

1116

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

AUG 26 2005

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 SWANSON, GUSTAV AND ANNIE, FARM

other names/site number 5LR.1714

2. Location

street & number 1932 N. HIGHWAY 287 [N/A] not for publication

city or town BERTHOUD [x] vicinity

state Colorado code CO county LARIMER code 069 zip code 80513

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 of certifying official/Title: Margarita Cortegeglia, State Historic Preservation Officer, Date: 8/17/05

Office of Archaeology and Historic Preservation, 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:

- [X] 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 of the Keeper: [Signature], Date of Action: 10.5.05

SWANSON, GUSTAV AND ANNIE, FARM  
Name of Property

LARIMER COUNTY/ COLORADO  
County/State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing

Noncontributing

7	0	buildings
0	0	sites
2	0	structures
0	0	objects
9	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 Function**

(Enter categories from instructions)

- DOMESTIC/ single dwelling
- AGRICULTURE/ animal facility
- AGRICULTURE/ agricultural outbuilding
- AGRICULTURE/ irrigation facility

**Current Functions**

(Enter categories from instructions)

- DOMESTIC/ single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY
- AMERICAN MOVEMENTS/ craftsman

**Materials**

(Enter categories from instructions)

- foundation CONCRETE
- walls BRICK
- roof ASPHALT
- other SANDSTONE
- WEATHERBOARD

**Narrative Description**

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

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.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Periods of Significance

1917-1955

Significant Dates

1917

1918

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

GREENE, JOHN FRANK

GREENE, WILLIAM WARREN

9. Major Bibliographical 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

Primary location of additional data:

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

Name of repository:

BERTHOUD PUBLIC LIBRARY
DENVER PUBLIC LIBRARY

SWANSON, GUSTAV AND ANNIE, FARM  
Name of Property

LARIMER COUNTY/ COLORADO  
County/State

## 10. Geographical Data

**Acreage of Property** 3.94

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 493843 4463824 (NAD 27)  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] 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 RON SLADEK, PRESIDENT (PREPARED FOR PROPERTY OWNERS)

organization TATANKA HISTORICAL ASSOCIATES, INC. date 25 MAY 2005

street & number 613 S. COLLEGE AVE., SUITE 21, P.O. BOX 1909 telephone 970/ 221-1095

city or town FORT COLLINS state CO zip code 80522

## 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 DANIEL AND SALLY NIBBELINK

street & number 1932 N. HIGHWAY 287 telephone 970/ 532-4387

city or town BERTHOUD state CO zip code 80513

**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.

**National Register of Historic Places  
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National Park Service**SWANSON, GUSTAV AND ANNIE, FARM  
LARIMER COUNTY/ COLORADOSection number 7 Page 1**Description of the Property and Surroundings**

The 1917-1918 Gustav and Annie Swanson Farm is found along Highway 287 in the countryside 1.5 miles north of downtown Berthoud, Larimer County, Colorado. Located along the east side of Highway 287 at its intersection with County Rd. 10E, the Swanson property consists of a rectangular parcel of almost four acres of land oriented lengthwise on an east-west axis.

The western area of the site contains a 1.5-story masonry Craftsman-style bungalow home that faces onto Highway 287, to the southeast of which is a matching two-car masonry garage. Surrounding the house and garage is a large fenced yard filled with mature trees and shrubs, a well house, gardens, an incinerator, and other landscaped and developed features such as irrigation diversion structures.

The central area of the property, to the east of the house and yard, contains a large dairy and horse barn, a pump house, an outhouse converted to a shed, a chicken coop now used as a blacksmith shop, and a loafing shed. All of these buildings and structures are of wood frame construction. East of the barn, occupying the entire eastern area of the site, are a portion of agricultural field, a large irrigation pond, and concrete water diversion structures.

Beyond the property lines of the Swanson Farm, the site is surrounded by Highway 287 to the west, crop fields to the north and east, and a modern residence and outbuildings to the south. Other than construction of the house to the south, the setting for the Swanson Farm has changed little over the past nine decades.

**Description of the House**

The 1918 Craftsman-style bungalow Gustav and Annie Swanson House, with a footprint of 35' x 50', rests upon a concrete foundation that rises between 4" and 6" above grade and projects slightly outward from the walls to form a water table. Around the entire perimeter of the building, the lower walls are finished with a 12-course band of brown pressed brickwork with iron spot flashing. Above this dark visual base, which essentially marks the height of the raised basement, the main floor exterior walls are constructed of cream-colored pressed brick, also with black iron spot flashing, laid in running bond coursing. The gable end walls above the brickwork are finished with half-timbering and painted stucco. On all four elevations, the home contains numerous windows and other features, described in detail below.

The rectangular plan building has a side-gabled main roof, intersected toward the rear with another sizable gabled roof. On the front of the home, the main gabled roof flows into the flared roof over the porch, providing it with a bellcast appearance. The intersecting gables, including the porch roof, are finished with bracketed eaves, exposed shaped rafter ends, fascia boards, and asphalt shingles. Projecting from the west slope of the main roof is a large wood-frame roof dormer finished with exposed shaped rafter ends, wood brackets, half-timbering and painted stucco on the exterior walls, a band of four small windows, a flared gabled roof, and asphalt shingles. The chimney for the living room fireplace is found on the south exterior wall, where it is characterized by brown brick with iron spot flashing, a stepped pattern with sandstone caps on the first floor level, vertical and horizontal cream brick banding above the roof line, and a sandstone cap. At the base of the fireplace near the ground is a metal door providing a cleanout for ashes. The south slope of the rear gabled roof is pierced by another short chimney, holding the boiler flue, consisting of brown brickwork, a horizontal

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cream brick band, and a sandstone cap.

**West (Front) Elevation Details:**

The west elevation of the Swanson House faces onto the front yard, planted with grass, shrubs and mature trees, beyond which is Highway 287. The façade is dominated by a full-width open porch that projects from the main body of the house. Six concrete steps rise from the front sidewalk to the concrete floor of the front porch. Flanking the steps are angled low brown brick sidewalls capped with slabs of sandstone. The porch itself features a closed cream brick rail, with brown brick base below, capped with sandstone. Four brown brick piers with sandstone caps are found at equidistant locations along the front of the porch, the inner two acting as newel posts flanking the top of the front steps and the outer two supporting the porch roof. The fronts of these piers are ornamented with vertical cream brick bands. On the front corners of the porch, the larger brick piers at these locations are capped with sandstone slabs, above which are battered wood piers that support the roof. A wooden beam spans the width of the porch between these two piers and the porch roof is finished with stained beadboard paneling. An old glass globe pendant light is centered on the porch ceiling.

On the first floor of the main body of the house is the main entrance, which consists of a heavy stained solid core wood door with three beveled lights and original hardware. Also characterizing the entrance are a scored and stippled sandstone threshold, a wood frame, an early wood screen door, and an old push-button doorbell. Two large sets of windows flank the entrance, providing light to the living room and music room. Each consists of one central fixed window flanked by two 9/1 double hung sash windows with wood frames and surrounds, metal storms, and continuous sandstone sills. The roof dormer contains a band of four small 4/1 double hung sash windows with wood frames and surrounds and original wood screens.

**North (Side) Elevation Details:**

The north elevation of the Swanson House faces onto the side yard, which is planted with grass and mature trees. No entries, porches, or features other than brickwork and windows are found on this elevation. The raised basement contains a band of three 9-light awning windows with wood frames and surrounds and a continuous concrete sill. Toward the northeast corner is a metal coal chute door with wired glass in the center, providing light into the coal room.

On the first floor of the house are two 15/1 double hung sash windows with a continuous sandstone sill. Also present on this level are a single 8/1 double hung sash window and a band of three 8/1 double hung sash windows at the northeast corner providing light into the sleeping porch. The second floor contains a pair of 9/1 double hung sash windows in the gable end wall. All of the elevation's windows have wood frames and surrounds and either original wood screens or storm windows. Those on the first floor have sandstone sills while the sills on the second floor are of wood.

**East (Rear) Elevation Details:**

The east elevation of the Swanson House faces onto the rear yard, which contains a patio and

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is planted with grass and mature trees. The raised basement contains three 9-light awning windows with wood frames and surrounds and concrete sills. Two of these are paired at the base of a squared brick bay that projects from the house at the breakfast room. A door providing access to the interior basement stairs is found adjacent to the bay to the south. This entry consists of a wood panel door with one light, an old wood screen door, and an awning transom light above.

On the first floor of the house is a band of three 8/1 double hung sash windows at the northeast corner providing light into the sleeping porch. Also found on this level are five 6/1 double hung sash windows in the squared bay. The three bay windows facing east have fixed uppers while the other two, facing north and south, are all operable. Three more windows are present toward the southeast corner of the home, providing light to the basement stairs and enclosed back porch. Two of these are 6/1 double hung sashes and the other is an 8/1 fixed window above the basement door's transom light. Another main-level entrance to the home is found at the southeast corner of the building. Access to this entry is gained by way of a concrete stoop with six steps, brown brick sidewalls on the north and south, and a modern wrought-iron craftsman-style handrail fabricated by the home's current owner. Within the entry are a wood panel door with one light, an original turn-key doorbell, a circa 1960s metal screen, a stippled and scored sandstone threshold, and an awning transom light above.

