



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 7, 2017 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark:
 - a. **Docket HP-17-0005: Rangeview Ranch**

Request:	Boulder County Historic Landmark Designation
Location:	8941 Overland Road, in Section 21, T2N, R72W in the 6 th Principal Meridian.
Zoning:	Forestry (F)
Owner:	Rocky Mountain Ecodharma Retreat Center
Agent:	Johann Robbins
 - b. **Docket HP-17-0006: Tahosa Valley Land Office**

Request:	Boulder County Historic Landmark Designation
Location:	12247 Hwy 7, in Section 14, T3N, R73W in the 6th Principal Meridian.
Zoning:	Forestry (F)
Owner:	LAB Rentals LLC
Agent:	Brian and Rosemary Donahue
5. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

July 6, 2017

6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

Draft Draft Draft Draft Draft Draft Draft

On Thursday, July 6, 2017, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:12 p.m.

Board Members Present: Jim Burrus - chair, Steven Barnard, Ilona Dotterer, Marissa Ferreira, Chuck Gray, Stan Nilson and Rosslyn Scamehorn

Board Members Excused: Jason Emery and George Schusler

Staff Present: Denise Grimm, Jessica Fasick, Land Use
Carol Beam, Parks and Open Space

Interested Others: 2

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the May 4, 2017 Historic Preservation Advisory Board Minutes:

MOTION: Marissa Ferreira **MOVED** to approve the May 4, 2017 minutes as submitted.

SECOND: Chuck Gray

VOTE: Motion **PASSED** unanimously

Vote missed by Ilona Dotterer who arrived shortly thereafter.

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARK

a. Docket HP-17-0003: Hartnagle Farm

Request:	Boulder County Historic Landmark Designation
Location:	8975 Valmont Road, in Section 20, T1N, R69 in the 6 th Principal Meridian.
Zoning:	Agricultural (A) Zoning District
Owner:	City of Boulder
Applicant:	City of Boulder, Open Space and Mountain Parks Department

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the farm has been submitted by the owner, the City of Boulder. The landmark application is for an irregularly-shaped site within the 29.59 acre parcel designated to encompass most of the extant buildings associated with the core of the Hartnagle Farm. The proposed landmark site includes 6 contributing resources with a 25 foot radius around each structure. There are 4 non-contributing resources on the farm site which are not included in the proposed landmark.

The contributing resources include the following:

- Farm house
- Chicken house
- Red barn
- Loafing shed (standing section)
- Corn crib
- West loafing shed

The non-contributing resources include the following:

- Outhouse
- Bull shed
- West shed
- Loafing shed (collapsed section)

The farmstead was first improved by Frank DaMetz around 1898 when most of the buildings were built including the 1 and a half story Folk Victorian-style house. Mr. DaMetz was both a farmer and a reverend. The farm was bought by Fred Schroeder in 1917, and in 1929 Jacob Hartnagle bought 90 acres including the farmstead. Jacob and Bertha (Haas) Hartnagle raised four children on the farm – Ernie, Al, Marilyn and Fred – and the family kept dairy cows, hogs, sheep and chickens and grew beets, hay, and wheat. The family retained ownership of the farm until shortly after Bertha passed away in 1996 and then sold the 90 acres to the City of Boulder.

The City of Boulder is intending on using the property as an agricultural tenant's farm. They are also proposing to remove the four non-contributing resources from the farm.

SIGNIFICANCE

The Hartnagle Farm qualifies for landmark status under Criteria 1 and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The Hartnagle Farm is significant for its association with early twentieth century farming practices in Boulder County; the site conveys its importance through both the adoption of scientific agriculture and circumstantial acceptance or rejection of certain Progressive Era agricultural techniques.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The Hartnagle Farm residence is significant as an example of a Folk Victorian-style farmhouse; the farm complex is significant as an example of vernacular farm building construction.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0003: Hartnagle Farm** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the contributing structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Julie Johnson and Katy Waechter, City of Boulder, Open Space and Mountain Parks representatives, were available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: **Rosslyn Scamehorn MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-17-0003: Hartnagle Farm**

SECOND: Stan Nilson

VOTE: Motion PASSED unanimously

5. OTHER BUSINESS

- a. Carol Beam, Historic Preservation Specialist, gave an update on Parks and Open Space historic preservation projects.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:12 p.m.

Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 7, 2017 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-17-0005: Rangeview Ranch

Request: Boulder County Historic Landmark Designation
Location: 8941 Overland Road, in Section 21, T2N, R72W in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning
Owner: Rocky Mountain Ecodharma Retreat Center
Agent: Johann Robbins

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the 181 acre site with the lodge, cabin, outhouse and barn contributing, has been submitted by the owners, the Rocky Mountain Ecodharma Retreat Center.

All of the existing structures on the parcel are located south of Overland Road within the two meadows north of the creek. The existing historic structures consist of a 3,876-square-foot lodge, a 1,013-square-foot cabin, a 1,500-square-foot barn, and an outhouse. The lodge dates to 1939 and the cabin and outhouse to the early to mid 1890s, the barn is later than the cabin but earlier than the lodge. Uses have included mining, ranching and a guest lodge and retreat use.

In the 1890s G. Monteau and Martin Bossen filed location certificates on several mining claims on the property. They subsequently made improvements including building structures. In 1919 after Martin Bossen died (1916) his wife Mary Elizabeth Bossen received the patents on the claims. In 1922 she sold the property to William T. Schmoll who later deeded the property to his daughter, Hazel Schmoll in 1922. Other portions of the property were homesteaded by Felix Read (patented in 1917) who sold to William T. Schmoll in 1926 and deeded to Hazel in 1932.

Hazel Schmoll, who constructed the lodge and established the guest ranch on the property, was a conservationist and the first state botanist in Colorado from 1919-1935. She offered outdoor activities on the property. In 1976, she granted a conservation easement to the Nature Conservancy in Colorado

in order to protect the property and restrict how it could be used. The property was transferred to the First Church of Christ, Scientist who continued the use. This summer the property was purchased by Rocky Mountain Ecodharma Retreat Center.

There are four contributing structures on the property. The lodge, built in 1939, has the capacity to sleep 30 people. It is entirely made of wood, with a stone fireplace, and includes a wooden porch on three sides. The one story wood cabin located west of the lodge was historically the original Bossen homestead, and more recently used by a caretaker of the guest ranch. Its age is approximately 1895. The outhouse also dates from this time. The pole barn located southwest of the homestead cabin. It was probably built sometime between the homestead and the lodge. An earlier barn and a few smaller buildings appear in photos from 1895 but are no longer there.

SIGNIFICANCE

The Rangeview Ranch qualifies for landmark status under Criteria 1, 3 and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

Rangeview Ranch is significant for its association with the development of mining and ranching in the Ward area and also for its association with the use as a lodge for tourists seeking a natural setting.

Criteria 15-501(A)(3) the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

Rangeview Ranch is significant for its association with Hazel Schmoll.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The cabin is significant as an example of a log cabins, the barn as a western-style barn and the lodge as a rustic tourist-oriented structure.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0005: Rangeview Ranch** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features.

Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

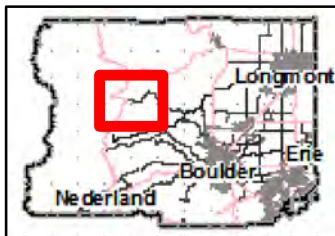
8941 Overland

Legend

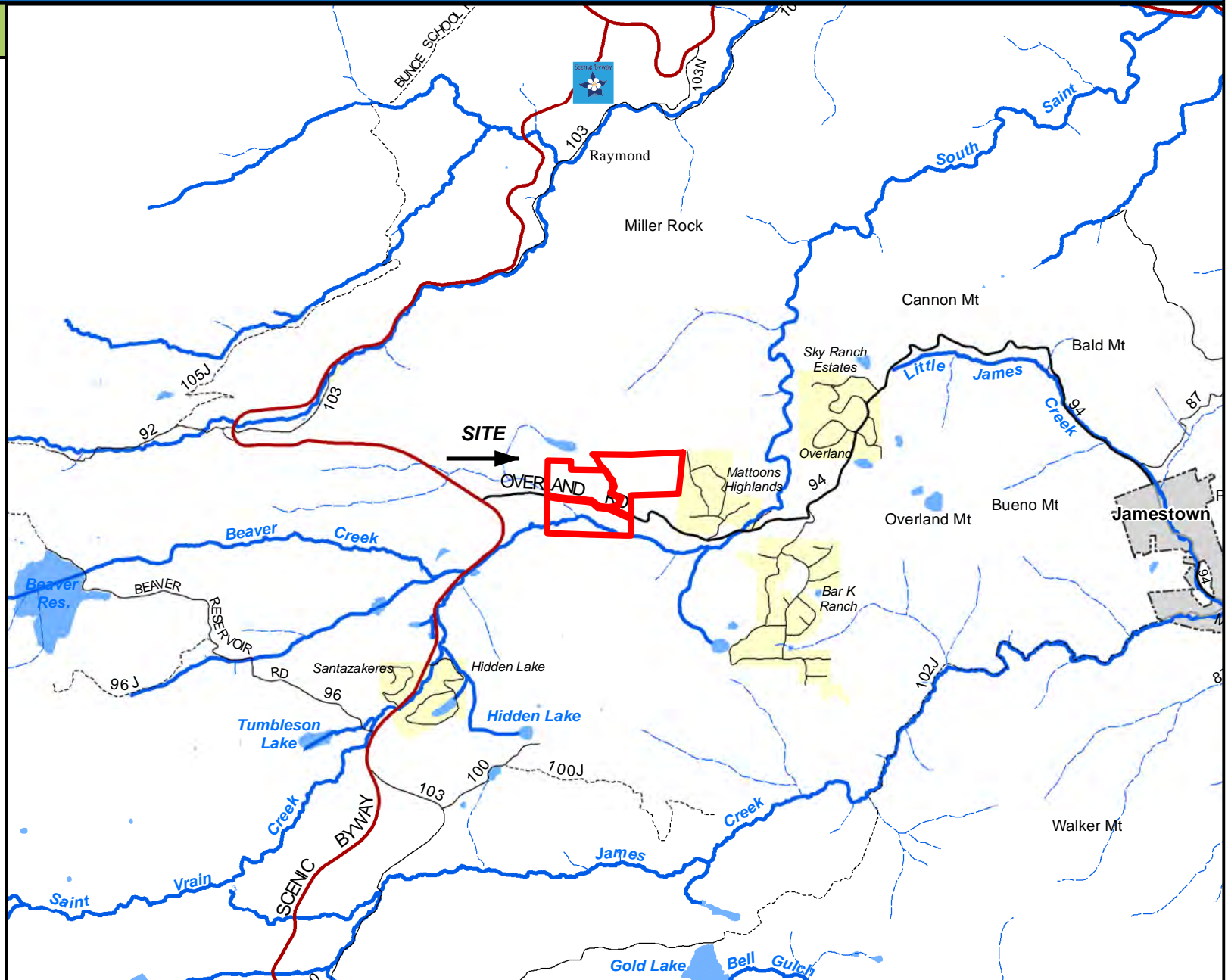
- Subject Property
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions



Area of Detail Date: 7/21/2016



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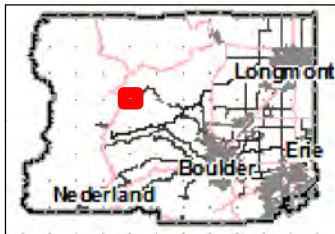


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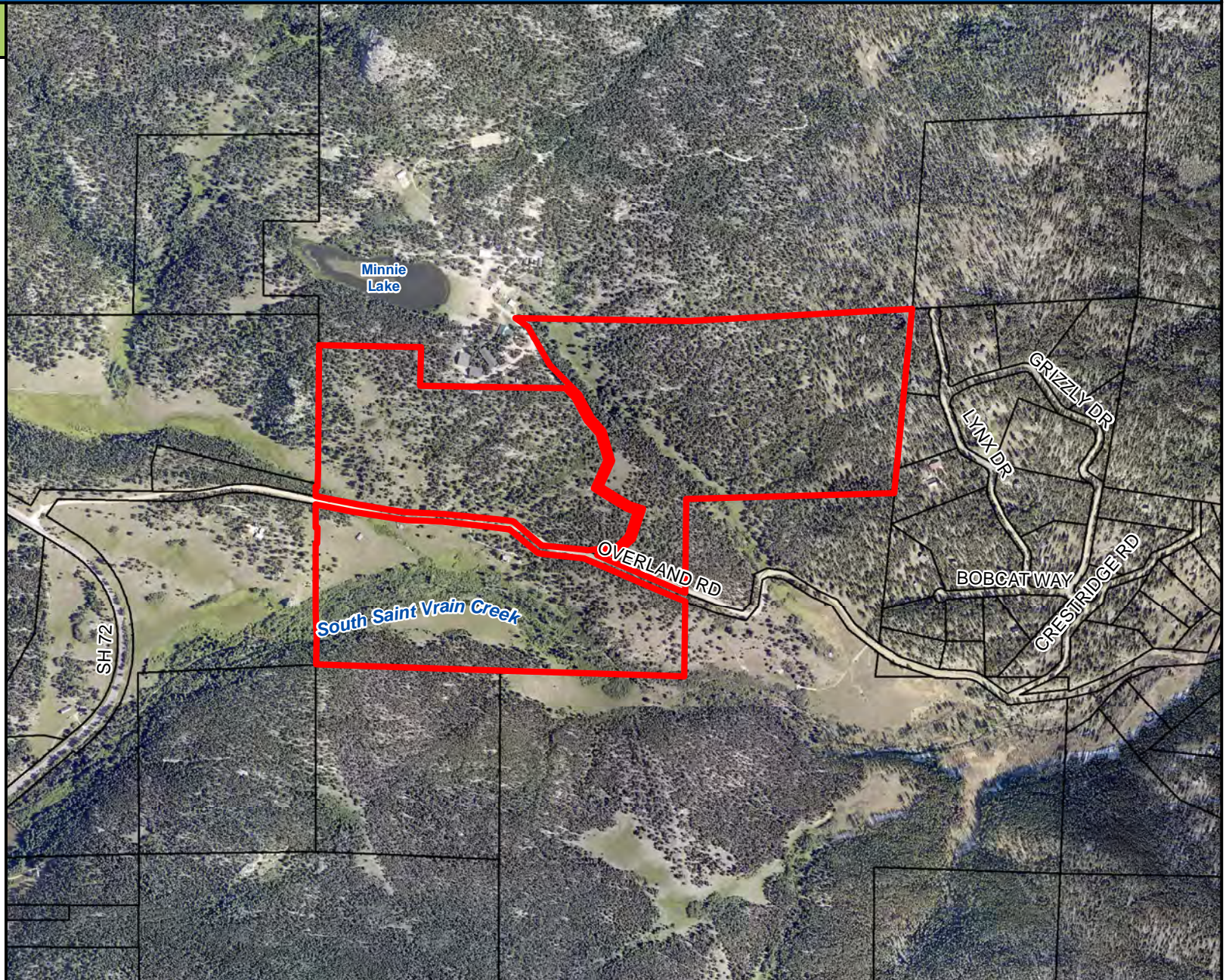
 Subject Property

