

PH 0661783

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 31 1978
DATE ENTERED SEP 6 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Chasteen's Grove

AND/OR COMMON

Chasteen's Grove Living History Farm

LOCATION

STREET & NUMBER

3142 North County Road #29

NOT FOR PUBLICATION

CITY, TOWN

Loveland

CONGRESSIONAL DISTRICT

X VICINITY OF

#4

STATE

Colorado

CODE

08

COUNTY

Larimer

CODE

064 69

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

City of Loveland

STREET & NUMBER

CITY, TOWN

Loveland

VICINITY OF

STATE

Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Larimer County Courthouse

STREET & NUMBER

200 West Oak Street

CITY, TOWN

Fort Collins

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

DATE

ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

State Historical Society of Colorado 1300 Broadway

CITY, TOWN

Denver

STATE Colorado

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Chasteen's Grove is located in a long valley between the red ridge of Dakota sandstone on the east, and the granite hills covered with ponderosa pines to the west, and the land varies from river bottom meadow to high semiarid grassland. The southern boundary of the ranch is shaped by a wide, peaceful section of the Big Thompson River, which is the primary source of water in the area. Tall cottonwood trees follow the path of the river which is lined with many varieties of shrubs, such as the wild plum, hackberry, and willow. On the semiarid lands above the river grows sage brush, buffalo grass, grama grass, and many other native plants.

Located on a hill overlooking the river, the Chasteen ranch appears much as it did before the turn of the century. The existing ranch house was built by John Chasteen in the spring of 1889. It is a rectangular structure approximately 48' X 24', with two intersecting gable roofs of medium pitch, and one gabled dormer on the north facade. The eaves project 10" and are finished with a flat soffit and simple trim molding. This one and a half story home is of frame construction with painted clapboard siding over rough sawn 2X4 stud walls. Characteristic of 19th century homes, the original straight topped windows were long, narrow, double hung sashes about 18" X 8'. These were replaced with the present sliding aluminum windows in the 1960s. The structure is built on a shallow foundation composed of flat, uncut, random layered sandstone.

The interior of the home retains the original floor plan, with the parlor and two small bedrooms on the east end, and a large living room and small bedroom in the middle section. The kitchen and another small bedroom make up the west end of the house, which is the one and a half story portion. A steep stairway leads to the two additional rooms in the gable area above the kitchen. The west end of the house has 8' ceilings while the remainder of the home has 9'9" ceilings. All interior doors have four panels and are complete with the old, ornate hardware.

This well-built ranch house has been occupied continuously since 1889, and as a result, it has undergone several stages of modernization. However, the basic design and structure of the house has not been altered. The major exterior changes are the replacement of the original double hung windows with sliding aluminum units and the 10' X 20' shed roof addition on the west facade. Other alterations include the removal of the parlor entrance on the east facade and the use of asphalt shingles on the roof. On the interior, the modifications are only superficial. The old lath and plaster walls have been paneled, and oak flooring now covers the first 6" plank floor in the parlor and living room. The kitchen was modernized with

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indoor plumbing, built-in cabinets, and linoleum flooring. Also, one bedroom was remodeled for a new indoor bathroom. The restoration of the Chasteen home will be based on carefully documented information, and all post-1900 additions and modifications to both the interior and exterior will be removed. Decorated with typical 1890s furnishings, this home will be a fine example of the early farm dwellings.

The original wash house is in good condition, and stands about twenty feet east of the main house. Built in the 1880s, it is a rectangular structure 16'6" X 8'3" with a wood shingled gable roof. It is of vertical board and batten construction with 10" to 12" rough sawn planks, and 3" to 5" bats. The only entrance, a four panel door, is centered on the north facade. This building also has a random layered sandstone foundation.

Another fifteen feet east of the wash house is the 14'3" X 20'2" chicken house. It is constructed of 12" notched horizontal plank siding over 4X4 posts. It has a shed style roof, with and entrance on both the west and south facades.

The original board and batten barn has since been destroyed, but it will be reconstructed along with the corrals and the hog shed according to photographs and other documented information.