The second floor of the home contains two pair of small 4/1 double hung sash windows in the gable end wall that flank a porch door. The entry consists of a wood panel door with one light and an old wood screen door. This provides access from an interior sleeping porch to a small open balcony on top of the first floor bay. The exterior porch is made up solely of an open rail with square wood corner posts and balustrade.

All of the first and second floor windows have wood frames and surrounds and either original wood screens or storm windows. Those on the first floor have sandstone sills while the sills on the second floor are of wood. Rectangular louvered attic vents are found on the stuccoed and half-timbered gable end wall to the north, south and above the open porch that caps the squared bay. Under the eaves are decorative triangular brackets.

**South (Side) Elevation Details:**

The south elevation of the Swanson House faces onto the side yard, which is planted with grass and mature shrubs. This area also contains the driveway and a vegetable garden, and the detached garage is off to the southeast. No entries, porches, or features other than brickwork and windows are found on this elevation of the home.

The raised basement contains five 9-light awning windows with wood frames and surrounds and concrete sills. On the first floor are two 6-light fixed windows flanking the exterior wall chimney. The dining room contains a large fixed window flanked by 9/1 double hung sash windows, all of them sharing a continuous sandstone sill. Also present on this level at the kitchen is a single 8/1 double hung sash window. A band of three 6/1 double hung sash windows are found at the southeast corner of the house, providing light into the enclosed back porch.

The second floor contains a pair of 9/1 double hung sash windows in the gable end wall to the

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east of the chimney. All of the elevation's windows have wood frames and surrounds and original wood screens. Those on the first floor have sandstone sills while the sills on the second floor are of wood. Under the eaves are decorative triangular brackets.

**Interior Features:**

The interior of the Swanson House retains its original layout of rooms along with a significant degree of its Craftsman finishes. Throughout the house, the original wood floors, trimwork, doors, paneling, fireplace, light fixtures, built-in drawers and cabinets, and steam radiators can be found, all of them in excellent condition. The main stairway retains its original unpainted treads and risers, newel posts, handrails and balustrades. Also notable is the home's original self-regulating thermostat, complete with a built-in clock that is mounted on a wall in the dining room and still in use. Found throughout the building are ports in the baseboards for the original whole-house vacuum system. In addition to the home's standard spaces such as the kitchen, dining room, living room, bedrooms and bathrooms, the house also includes a music room, breakfast room, and two sleeping porches (one for each floor).

In the basement, the original layout of rooms retains historic items such as the laundry chute, utility sink, and boiler that were installed well over eighty years ago. The secondary entry on the east elevation of the home allowed for direct access to the basement, which included a toilet in the laundry room that could be used without going through the main rooms of the house. The rear enclosed porch in the southeast corner of the home's main floor also has an original utility sink placed strategically to allow the owners and farmhands to wash up before entering the kitchen and main rooms of the house.

**Grounds Surrounding the House:**

Immediately surrounding the Swanson House are a variety of features of historical note, the more significant of which are described in detail below.

**North:** To the north of the house is a large grassed area that contains a number of large spruce trees, several mature deciduous trees, and a line of scrub trees and bushes stretching along the north boundary of the property. Five of the largest spruces are planted in a pentagon just north of the house. To the east of these are a cistern (largely obscured by branches and debris), an old clothesline, and old telephone/electric poles. The northwest corner of the property contains an early well house (described in detail below as a separate structure), grass and mature trees, and old concrete diversion structures related to an irrigation ditch that runs along the west edge of the site.

**East:** To the east of the house are a grassed yard, mature trees, an old sidewalk with a connecting sidewalk to the garage, and a modern low wood deck that is detached from the home but is built up against the north wall of the garage. Also in this direction is a brick trash incinerator at the end of the rear sidewalk where it meets the woven wire fence and gate. Measuring 4' x 5' and rising to a height of 4' above the ground, the incinerator is constructed of cream brick with black iron spot flashing identical to that found on the home and garage. On top of the structure is a concrete cap with a hole for



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dumping trash. This hole is covered with a circular metal plate. On the east side of the incinerator, close to the ground, is a metal door covering the ash cleanout.

**South:** To the south of the house are a large grassed yard, mature shrubs, a vegetable garden, and the sidewalk that runs from the front yard to the rear. The unpaved driveway is also found in this area, along with the detached garage (described in detail below as a separate building) located to the southeast of the house. Entering the property from Highway 287 at the site's southwest corner, the main entry driveway travels east along the south property line and then turns northward just past the garage, terminating in the yard between the house and the barn. The connecting drive to the garage runs to the north from the main drive at about the center of the house and then curves toward the east. From there it rises up a concrete ramp and into the raised garage. The entire drive is bordered by concrete coping identical to that found along the woven wire fence that runs along the south and east edges of the yard.

**West:** To the west of the house are a large grassed yard, the main sidewalk between Highway 287 and the front entry to the home, a row of mature deciduous trees along the west edge of the site, a row of mature spruce trees to the northwest, a concrete diversion structure designed to handle the movement of ditch water under Highway 287 and to the north and south along the west property boundary, and a wrought iron fence supported by brick pedestals along the frontage.

The entire yard surrounding the house is bordered on the north, east and south by old woven wire fencing, with the posts set into low concrete coping blocks on the east and south that run the entire length of the fence. These blocks also border the driveway as it approaches the garage. On the west, along Highway 287, the yard is bordered by an original wrought-iron fence supported by equidistant brick pedestals. The pedestals are constructed of cream brick with iron spot flashing and capped with sandstone. The front of each is ornamented with a vertical brown brick band. A wrought iron gate is mounted between two of the brick pedestals that are centered directly in front of the house. At the southwest corner of the property, the brick pedestal adjacent to the north edge of the driveway holds metal hinges that formerly supported a large entry gate at this location.

**Alterations to the Home and Grounds:**

Alterations to the exterior of the Swanson House since 1918 are virtually non-existent, allowing the building to retain a high degree of historic integrity. On the interior, little of the house has undergone alteration, leaving most of its historic features intact. The only room showing clear evidence of significant remodeling is the kitchen, which contains cabinet doors and hardware that appear to be around fifty years old.

Surrounding the house, few changes appear to have taken place other than maturation of the original trees and shrubs. A small open modern wood deck is now found in the rear yard, built up to the north wall of the garage. An unobtrusive wood fence was also added in recent decades between the southeast corner of the home and the northwest corner of the nearby garage. Additional plantings, all of them small, have been placed in the yard areas surrounding the home, particularly to the west and south. None of these changes have altered the historic appearance of the house or property in any significant way and the grounds in general exhibit a

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high degree of historic integrity related to landscaping and other features that have survived since the early 1900s.

**Description of the Garage**

The 1918 Craftsman-style garage, with a footprint of 18' x 26', is located across the rear yard to the southeast of the main house. Matching the design of the house, the west-facing garage was constructed to house two autos parked side-by-side, rear quarters for a farmhand, and an unfinished basement storeroom. Autos enter and exit on the west, which has a concrete ramp that rises from the unpaved driveway into the raised building.

Constructed above a raised concrete foundation, the lower exterior walls of the building provide a visual base composed of a five-course band of brown pressed brick laid in running bond coursing. Above this band, the remainders of the walls are constructed of cream pressed brick with iron spot flashing. The rectangular plan building has a gabled roof finished with exposed shaped rafter ends, triangular wood brackets, and asphalt shingles. The east and west gable end walls are finished with painted stucco and half-timbering.

**West (Front) Elevation Details:**

The west elevation of the garage contains two large sliding doors, hung from a shared metal rail, that are operable and allow for one vehicle to access the interior space or to exit at a time.

Constructed of wood planks and beadboard panels, each door contains a pair of 8-light fixed windows in the upper half. The entire door area was extended 10" to the west with wood planking during the garage's early years, most likely to accommodate the parking of longer vehicles.

**North (Side) Elevation Details:**

The north elevation of the garage contains a 3-light basement awning window near the northeast corner. This window has a wood frame and surrounds, a concrete sill, and an old wood screen. On the main floor, the building contains a pair of 9-light fixed windows with wood frames and surrounds and sandstone sills. Two concrete steps rise from a north-south sidewalk to the north entrance, located near the northeast corner of the building, providing access into the small farmhand's quarters. This entry consists of a wood panel door with one light, old hardware, a wood frame, and a concrete threshold.

**East (Rear) Elevation Details:**

The east elevation of the garage contains a pair of 9-light fixed windows with wood frames and surrounds and sandstone sills. These windows provide light to the farmhand's quarters. The basement entrance, located near the southeast corner of the building, consists of a wood panel door with old hardware, a wood frame, and a concrete threshold.

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LARIMER COUNTY/ COLORADOSection number 7 Page 7**South (Side) Elevation Details:**

The south elevation of the garage contains a 3-light basement awning window near the southeast corner. This window has a wood frame and surrounds, a concrete sill, and an old wood screen. On the main floor, the building contains a pair of 9-light fixed windows with wood frames and surrounds and sandstone sills. No entries are found on this side of the building.