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Area of Detail Date: 7/21/2016



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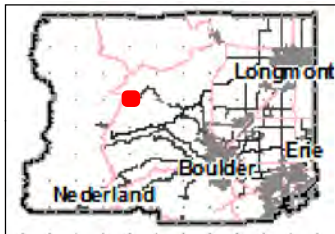


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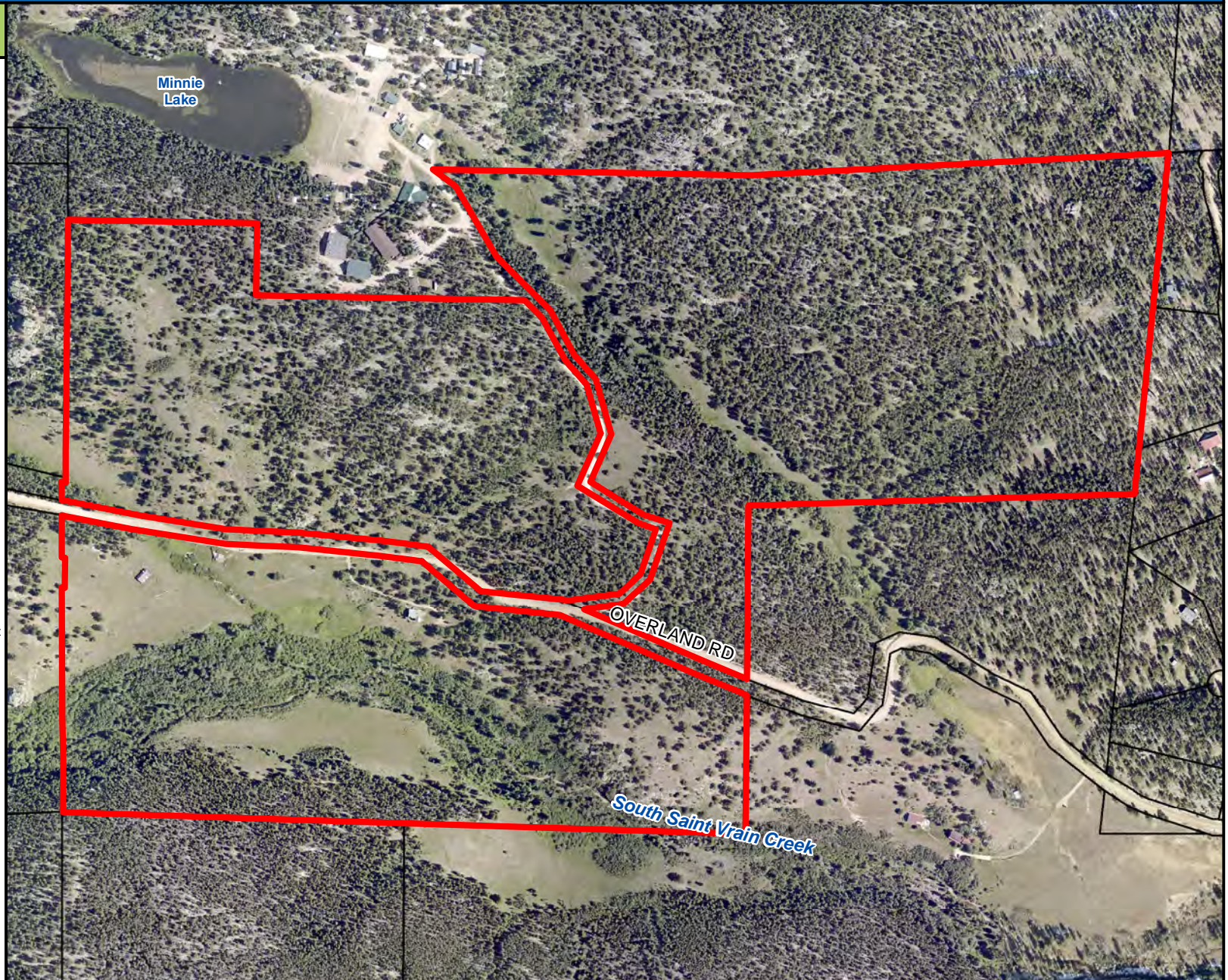
 Subject Property

 0 680
Feet

Area of Detail Date: 7/21/2016



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, Colorado 80306
(303) 441-3930 / Fax (303) 441-4856

Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property	
Historic Name: <u>Rangview Ranch</u> Other Names: _____ Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
2. Location	
Address: <u>8941 Overland Rd Ward Co 80481</u> Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
3. Classification	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/> Category of Property: Structure <input type="checkbox"/> Site <input checked="" type="checkbox"/> District <input type="checkbox"/> Number of Resources Within Property: Contributing <u>3</u> Non-Contributing _____ Continuation Sheet <u>Cabin, Lodge, Barn, Outhouse</u>	
4. Function or Use	
Historic Functions: <u>Motel/Institutional</u> <u>Religious Facility, Forest</u> <u>Outdoor Recreation</u>	Current Functions: <u>Religious Facility</u> <u>Outdoor Recreation</u> <u>Forest, Hotel/Institutional</u>
Continuation Sheet <input checked="" type="checkbox"/> <u>See sheet</u>	
5. Description	
Continuation Sheet <input checked="" type="checkbox"/>	
6. Statement of Significance	
Boulder County Criteria for Designation: <u>1, 3, 4</u>	
Areas of Significance: <u>Architecture</u> Significant Dates: <u>c. 1890, 1939</u>	Period of Significance: <u>1890 - 1972</u> Significant Persons: <u>Hazel Schmolli</u>
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

7. Bibliographical References

Continuation Sheet ☒

8. Geographical Data

Legal Description of Property:

Boundary Description:

Boundary Justification:

Continuation Sheet ☒

9. Property Owner(s)

Name(s): Rocky Mountain Ecoshore Retreat Center

Address(es): 1466 Meadowlark Dr Boulder Co 80503

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Johann Ruller; Executive Director
Same address

Directions for Attachments

Continuation Sheets

For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps

This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos

Photos or slides of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.

Rocky Mountain Ecodharma Retreat Center

Historic Landmark Nomination

Continuation Sheet: Description

The subject property is a 181 acre parcel located at 8941 Overland Road, Ward, approximately 3,200 feet east of the intersection between Overland Road and the Peak to Peak Highway. The parcel extends north and south from Overland Road, and includes mixed-conifer forest, montane meadows, and riparian area surrounding South Saint Vrain Creek. The northern portions of the property are dominated by forested, undeveloped south facing slopes, with rock outcroppings, smaller clearings, and meadows interspersed. The forested areas are mostly native conifer and contain several aspen groves.

The southern portion of the property includes three montane meadows that border the creek and are part of a larger system of meadows that extends upstream and downstream along the creek. These meadows, despite being dominated by non-native pasture grasses, are in good condition, contain abundant native species, and have high conservation value. The meadows are divided by the creek and its well-established riparian corridor and wetlands. Throughout the property, moose droppings are abundant, as are signs of elk and bear. Barn swallows nest in the barn, and broad-tailed hummingbirds are common.

All of the existing structures on the parcel are located south of Overland Road within the two meadows north of the creek. The existing historic structures consist of a 3,876-square-foot lodge, 1,013-square-foot homestead cabin, and a 1,500-square-foot barn. The structures all date back to at least 1938 and the lodge, cabin, and barn are eligible for historic landmark designation. The structures have supported ranching and, more recently, a guest lodge and retreat use.

On December 22, 1976, a conservation easement was granted by Hazel Schmoll to the Nature Conservancy in Colorado in order to protect the property's "aesthetic, scientific, educational, and ecological value in its present state as a natural area which has not been subject to development or exploitation." The conservation easement establishes this protection through limitations and restrictions on how the property can be developed, altered, or used.

In the 1930's, Hazel Schmoll purchased the property and constructed the 3,876-square-foot lodge, establishing the guest ranch on the property. Hazel Schmoll was a conservationist and the first state botanist in Colorado from 1919-1935, and she advertised for "well-behaved" guests to come enjoy the property and the surrounding area.

She offered activities that included hiking, fishing, mountaineering, horseback riding, and guided automobile trips, with a spiritual appreciation of nature. The property was used in this manner continuously under Hazel Schmoll's ownership until her death and the subsequent transfer of the property to the First Church of Christ, Scientist. The church continued a similar guest ranch and retreat use until June 16, 2017, when the property was purchased by Rocky Mountain Ecodharma Retreat Center.

There are three historically significant structures on the property. The first of the three is the 3,876-square-foot lodge, which is the largest structure. This structure, built in 1939, has the capacity to sleep 30 people, with a variety of bunk rooms and private rooms across the three floors in the structure. The main floor on the lower level contains a kitchen, dining area, bathroom, a meeting room, and opens to a large patio. It is entirely made of wood, with a stone fireplace, and includes a wooden porch on three sides.

The 1,013-square-foot one story wood cabin located west of the lodge was historically the original homestead, and more recently used by a caretaker of the guest ranch. Its age is indeterminate, but probably dates from the 1890's.

The third significant structure on the property is the 1,500-square-foot wooden pole barn located southwest of the homestead cabin. This open structure is located in a meadow that is separated from the other two structures by an intermittent drainage. It was probably built sometime between the homestead and the lodge.

Continuation Sheet: Functions and Uses

Historic Functions

- a. Single dwelling
- b. Secondary Structure
- c. Hotel Institutional
- d. Religious Facility
- e. Outdoor Recreation
- f. Horticultural Facility
- g. Agricultural Outbuilding
- h. Parking Lot
- i. Forest
- j. Unoccupied Land
- k. Natural Feature
- l. Conservation Area
- m. Pedestrian-Related (under "Transportation")

Current Functions

- a. Single dwelling
- b. Secondary Structure
- c. Hotel Institutional
- d. Religious Facility
- e. Outdoor Recreation
- f. Horticultural Facility
- g. Agricultural Outbuilding
- h. Parking Lot
- i. Forest
- j. Unoccupied Land
- k. Natural Feature
- l. Conservation Area
- m. Pedestrian-Related (under "Transportation")

Continuation Sheet: Significance

We don't know much about the property before Hazel Schmoll bought it. It was a homesteader or miners ranch, with the small cabin and an open pole barn. Hazel built the lodge later when she made it Rangeview Ranch.

Hazel Schmoll was a famous woman in Colorado. She was born in a sod shanty and raised near a mining camp in Ward. She grew up riding the high peaks and valleys of the Continental Divide amid the native wild flowers she knew and loved. Later, as Colorado state botanist, she conducted the first systematic study of plant life in Southwestern Colorado. Her research led to the discovery of a rare locoweed variety that was named for her. As board member of the Colorado Mountain Club, Hazel was appointed chief lobbyist to pass a bill for the protection of the Colorado state flower, the lavender Columbine.

In the 1930's she bought the property and in 1939 built the lodge and opened Rangeview Ranch. She operated it as a guest ranch and spiritual retreat until retiring in the early 1970's when she moved to Boulder, and donated the property to the Christian Science Church.

While the lodge is mostly hidden from public view, the barn is often photographed and even painted by people driving by on Overland Rd. who stop to admire it, and the amazing view of the divide behind it.

