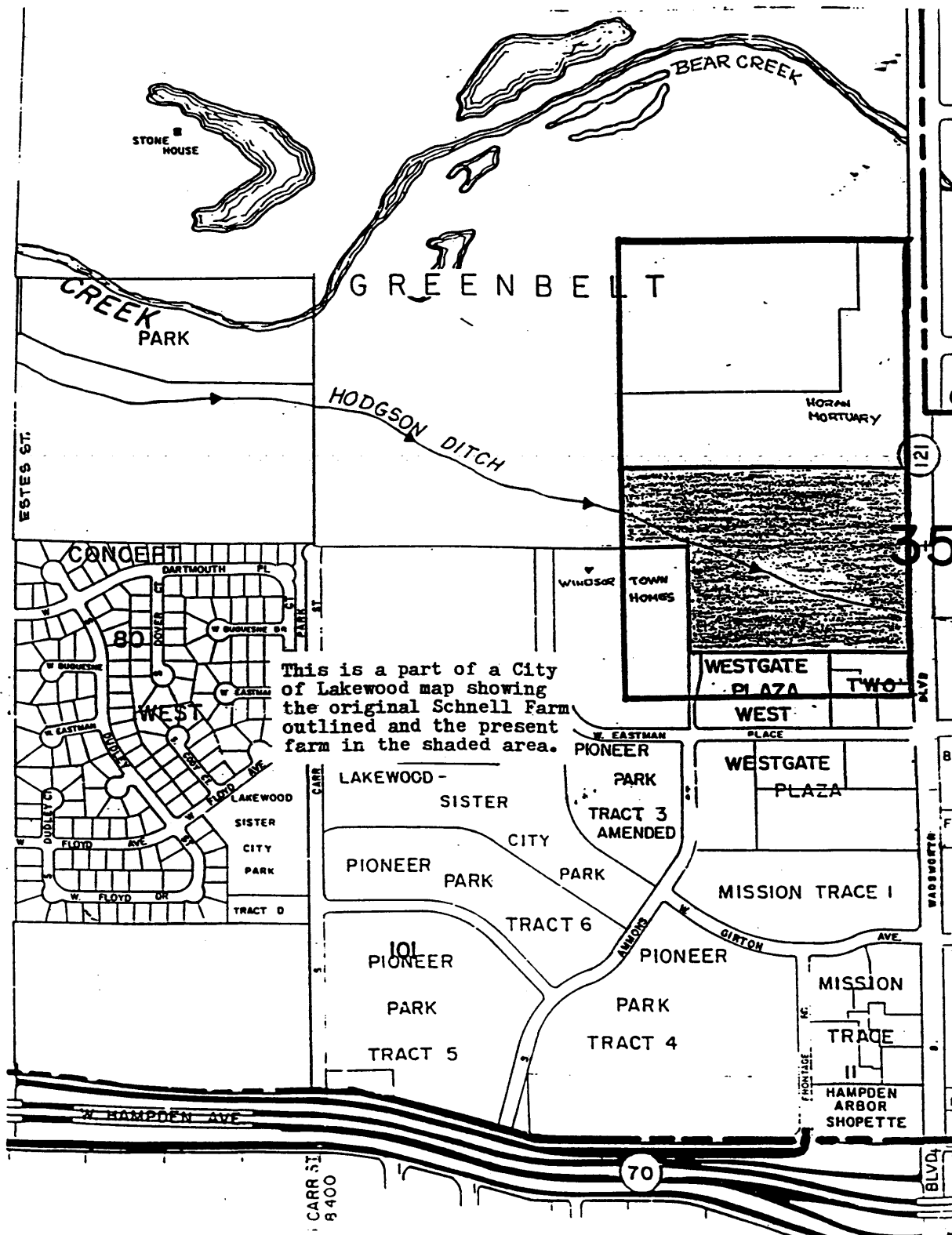
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Schnell Farm