**Interior Features:**

The interior of the garage retains its original layout and features. Among the historic elements present are the concrete floor, exposed brick sidewalls, stained beadboard rear wall and ceiling, and panel door into the rear farmhand's quarters. The rear quarters consist of a small sleeping room that is plain and unornamented.

**Alterations to the Garage:**

Alterations to the garage since 1918 have been minor. On the exterior, changes appear to have been limited to extension of the west sliding door opening by about 10" to allow for the parking of longer cars. This change was completed at least fifty years ago and did not significantly alter the appearance of the building. No changes of note are found on the interior. In general, the garage has retained the vast majority of its original materials and both its exterior and interior appearance, allowing it to exhibit a high level of historic integrity.

**Description of the Well House**

The circa 1918 well house, with a footprint of 5' x 10', is located across the north yard to the northwest of the house. This small structure, situated in the northwest corner of the property, is largely obscured from view due to its predominantly below-grade construction and the fact that it is hidden by the surrounding grass, trees and shrubs.

Approximately six feet deep, the well house consists of a concrete foundation, on top of which are short weatherboard walls and a low plank shed roof with its shingles missing. The taller east elevation contains a 4-light fixed window with a wood frame and surrounds. The south elevation is open for access into the structure, which is gained by way of a wooden ladder. On the southeast corner of the structure is an old electrical switch box that evidently served to control the water pump and/or lighting.

In the north floor of the well house is a round concrete well that drops down an undetermined distance and contains standing water. Directly above the well, hanging from a large tree, are an old wire rope and heavy-duty metal hook that were evidently used to pull the pump from the well as needed. In general, the well house appears to have undergone no significant alterations since it was originally constructed. Although weathered and deteriorated, it retains a good level of integrity.

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LARIMER COUNTY/ COLORADOSection number 7 Page 8**Description of the Pump House**

The circa 1918 pump house, with a footprint of 8' x 10', is located in the farmyard between the house and the barn. This small west-facing wood frame building is constructed on a concrete slab and consists of white painted weatherboard walls and a gabled roof with boxed eaves and wood shingles. An old wood panel door with original hardware is found on the west elevation, providing the only access into the building. The north and south elevations each contain a single 4-light fixed window with wood frames and surrounds. Just above the ground on the east elevation are holes in the wall that formerly allowed for pipes to be run in and out of the pump house.

Inside the building is a raised concrete mount in the southeast corner for a pump that used to be located there. The only other historic features inside the pump house are electric wiring and a wood workbench along the north wall.

Adjacent to the pump house are several related historic items. Outside the southeast corner of the building are a water well and cistern that were formerly tied into the pump house. Standing outside of the southwest corner is a historic power pole, complete with old metal climbing stakes and an early yard light and electrical insulators at the top. In general, the pump house appears to have undergone no significant alterations since it was originally constructed and exhibits a high level of integrity.

**Description of the Outhouse**

The circa 1918 outhouse, with a footprint of 5' x 6', is located in the farmyard between the house and chicken coop, with its back up against the woven wire fence that borders the yard northeast of the house. This small east-facing wood frame building is constructed on a concrete slab and consists of white painted weatherboard walls and a side-gabled roof with boxed eaves and wood shingles. An old wood panel door with original hardware is found on the east elevation, providing the only access into the building. Below this door is a single concrete step that has the year "1945" incised into a concrete patch on the riser directly below the threshold.

Ventilation holes typical of outhouses are found in the upper north and south gable walls. The south elevation also contains a single 4-light awning window with wood frame and surrounds, along with an old wood screen. The top of this window partially overlaps the original ventilation holes, suggesting that it was installed at a later (although early) date when the building's use changed.

Inside the building is a wood floor that shows evidence of where it was patched with planking early on following removal of the outhouse seat. The only other historic feature inside the outhouse is a wood workbench along the south wall. Outside the southwest corner of the building are two old power poles, one of which remains in use. This small building originally served as an outhouse and was clearly altered early in its history to serve as a shed whose purpose is no longer known. Regardless of its ultimate use, the building was adapted without severely diminishing its original integrity and is still recognizable as an early 1900s outhouse.

**Description of the Chicken Coop**

The circa 1918 chicken coop, with a footprint of 16' x 25', is located in the northwest corner of the

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farmyard to the northeast of the house and northwest of the barn. With its back close to the north property line, this south-facing wood frame building is constructed on a concrete slab and consists of faded white painted weatherboard walls and a saltbox roof with exposed rafter ends and old wood shingles covered by asphalt shingles.

A pair of wood swinging garage doors that appear to be at least several decades old, possibly from the 1950s or 1960s, is found on the east elevation, providing the only access into the building. Across the south elevation is a band of seven 6-light fixed windows with wood frames and surrounds. Old electrical insulators are found on the fascia boards above the east-facing doors and an electric pole is located adjacent to the building's southeast corner. A small yard area to the south and west of the building is enclosed with wire fencing and wood posts.

Inside the building are numerous tools, workbenches and pieces of equipment related to its current use as a blacksmith shop. The only significant alteration appears to be the installation of the swinging doors on the east elevation. Still recognizable as a chicken coop, the building has retained much of its original integrity.

**Description of the Loafing Shed**

The circa 1918 loafing shed, with a footprint of 12' x 24', is located on the north edge of the farmyard to the north of the barn. With its back close to the north property line, this simple south-facing wood frame building is constructed on a raised poured concrete foundation along the north, east and west elevations. The south elevation is open for cattle access and is supported in the middle by a single log post resting upon two old paint cans that were filled with poured concrete. The three faded white painted walls of the building are constructed of weatherboard and the shed roof is finished with exposed rafter ends and corrugated metal sheeting.

Alterations to the building appear to be limited to replacement of the roof at an unknown date years ago, although it has retained its original shed-roof configuration. In general, the loafing shed has retained a good degree of historic integrity.

**Description of the Barn**

The 1917 barn, with a footprint of 50' x 68', is located on the east side of the farmyard and east of the house. This large west-facing wood frame building is constructed above a poured concrete foundation that rises as much as 12" above grade. The foundation is crumbling in the doorways and entrances and at the building's northeast corner. Finished with white painted weatherboard walls and a gambrel roof with boxed eaves and asphalt shingles, the symmetrical building essentially consists of a central gambreled core with shed-roof wings to the north and south. Projecting above the central ridgeline on the roof is a rectangular wood frame ventilator with louvers on all four sides and a gabled roof.

**West (Front) Elevation Details:**

The west elevation of the barn faces onto the unpaved farmyard and the house beyond. Windows on the main level are limited to two 4-light fixed windows with wood frames and surrounds. The hayloft contains two 4/4 double hung sash windows, also with wood frames

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and surrounds. A number of entrances are found on the main floor. These include a pair of large wood swinging doors constructed of horizontal weatherboard that appear to have been cut from the west-facing wall of the north wing early in the barn's history. To the south of these doors is a vertical plank Dutch door. The main body of the barn contains a large vertical plank sliding door hung from a metal rail. A smaller vertical plank sliding door hung from a metal rail is found on the west-facing wall of the south wing. All of these doors include original hardware.

Centered at the floor level of the hayloft is a single vertical plank swinging door. Above this, mounted within a vertical wood rail track, is a large vertical plank sliding door that opens the upper wall of the hayloft for loading by being lowered to the center of the building's front wall. The lower exterior of this door is imprinted with a painted ghost sign that reads "G. S. S." (Gustav Saul Swanson) and the date "1917." Above the hayloft doors, at the centered peak of the roof, is a large projecting triangular hay hood. Mounted underneath this hood and extending into the building just below the ridgeline to the rear wall is the metal hay carrier.

**North (Side) Elevation Details:**

The north elevation of the barn faces onto the former dairy cattle pen area and loafing shed. This wing was used as the milking room, with the cattle entering and exiting through the Dutch doors on the north and east. Three 4-light fixed windows with wood frames and surrounds are found along the elevation, together with two vertical plank Dutch doors with original hardware that enter the eastern half of the wing.

**East (Rear) Elevation Details:**

The east elevation of the barn faces onto the irrigation pond and the crop fields beyond. Windows on the main level are limited to one 4-light fixed window with a wood frame and surrounds. The hayloft contains two 4/4 double hung sash windows, also with wood frames and surrounds. At the peak of the gambrel wall is a screened diamond-shaped vent with wood surrounds. Several entrances are found on the main floor. These include two large vertical plank sliding doors hung from metal rails, one providing access to the centered main body of the barn and the other to the south wing. The door to the south wing is off its rail and lying on the ground. Two vertical plank Dutch doors are also found on this elevation. A smaller vertical plank swinging door is also present, providing access into the north wing. All of these doors include original hardware.

**South (Side) Elevation Details:**

The south elevation of the barn faces onto the former feedlot area and the neighboring house and sheds beyond. This wing was utilized as an equipment shed, with access gained through the large sliding doors on the east and west. Three 4-light fixed windows together with three 6-light fixed windows, all with wood frames and surrounds, are found along the elevation. Outside the southeast corner of the building is a metal rod in the ground connected to a wire rope that served to electrically ground the building during lightning storms.