Continuation Sheet: Bibliography

Colorado Womens Hall of Fame

Interviews with Bill Weakley, caretaker and resident of the property since 1972 and friend of Hazel

Interviews with Bob McDonald, manager of the property since 1970's and friend of Hazel

Continuation Sheet: Legal Description from County Web Site

Parcel 132121000002

Property Address: 8941 OVERLAND RD

Legal Description: S 1/2 NW 1/4 INCL LOTS 1-4 & EAGLE LD & BALD EAGLE 1 & 2 & PLACER ALL 19226 WARD 21-2N-72 80 ACS M/L & N 1/2 NW 1/4 & NW 1/4 NE 1/4 LESS 6.24 ACS M/L 61.16 ACS TOTAL 141.16 ACS

Acres: 180.88

Photos and Map Below

Aerial View of Property with Buildings 2017



The Barn Summer 2017



The Lodge Summer 2017



The Cabin Winter 2017





Property Search

Report an issue
(mailto:dmcdermott@bouldercounty.org;bcholvin@bouldercounty.org:mmullane@bouldercounty.org?subject=Reporting an issue
--
Property Search)

Return



State Plane: 3014754, 1291779

☐ Show lat/long in decimal degrees

WIKIPEDIA

Hazel Schmoll

Hazel Marguerite Schmoll (1890–1990) was an American botanist, and the first to conduct a systematic study of plant life in southwestern Colorado.^{[1][2]} She was also the first woman to earn a doctorate in botany from the University of Chicago.^[2] She was elected to the Colorado Women's Hall of Fame in 1985.^[1]

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Further reading

Early life and education

Hazel Marguerite Schmoll was born in a sod cabin in McAllaster, Kansas, on August 23, 1890, to William and Amelia Schmoll.^{[2][3]} The family moved to Ward, Colorado when she was two, where her father set up a livery stable.^[3] Schmoll showed an early interest in learning about wildflowers and spent much time roaming the area on horseback collecting specimens and picking berries.^[2] She described her childhood in Ward as ideal and retained a lifelong connection to the town, which shrank to less than a dozen residents in the 1940s before rebounding in the 1960s.^{[1][3][4]}

Schmoll attended Ward School through eighth grade, followed by the State Preparatory School in Boulder (an earlier incarnation of Boulder High School).^{[3][4]} She then went to the University of Colorado, from which she graduated in 1913 with a degree in biology.^[4] She taught for four years (1913–1917) at Vassar College, first in the biology department and then in the botany department.^[2] She was the first University of Colorado graduate to be hired by Vassar.^[2] Coming from the state that had been the first to grant women the vote, she was active in promoting the cause of women's suffrage on campus.^[2]

Discovering that she would need an advanced degree if she wished to continue teaching at Vassar, she enrolled at the University of Chicago to get a master's degree in botany.^{[3][4]} She studied mainly with botanist and ecological pioneer Henry Chandler Cowles and received her degree in 1919.^[2]

Career

On returning to Colorado after her master's degree, Schmoll was hired to do some work for the Colorado Historical and Natural History Society at the Colorado State Museum, at first mainly mounting and cataloguing the botanical collections of Alice Eastwood and Ellsworth Bethel.^[2] The resulting herbarium is still considered one of the finest in the state.^[2] She went on to conduct the first systematic study of plant life in the southwestern part of the state, a project that would later feed into her

Hazel Schmoll	
<div></div>	
Born	<div>Hazel</div> <div>Marguerite</div> <div>Schmoll</div> <div>August 23,</div> <div>1890</div> <div>McAllaster,</div> <div>Kansas</div>
Died	<div>January 31,</div> <div>1990 (aged 99)</div> <div>Boulder,</div> <div>Colorado</div>
Nationality	American
Alma mater	<div>University of</div> <div>Colorado</div> <div>University of</div> <div>Chicago</div>
Scientific career	
Fields	Botany
Author abbrev. (botany)	Schmoll

doctoral dissertation.^{[1][4]} Another of her roles was to educate the public about plant life in the Rocky Mountains,^[4] and she served briefly (1920–21) as assistant curator for the State Bureau of Mines.^[2] In 1925, she was a leading lobbyist for efforts to pass legislation protecting the state flower, *Aquilegia coerulea* or blue columbine.^[1] A job which Schmoll had expected to be short-term ended up lasting until 1925, when Scholl left with the goal of pursuing a doctoral degree.^[4]

In late 1925, Schmoll traveled to Europe to visit botanical gardens and learn German. On returning, she enrolled at the University of Chicago for a Ph.D. in ecological botany, supporting herself with various jobs ranging from cleaning houses to rewriting a high school biology textbook. She also worked at the Field Museum of Natural History and served as a substitute professor at a local junior college. In 1932 she became the first woman to obtain a Ph.D. in botany from the University of Chicago.^[3] The subject of her dissertation was vegetation of the Chimney Rock area of southwestern Colorado.^[3]

During the Depression, Schmoll was unable to find a permanent job as a scientist.^[5] In 1938, she built Rangeview Ranch outside Ward, first as a children's camp and then as a guest ranch.^[3] It adjoined Rocky Mountain National Park, and Schmoll served as a nature guide for guests well into her seventies.^[1] Schmoll split her time between the ranch in the summers and a house in Ward the rest of the year.^[4]

Schmoll died on January 31, 1990, at the age of 99. Much of her property was donated for conservation purposes, although Rangeview Ranch was donated to the Christian Science Church for use as a retreat and conference center.^[3]

Legacy and honors

In Schmoll's honor, the University of Colorado, Boulder, has established the Hazel Schmoll Research Fellowship in Colorado Botany emphasizing field botany and open to faculty, staff, and students.^[6]

A rare and imperiled species of milkvetch (also known as locoweed), *Astragalus schmolliae* or Schmoll's milkvetch, is named after Schmoll.^[1] It grows only on Chapin Mesa in Mesa Verde National Park, where it was first collected by Alice Eastwood in 1890 and where Schmoll and an assistant reported it for the second time in 1925.^{[7][8]} It was not described until 1945, at which time it was named after Schmoll.^[8]

Schmoll's extensive notebooks are in the archives of the Boulder Historical Society.^[3]

References

- ↑ "Hazel Schmoll" (<http://www.cogreatwomen.org/project/hazel-schmoll/>). Colorado Women's Hall of Fame website. Accessed Nov. 1, 2015.
- ↑ Varnell, Jeanne, and M. L. Hanson. *Women of Consequence: The Colorado Women's Hall of Fame*. Big Earth Publishing, 1999.
- ↑ "Hazel Schmoll: Ward, Colorado Resident 1890—1990" (<https://sites.google.com/site/wardcolorado/hazelschmoll-wardresident1890-1990>). Accessed Nov. 1, 2015.
- ↑ Pettem, Silvia. "Hazel Schmoll Made a Name for Herself as a Female Scientist" (http://www.dailycamera.com/ci_22799119/hazel-schmoll-made-name-herself-female-scientist-national-womens-history-project). *Daily Camera*, March 15, 2013. Accessed Nov. 1, 2015.
- ↑ "Hazel Schmoll 1890–1990" (<http://boulderhistory.org/reveal/bios/schmoll.html>). *Revealing our Routes: Women of Boulder County*. Boulder History Museum website, 2002; accessed Nov. 1, 2015.
- ↑ "Botany Research & Publications" (<https://cumuseum.colorado.edu/research/botany/research>). Museum of Natural History, University of Colorado Boulder (website).
- ↑ *Astragalus schmolliae*. (http://www.centerforplantconservation.org/Collection/CPC_ViewProfile.asp?CPCNum=485) Archived (https://web.archive.org/web/20150907191328/http://www.centerforplantconservation.org/Collection/CPC_ViewProfile.asp?CPCNum=485) 2015-09-07 at the Wayback Machine. Center for Plant Conservation.
- ↑ Colorado Native Plant Society. *Rare Plants of Colorado*. Falcon, 1997.

9. IPNI. *Schmoll* (http://www.ipni.org/ipni/advAuthorSearch.do?find_abbreviation=Schmoll).

Further reading

- Cunningham, Penny. *Hazel Schmoll: Colorado Botanist*. "Great Lives in Colorado History" series. Filter Press, 2013.

Retrieved from "https://en.wikipedia.org/w/index.php?title=Hazel_Schmoll&oldid=808051924"

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The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at **Denver, Colorado,**
has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862,
"To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of
Felix E. Read

has been established and duly consummated, in conformity to law, for the **Lots one, two, three, and four,**
the north half of the northwest quarter, and the northwest quarter of the
northeast quarter of Section twenty-one in Township two north of Range
seventy-two west of the Sixth Principal Meridian, Colorado, containing one
hundred sixty-seven and twenty-five-hundredths acres,

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described;
TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of
the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and
rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws,
and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the
authority of the United States.

IN TESTIMONY WHEREOF, I, **Woodrow Wilson**

President of the United States of America, have caused these letters to be made
Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the **FOURTH**

(SEAL.)

day of **JANUARY** in the year of our Lord one thousand
nine hundred and **SEVENTEEN** and of the Independence of the
United States the one hundred and **FORTY-FIRST,**

By the President:

By

Woodrow Wilson
M. P. Le Roy, Secretary.
L. L. C. Lamar,
Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number **560249**

DENVER 016417.

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, In pursuance of the provisions of the Revised Statutes of the United States, Chapter Six, Title Thirty-two, and legislation supplemental thereto, there have been deposited in the General Land Office of the United States the Plat and Field Notes of Survey and the Certificate of the Register of the Land Office at **DENVER, COLORADO,** accompanied by other evidence whereby it appears that **MARY ELIZABETH BOSSEN**

did, on **MAY 6, 1912,** duly enter and pay for that certain mining claim or premises, known as the **BALD EAGLE PLACER AND EAGLE, BALD EAGLE NO. 2, AND BALD EAGLE NO. 1 LOPE MINING CLAIMS,**

designated by the Surveyor-General as **SURVEY NO. 19226, EMBRACING A PORTION OF SECTIONS TWENTY AND TWENTY-ONE IN TOWNSHIP TWO NORTH OF RANGE SEVENTY-TWO WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE WARD MINING DISTRICT, BOULDER COUNTY, COLORADO,**

and bounded, described, and platted as follows:

Beginning **FOR THE DESCRIPTION OF THE BALD EAGLE PLACER CLAIM AT CORNER NO. 1, A SPRUCE POST FORTY-EIGHT INCHES LONG, 4 X 6 INCHES, MARKED S.E.P. 1-19226, WITH MOUND OF EARTH AND STONE, FROM WHICH THE WEST QUARTER CORNER OF SECTION TWENTY-ONE IN TOWNSHIP TWO NORTH OF RANGE SEVENTY-TWO WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS SOUTH FOURTEEN MINUTES EAST TWO HUNDRED TWENTY AND FIFTY-TWO-HUNDREDTHS FEET DISTANT;**

RECORD OF PATENTS: Patent Number **298359**

THENCE, FIRST COURSE, NORTH FOURTEEN MINUTES WEST SIX HUNDRED SEVENTY-SEVEN AND FIFTY-FOUR-HUNDREDTHS FEET TO CORNER NO. 2, A SPRUCE POST FORTY-EIGHT INCHES LONG, 4 X 6 INCHES, MARKED B. E. P. 2-19226, WITH MOUND OF EARTH AND STONE;

THENCE, SECOND COURSE, EAST THREE AND SIXTY-SIX-HUNDREDTHS FEET INTERSECT THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY IN TOWNSHIP TWO NORTH OF RANGE SEVENTY-TWO WEST OF THE SIXTH PRINCIPAL MERIDIAN; NINE HUNDRED FEET TO CORNER NO. 3, A SPRUCE POST FORTY-EIGHT INCHES LONG 4 X 6 INCHES, MARKED B. E. P. 3-19226, WITH MOUND OF EARTH AND STONE;

THENCE, THIRD COURSE, SOUTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES EAST ONE HUNDRED THIRTY-THREE AND SEVENTY-ONE-HUNDREDTHS FEET TO CORNER NO. 4, A SPRUCE POST FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED B. E. P. 4-19226 AND B. E. NO. 2-3-19226, WITH MOUND OF EARTH AND STONE;

THENCE, FOURTH COURSE, SOUTH SIXTY-SEVEN DEGREES TWENTY-THREE MINUTES EAST THREE HUNDRED TWELVE FEET TO CORNER NO. 5, A SPRUCE POST FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED B. E. P. 5-19226, WITH MOUND OF EARTH AND STONE;

THENCE, FIFTH COURSE, SOUTH FOURTEEN MINUTES EAST FIVE HUNDRED FORTY FEET TO CORNER NO. 6, A SPRUCE POST FORTY-EIGHT INCHES LONG, 4 X 6 INCHES, MARKED B. E. P. 6-19226, WITH MOUND OF EARTH AND STONE;

THENCE, SIXTH COURSE, WEST ONE THOUSAND THREE HUNDRED NINETEEN AND ONE-TENTH FEET INTERSECT SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY; ONE THOUSAND THREE HUNDRED TWENTY FEET TO CORNER NO. 1, THE PLACE OF BEGINNING;

BEGINNING FOR THE DESCRIPTION OF THE EAGLE LODGE CLAIM AT CORNER NO. 1, A GRANITE STONE 24 X 12 X 6 INCHES, MARKED E. 1-19226, WITH MOUND OF EARTH, FROM WHICH SAID QUARTER SECTION CORNER BEARS SOUTH FOURTEEN MINUTES EAST ONE THOUSAND ONE HUNDRED SIXTY-EIGHT AND FIFTY-FOUR-HUNDREDTHS FEET DISTANT;

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THENCE, FIRST COURSE, SOUTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES EAST FOUR AND EIGHT-TENTHS FEET INTERSECT SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY; ONE THOUSAND TWO HUNDRED FORTY-FIVE FEET TO CORNER NO. 2, A SPRUCE POST FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED E. 2-19226, WITH MOUND OF EARTH AND STONE;

THENCE, SECOND COURSE, NORTH FOURTEEN MINUTES WEST ONE HUNDRED FIFTY-ONE AND FOUR-TENTHS FEET TO CORNER NO. 3, A SPRUCE POST FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED E. 3-19226, WITH MOUND OF EARTH AND STONE;

THENCE, THIRD COURSE, NORTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES WEST ONE THOUSAND TWO HUNDRED THIRTY-NINE AND FIFTY-EIGHT-HUNDREDTHS FEET INTERSECT SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY; ONE THOUSAND TWO HUNDRED FORTY-FIVE FEET TO CORNER NO. 4, A GRANITE STONE 30 X 9 X 9 INCHES, MARKED E. 4-19226, WITH MOUND OF EARTH AND STONE;

THENCE, FOURTH COURSE, SOUTH FOURTEEN MINUTES EAST SEVENTY-FIVE AND SEVEN-TENTHS FEET TO A POINT FROM WHICH DISCOVERY BEARS SOUTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES EAST EIGHTY FEET DISTANT; ONE HUNDRED FIFTY-ONE AND FOUR-TENTHS FEET TO CORNER NO. 1, THE PLACE OF BEGINNING; THE SURVEY OF THE LODE CLAIM AS ABOVE DESCRIBED EXTENDING ONE THOUSAND TWO HUNDRED FORTY-FIVE FEET IN LENGTH ALONG SAID EAGLE VEIN OR LODE;

BEGINNING FOR THE DESCRIPTION OF THE BALD EAGLE NO. 2 LODE CLAIM AT CORNER NO. 1, IDENTICAL WITH CORNER NO. 1 OF SAID EAGLE LODE CLAIM;