The Living History Farm at Chasteen's Grove is currently being developed by David Brandon, Director of the Loveland Museum, according to a five-year restoration plan. The Loveland City Council gave unanimous approval to this proposal in September of 1976, and work is now underway. According to this plan restoration of the farm will be financed by the farm itself, and much of the work will be done by museum staff. The first year of the plan is currently in progress, and it includes replanting flood damaged areas along the Big Thompson River, and raising cattle and renting the ranch house for income. Next year the plan calls for restoring the small ranch buildings, reviving the old irrigation system, and growing cash crops. During the third year the barn, corrals, and hog shed will be reconstructed, and other buildings which do not belong on the ranch will be moved. In the fourth year the Chasteen home will be restored, and a farm manager and other personnel will be hired and trained. Final details will be completed during the fifth year, including the creation of an entrance and parking facilities, and the preparation of a modern picnic ground along the river. After five years of planning the Living History Farm at Chasteen's Grove will open to the public as an authentic working ranch of the 1890s. By recreating the life style of these early western pioneers, Chasteen's Grove will preserve a significant piece of our heritage.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Built: 1889

BUILDER/ARCHITECT John L. Chasteen

STATEMENT OF SIGNIFICANCE

Chasteen's Grove, an historic ranch, is nestled in the foothills of the Rocky Mountains at the mouth of the Big Thompson Canyon. Occupying 175 acres of dryland fields and irrigated meadows, this pioneer farm is currently being developed by the City of Loveland for a Living History Farm. The Chasteen family history depicts pioneer life on the frontier where self-sufficiency and individual initiative were necessities. Architecturally the ranch buildings are fine examples of the simple style characteristic of these early settlers. This farm will be a working museum of the early farming and ranching methods in this region. As such it will educate school children as well as the general public in many subjects from local history to farming practices. For these reasons, Chasteen's Grove, a typical pioneer ranch, is a valuable piece of our history which must be preserved.

The Chasteen family is important because they were typical of the many pioneers who moved west to establish new lives for themselves. John L. Chasteen left Kentucky in 1864 as a young man of 18 and headed west. Arriving at Fort Riley, Kansas, he worked there for several years hauling supplies in freight wagons to soldiers in Denver. Chasteen first came to the Big Thompson Valley in 1869, where he worked for cattle ranchers. By 1877 he began developing his own land, and in 1879 Chasteen, his wife, and baby daughter moved to their 160 acre homestead at the present site of Chasteen's Grove. At that time families were essentially self-sufficient and made the most of all available resources. In addition to their cattle herds, the Chasteens also grew hay and wheat, both for their own needs and for sale. They soon added dairy cows and eventually sold butter and milk to families in the surrounding foothills. Capitalizing on the popularity of his picnic grove, Chasteen began encouraging travelers to stop on his property. An 1889 newspaper account claimed that Chasteen had made arrangements to accommodate summer tourists and provide refreshments. "The scenery is unexcelled, the water the best, the fishing hard to beat." Chasteen became involved in another business venture in 1889 when he organized a partnership for developing a granite quarry on his land. He operated the quarry for several years and even boarded laborers on his ranch, but he later sold the operation to a larger stone company.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bowman, Mary Ellen. Loveland, Colorado. Interview. June 1977.
 Chasteen, Kate. Loveland, Colorado. Interview. June 1977.
Loveland Reporter. Loveland, Colorado. May 9, 1889.
Loveland Reporter-Herald. Loveland, Colorado. September 19, 1947.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 175 acres
 UTM REFERENCES 156

A	[1,3]	[4,8,3 3,1,0]	[4,4 7,5 6,1,5]	B	[1,3]	[4,8,3 3,4,0]	[4,4 7,3 7,0,0]
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
c	[1,3]	[4,8,2 2,0,0]	[4,4 7,3 7,0,0]	D	[1,3]	[4,8,2 1,8,0]	[4,4 7,5 6,0,5]
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The land includes portions of section 2 and section 11 of Township 5, Range 70. Within section 2, the land includes all of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, that portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying south of the Filtration Plant and north of the river, and that portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying north of the river. In section 11, the land includes those portions of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying west of the red ridge and east of the river.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Miriam T. Hoff / graduate student

ORGANIZATION

Colorado State University

DATE

June 15, 1977

STREET & NUMBER

747 Adams Avenue

TELEPHONE

(303) 669-3255

CITY OR TOWN

Loveland

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

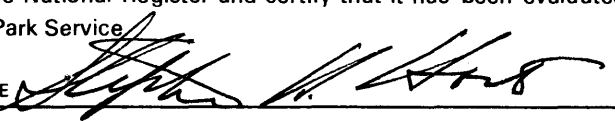
NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