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The interior of the barn retains its original layout and features. Inside the central core of the building is a combination of concrete and wood flooring, along with exposed 2" x 6" posts, beams and Y-braces that together with 2" x 12" joists support the hayloft above. Three cribbed rooms are found along the south side of this section of the barn, running from the front of the building to the rear. Two appear to have been used as grain or corn cribs, with the third designed possibly for equipment storage. The crib walls are supported by old metal tie rods that span the length and width of these rooms, and the doors retain their early metal latches and hardware. Penciled calculations are found on the woodwork outside one of the cribs. Old electrical wiring and ceramic insulators can also be seen in the main floor of the building.

The south wing of the barn consists of a single long room with a dirt floor that appears to have been used as a farm equipment storage and maintenance shed. This space was large enough to store wagons, tractors, autos and other sizable equipment. No internal doorways allow for access to the remainder of the barn, from which the south wing is isolated. This room also contains the electrical switch/fuse box for the entire barn.

Inside the north wing is the milking shed, with its combination concrete and dirt floor. This room is lower than the rest of the barn, with two steps rising to a doorway on the south wall that enters the central core of the building. The milking room has a concrete feeding trough and nine stanchions, although two are missing from their mounts.

The large hayloft is accessed from the main floor of the barn by way of a steep, narrow wooden staircase that rises along the east-central internal wall of the building. Spanning the full width and length of the central core of the building, the hayloft features an open wood plank mowfloor and a high ceiling with exposed modified Shawver Truss roof system. Four old wooden work tables or platforms also remain inside the hayloft. The north wall of the hayloft where it intersects the north wing of the building contains a wood plank door that opens into the milking room to allow for hay to be dropped there. Running along the ridge line from east to west is the metal hay carrier. High on the east and west walls of the hayloft are wood ladders, with a platform on the east wall from which the hay carrier could be operated.

**Alterations to the Barn:**

Alterations to the barn since 1917 have been minor. On the exterior, changes appear to have been limited to replacement of the roof in recent years. This change was completed with sensitivity to the original design of the building and did not significantly alter its appearance. No changes of note are found on the interior. In general, the barn has retained the vast majority of its original materials and both its exterior and interior appearance, allowing it to exhibit a high level of historic integrity.

**Description of the Irrigation Pond and Crop Field**

The irrigation pond, of unknown age but at least fifty years old, is located to the east of the barn, occupying the entire northeast corner of the site. Oval in shape and approximately 50 yards wide from north to south and 100 yards in length from east to west, the pond appears to have been unused for a

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number of years.

Water for the pond was diverted from the Handy Ditch and irrigation reservoirs in the countryside to the west of the site. Localized inflow to the pond ran from a diversion structure just beyond the southwest corner of the project site (this is an extant but off-site feature) along Highway 287, from which the water was sent through an underground pipe toward the east-northeast along the southern edge of the site. This pipe remains in place and terminates at another concrete diversion structure, or junction box, this one on the nominated Swanson Farm property just southwest of the irrigation pond. From there, water was sent either into the adjacent crop fields through a manually operated metal headgate (Waterman 10" Canal Gate) that remains in place, or into another underground pipe that ran into the southwest corner of the pond.

The pond itself includes an oval bank with a flat top, the unlined bed of the pond itself, the corrugated metal inflow pipe on the southwest corner, and a vertical corrugated metal outflow pipe on the east end. At the base of the east exterior bank of the pond is another concrete diversion structure that sent the water from the pond toward the north or south and then into the crop fields to the east.

All of these features of the pond and irrigation system remain in their original locations and can be seen on the site today. Because of this, they exhibit a high degree of historic integrity related to the movement of irrigation water through the property.

South of the pond, occupying the entire southeast corner of the project site, is a portion of original crop field that remains within the boundaries of the nominated property. The presence of this small area of crop field adds to the sense of the site's original use as a farm.



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The Gustav and Annie Swanson Farm is nominated to the National Register of Historic Places under Criterion A in the area of Agriculture. The property is an excellent example of a northern Colorado plains farm with stock feeding and dairy operations common during the late 1800s and first half of the twentieth century. Irrigation water from the nearby Handy Ditch, established in 1878, made the Swanson Farm possible, allowing Gustav and Annie to succeed in raising crops, feeding beef cattle, and running a dairy operation. Water entered the property near its northwest corner and from there was distributed through lateral ditches, underground pipes, and diversion structures to an irrigation pond established on the farm to the east of the barn. The water was collected at night and then distributed from the pond to the crop fields during the daylight hours. This entire system remains in place on the nominated Swanson Farm, providing an understanding of the importance and mechanism of irrigation to farming operations on the plains.

While many pioneer immigrants arrived in Colorado seeking success in the mining industry, most found such wealth elusive and eventually moved on to other pursuits, among them farming on the plains. Gustav Swanson spent a decade working in the mines around Cripple Creek, reportedly putting away a modest amount of savings. He left the mines in 1902 and resettled in Larimer County near the town of Berthoud. There he rented farmland, married, started a family, and in 1915 purchased acreage of his own. Succeeding as farmers, the couple erected a large wood-frame barn along with several outbuildings in 1917, established an irrigation system for the crops and to water their cattle, and in 1918 constructed a large, stylish, state-of-the-art residence for their family. As leading Swedish immigrants in the community, Gustav and Annie Swanson's home became the center of numerous family and immigrant celebrations, dinners, and events over the following years.

The Gustav and Annie Swanson Farm is also nominated under Criterion C for its embodiment of the distinctive characteristics of a type, period, and method of construction. The 1918 house and adjacent garage are both excellent examples of the Craftsman-style bungalow that was popular in Colorado during the first few decades of the 1900s and are associated with recognized Loveland-based master residential contractors William Warren Greene and John Frank Greene as the only known rural examples of their work. The 1917 barn is an excellent example of the balloon framing method applied to a large agricultural building from the World War I period.

The Swanson property is little changed from 1917-1918, the years during which it was developed. The period of significance for this nomination therefore runs from 1917 through 1955 (a date in keeping with the 50 year requirement by the National Register), with the farm operated by the Swanson family throughout these years. Still in use as a family residence today, the farm retains its virtually unaltered buildings, landscaping, irrigation system, and a portion of crop field. Together, these features exhibit a high level of historic integrity related to the property's period of significance and original use as an irrigated farm and stock feeding and dairy operation.

**Historical Background**

Gustav Saul Swanson was born on 4 October 1871 in Visslanda, Sweden, the son of farmers Swan and Ingre Gumeson. In 1889, at the age of eighteen, Gustav crossed the Atlantic Ocean to establish a new home for himself in the United States. His older brother, Nels Pete Swanson, had immigrated two years earlier to the United States and by the time Gustav arrived was living in Larimer County, Colorado working as a farmhand. With a brother already in the country, Gustav immediately headed

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west to Colorado. Two years later, in 1891, the two brothers relocated to the Cripple Creek mining district where they found employment in the mines around the towns of Cripple Creek and Victor.

Returning to the farm country of northeastern Colorado from Cripple Creek in 1902 with savings gained from frugal living during their mining days, Gustav and Saul first rented and eventually purchased their own farms in Larimer County near the town of Berthoud. On 19 August 1906, Gustav married Annie Carlson Johnson, a native of Sweden who was born there on 19 August 1878 to Karl and Kristina Anderson. She immigrated to the United States in 1897 with her then-fiancé, Pete Johnson. Pete and Annie married that year after settling in the town of Burke, Idaho and the following year had a daughter named Edith. After a year in Idaho the family moved to Colorado, where Pete began to work in the mines around Cripple Creek and Victor. In 1901 the couple gave birth to another daughter, Ruth, and the young family settled into life in their new home high in the Rocky Mountains. However, tragedy struck when Pete contracted pneumonia and died in Victor in 1905. With no husband and father to support them, Annie and the girls moved to Larimer County where they resided with an aunt and uncle prior to her marriage to Gustav Swanson the following year. In addition to raising Edith and Ruth, Gustav and Annie had two children of their own. These were Carl, born in 1907, and Sven, who arrived years later in 1916.

After many years of working rented farms, Nels made the brothers' first purchase in 1914, when he acquired land about two miles due east of Berthoud along what was then a county road at today's address of 1132 Highway 56. On 23 July 1915, the *Berthoud Bulletin* ran a front-page article about what the editor termed a "big real estate deal" involving the purchase of 160 acres of irrigated farmland north of town adjacent to the Sunny Slope Reservoir by Gustav Swanson. Area residents and property investors Elsie Thompson and her daughter Jessie, together with Elsie's other daughter Daisy and her husband Raymond "Bert" Taylor, sold the quarter section in the southwest quarter of section 12 to Swanson for \$36,000, or \$225.00 an acre. While some of the cost was paid in cash, the remainder was covered by the trade of an irrigated parcel of land that Swanson had earlier acquired in Weld County about one mile north of the town of Lucerne. Sold along with the property were ten shares of the Handy Ditch Company (this was later increased by Gustav to 11.5 shares). In the warranty deed that transferred the property, signed thirteen days before the newspaper article appeared, the sellers were careful to reserve their ownership of all crops growing on the property.