THENCE, FIRST COURSE, SOUTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES EAST FOUR AND EIGHT-TENTHS FEET INTERSECT SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY; ONE THOUSAND FORTY-TWO AND FOUR-HUNDREDTHS FEET TO CORNER NO. 2, A SPRUCE POST FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED B. E. NO. 2, 2-19226, WITH MOUND OF EARTH AND STONE;

THENCE, SECOND COURSE, SOUTH FOURTEEN MINUTES EAST SEVENTY-FIVE AND SEVEN-TENTHS FEET TO A POINT FROM WHICH DISCOVERY SHAFT BEARS NORTH

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EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES WEST TWENTY-EIGHT FEET DISTANT;
ONE HUNDRED FIFTY-ONE AND FOUR-TENTHS FEET TO CORNER NO. 3, IDENTICAL WITH
CORNER NO. 4 OF SAID BALD EAGLE PLACER CLAIM;

THENCE, THIRD COURSE, NORTH EIGHTY-TWO DEGREES TWENTY-EIGHT
MINUTES WEST ONE THOUSAND THIRTY-SEVEN AND EIGHTY-SIX-HUNDREDTHS FEET
INTERSECT SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION TWENTY; ONE
THOUSAND FORTY-TWO AND FOUR-HUNDREDTHS FEET TO CORNER NO. 4, A GRANITE
STONE 30 X 10 X 9 INCHES, MARKED B. E. NO. 2 4-19226, WITH MOUND OF EARTH
AND STONE;

THENCE, FOURTH COURSE, NORTH FOURTEEN MINUTES WEST ONE HUNDRED
FIFTY-ONE AND FOUR-TENTHS FEET TO CORNER NO. 1, THE PLACE OF BEGINNING;
THE SURVEY OF THE LODE CLAIM AS ABOVE DESCRIBED EXTENDING ONE THOUSAND
FORTY-TWO AND FOUR-HUNDREDTHS FEET IN LENGTH ALONG SAID BALD EAGLE NO. 2
VEIN OR LODE;

BEGINNING FOR THE DESCRIPTION OF THE BALD EAGLE NO. 1 LODE
CLAIM AT CORNER NO. 1, IDENTICAL WITH CORNER NO. 2 OF SAID EAGLE LODE
CLAIM, FROM WHICH SAID QUARTER SECTION CORNER BEARS SOUTH FIFTY DEGREES
FORTY-THREE MINUTES FORTY-FOUR SECONDS WEST ONE THOUSAND FIVE HUNDRED
EIGHTY-EIGHT FEET DISTANT;

THENCE, FIRST COURSE, SOUTH SIXTY-EIGHT DEGREES TWENTY-THREE
MINUTES EAST ONE THOUSAND FIVE HUNDRED FEET TO CORNER NO. 2, A GRANITE
STONE 24 X 18 X 4 INCHES, MARKED B. E. NO. 1-2-19226, WITH MOUND OF EARTH
AND STONE;

THENCE, SECOND COURSE, NORTH FOURTEEN MINUTES WEST ONE HUNDRED
SIXTY-ONE AND FIFTY-SEVEN-HUNDREDTHS FEET TO CORNER NO. 3, A GRANITE STONE
24 X 12 X 4 INCHES, MARKED B. E. NO. 1 3-19226, WITH MOUND OF EARTH AND
STONE;

THENCE, THIRD COURSE, NORTH SIXTY-EIGHT DEGREES TWENTY-THREE
MINUTES WEST ONE THOUSAND FIVE HUNDRED FEET TO CORNER NO. 4, A SPRUCE POST
FORTY-EIGHT INCHES LONG, FOUR INCHES SQUARE, MARKED B. E. NO. 1 4-19226,
WITH MOUND OF EARTH AND STONE;

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THENCE, FOURTH COURSE, SOUTH FOURTEEN MINUTES EAST EIGHTY AND SEVEN HUNDRED EIGHTY-FIVE-THOUSANDTHS FEET TO A POINT FROM WHICH DISCOVERY SHAFT BEARS SOUTH SIXTY-EIGHT DEGREES TWENTY-THREE MINUTES EAST THREE HUNDRED FIFTY FEET DISTANT; ONE HUNDRED SIXTY-ONE AND FIFTY-SEVEN-HUNDREDTHS FEET TO CORNER NO. 1, THE PLACE OF BEGINNING; THE SURVEY OF THE LODE CLAIM AS ABOVE DESCRIBED EXTENDING ONE THOUSAND FIVE HUNDRED FEET IN LENGTH ALONG SAID BALD EAGLE NO. 1 VEIN OR LODE; EXPRESSLY EXCEPTING AND EXCLUDING FROM THESE PRESENTS ALL THAT PORTION OF THE GROUND, HEREINBEFORE DESCRIBED EMBRACED IN SAID NORTHEAST QUARTER OF SECTION TWENTY; THE PREMISES, HEREIN GRANTED, CONTAINING THIRTY-TWO AND NINE HUNDRED SEVENTY-FOUR-THOUSANDTHS ACRES, MORE OR LESS.

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NOW KNOW YE, That there is therefore, pursuant to the laws aforesaid, hereby granted by the United States unto the said grantee and to the heirs, or successors, and assigns of said grantee , the said mining premises hereinbefore described, and not expressly excepted from these presents, and all that portion of the said vein^s, lode^s, or ledge^s, and of all other veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of the surface boundary lines of said granted premises in said survey extended downward vertically, although such veins, lodes, or ledges in their downward course may so far depart from a perpendicular as to extend outside the vertical side lines of said premises: Provided, That the right of possession to such outside parts of said veins, lodes, or ledges shall be confined to such portions thereof as lie between vertical planes drawn downward through the end lines of said survey so continued in their own direction that such planes will intersect such exterior parts of said veins, lodes, or ledges: And provided further, That nothing herein contained shall authorize the grantee herein to enter upon the surface of a claim owned or possessed by another.

TO HAVE AND TO HOLD said mining premises, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature thereunto belonging, unto the said grantee above named and to the heirs, or successors, and assigns of said grantee forever; subject, nevertheless, to the above-mentioned and to the following conditions and stipulations:

FIRST. That the premises hereby granted shall be held subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local laws, customs, and decisions of the courts. And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

SECOND. That in the absence of necessary legislation by Congress, the Legislature of COLORADO may provide rules for working the mining claim or premises hereby granted, involving easements, drainage, and other necessary means to its complete development.

IN TESTIMONY WHEREOF, I, WILLIAM H. TAFT

President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the TWENTY-NINTH

(SEAL)

day of OCTOBER In the year of our Lord one thousand
nine hundred and TWELVE and of the Independence of the
United States the one hundred and THIRTY-SEVENTH.

By the President:

By

Secretary,

Acting

Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number 298359

LOCATION CERTIFICATE.—LODE CLAIM.

LOCATION CERTIFICATE

On the Bald Eagle
Mining Claim of G. Montean
and Martin Bossen
in Central Mining
District, Boulder County,
State of Colorado.

STATE OF COLORADO,
COUNTY OF Boulder } ss.

I hereby certify that this Location
Certificate was filed for record in my
office at 155 o'clock
P. M. August 2nd 1895
and is duly recorded in Book 146
at Page 395

W. J. Dauford Recorder.
By _____ Deputy.

Fees \$ _____

STATE OF COLORADO, }
COUNTY OF Boulder } ss.

Know all Men by These Presents, That G. Montean and
Martin Bossen

the undersigned, had this 29th day of July
1895 located and claimed, and by these presents do re locate and claim,
by right of discovery and location, in compliance with the Mining Acts of
Congress, approved May 10, 1872, and all subsequent acts, and with local
customs, laws and regulations, 1500 linear feet and horizontal
measurement on the Bald Eagle lode, vein, ledge or deposit, along
the vein thereof, with all its dips, angles and variations, as allowed by law,
together with 75 feet on the North side and
75 feet on the South side of the middle of said vein
at the surface, so far as can be determined from present developments, and
all veins, lodes, ledges or deposits and surface ground within the lines of
said claim, 750 feet running
S 82° 30' West from center of discovery shaft, and
750 feet running N 82° 30' East
from center of discovery shaft; said discovery shaft being situate upon said
lode, vein, ledge or deposit, and within the lines of said claim in _____

Central Mining District, County of Boulder and State
of Colorado, described by metes and bounds as follows, to wit:

Beginning at Corner No. 1. Running thence N 82° 30' East 750 feet to South Side

Center Post whence 1500 feet to S E Cor No 2. Thence N 7° 30' W 150 feet to N E Cor
No 3 Thence S 82° 30' W 750 feet to North Side Center Post whence 1500 ft to N W
Cor No 4 Thence S 7° 30' East 150 feet to the place of beginning
The from discovery shaft Audobon Mountain bears S 64° W and Saw-tooth
Mountain bears S 77° 30' West

Magnetic Courses in Variation

Said lode was discovered on the 15th
day of April A. D. 1895

Attest:

Geo. Wm. Garden

Date of Location 29 July A. D. 1895

Date of Certificate 29 day of July

A. D. 1895

G. Montean
Martin Bossen

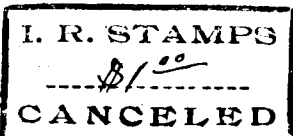


This Indenture, Made this first day of May in the year of our Lord one thousand nine hundred and nineteen between Mary Elizabeth Bosser of the County of Boulder and State of Colorado, party of the first part, and

W. T. Schmoll of the County of Boulder and State of Colorado, party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of the sum of One thousand Dollars, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns, the following described property, situate, lying and being in Ward Mining District, in the County of Boulder and State of Colorado, to-wit:

The Bald Eagle Placer, The Eagle Lode Mining Claim, The Bald Eagle No. 2 Lode Mining Claim and the Bald Eagle No. 1 Lode Mining Claim, designated as Survey No. 19226, embracing a portion of Sections 20 and 21 in Township 2 north of Range 72 West of the sixth Principal Meridian containing 32.974 acres, more or less.



together with all the dips, spurs and angles, and all the metals, ores, gold and silver-bearing quartz, rock and earth therein; and all the rights, privileges and franchises thereto incident, appendant and appurtenant, or therewith usually had and enjoyed; and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity of the said party of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances;

To Have and to Hold The said premises above bargained and described, with the appurtenances, unto the said party of the second part his heirs and assigns forever. And the said Mary Elizabeth Bosser

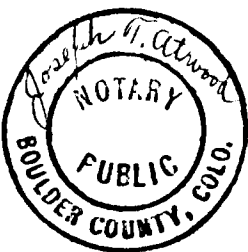
party of the first part, for her self, her heirs, executors and administrators, does covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents, she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former or other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend, always saving and excepting the same provisions, reservations and limitations contained in the patent of the United States, issued or to be issued for said property.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Mary Elizabeth Bosser Seal
Seal
Seal
Seal

STATE OF COLORADO, } ss. County of Boulder } I, Joseph T. Atwood, a Notary Public in and for said Boulder County, in the State aforesaid, do hereby certify that



Mary Elizabeth Bosser personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 1st day of May A. D. 1919
My commission expires September 7th 1921

Joseph T. Atwood
Notary Public.

Filed for record the 1 day of May A. D. 1919, at 12⁰⁰ o'clock P. M.
Francis Beckwith Recorder.
By Catherine O'Hay Deputy.

No. 176550

WARRANTY DEED RECORD.—Out West Printing and Stationery Co., Colorado Springs, Colo.

This Deed, Made this 26th day of June in the year of our Lord one thousand nine hundred and twenty-two, between H. T. Schmoll of the County of Boulder and State of Colorado, of the first part, and Hazel M. Schmoll of the County of Boulder and State of Colorado, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, her heirs and assigns, forever, all the following described lot or parcel of land, situate, lying and being in the Hard Mining District County of Boulder, and State of Colorado, to-wit:

The BALD EAGLE PLACER, The EAGLE LODGE MINING CLAIM, The BALD EAGLE No. 2 LODGE MINING CLAIM, and The BALD EAGLE No. 1 LODGE MINING CLAIM, designated as Survey No. 19226 embracing a portion of sections Twenty (20) and Twenty-one (21) in Township Two (2) North of Range Seventy-two (72) West of the Sixth Principal Meridian, containing 32.974 acres more or less, together with all dips and spurs and angles and all metals ores gold and silver bearing quartz, rock and earth; and all the rights privileges and franchises thereto incident appendant or therewith usually had and enjoyed;

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold The said premises above bargained and described, with the appurtenances unto Hazel M. Schmoll the said party of the second part, her heirs and assigns forever. And the said H. T. Schmoll party of the first part, for his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, her heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind or nature soever; **Always saving and excepting the same provisions, reservations and limitations contained in the Patent of the United States, issued or to be issued for said property.**

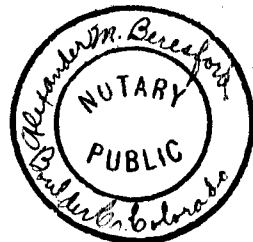
and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

H. T. Schmoll Seal
Seal
Seal
Seal

STATE OF COLORADO, }
COUNTY OF Boulder } ss. I, Alexander M. Bereford, a Notary Public in and for the said Boulder County, in the State aforesaid, do hereby certify that H. T. Schmoll who is personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.



Given under my hand and Notarial seal this 26th day of June, A. D. 1922
My commission expires September 15th, 1923 Alexander M. Bereford
NOTARY PUBLIC.

Filed for record the 26 day of June, A. D. 1922, at 1:25 o'clock P. M.