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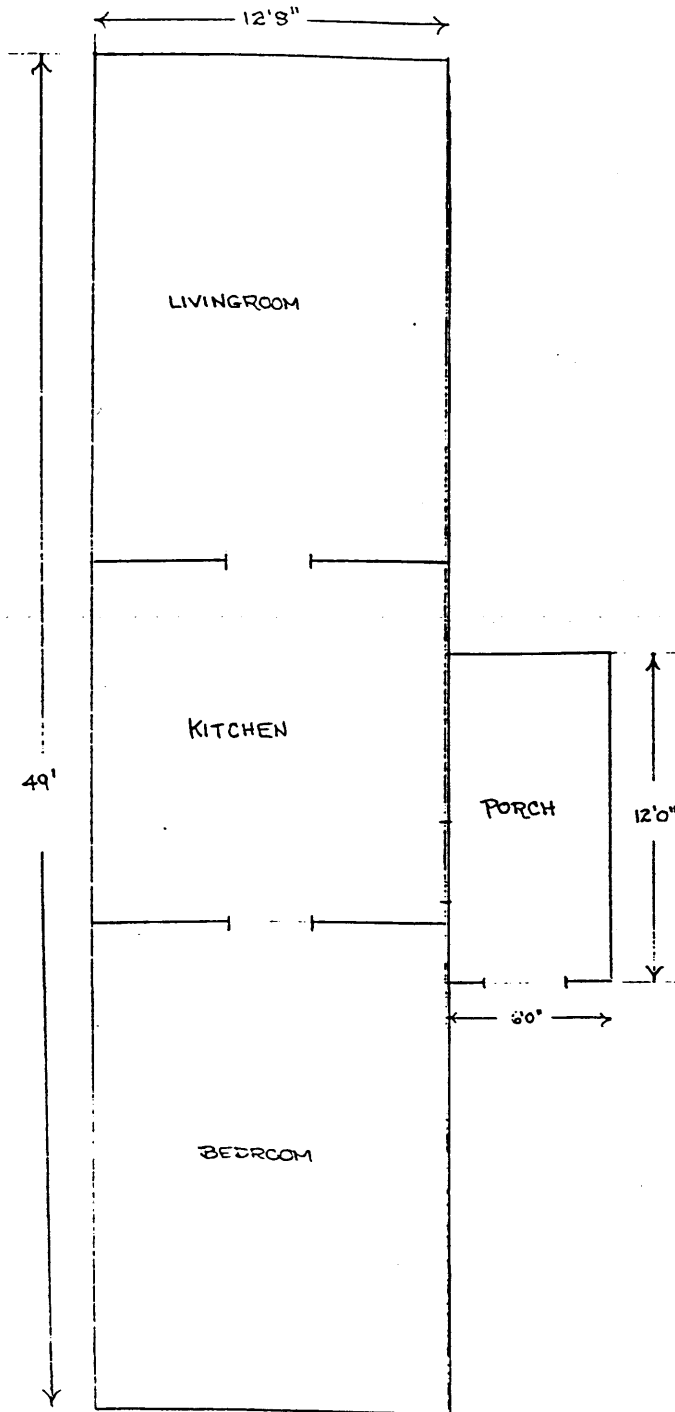
Jefferson County, Colorado



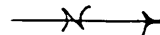
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ORIGINAL SCHNELL HOME - CIRCA 1890
RELOCATED IN 1901
SCHNELL FARM - JULY 1996 - FN
NTS

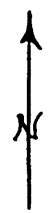
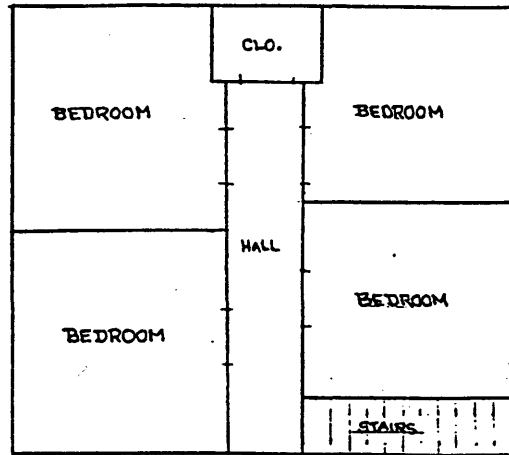


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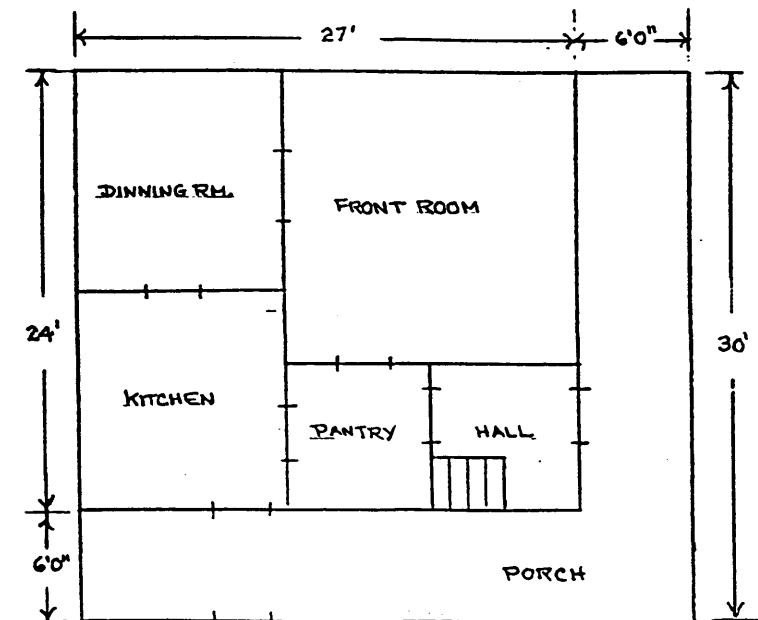
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SECOND FLOOR



1901 SCHNELL HOME

SCHNELL FARM - AUGUST-1996 - FN

NTS

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Schnell Farm
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USGS TOPOGRAPHIC MAP
Fort Logan, Colo.
7.5 Minute Quad
Revised 1994