Gustav and Annie Swanson initially moved into an existing home on their new property, presumably built by the previous owners because it was already present for at least ten years before they acquired the farm. This house was a small wood-frame structure that remains standing today two lots to the south of the nominated property on a separately owned parcel. Living frugally over the years, they saved enough money to have a large wood-frame barn constructed in 1917 a short distance to the northeast of the house. This building provided Swanson with ample room for grain cribs, horse stalls, a milking room, an equipment shed and a large hayloft. In addition to tending a small dairy herd, Swanson grew feed crops on the acreage for his purebred shorthorn cattle. He also bred Percheron and Norman horses. Adjacent to the barn and surrounding the farmyard, Gustav erected a chicken coop, loafing shed, outhouse and pump house. The now-vacant space south of the barn contained feedlot pens, which are no longer present.

The Swanson barn made use of balloon framing in its construction, allowing for an open, soaring hayloft while accounting for the stability required to handle hay loads and the weight of the building. Promoted by barn innovator Joseph Wing of Ohio and spread throughout the country by farm publications such as *Breeder's Gazette*, the Wing joist-frame made use of a braced-rafter roof that opened haylofts for more usable space. In 1917, the Loudon Machinery Co. produced *Louden Barn*

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*Plans*, a plan book for balloon frame barns that encouraged farmers nationwide to consider the benefits of this method of construction. Moving away from the earlier post and beam, open center/wing joist, and plank frame barns of the 1700s and 1800s, Joseph Wing and firms such as the Loudon Machinery Co. encouraged the use of light milled lumber to form studs, joists and braces that framed the walls and roof, freeing the mow floor and space above from the interference of supporting timbers and planks. The balloon frame, braced-rafter roof barn, often in gambrel roof form, spread throughout the country, resulting in tremendous impact to the field of barn design. These concepts led to a new generation of affordable, light-frame barns that included the one erected in 1917 on the Swanson farm.

Next to the pump house were a well and cistern that provided the Swanson farmstead with fresh water until years later, when the town water system was extended to the farms in the area. At an unknown early date, the irrigation pond was excavated to the east of the barn. During the growing season, ditch water was pumped into this pond during the nighttime hours. The following day, the water was released into the fields to irrigate the feed crops before the process repeated itself through the night and into the next day. A concrete diversion structure located on the west edge of the property was installed to bring water from the Handy Ditch underneath Highway 287 and onto the Swanson Farm. Water could then be diverted to the north or south along the east side of the road, or directly to the east and into the Sunny Slope Reservoir. Near the southwest corner of the nominated property is another concrete diversion structure, or junction box, from which the water could be sent through a buried pipe toward the east. A final diversion structure southeast of the barn allowed the Swansons to direct the irrigation water either into the adjacent crop field or to the nearby irrigation pond for storage.

In 1918, with the farm evidently operating successfully, the Swansons engaged Loveland home builder John Frank Greene to design a large Craftsman-style bungalow house and matching auto garage to be erected west of the barn. That same year, Nels Swanson contracted for a similar Craftsman-style bungalow and garage to be built on his farm to the southeast, most likely by the same designer and contractor. These homes and garages remain standing on the properties today, each exhibiting evidence of high quality design and construction.

Work on the new home for Gustav and Annie Swanson commenced in April 1918 and progressed over the following months. According to a *Berthoud Bulletin* article from the 26th of that month:

Work on the fine new dwelling for Sol [Gustav] Swanson, south of W. E. McCormick's country home, has started. The house is to be of the same general plans as the Pete [Nels] Swanson residence -- but larger. The walls will be of cream brick, and the estimated cost of the building is near \$10,000. John Johnson, who built the Pete Swanson home, is the builder in charge.

Johnson, a resident of the Berthoud area since 1895, was a farmer and carpenter who worked on a number of the area's buildings. In addition, he was a Swedish immigrant and close friend of the Swanson family. Johnson may have been employed as a construction supervisor on the Swanson home; however it appears that John and William Greene were the actual designers and general contractors of both the house and garage. Although not formally trained in the field of architecture and evidently holding no license to practice, John Greene prepared plans for the Swanson home that were up to the standards of professional practice. While it is possible that the plans were adapted from a design prepared by a licensed architect for another home or were taken from a plan book, Greene's 1918 plans were utilized for the construction of the house, resulting in a high quality Craftsman home.

Residential contractor John Frank Greene was well known in the Loveland area, a short distance

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north of Berthoud, during the early 1900s as a partner with his father, **William Warren Greene**, in the construction of high quality affordable residences. William Warren Greene was born in 1865 in Constantine, Michigan and moved to Loveland during the mid-1890s with his wife and children. There he entered the business of residential construction, eventually taking in his son John Frank, born in 1890 in Holyoke, Colorado, as his partner. The two were individually listed in the 1910 Loveland city directory as carpenters but identified in the 1910 census as house contractors. John served in World War I and following his return in 1919 listed himself in the city directory as an architect with William advertised as a house builder, constructing homes "on monthly payments to suit the purchaser." This single listing turned out to be the only year that John appeared as an architect, and in the subsequent years he and William advertised themselves solely as a team of residential contractors.

At the time of William's death on 19 March 1932, the *Loveland Reporter Herald* wrote that "the Greene addition to Loveland is considered one of the choicest locations in the city." When he died in 1932, the newspaper underscored the esteem William Greene held in the community, where he had reportedly constructed more than eighty homes during his active years. John continued to build homes through the 1940s and today it is believed that the pair were together responsible for at least 150 homes in Loveland alone. John died in November 1968 and was buried in the Loveland Burial Park, the same cemetery where his father was laid to rest years earlier. The team is recognized today for their numerous well-built cottages and bungalows, many of them on the west side of the historic core of Loveland. While a number of other Greene-built residences are believed to be found throughout the larger Loveland area, including Berthoud, the Gustav and Annie Swanson Home is the only one to be identified at this time.

In Loveland, an entire block of sixteen homes built by John and William Greene during the 1920s recently received local landmark designation, becoming the city's first historic district. Located from 800 to 999 W. 4th St. in the residential neighborhood west of downtown, the brick masonry homes in this area were all built by the Greenses and exhibit a high level of design and construction skills. The houses, built for many of the town's commercial and civic leaders, express a creative variety of bungalow and classic cottage forms. A number employ decorative brickwork similar to that found on the Gustav and Annie Swanson House. Also in the surrounding neighborhood are additional brick bungalows that appear likely to have been constructed by the Greenses.

During the years following World War I, brick bungalows were constructed on some of the more successful farms of Larimer County. Most, however, were located within the town boundaries of Berthoud, Loveland and Fort Collins. Although the bungalow as a general type had been around since the late 1800s on the east and west coasts, the interior rural areas of the country adopted it in later years. Between 1910 and 1930, Craftsman bungalows were a popular residential style in Colorado. These homes included hallmarks of the style such as wide porches with heavy supports, the use of varied exterior materials, overhanging eaves, and the application of visible craftsmanship to both exterior and interior decorative finishes. The type spread through the publication of journals and pattern books that made bungalow architecture accessible to city and country dwellers desiring the latest in home design.

With agricultural productivity expanding throughout the first two decades of the 20th century, successful farmers and ranchers in Colorado erected homes that reflected their newfound prosperity. Larger homes typically replaced the smaller, simpler homes they had occupied during their own pioneering and homesteading years. To accommodate growing families and with larger incomes and credit available to support home-building budgets, farmers and ranchers constructed modern homes that incorporated at least some of the latest designs and technologies available. Reaching out for the

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latest in design, some encountered the bungalow type and adopted it for homes constructed on farms throughout Larimer County and the surrounding agricultural region.

Initially, the 1918 Swanson home was lit by electricity produced by a bank of batteries that were in turn charged by a gasoline-powered generator. Later the property was added to the rural electrical grid and the batteries were no longer needed. The house was built with modern indoor plumbing, utilizing the latest in stylish fixtures, and the steam boiler installed in the basement connected to a self-regulating thermostat mounted on the dining room wall. Water for these systems was first provided by a well adjacent to the pump house, which was no longer needed for the residence once the town of Berthoud extended its public water system northward to reach the Swanson farm years later. The home was also fitted with a whole-house vacuum system for efficient cleaning. Operating a modern farm, the hired hand employed by the Swansons was provided with sleeping quarters in the bunk room designed for this purpose at the rear of the garage.

Within the house, Greene's design included a music room, large living and dining rooms, a sizable central hall and stairway, ample bedrooms, a large breakfast room, a modest-sized but modern kitchen, an enclosed rear porch, and two sleeping porches, one for each floor. The basement contained designated fruit, coal, furnace, laundry and storage rooms, together with a wood laundry chute. Craftsman finishes on the main and upper floors included rich woodwork, wainscoting in the dining room, built-in drawers and cabinets, a brick fireplace and ceiling beams in the living room, pocket doors into the music room, and a variety of other decorative features.

As town and country residents of Larimer County constructed bungalows for their families, a variety of shapes and sizes emerged. Depending upon the owners' tastes and budgets, these wood frame or masonry residences reflected common design themes. While some of the houses were designed by local architects, others were adapted from magazines and plan books. Similar design elements common to the Craftsman-style bungalow emerged, and some of the homes looked virtually identical to one another, albeit with minor differences here and there. For example, the brick bungalow in downtown Fort Collins at 233 S. Howes St. (the Dealy-Good House) is in many ways very close in appearance to the Swanson House, differing only in minor details. This home, constructed in 1921, has been locally landmarked as an excellent example of a Craftsman-style bungalow.