J. Etta Boone RECORDER.
By _____ DEPUTY.

This Deed, Made this 26th day of September in the year of our Lord one thousand nine hundred and Thirty-two, between William T. Schmoll of the County of Boulder and State of Colorado, of the first part, and Hazel M. Schmoll of the County of Boulder and State of Colorado, of the second part,

Witnesseth, That the said part y of the first part, for and in consideration of the sum of other valuable considerations and One (\$1.00) DOLLAR, to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of the second part, her heirs and assigns, forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder, and State of Colorado, to-wit: Lots one, two, three, and four, the North Half (N½) of the Northwest Quarter (NW¼), and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section twenty-one (Sec. 21), in Township Two North (T. 2 N.) of Range Seventy-two (R. 72) West of the Sixth Principal Meridian, Colorado, containing one hundred sixty-seven and twenty-five hundredths (167.25) acres, according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor-General.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

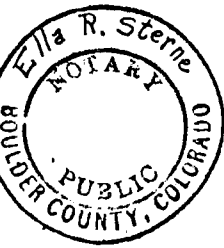
To Have and to Hold The said premises above bargained and described, with the appurtenances unto the said part y of the second part, her heirs and assigns forever. And the said part y of the first part, for himself and for his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part y of the second part, her heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind or nature soever;

and the above bargained premises, in the quiet and peaceable possession of the said part y of the second part her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF William T. Schmoll Seal

STATE OF COLORADO, County of Boulder ss. I, Ella R. Sterne a Notary Public, in and for the said County, in the State aforesaid, do hereby certify that William T. Schmoll who is personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed for the uses and purposes therein set forth.



Given under my hand and Official seal this 26th day of September, A. D. 1932. My commission expires October 12th, A.D. 1935. Ella R. Sterne NOTARY PUBLIC.

Filed for record the 26th day of Sept., A. D. 1932, at 1:56 o'clock A.M. Fred W. Burger RECORDER. By Rose L. Humphreys DEPUTY.

This Deed, Made this thirtieth day of April in the year of our Lord one thousand nine hundred and twenty-six, between Felix E. Read of the County of Routt and State of Colorado, of the first part, and William T. Schanell of the County of Boulder and State of Colorado, of the second part,

Witnesseth, That the said part of of the first part, for and in consideration of the sum of fifteen hundred DOLLARS, to the said part of of the first part in hand paid by the said part of of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said part of of the second part, his heirs and assigns, forever, all the following described lot.s or parcel.s of land, situate, lying and being in the County of Boulder, and State of Colorado, to-wit:

Lots one, two, three, and four, the north half of the northwest quarter, and the northwest quarter of the northeast quarter of Section twenty-one in Township two north of Range seventy-two west of the Sixth Principal Meridian, Colorado, containing one hundred sixty-seven and twenty-five hundredths acres, according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor-General.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part of of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

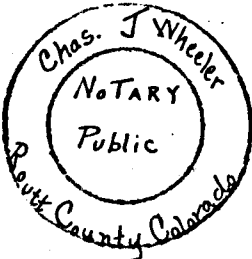
To Have and to Hold The said premises above bargained and described, with the appurtenances unto his the said part of of the second part, his heirs and assigns forever. And the said Felix E. Read part of of the first part, for himself and his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said part of of the second part, his heirs and assigns, that at the time of the enscaling and delivery of these presents, he well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind or nature soever;

and the above bargained premises, in the quiet and peaceable possession of the said part of of the second part his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part of of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part of of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF Felix E. Read Seal Seal Seal Seal

STATE OF COLORADO, } ss. I, Chas. J. Wheeler, a Notary Public in COUNTY OF Routt and for the said Felix E. Read County, in the State aforesaid, do hereby certify that he who personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.



Given under my hand and Notarial seal this 30th day of April, A. D. 1926. My commission expires January 31st 1928 Chas. J. Wheeler NOTARY PUBLIC.

Filed for record the 2 day of Aug, A. D. 1927, at 11:30 o'clock A.M. By Fred H. Burger RECORDER. DEPUTY.



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 7, 2017 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-17-0006: Tahosa Valley Land Office

Request: Boulder County Historic Landmark Designation
Location: 12247 Hwy 7, in Section 14, T3N, R73W in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning
Owner: LAB Rentals LLC
Applicants: Brian and Rosemary Donahue

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the Land Office has been submitted by Brian and Rosemary Donahue with permission from the owners, LAB Rentals LLC. The Donahues are currently in the process of purchasing the property.

The structure dates to around 1937 and first served as the Land Office for Siegfried Wagener. Wagener, a journalist, had immigrated to the United States from Germany in 1926, eventually working as a reporter in Chicago. In 1932 he came to Colorado for solitude and befriended Charles Hewes at the Hewes Kirkwood Inn. Wagener traveled back and forth to Chicago for years, working in business and journalism, married Chicago art educator and program administrator Winnie Sparks, and made plans to subdivide 160 acres that he owned in Tahosa Valley from his Land Office.

In 1939 Wagener started analyzing the “shortwave propaganda” being distributed by pro-Nazis via radio. A month after the United States entered World War II, his column “We’re Listening” (written under pseudonym B.E. Lucas) was picked up by the Chicago Times. The Land Office was soon turned into a listening post from which Wagener could monitor and analyze broadcasts from around the world. In 1940-41 Siegfried and Winnie built a home together on an adjacent parcel and they raised cattle and poultry as Winnie continued to work in Chicago. Also in 1941, Wagener started broadcasting twice weekly from KFEL in Denver but soon insisted that he broadcast from Tahosa

Valley and a government phone line was installed. It is believed that Wagener broadcast from both the Land Office as well as their new home.

Wagener briefly held a position with the Office of Strategic Services in Washington, D.C. after which he returned to Tahosa Valley to try to lead a quieter life. Before long he was embroiled in local affairs and worked adamantly on bringing power to the Meeker Park and Allenspark area. Winnie retired in 1950 and around that time the Land Office became the Tahosa Gift Shop. Winnie died in 1971 and Siegfried died in 1976.

The Land Office was originally about half the size that it is today. Around 1951 an addition was added to the east side of the structure. The existing fireplace became double-sided as it went from being on the east side to being in the center of the structure. Additionally, the realignment of State Hwy 7 moved the highway away from the Land Office whereas it used to pass directly in front of the structure accounting for its orientation.

Allenspark historian Edie DeWeese suggests that local builder Charles Baker probably built the Land Office for Wagener as the two were friends and Baker built many cabins in the area.

The home that Siegfried and Winnie built together and which appears in several of the Allenspark Wind photos is at 247 Wagener Road and has been altered from its original form.

SIGNIFICANCE

Preservation staff believes the Tahosa Valley Land Office qualifies for landmark status under Criteria 1, 2 and 3.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The Tahosa Valley Land Office is significant for its association with the development of the Tahosa Valley area.

Criterion 15-501(A)(2) The proposed landmark as a location of a significant local, county, state, or national event;

The Tahosa Valley Land Office is significant first as the location of Siegfried Wagener's listening post and then as a location from which Wagener broadcast shows.

Criteria 15-501(A)(3) the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The Tahosa Valley Land Office is significant for its association with Siegfried Wagener, a journalist whose newspaper column and radio broadcasts analyzed pro-Nazi propaganda during World War II.

The landmark application would add Criteria 4 and 5. Preservation staff believes the structure should not qualify under Criterion 4 as its type of construction does not rise to the level of significance warranted for landmark status. Further, preservation staff believes the structure should not qualify under Criterion 5 because the builder's identity has not been confirmed.

Criteria 15-501(A)(4) the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The Tahosa Valley Land Office is significant as an example of log construction.

Criteria 15-501(A)(5) the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;

The Tahosa Valley Land Office is significant as possibly being an example of the work of local builder Charles Baker who built many cabins in the area.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0006: Tahosa Valley Land Office** under Criteria 1, 2 and 3 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

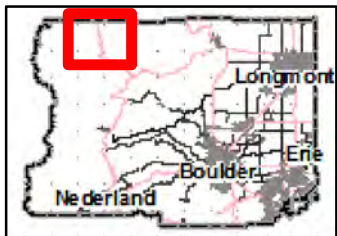
12247 Hwy 7

Legend

- Subject Property
- County Boundary
- Intermittent Stream
- Perennial Stream
- Subdivisions

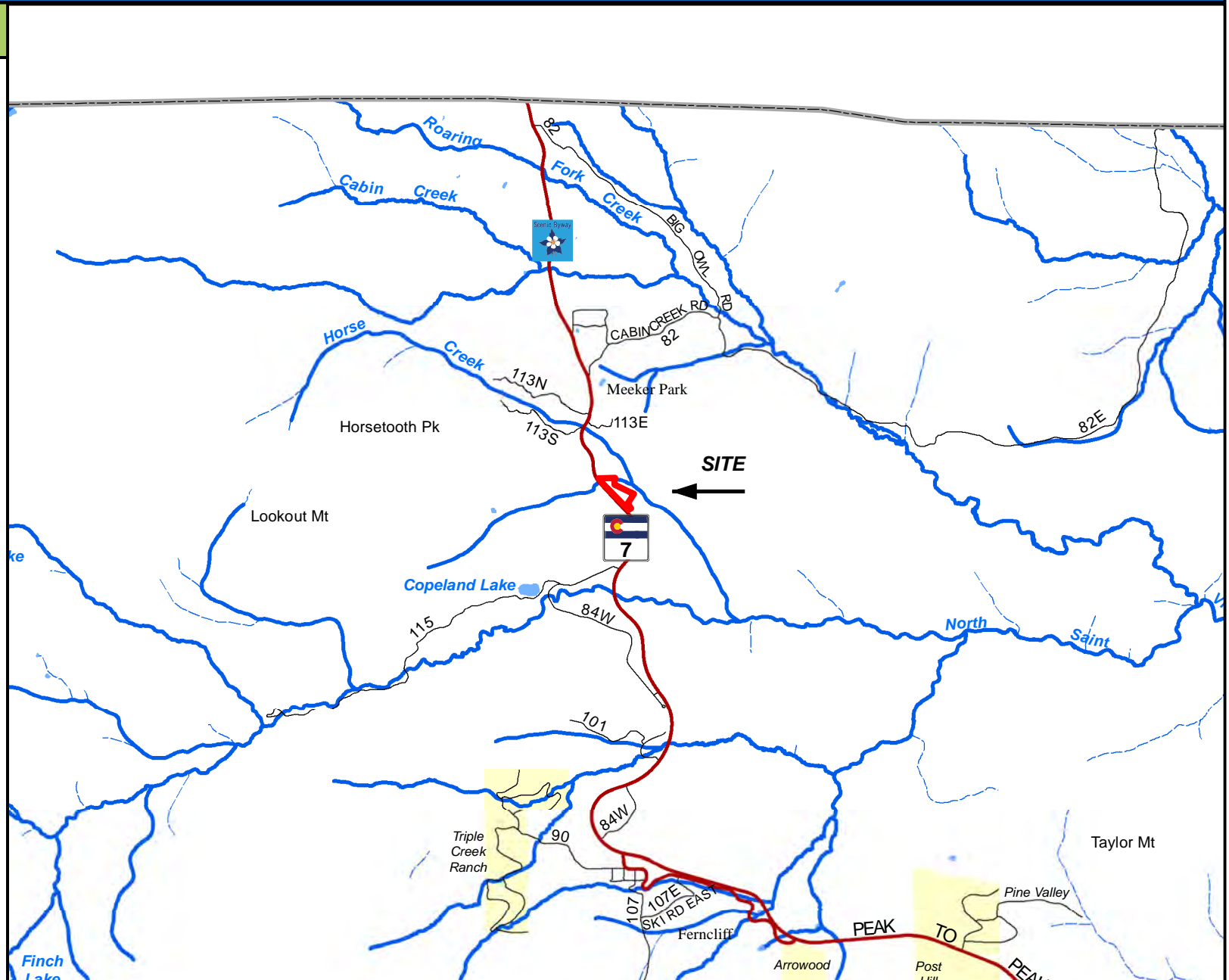


Area of Detail Date: 11/14/2017




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cleroux



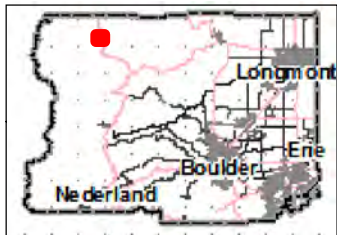


Legend

 Subject Property

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ft

Area of Detail Date: 11/14/2017



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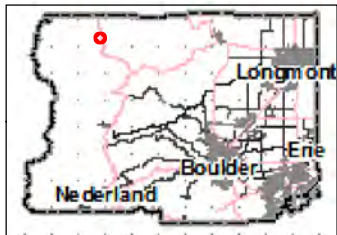


Legend

 Subject Property

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Area of Detail Date: 11/14/2017



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, Colorado 80306
(303) 441-3930 / Fax (303) 441-4856

Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property	
Historic Name: <i>Tahosa Valley Land Office</i> Other Names: <i>Tahosa Gift</i> <i>Wagener's Residence</i> Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
2. Location	
Address: <i>12247 State Hwy 7</i> <i>Allenspark, Co 80510</i> Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
3. Classification	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/> Category of Property: Structure <input checked="" type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Number of Resources Within Property: Contributing <input checked="" type="checkbox"/> Non-Contributing <input type="checkbox"/> Continuation Sheet <input type="checkbox"/>	
4. Function or Use	
Historic Functions: <i>See attachment</i>	Current Functions: <i>See attachment</i>
Continuation Sheet <input checked="" type="checkbox"/>	
5. Description	
Continuation Sheet <input checked="" type="checkbox"/>	
6. Statement of Significance	
Boulder County Criteria for Designation: <i>See attachment</i>	
Areas of Significance: Significant Dates:	Period of Significance: Significant Persons:
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

7. Bibliographical References

Continuation Sheet



8. Geographical Data

Legal Description of Property: See attached legal description "Exhibit A"

Boundary Description:

Boundary Justification:

Continuation Sheet



9. Property Owner(s)

Name(s): Lab Rentals LLC (Scott + Paula Balke)

Address(es): 7 Acorn Cluster Court
Spring, TX 77383

Continuation Sheet



10. Form Prepared By (Name and Address)

Brian + Rosemary Donahue
P.O. Box 152
105 Wagener Road - Tahosa Ranch
Allenspark, Co 80510

Directions for Attachments

Continuation Sheets

For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps

This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos

Photos or slides of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.