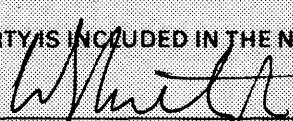
Colo S HPO

DATE

1/14/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DATE

9/6/78

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:



DATE

8-28-78

KEEPER OF THE NATIONAL REGISTER

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Architecturally, the ranch buildings at Chasteen's Grove are significant because they exemplify the simple architecture characteristic of pioneer farms and ranches. Built by John Chasteen in 1889, the existing ranch house is a plain, clapboard structure devoid of elaborate detail, which clearly reflects their utilitarian life style. The wash house is a fine example of the first structures built from the crude, rough, lumber cut by the early local sawmills. Once a common sight on area farms, these old buildings are quickly disappearing, and today few remain to record this important period in our history.

After John Chasteen's death in 1912, his oldest son, Edward, and his family continued operating the ranch. However, when Ed died in 1947, the family sold the 460 acre ranch to the City of Loveland for the city waterworks and a public park. In the fall of 1976 the Loveland City Council designated 175 acres of the ranch for the development of the Living History Farm under the management of the Loveland Museum Director.

Unique in this part of the United States, the Living History Farm will be tremendously important to Colorado and the Rocky Mountain region, where agriculture has always formed the backbone of development. Early settlers quickly learned what water could do for the fertile but arid soil and steadily developed improved systems of irrigation to move the precious water to farms all over the valley. In the Big Thompson Valley the first settlers came to farm in the early 1860s, and their farming communities formed the basis for later towns and industries. John Chasteen and his family were representative of the thousands of families who settled in the virgin lands of the far west during the last half of the 19th century. These pioneers were the people who, through their experiments in agriculture and irrigation, literally made the "Great American Desert" blossom.

The Living History Farm will recreate this pioneer ranch by actually operating Chasteen's Grove according to the practices of the 1890s. Only authentic crops and original breeds of cattle will be raised. The old irrigation ditches which Chasteen dug by hand will once again carry water from the Big Thompson River to the hay meadows. Dryland wheat will grow along the glade above the meadow, and cattle will graze in the open fields beyond.

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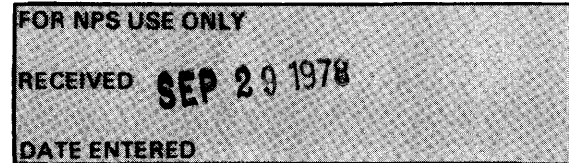
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At a time when American agriculture is rapidly becoming mechanized, and the family farm is being absorbed by large corporations, this Living History Farm will recall our pioneer heritage. Clearly, the educational value of such a living museum is tremendous. At Chasteen's Grove students will travel into the past on horse drawn hay wagons and experience what life was like on a typical ranch in the 1890s. Visitors will see draft horses cultivate the fields, while trained personnel explain and demonstrate the procedures. At the ranch house many daily and seasonal activities will be demonstrated. Chores such as milking cows, churning butter, and washing clothes, will be seen regularly, while other ranch events, including harvesting, butchering and smoking meats, branding, and holiday activities, will only occur at certain times during the year.

The Living History Farm at Chasteen's Grove will also contribute to the historically significant tourist trade. Since the early 1860s travelers have journeyed to see the spectacular beauty of the Rocky Mountains, and this continues to be an important source of income for the community and the surrounding region. Chasteen's Grove, itself, is a particularly scenic area which became a popular picnic ground as early as the 1880s. John Chasteen actually planted additional trees in this meadow along the Big Thompson River, and encouraged travelers to stop there to enjoy the view and the fishing. Even today Chasteen's Grove is a well known picnic ground.

Chasteen's Grove is significant because it represents the early pioneer development common to the Rocky Mountain region. The Living History Farm will preserve a portion of this history by maintaining the architecture, the agricultural methods, and the way of life demonstrated at Chasteen's Grove. Unique to the area, this working museum will be a valuable asset to the surrounding communities. Therefore, it is essential that this part of our pioneer heritage be preserved for future generations to see and experience.

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Chasteen's Grove,
Larimer County,
Colorado

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UTM References

- A-13/482400/4475620
- B-13/482855/4474590
- C-13/483380/4473730
- D-13/483105/4473730
- E-13/482195/4474690
- F-13/482195/4474750
- G-13/482450/4474750
- H-13/482450/4475615

Also, see accompanying map.