The home of Gustav and Annie Swanson soon became a center of family life and community for the many Swedish immigrants in the Berthoud area, together with the many non-Swedish friends the couple made. Swedish immigrants settled in northern Colorado's farm country in relatively large numbers beginning in the 1870s, when they were first attracted to the area around Longmont. As the years went by, these early immigrants and others who followed them spread into the surrounding agricultural districts of Boulder and Larimer Counties. In this area of the state, they primarily became farmers and were responsible not only for their often successful agricultural operations, but also for the construction of many of the area's irrigation ditches and reservoirs that allowed previously unproductive tracts of land to be brought under cultivation. In 1905, Swedish settlers around the town of Loveland, including the Berthoud area, established the Swedish Evangelical Lutheran Zion Church.

Among the founding participants in this new church were Gustav and Nels Swanson, who served as charter members and on its board of trustees. The Swansons remained active members of this church throughout the remainder of their lives. Gustav also served as a director of the Berthoud Lake and Reservoir Company and was a member of the Farmer's Union.

In early June 1920, Annie's daughter Edith was married in their new country home, an event attended

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by 186 guests. The *Berthoud Bulletin* described the event and the "bountiful wedding dinner that followed," pointing out that the bride and groom were "one of the community's finest young women" and "one of the best businessmen in the country." (11 June 1920, p. 5) The hard-working, outgoing Swanson family quickly gained a reputation in the Berthoud area as successful farmers and dedicated community members who frequently hosted parties, weddings, dinners, family reunions and other social gatherings in their large, stylish Craftsman bungalow.

Grandchildren years later, after Gustav and Annie were long gone, remembered their visits to the brick house north of Berthoud, where they explored the recesses of the basement, played hide and seek among the upstairs bedrooms, and took turns sliding down the laundry chute. Dave Sundberg, one of their grandsons and city editor of the Sidney, Nebraska newspaper during the 1980s and 1990s, reminisced in his columns about his childhood in the home. Sundberg wrote especially about the magic of Christmas, when the house smelled of cooking lutefisk and the numerous family members lined up from the front music room to the rear breakfast room to wait their turn to load their plates with each course of food and then move on to the dining room's Swedish smorgasbord. Celebrating Gustav and Annie's 25th wedding anniversary in 1931, a hundred of their closest friends flooded the house and yard with food and gifts, "taking their well-filled plates to tables spread on the shady lawn." (20 August 1931, p. 1) The *Berthoud Bulletin*, in the same front-page article, described the Swanson home as "one of the most hospitable in this country."

In mid-March 1943, Carl Swanson returned to Berthoud with his wife and two children from Denver, where he had been working for the Mountain States Telephone & Telegraph Company. The eldest son of Gustav and Annie moved back to the area so he could return to farming with his father, who by this time was over seventy years old. However, their association was to be short-lived as Gustav died on March 27 after suffering severe injuries caused by a farm accident. While unhitching a team of horses from a manure spreader at the barn, the horses bolted, dragging him across the farmyard and underneath the spreader until they were stopped by the hired hand. Unconscious and seriously injured, Gustav was rushed to the hospital in Loveland, where he died a week later. He was buried in Greenlawn Cemetery, located along Highway 56 to the east of Berthoud near the former home of Nels Swanson, who had died of a heart attack five years earlier.

The property, through a decree of final settlement dated 26 February 1944, was transferred from the estate of Gustav Swanson to his wife Annie, who retained 1/2 fractional ownership, and their sons Carl and Sven, each with 1/4 ownership. Carl moved into the farm's original home to the south of the bungalow residence of Gustav and Annie and took over daily operation of the facility. Less than one month later, in March 1944, Annie and Sven transferred their partial ownership rights to the farm to Carl, who became the property's sole owner. Following her husband's death, Annie continued to reside at the farm until she moved into the Berthoud Nursing Home in April 1966. She died a few months later on 19 December 1966 and was buried next to her husband.

Although Carl Swanson continued farming and feeding cattle on the property, the change in generations was exemplified by his fondness for flying aircraft. After learning to pilot a Cub Cruiser around 1945, he won local flying contests and became known in the community as the "flying farmer."

On the Swanson Farm, he built a hangar and established the only landing strip in the Berthoud area (these are no longer part of the property). The runway, 40' wide and 800' long, was designated by the state as an emergency landing field. Eventually the farm transferred out of Swanson family ownership when it was sold to the current owners, Dan and Sally Nibbelink in 1995.

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# United States Department of the Interior National Park Service

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LARIMER COUNTY/ COLORADOSection number 9 Page 20*Fort Collins Express*

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LARIMER COUNTY/ COLORADOSection number 9 Page 21*The Old Berthoud Recorder*

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**GEOGRAPHICAL DATA****Verbal Boundary Description**

Lot 1, Swanson MRD S-81-91 AKA Beginning in the west 1/4 Corner of 12-4-69, then north 89 57' 48" E 708 ft., south 242.6 ft., west 708 ft., north 242.15 ft. to the point of beginning; Less Highway 287 right-of-way along the west side; containing 3.94 acres gross and 3.52 acres net (NC45N0W), Larimer County, Colorado.

**Boundary Justification**

The nominated property includes, and is limited to, the land and improvements within the boundaries described above, including the 1918 Gustav and Annie Swanson House along with the garage, barn, outbuildings, irrigation system and pond, portion of crop field, and surrounding grounds. These boundaries were selected due to the fact that they include all of the original property associated with the farmstead of Gustav and Annie Swanson.

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## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-75 except as noted:

Name of Property: SWANSON, GUSTAV AND ANNIE, FARM  
Location: LARIMER COUNTY/ COLORADO  
Photographer: RON SLADEK  
Date of Photographs: 7 APRIL 2005  
Negatives: WITH PHOTOGRAPHER

Photo No.	Photographic Information
1	View of the Swanson Farm from across Highway 287 to the southwest. View to the northeast.
2	View of the Swanson Farm from across Highway 287 to the northwest. View to the southeast.
3	View of the Swanson Farmhouse from the southwest. View to the northeast.
4	View of the west elevation of the Swanson Farmhouse from the west. View to the east.
5	View of the south elevation of the Swanson Farmhouse from the southwest. View to the northeast.
6	View of the east elevation of the Swanson Farmhouse from the southeast. View to the northwest.
7	View of the front porch on the Swanson Farmhouse from the south. View to the north.
8	View of the front steps on the Swanson Farmhouse from the southwest. View to the northeast.
9	View of the interior of the front porch on the Swanson Farmhouse from the south. View to the north.
10	View of the front entry on the Swanson Farmhouse. View to the east.
11	View of the basement stairs inside the Swanson Farmhouse.
12	View of the basement utility sink inside the Swanson Farmhouse.
13	View of the basement toilet and laundry chute inside the Swanson Farmhouse.
14	View of the basement boiler inside the Swanson Farmhouse.
15	View of the hand-washing sink inside the rear enclosed porch on the Swanson Farmhouse.
16	View of the balustrade above the basement stairs inside the rear enclosed porch on the Swanson Farmhouse.
17	View of the balustrade and windows above the basement stairs inside the rear enclosed porch on the Swanson Farmhouse.
18	View of the front living room inside the Swanson Farmhouse.
19	View from the front living room toward the music room (behind the multi-light pocket doors) and main hallway inside the Swanson Farmhouse.
20	View from the front living room into the dining room inside the Swanson Farmhouse.
21	View of the main hallway and stairs inside the Swanson Farmhouse.
22	View of the self-regulating thermostat mounted on the north wall of the dining room inside the Swanson Farmhouse.
23	View of the breakfast room inside the Swanson Farmhouse.
24	View of the main floor sleeping porch inside the Swanson Farmhouse.
25	View of the main hallway balustrade and stairs inside the Swanson Farmhouse.
26	View of the main floor bathroom inside the Swanson Farmhouse.
27	View of built-in drawers in the main floor bathroom inside the Swanson Farmhouse.