Boulder County Historic Landmark –Nomination Form

Continuation Sheet-Section 1

1. **Historical Narrative:** The property is significant for its association with Siegfried Wagener (1898-1976) who contributed to local and national history during the World War II years. Wagener was a journalist/author who immigrated to the United States from Germany in 1926. In this country he continued his writing and moved to Allenspark, Colorado, area in 1930. During World War II he became a “propaganda analyst” by monitoring short-wave broadcasts from Berlin, Moscow, and Tokyo and publishing his analysis in a column called “We’re Listening” in the Chicago Daily Times.
Siegfried Wagener’s work at the Chicago Times was syndicated around the U.S. He also wrote for the Chicago Abendpost, and contributed to KFEL in Denver. He assisted the War Department and was recognized for his efforts in a letter from President Franklin Roosevelt.
Wagener and his wife Winnie were instrumental in promoting development of a large area between Allenspark and Meeker Park that is now known as Tahosa Valley.
Please see “Allenspark Wind” articles from July, August, and September 2010.
- 2.

Continuation Sheet-Section 3

3. **Number of Resources Within Property:** 5-contributing- Cabin, Old Hwy 7 road grade, Outhouse, Waterline, Radio Tower site.

Continuation Sheet-Section 4

4. **Function or Use**
Historic Functions:
 - Domestic**
 - Used as primary residence until main ranch house was built in the 1940’s
 - Long and short term rental
 - Commerce and Trade**
 - Office building for radio broadcasting and writing publication headquarters
 - Real Estate Office (Tahosa Land Office)
 - Winnie’s gift shop
 - Craft building
 - Social**
 - Meeting hall for public awareness of Nazi propaganda
 - Education**
 - Education, literature and radio broadcasting base
 - Agriculture/Subsistence**
 - Fishing from Reservoir, cattle grazing
 - Industry/Processing/Extraction**
 - Reservoir, head gates and gravity fed water supply for summer residents (remnant of galvanized iron waterline and valve gates still in place)
 - Communications facility –radio station, publications.
 - Defense**
 - Early alignment of Siegfried Wagener with Department of Defense on counter intelligence work against Nazi propaganda

Landscape

Natural features of mountain views, valley, stream, pond, forest management

Transportation

Old Hwy 7 walkway and trails

Vacant/Used

Property has been unused for the past several years and is in serious need of restoration

Other

Various large rock outcroppings allowed for creative play for neighborhood children, ie forts, sledding, cross country skiing

Continuation Sheet-Section 5

5. Description: This cabin began as a simple one room cabin and covered front porch in approx. 1937. See attached "Building Description And Value Calculation". It was expanded in about 1951 the to east adding additional fireplace and second room and usable crawlspace. It was built on the north side of the original Highway 7 approximately 3 miles north of Allenspark. In about 1971/1972, the current Highway 7 was constructed to the west of the cabin a couple hundred feet. After which the original road bed was abandoned back to the owner, Siegfried Wagener. The current 8.67 acres was created as a buildable deed as part of a larger area wide property agreement in 2013. Presently the cabin is suffering from serious neglect and foundation issues since the Flood of September 2013. The preparer is also an experience building contractor (nearly 40 years). (In his opinion) the cabin can be recovered and restored. However, created solutions for vintage foundation of structural integrities and crawl space conditions will need employed.

Continuation Sheet –Section 6

6. Statement of Significance

Boulder County Criteria for Designation:

1. The cabin and its usage/owner were a bridge or transition from previous generations who by nature of homesteading focused on agriculture, logging, and mining industries. And the generations that followed which have focused on tourism, Rocky Mountain National Park, rental, gift shops, outdoor recreation, summer vacationing.
2. See #3.
3. A quote from the "Allenspark Wind" from July 2010 says it all about Siegfried Wagener. "Whispers in nearby communities were of Nazi spies living in Allenspark. Wagener was a spy but not for the Nazis. He was arguably one of the most important weapons the allies had in World War II fighting propaganda the Nazis were sending to America and the rest of the world." This cabin was his original Colorado headquarters for this effort.
In the late 1940's, the issue of electric power became a very controversial subject. One part of the community advocated power supply by REA and the other of which Siegfried Wagener was a key player advocated for what is now called Estes Park Light and Power.

(See article September 2010)

4. The original structure was more of a typical Lincoln log structure with mortar and wood strip chinking. The addition was upgraded to D-log stacked logs with vertical corners. The foundation used a simple stone and mortar typical of the era with bottom course scratched into the surface of the ground. The mortar chinking of the newer stone work used a more stylish use of tools leaving a convex continuous line around most of the stones. The fireplace now has two openings and two flues. The original opening into the current bedroom and the one added with the addition facing east into the living room.
5. A renowned local builder/onsite engineer/architect was named Charles Baker. He was in turn related to the historical landmark name, Bernie Dannels (the Estes Park Fire House is named after Bernie Dannels). Their family owned what is now the Girl Scout Ranch near Allenspark. They also worked in the early cabin industry in this area. Charlie Baker worked in the building trades into his 80's and lived into his 90's. His family owned the property that Siegfried Wagener purchased in the 1930's. Charlie Baker remained friends with Siegfried Wagener for the rest of Siegfried's life. It is very likely and probable that Charlie Baker and possibly Bernie Dannels built the original structure as well as the addition.
6. NA
7. NA
8. NA

Period of Significance: 1930's thru 1976 (end of Siegfried's life)

Continuation Sheet-Section 7

Bibliographical Reference

Allenspark Wind, Allenspark, CO, July, August, September 2010

Weaving Mountain Memories, 2011 Edition, Lorna Knowlton and Edie DeWeese

"Hermit of Horse Creek," Time Magazine, Monday, Jan. 27, 1941, Vol. 37, Issues 4, p. 48.

The current preparer (Rosemary Donahue) and her family met Siegfried and Winnie Wagener in 1964. Rosemary as a young girl remembers first set of ice skates as Christmas gifts from the Wageners, running errands to the Wagener's ranch house, ice skating on his pond, riding in his "puddle jumper", playing fort in the rock outcroppings, and special dinners at the "Timberline Restaurant" in Estes Park. She still has special gifts from Winnie's gift shop. Her parents, Dean and Fayrene Wallace, were introduced to the Wageners by Charlie Baker and immediately became friends of Siegfried and Winnie. Siegfried began to call Dean Wallace his "Gate Keeper" and later chose the lot position and boundaries that the Wallaces built their home one at the original entrance of Tahosa Ranch in order to monitor all traffic, coming and going. The Wallaces became Siegfried and Winnie's all around caretakers and caregivers until Winnie passed and continued for Siegfried until he passed in the 1976. To emphasize the friendship and trust between Siegfried and the Wallaces, Siegfried helped establish the lot lines and

secured the construction loan for the Wallace home. The current preparers, Brian and Rosemary Donahue, bought the home from the Wallace estate in 1990. Therefore, much of the information was integral from the close association of the Wallaces and the Wageners.

There is an abundant amount of information in the July, August, and September 2010 Allenspark Wind. See attached articles. Also from these issues multiple boxes of Siegfried's writings from this era have been donated to the CU library

8. Geographical Data

See attached description "Exhibit A"

9. Property Owner

Lab Rentals, LLC
Scott and Paula Balke
7 Acorn Cluster Court
Spring, Texas 77381
405-385-2526

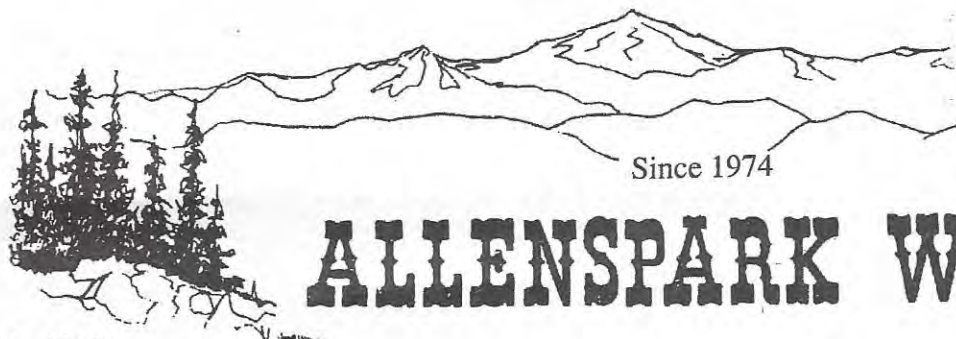
10. Form Prepared by

Brian and Rosemary Donahue
P.O. Box 152
Allenspark, Colorado 80510
303-747-2248

EXHIBIT "A"

THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6TH P.M., AS MONUMENTED BY AN "X" ON A GRANITE STONE (REMONUMENTED WITH ALUMINUM CAP STAMPED LS 10385, AND CONSIDERING THE NORTH 1/16TH CORNER OF SECTIONS 13-14, AS MONUMENTED WITH 2 1/2" ALUMINUM CAP STAMPED LS 26974, TO BEAR NORTH 00 DEGREES 57 MINUTES 27 SECONDS EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 00 DEGREES 57 MINUTES 27 SECONDS EAST 1315.26 FEET TO SAID NORTH 1/16TH CORNER OF SECTIONS 13=14; THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST 1333.99 FEET ALONG THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14 TO NORTHEAST 1/16TH CORNER SECTION 14 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST 401.47 FEET ALONG THE NORTH LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 14 TO THE EAST RIGHT OF WAY LINE OF COLORADO HIGHWAY NO. 7; THENCE FOLLOWING SAID EAST R.O.W. LINE THE FOLLOWING 6 COURSES (SOUTH 33 DEGREES 30 MINUTES 22 SECONDS EAST 35.37 FEET, SOUTH 40 DEGREES 53 MINUTES 57 SECONDS EAST 183.09 FEET, SOUTH 36 DEGREES 49 MINUTES 10 SECONDS EAST 173.38 FEET; SOUTH 43 DEGREES 26 MINUTES 37 SECONDS EAST 912.14 FEET, SOUTH 31 DEGREES 25 MINUTES 15 SECONDS EAST 46.80 FEET; AND NORTH 58 DEGREES 34 MINUTES 45 SECONDS EAST 80.00 FEET); THENCE SOUTHEASTERLY ALONG THE EST R.O.W. LINE OF COLORADO HIGHWAY NO. 7 10 FEET MORE OR LESS; THENCE NORTH 56 DEGREES 48 MINUTES 10 SECONDS EAST 12 FEET, MORE OR LESS TO THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. 023111 IN FILM 776 (ALSO KNOWN AS TRACT 4913) BEING NORTH 33 DEGREES 11 MINUTES 50 SECONDS WEST 270.00 FEET FROM THE SOUTH CORNER OF SAID TRACT OF LAND DESCRIBED IN RECEPTION NO. 023111 IN FILM 776; THENCE NORTH 33 DEGREES 11 MINUTES 50 SECONDS WEST 170.71 FEET ALONG SAID SOUTHWEST LINE TO THE WEST CORNER OF SAID TRACT OF LAND DESCRIBED IN RECEPTION NO. 023111 IN FILM 776; THENCE NORTH 32 DEGREES 21 MINUTES 27 SECONDS EAST 380.43 FEET ALONG THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. 023111 IN FILM 776; THENCE NORTH 63 DEGREES 35 MINUTES 50 SECONDS WEST 94.72 FEET TO THE SOUTH CORNER OF RECEPTION NO. 426831 IN FILM 1146; THENCE NORTH 63 DEGREES 35 MINUTES 50 SECONDS WEST 595.28 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST 200.00 FEET TO THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14; THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST 67.60 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

COUNTY OF BOULDER, STATE OF COLORADO



Since 1974

ALLENSPARK WIND



July 2010
Vol. 37, No. 6

\$1.25 per issue
\$12.50 per year

A journal of the life and times of
Allenspark, Ferncliff, Longs Peak, Meeker Park, Peaceful Valley, Raymond, and Riverside, Colorado



Siegfried Wagener fighting Nazi propaganda with his radio broadcast, while friends enjoy the show.

In this issue:

Shooting range comment period closed but controversy continues.

We mourn the loss of Kent Lemmons.

Hilltop Guild prepares for Bazaar.

Siegfried Wagener - hermit or hero?

And summer activities for the young and old alike.

Siegfried Wagener - WWII Hero - or, The Typewriter is Mightier Than the Sword by Gene Mackey

Fame for most Allenspark residents means having a local ski run named after them, or maybe a ditch that feeds summer water systems. A few early explorers are remembered by names on nearby mountain peaks, and other residents have grown their own circles of fame in their niche of art, literature, or music. One former resident overshadows them all in his worldwide renown and local involvement, though many today may not even know that he lived in these hills. Rumors and stories reduced Siegfried Wagener to an eccentric who carried a gun. Whispers in nearby communities were of Nazi spies living in Allenspark. Wagener was a spy, but not for the Nazis. He was arguably one of the most important weapons the Allies had in World War II fighting propaganda the Nazis were sending to America and the rest of the world.

Wagener was born in Hannover, Germany, September 22, 1898. His father was rebellious against the Kaiser and the Reich that controlled Germany at the time, so Siegfried grew up hearing often about the weaknesses of Imperialistic Germany. He was drafted into the German army in 1916 and served as a disgruntled soldier. On a visit home in 1917 he found his mother and two sisters in Berlin near starvation with one sister, Hilda, near death with hunger typhus. This pushed him to the revolution. Some reports say he shot a superior officer and was sent to a mental hospital where he feigned insanity to get out of the war. Reportedly he worked for over a year for the Democratic German Revolution carrying an automatic pistol with him at all times with only one bullet in it, to shoot himself so he wouldn't betray his comrades to the Kaiser's minions if he were caught. He was reportedly in the right place on November 9, 1918, when the German Revolution started, to use a loosely organized revolutionary force and personally lead a team that took possession of the High Command (Admiralty) of the Imperial Navy, and removed the commander of the Third Army Corps from his post in Berlin. He later served as a member of the first constituting assembly of the Weimer Republic, which replaced Imperial Germany with a parliamentary republic. If these facts are purely accurate can be questioned as the news articles were written during the middle of WWII, so they were certainly relying on Wagener's own stories of his past. One fact that seems to have been borne out is that when he turned his back on the German Imperialism he also lost his family, who remained loyal Germans. His sister, Hilda Wagener-Tressler, was a leading lady of the Austrian National Theater in Vienna during World War II and reportedly never had contact with Siegfried again.