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- 28 View of built-in drawers and closets in the main floor bedroom inside the Swanson Farmhouse.
- 29 View of the stairway and upper floor hallway inside the Swanson Farmhouse.
- 30 View of the stairway balustrade and upper floor hallway inside the Swanson Farmhouse.
- 31 View of an upper floor bedroom closet inside the Swanson Farmhouse.
- 32 View of an upper floor bedroom heat register inside the Swanson Farmhouse.
- 33 View of upper floor windows inside the Swanson Farmhouse.
- 34 View of the main entry gateway along Highway 287 in front of the Swanson Farmhouse. View to the east.
- 35 View of a brick post along Highway 287 in front of the Swanson Farmhouse. View to the northeast.
- 36 View of the brick posts and wrought iron fence along Highway 287 in front of the Swanson Farmhouse. The concrete irrigation diversion structure that brings water underneath Highway 287 and onto the site is in the foreground. View to the southeast.
- 37 View of the wrought iron fence in front of the Swanson Farmhouse. View to the southeast.
- 38 View of the irrigation diversion structure in front of the Swanson Farmhouse. View to the west.
- 39 View of the irrigation diversion structure in the northwest corner of the Swanson Farm property. View to the north.
- 40 View of the trash incinerator located in the yard behind the Swanson Farmhouse. View to the northeast.
- 41 View of the well house in the northwest corner of the Swanson Farm property. View to the west.
- 42 View of the well house in the northwest corner of the Swanson Farm property. View to the north.
- 43 View of the auto garage to the southeast of the Swanson Farmhouse. View to the northeast.
- 44 View of the auto garage to the southeast of the Swanson Farmhouse. View to the northwest.
- 45 View of the farmyard area that was formerly occupied by cattle pens to the south of the Swanson Barn. View to the northwest.
- 46 View of the west elevation of the Swanson Barn from the west. View to the east.
- 47 View of the north and west elevations of the Swanson Barn from the northwest. View to the southeast.
- 48 View of the west elevation of the Swanson Barn from the southwest. View to the northeast.
- 49 View of the central portion of the west elevation of the Swanson Barn from the west. Note the initials G.S.S. (Gustav Saul Swanson) on the hayloft door. View to the east.
- 50 View of the northwest portion of the west elevation of the Swanson Barn. View to the northeast.
- 51 View of the southwest portion of the west elevation of the Swanson Barn. View to the northeast.
- 52 View of the Dutch door on the west elevation of the Swanson Barn.
- 53 View of the north elevation of the Swanson Barn. Note the wood braces along the ground placed there by the current owner to straighten the foundation and lower wall. View to the southeast.
- 54 View of the north elevation of the Swanson Barn at its northeast corner. View to the southeast.

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- 55 View of the south elevation of the Swanson Barn. View to the north.
- 56 View of the south elevation of the Swanson Barn. View to the northeast.
- 57 View of the south and east elevations of the Swanson Barn. View to the northwest.
- 58 View of the east elevation of the Swanson Barn. View to the northwest.
- 59 View of the southeast corner of the east elevation of the Swanson Barn. View to the southwest.
- 60 View of the upper portion of the east elevation of the Swanson Barn. View to the west.
- 61 View of the northeast corner of the east elevation of the Swanson Barn. View to the northwest.
- 62 View of the rooftop ventilator on the Swanson Barn. View to the northwest.
- 63 View inside the hayloft of the Swanson Barn. View to the southeast.
- 64 View inside the main floor core of the Swanson Barn. View to the west.
- 65 View of the pump house on the Swanson Farm. View to the southwest.
- 66 View of the pump house on the Swanson Farm. View to the northeast.
- 67 View of the outhouse on the Swanson Farm. View to the northwest.
- 68 View of the date 1945 incised in the concrete in front of the outhouse on the Swanson Farm. View to the west.
- 69 View of the chicken coop on the Swanson Farm. View to the northeast.
- 70 View of the chicken coop on the Swanson Farm. View to the northwest.
- 71 View of the loafing shed on the Swanson Farm. View to the northwest.
- 72 View of the loafing shed on the Swanson Farm. View to the northeast.
- 73 View of the irrigation diversion structure on the Swanson Farm to the southeast of the barn. From here water could be diverted either into the crop field beyond or into the nearby irrigation pond. View to the southeast.
- 74 View of the inflow pipe to the irrigation pond on the Swanson Farm to the east of the barn. View to the southeast.
- 75 View of the irrigation pond on the Swanson Farm to the east of the barn. View to the east.

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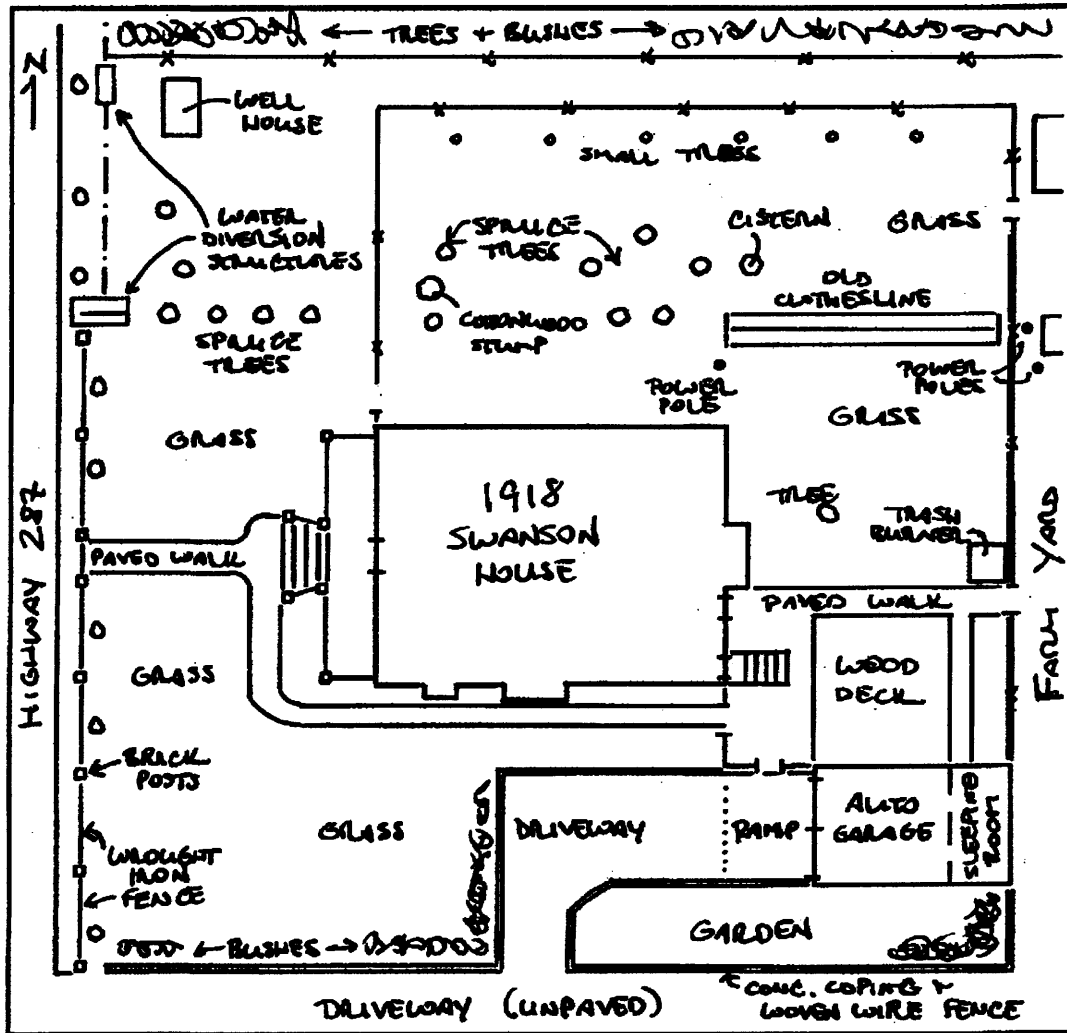
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## Site Diagram

(not to scale)

Western Area of the Site



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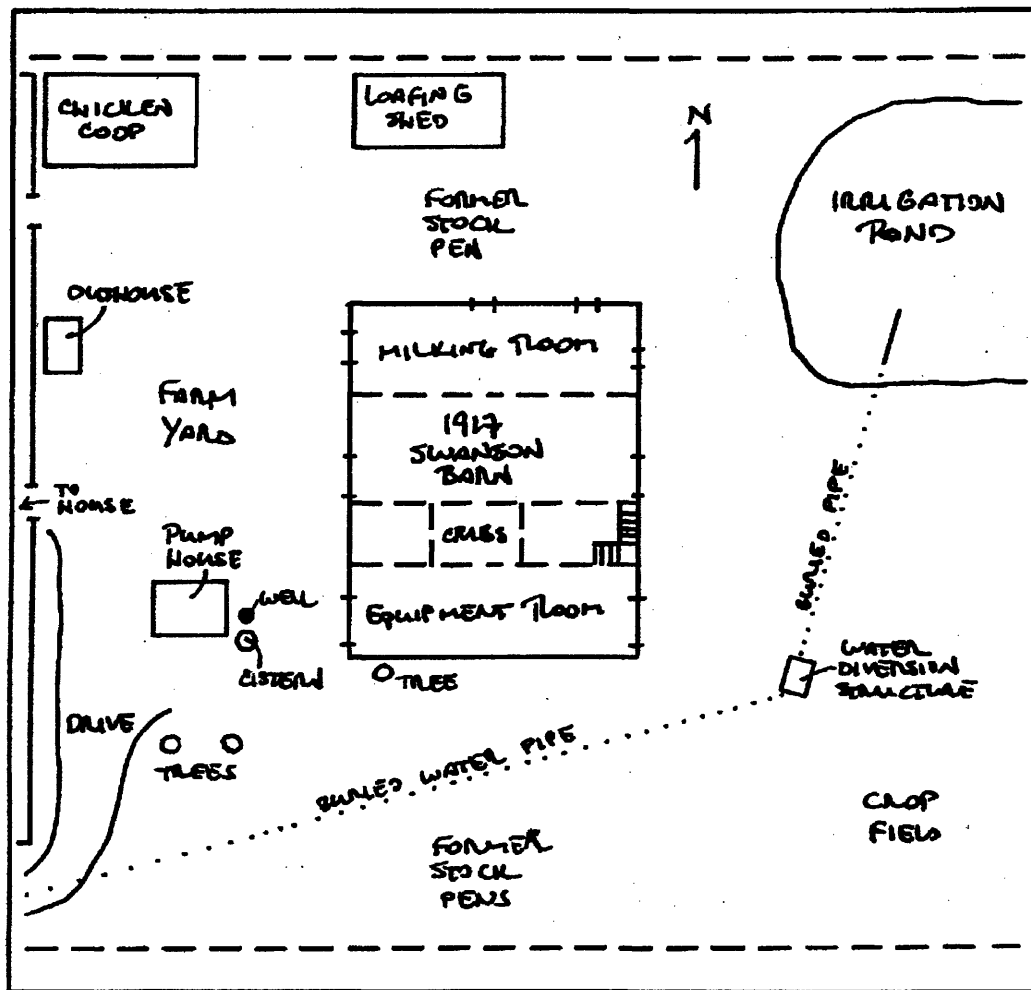
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## Site Diagram (not to scale)