After WWI he stayed in Germany for a while and took up journalism, editing and publishing a German movie magazine and was a correspondent to Swedish publications. Even as he dabbled in the fantasies of people's movie careers, serving as reporter and even agent to stars as the world moved into talking pictures, Siegfried had a sense of politics and an uncanny ability to read the news of the day and see the effects years into the future. He could see that Germany and Europe were unstable. Wagener came to America in January 1926, years before Hitler formed his Third Reich in 1933.

Upon his arrival in the United States Siegfried had job offers from Hollywood but he wanted to learn about America from the bottom up and instead took a job in a factory in Detroit, worked an assembly line in Chicago, and became a consulting radio engineer. He returned to journalism in 1928 becoming a reporter, radio editor, drama editor, and finally associate editor for the Chicago Abendpost, a German language paper. He was also an American correspondent for three Austrian newspapers, a job that was later lost when he refused to join the Nazi party as Hitler marched into Vienna.

Many said Siegfried's mental powers were on a genius level, not the least of who was Albert Einstein. Wagener wrote such detailed explanations of Einstein's Field Equations that Einstein wrote him a letter complimenting that he had, "Struck the very pith of the matter."

Being a farsighted person of intellect, Siegfried recognized early that Hitler's regime would not last. He also quickly realized that the propaganda that the Nazis were sending across the globe could be very damaging to the war effort in undermining the Allies' solidarity. He began listening and analyzing these programs and in 1939 began a daily column in the Chicago Times entitled "We are Listening," that explained and deconstructed these shortwave broadcasts. The column was soon syndicated across the Midwest. He first concentrated mainly on the German, Russian, and Italian stations, being fluent in numerous languages, but also listened to Chinese and other short wave from across the globe.

The beginning of the war in Europe brought great fear and pessimism to the American press and Wagener's column was a source of hope as he used his intimate knowledge of Central Europe to logically defend optimism. CBS and NBC also had listening posts but lacking Wagener's skills they would pick news items from foreign stations and use them for scoops. Princeton University also started a listening post but they would only publish a brief monthly report, which paled to Wagener's verbose daily column and later radio show. He repeatedly requested that the US government set up listening posts of their own staffed by people who could translate and



analyze in one operation. He insisted that this was the only way to get an undiluted feel for the propaganda being sent out. As the war continued, Wagener was asked by the War Department to assist in training people for this task.

Wagener was king of the truth behind Axis propaganda and reigned like a true master. He was able to stop the Chicago Nazis from broadcasting from Hammond, Indiana. When the British propaganda station took offence to his analysis they tried to copyright their broadcasts but Wagener's sarcastic remarks soon put an end to that. The Berlin radio station tried to use Wagener's column to their own purpose and they quickly learned to never try that again. When the rest of the world was worried that Russia would team up with Germany, Wagener was a lone voice predicting that the truce was only temporary and that Stalin and Hitler were just, "Waiting for the day." When the Nazis said they were later winning in Russia, Wagener accurately reported the strong defiance of the Russian people. He predicted the breakdown of Italy and concluded months before the British authorities that Hitler was not going to invade England. He did this through constant vigilance, listening at times for thirty-two hours straight.

Unfortunately for Wagener, this combination of accuracy and thoroughness in reporting the truth about Nazi lies made him a most wanted individual and death threats became common from Nazi sympathizers. Even though he was quoted as saying he was not easily intimidated, he started keeping his revolver loaded and in the summer of 1940 he moved his listening post from Chicago to Tahosa Valley, continuing his work with KFEL Radio in Denver. This move not only gave him greater security in the heart of the Rocky Mountains but also gave him better



reception for his short wave radio. True Magazine gave a gripping, if somewhat sensationalized version of Wagener's life in the mountains describing how he was often shot at and attacked by Nazis in the forest and was protected by body guards (Barney Coulehan) and several police dogs that would growl at the least disturbance.

In fact, the little cabin where he moved his base of operations still sits just off Highway 7. At the time the highway ran right passed the front door and daily visitors became more and more of a problem as his fame grew in America. He eventually had to put up a sign saying, "Sorry, no visitors," and take visitors by telephone appointment only. Callers that he did see included senators, department heads, faculty members of various universities, and even included Rabbi Goldenson, the leader of the largest Jewish congregation in the world at that time.

President Roosevelt acknowledged his work in a letter that came as a surprise to a modest Wagener. What he was able to do for the war effort is hard to completely comprehend for us now sixty-five years later. I wonder, however, if we today had a person who could consistently and accurately show us the mind of today's enemies, how much that could solidify America. Luckily for us during WWII we had such a man and his name was Siegfried Wagener.

Next month we will look more into his life, meet his wife, his Allenspark friends, and learn about the battles he fought to make life easier for us in these mountains even today.

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A journal of the life and times of
Allenspark, Ferncliff, Longs Peak, Meeker Park, Peaceful Valley, Raymond, and Riverside, Colorado



In this issue:

Hilltop Guild prepares for Bazaar on August 7.

Siegfried Wagener and Charles Hewes.

Lunch Bunch gets grant to continue.

Area Club presidents pass at Peaceful Valley.

And August happenings in the throes of summer.

Siegfried Wagener - The Tahosa Ties

By Gene Mackey

Siegfried Wagener was a man of superior intellect, deep convictions, and strong opinions. He influenced influential people and fought for his adopted country, the United States, in the propaganda war that leveraged the Allied powers in WWII. In the Tahosa Valley, where he made his home, he directed power poles and pipelines with his sharp tongue, the strokes of a typewriter, and the barrel of a gun.

Wagener came to the foot of Longs Peak in 1932 and spent the winter with Charles Hewes at the Hewes Kirkwood Inn. He was looking for solitude but found little as he reported it to be a cat-and-dog-fight among a number of women at the inn and found himself marooned by the Colorado winter. So he left the inn and moved to the privacy of Charles' homestead cabin, taking what would become his constant companions for the rest of his life: a typewriter, his dog (Tom), and a gun. He was looking for peace and in this small cabin he did find it, but only in the off-season. He wrote later that summers were crammed with people, "Some dear, and some not so."

It was in the summer of 1934 that Wagener met Winnie Sparks, the woman that would become his wife. That winter Charles Hewes, always only one step in front of the creditors, was foreclosed on and Wagener was evicted. He moved in with a friend that he described as a "Mountain-comber from Connecticut," who Wagener said he had saved from starvation. In an attempt to make a living for himself and his friend he leased a place nearby and remodeled it into a small hotel for paying guests. He couldn't leave his past behind, however, and his lodgers included two attaches of the Nazi embassy, "Trying to blackmail me into slanting my Viennese articles pro-Hitler." Wagener wrote in a later synopsis of his life that, "Business was bad, my partner vamoosed, and Winnie Sparks said, 'Why don't you lock the door from the outside and throw the key away?'"

Siegfried took her advice and ran again, further this time to the Four Corners area where he said he set up an abode in a cliff dwelling to, "find out what influence environment might have had on the 'ancient people.'" Whether he was running from the atrocities of man, or to an elusive inner peace, it was a race that would never be

quite won. A few years earlier, in 1929, he found himself to be one of the first on scene at the St. Valentine's Day massacre as a reporter in Chicago. Now, as he prepared to finalize his move to New Mexico, he found himself back in Chicago where Winnie had gone. He proposed to her that evening and they were married the next day. He was going to go back to the mountains but instead stayed in Chicago with her and wrote a novel, "Victims of Tomorrow," that nearly 30 publishers rejected.

Winnie Sparks was art supervisor in the Chicago schools and very interested in New Mexican art. They did move to New Mexico for a time spending a year in the Sandia Mountains and summers in Tahosa Valley. Wagener had helped Winnie build a cabin near Rocky Mountain National Park in 1935, and in 1938 he was offered a large tract of land, a quarter section (160 acres), near their cabin. "Badly mauled by the Depression," he wrote, "as both of us were, we scraped every penny together, borrowed the balance, and bought the land as a more solid footing for our future mountain life and old age." He built a small Land Office and got ready for subdivision sales. He had learned one thing from Charles Hewes, however, and he didn't officially subdivide it, as he found that it would be more taxes and the higher taxes were part of what had put Hewes in such debt.

Spring, 1939, found Wagener back in their Chicago apartment translating a Hitler speech for Winnie. In it, Hitler threatened to swamp the U.S. with his propaganda if the U.S. didn't stop theirs. "The old war horse in me pricked up its ears," Wagener wrote. "Day and night the Nazis flooded America with shortwave propaganda with us sitting blithely by and doing nothing. Press and radio paid no attention and when I offered a daily column of analysis, spelled counter-propaganda, through my friend Arthur Rudd, who sold the Gallop Poll, editors from Canada to Mexico threw up their hands in horror."



Siegfried with one of his life long friends.



Winnie in the kitchen of their Tahosa Ranch home.

Despite the lack of a venue or audience for his anti-propaganda, Wagener went ahead with his translating and analyzing and waited for what he was sure to come. Within a month after the U.S. involvement in WWII started, the Chicago Times picked up his column "We're Listening" by B. E. Lucas for \$10 a week (Lucas was his mother's maiden name and he used it to protect his family still in Germany). The president of Zenith Radio provided him with proper receivers and he rigged his study as a listening post. His phone number was unlisted but he started getting calls, first friendly voices like the British Consul, then the German Consul got the number and threatened Wagener, calling him "Jew Felsheimer." The German propaganda radio also lambasted Wagener at length in the radio broadcasts. He turned more to the friends he had made years ago in Tahosa Valley: his dog and his .38 PP. He also made preparations and moved his listening post to the Land Office, complete with a wind charger for electricity and a long distance telephone.

"The long vigil had started," he later wrote. "In fall my wife went back to Chicago and I was alone except for Tom. How rough it was going to be I had no idea. First indication came through an FBI agent who, though not allowed to reveal FBI sources, involuntarily gave me a clue that the head of the English-Speaking Union in Denver had denounced me as, of all things, a Nazi agent. From then on, as the FBI informed me from time to time, they were flooded with denunciations, mostly barely literate. This made them more dangerous and I was strongly advised to pack a gun at all times, even in bed and in Rocky Mountain National Park next door.

"But I just laughed it off, stacked the highway side of my cabin with fireplace wood against stray bullets, and when the

time came looked straight into the eyes of an Estes Park necktie party for me. To boot, I had a few good, hard-fisted friends, and I had been elected Justice of the Peace. However, the underlying tension was always there and made me pay the price in later years."

He continued his work analyzing the German propaganda and proved himself correct time after time as events played out as he had predicted. In January 1941 Time ran a story on him and the general manager of Mutual Broadcasting System phoned him from New York wanting him to broadcast twice a week coast-to-coast. It was not only an unpaid position (due, Wagener claimed, to the malice of the Morning Colonel in Chicago who controlled the Midwest key station WGN), but also one that required twice weekly visits to Denver to broadcast from KFEL. Within three months Wagener threatened to quit unless he could broadcast from his home. A government phone line was installed and he started getting an expense account furnished by the Anti-Defamation League of B'nai B'rith. It was a voluntary contribution to him as a Gentile who fought Hitler for his own reasons.

During the winter of 1940-1941 Wagener built their new mountain home, Tahosa Ranch. Winnie was the architect and Siegfried the contractor, doing much of the work himself as his work with the war effort did not pay a livelihood. In 1943 Winnie took a sabbatical from her work as Art Supervisor, Chicago Schools, and staff member of the Chicago Art Institute. They stocked the ranch with cattle and poultry. Whether Wagener was a good rancher or not, he was certainly a dedicated one, as demonstrated by his commitment to a brood of baby chicks kept in the Land Office. Wagener slept in his skivvies so that when he became cold at night he would wake to stoke the fire.

It was during this time with Wagener riding the range every day, tending his livestock, that the Office of Strategic Services (OSS) called him and he left Winnie "Sitting with the whole mess, physical as well as financial, and headed for Washington and ETO-SHAEP" (European Theater Operations - Supreme Headquarters Allied Expeditionary Forces).

Wagener found work with the OSS to be frustrating for him as his hands were tied in many ways. OSS had requested him because of his knowledge of psychological warfare and his first-hand experience in the German revolution in 1918, for the ostensible purpose of lending a hand in fostering an anti-Hitler revolution. But much of the top brass, including General Eisenhower, denied even the existence of a German underground and Wagener found himself, "Floundering in a morass of Madison Ave. hucksterism which made my tour of duty one uninterrupted round-the-clock fight for sanity." By the end of 1944 his health broke and he went home with severe asthma.

The winter of 1944-45 Siegfried and Winnie hibernated in a Chicago hotel apartment. Winnie was having heart trouble and by the time they came back to their Tahosa home they were more or less crippled and broke. "What we had built in the past was still there," Wagener wrote. "But where were we to take the physical strength and money to make a living in the Front Range of the Rockies?" It was the tranquility of their environment that ended up being most important. Their Wahlheimat (adopted country) that gradually separated them from the impact of the war, Hiroshima, the Cold War, H-bombs, and even the "rigmarole over getting into space fustest with the mostest," he wrote, "so that by now we can look upon this chaotic world with the necessary philosophical perspective... Or do we?"

(To be continued)

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Tahosa Land Office and Winnie's gift shop.
DeWeese photo.