Eastern Area of the Site



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**Historic Photographs**  
(From the collection of Robert Turner)



Gustav and Annie Swanson Farmhouse Under Construction - 1918



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**Historic Photograph**

(From the collection of Robert Turner)



Swanson Farmhouse Under Construction - 1918

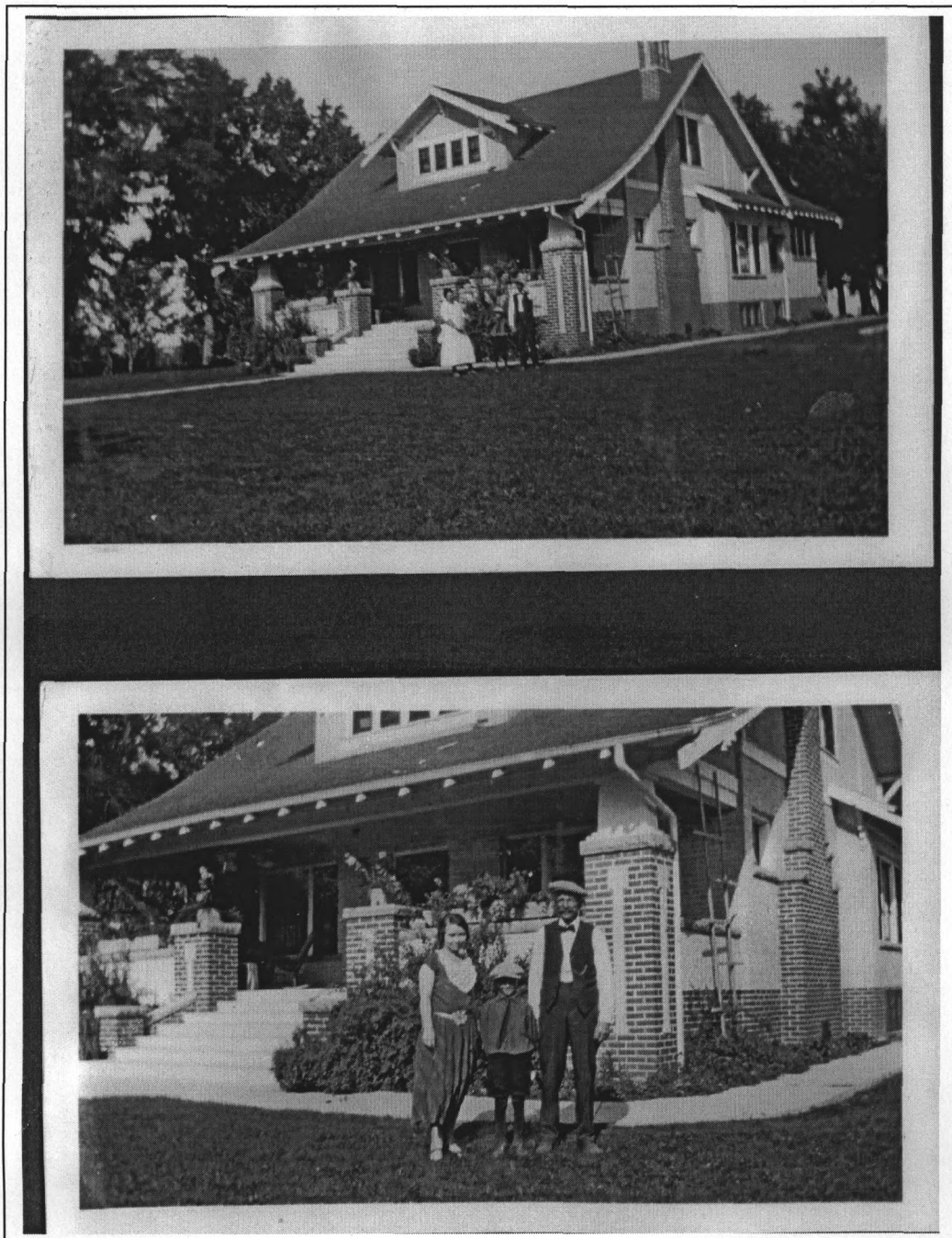
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## Historic Photographs (From the collection of Robert Turner)



Swanson Farmhouse - 1920s

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**Historic Photographs**  
(From the collection of Robert Turner)



Swanson Barn - circa 1920

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**Historic Photographs**  
(From the collection of Robert Turner)



Swanson Family Wedding Party in Front of the Farmhouse  
June 1920

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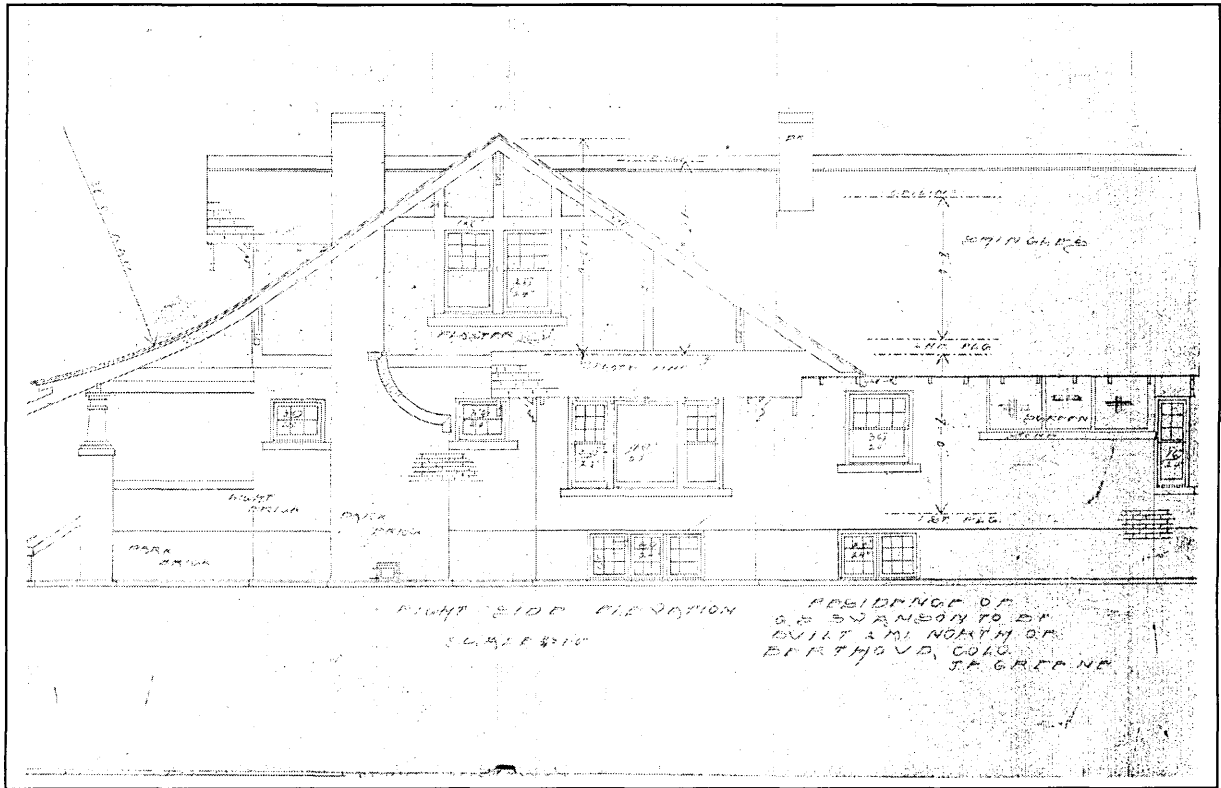
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## House Plans

(Prepared by John Frank Greene, 1918)





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**USGS TOPOGRAPHIC MAP**  
Berthoud Quadrangle, Colorado  
7.5 Minute Series

UTM: Zone 13 / 493843E / 4463824N  
PLSS: 6<sup>th</sup> PM, T4N, R69W, Sec. 12  
N½, NW¼, NW¼, SW¼  
Elevation: 5081 feet