Siefried Wagener - The Later Years

by Gene Mackey

Whether a fighter is born with his fists clenched as he comes from his mother's womb, or if it comes from heritage and upbringing, is debatable. However it happened, Siegfried Wagener was a fighter all his life. When he returned from WWII he was understandably exhausted. Despite that, he turned his attention to the problems he saw in this area and immediately went on the offense again as he took on the Public Utilities Commission and the Estes Park Town Board over a proposed electric line to service the Allenspark area. He chastised the PUC in a letter dated June 3, 1947, for granting the Estes Park Public Service Co. a "Certificate of Necessary and Convenience" to serve the unincorporated Allenspark area with electricity. He explained in the letter that Estes Park Public Service had been trying to obtain this certificate since 1934, and objected that the PUC had done this "While most of the residents of Allenspark were away due to the war and there was not a single child in our school." He said it had been opposed at that time by the prospective consumers "Who refused to meet the high rates and construction costs." He claimed the town was using this certificate to stop the Allenspark residents from getting electricity from other sources and questioned the legality of the certificate because, as he stated, no public notice was given.

On July 20, he continued his attack with a letter to the Estes Park Town Board after an article appeared in the Trail about a \$130,000 bond issue for the electric line. He laid out the facts as he saw them, citing again the high cost as a deterrent. He describes an electric extension line built in 1935 from Estes to St. Malo for the benefit of the Hewes

Kirkwood development by Byron Hall. This was an expensive endeavor and Hall offered electricity to other neighbors demanding that rates would pay for the cost of construction of the line. Most residents couldn't afford the rates and would not pay the cost for the service.

Residents as far south as Peaceful Valley and Riverside formed a Rural Electric Association, with Wagener as president. He claimed the 130 members of this Rocky Mountain REA as all of the actual and potential consumers of electricity with nearly everyone refusing to buy electricity from Estes under the "current rates and conditions." He continued with a threat of unspecified consequences from the ill will of the people. "I can safely say that you act as you do," he continued in the letter, "only because hardly a member of your board, and hardly a responsible resident of your town, ever feels it necessary to venture into, and "penetrate" and visit our region, and that therefore you are as ignorant of the actual needs, desires, and mood of our people as if we were living on the moon."

By November of 1947, Wagener and the other residents of the area had shifted their focus to the actual construction of the still proposed power line, which in part was to run between Twin Sisters and

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Longs Peak. A new organization, the South St. Vrain Association, presented a resolution to the Bureau of Reclamation complete with many Whereases and Therefore from probably not only Wagener's writing skills but also listed secretary and lawyer friend Otto Zumwinkel. It is signed at the top by Wagener followed by Charlie Baker, Priscilla Burd, Carl Christ, Charles Eagleplume, Richard Ilse, K. F. Riehle, Lyman Weld, Ruth Ward, H. H. Warner, Charles Wetig, Katherine Wolter, president Robert Fagan, and vice president A. L. Polhamus, as well as secretary Zumwinkel. In its eloquence, the resolution lays out the case for positioning the power line on the east side of Twin Sisters, saying the South St. Vrain Association represented all of the residents along the South St. Vrain Highway from Estes to Ward (maybe the first glimmer of the Peak to Peak Scenic Byway) with its chief obligation, "To hold in common trust the incomparable scenic beauty of the Rocky Mountain Front Range east of Rocky Mountain National Park and its preservation in the National interests." In fact, it claims, it was only an accident that the region between Twin Sisters and Longs Peak from Lily Mountain to Wild Basin was not included in the National Park to begin with. It says Highway 7 was built at great expense to the Federal government with the sole purpose to make this region accessible to the nation's "vacationists." It envisioned the South St. Vrain Highway to become a four-lane peak to peak highway from Longs Peak to Pikes Peak and would then be one of the scenic wonders of Western America. Because of this, the association declared it as its duty to oppose the path of the power line, though the importance of this power line was stressed in closing remarks, acknowledging not only its importance to the Allenspark region, but as a connecting link between Eastern Slope power plants and Western Slope pumping plants for the rest of the state.

At this point, some stumbling blocks had shortened the list of options for the Rocky Mountain

REA. This REA had enough members to build a power line up Left Hand Canyon through Jamestown, but during the war a private company had built a line into Jamestown, making it economically impossible to bring power from that direction. The Poudre Valley REA suggested Allenspark get the power from Estes. The Rocky Mountain REA united with Union REA from Brighton who was able to get a government-backed construction loan of \$164,000 to bring power from the Bureau of Reclamation's Mary's Lake substation. Estes Park held firm to the franchise it was granted from the PUC, and ultimately the line was built and is still owned by Estes Park Utilities Department. Wagener fought the power line to the end, and when words failed, he took to his guns again and "persuaded" the builders of the power line to move it farther west as it crossed his land, holding target practice whenever the construction crews came close.

His guns continued to be a comfort to him and a threat to his enemies. A poster offering a \$350 reward for information on vandals who were wrecking and stealing from mailboxes and cabins had a long list of names of local residents and businesses that all chipped in for the reward. Wagener's name was printed first and an extra threat was added in the margin in Wagener's handwriting for the thief, "We mean it: we shoot first and ask questions later!! And don't for a moment think we don't!" The poster was dated November 30, 1969.

Wagener was never rich by people's standards, but he kept a comfortable life selling bits of his land. He fought the battles for the land he loved as a strong member of the community and helped with the formation of the fire department. Winnie continued her job as supervisor of the fine arts program

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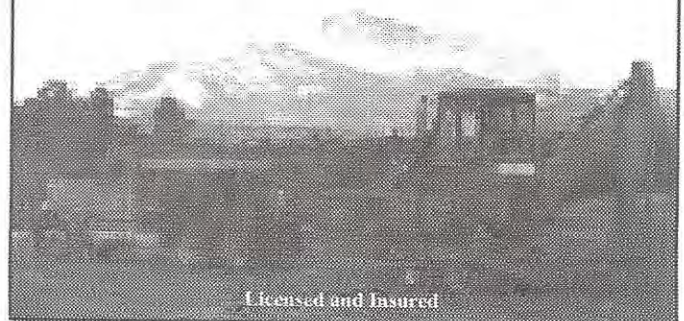
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at the Chicago Art Institute during school sessions and retired in 1950. She opened a gift shop at the land office building called the Tahosa Gift Shop in 1953 and ran it for a number of years. Racked by heart problems all her life, Winnie died July 19, 1971. She willed her body to medical science and requested no memorial service be held.

They shared a quiet, if not peaceful life. Wagener's antagonistic view of the world, the essence that made him who he was, followed him all his life. Some people remember him as a mean and cruel man. Even Rosemary Donahue said she was afraid of him the first time they met when she was a small child, but then grew to adore him as her parents Dean and Fayrene Wallace took care of him in his waning years. In January 1976, Siegfried held an open house at his home to celebrate 50 years since he had come to the United States. His health was not well by then. He had severe emphysema and arthritis. Siegfried died on November 26, 1976. His sister Hilda in Vienna was still alive at the time. She had visited Siegfried in the U.S. once, though Siegfried apparently disapproved of her moral character and the relationship was not close. He left most of his possessions, including the land that had

sustained him, to Betty Strickland Mapes. She donated many of his papers to the CU library. In accepting the donation of over 12 cubic feet of papers, Associate Professor and curator John Brennan described Wagener as "an interesting and strong-willed individual who migrated to the American West." The materials included personal letters, published book reviews, drafts of philosophical writings, book manuscripts, business correspondence, newspaper clippings, scrapbooks, photographs, and assorted memorabilia. "It is good," he concluded, "that this record of his unrest and thoughtful life is being preserved at this institution," As Siegfried himself said in his synopsis of his life: "The freedom I started out to find in high altitude I have never attained."

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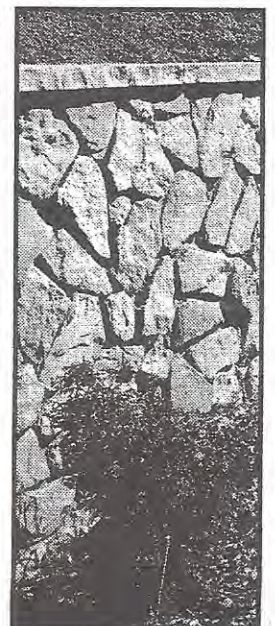
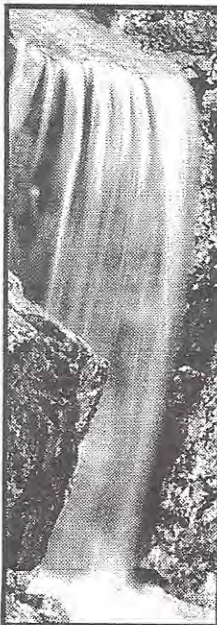
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Siegfried Wagener,
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Allenspark, Colorado.
So. St. Vrain Highway - Tel. and Tel. Estes Park

Dear Neighbour: Remember, there's room a-plenty for all your friends to build a summer home right near you on Tahosa Valley's 320 acres. This picture shows Mt. Meeker and part of the surveyed land on Horse Creek Road which I offer for \$100 an acre and up including road and abstract; piped water everywhere available. Don't drop in for business only!

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1939 postcard advertisement for Tahosa Valley land

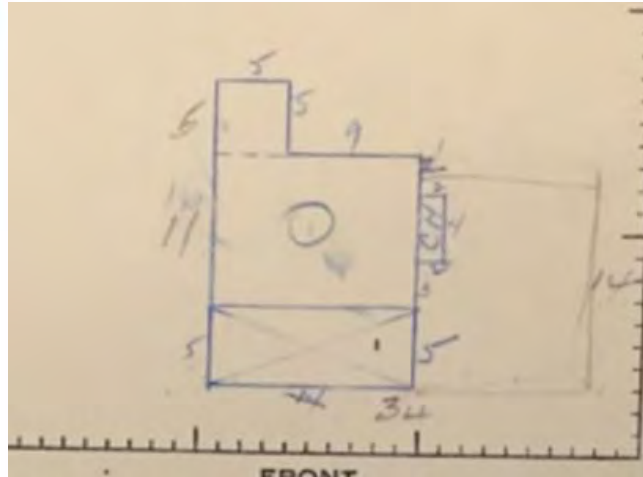
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Allenspark Wind Page 5



1949 Assessor's card

1949 Assessor's card with updates



Shows original cabin in blue
and addition in pencil

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PER CENT	DATE	AGE	DESCRIPTION	PER CENT
(Check for addition 1951)				

Indicates addition was in 1951

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 Farm Dwelling ☐ Prepared Roll ☐ Finished Stairs ☐
 Farm Barn ☐ Built-Up Asphalt ☐ Percent of Ground Area:
 Other Farm ☐ Shingle: Wood ☐ Asphalt ☐ Finished ☐ % Unfin. ☐
 Const. Indus. Card No. ☐ Metal ☐ Tile ☐ Cement ☐ Clay ☐ Porches
 Number of Rooms ☐ Tin ☐ Copper ☐ Unfinished ☐ Finished ☐
 Insulated ☐ Kind ☐

UNITS AND ROOMS
 Kind of Units ☐ Units ☐ Rooms ☐

FOUNDATION
 Posts or Piers ☐ Walls ☐ Plastered Ceiling ☐ Plastered Walls ☐ Walls Kind ☐ Finished ☐ No. ☐ % Area ☐

EXTERIOR WALLS
 Wood Frame ☐ Sheathing ☐ No Sheathing ☐ Solid Masonry ☐ Insulation ☐ % Area ☐ Siding: Woodboard ☐ Board and Batten ☐ Shingle: Wood ☐ Asphalt ☐ Stucco ☐ Brick Veneer: Com. ☐ Face ☐ Stone Veneer: Native ☐ Cut ☐ Brick Solid: Com. ☐ Face ☐ Concrete Block ☐

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 Subfloor 1st ☐ 2d Up ☐ No Subfloor 1st ☐ 2d Up ☐ Construction: Wood Joists ☐ Concrete on Grade ☐ Finish Flooring: Hardwood ☐ Softwood ☐ Tile: Sq. Ft. ☐ Sq. Ft. ☐

INTERIOR FINISH
 Wallboard or Equal ☐ Plastered ☐ Wood Paneling ☐ Kind ☐ Sq. Ft. ☐ Trim: Hardwood ☐ Rms. ☐ Softwood ☐ Rms. ☐

ROOF
 Type: Flat ☐ Pitched ☐ Low ☐ Medium ☐ Steep ☐ Framing: Simple ☐ Average ☐ Difficult ☐ Elec. ☐ Gas ☐ None ☐

LIGHTING
 Elec. ☐ Gas ☐ None ☐

GROUND PLAN SKETCH
 (INDICATE NUMBER STORIES)
 FRONT

DEPRECIATION AND OBSOLESCENCE
 A. AGE (NORMAL DEPRECIATION) ☐ %
 B. PHYSICAL CONDITION ☐ %
 C. MODERNIZATION (MINUS) ☐ %
 D. TOTAL DEPRECIATION ☐ %
 E. NET CONDITION (100-D) ☐ %
 F. LOCATION (AREA NO.) ☐ %
 G. OTHER ☐ %
 H. TOTAL SPECIAL OBSOLESCENCE ☐ %
 J. FINAL NET CONDITION (100-H) XE ☐ %

SPECIAL OBSOLESCENCE
 F. LOCATION (AREA NO.) ☐ %
 G. OTHER ☐ %
 H. TOTAL SPECIAL OBSOLESCENCE ☐ %
 J. FINAL NET CONDITION (100-H) XE ☐ %

OTHER FARM BUILDINGS
 CLASS NO. ☐ SIZE ☐ WIDTH X DEPTH ☐ AREA ☐ WALLS ☐ FLOOR ☐ ROOF ☐ 2D FLOOR ☐ FIN. UNF. ☐ HEATING ☐ LIGHTING ☐ PLUMBING ☐ UNIT ☐ REPRODUCTION ☐ COST ☐ AGE ☐ DEPRECIATION ☐ NET VALUE ☐

SPECIAL BUILDING NOTES:
 30
 COLORADO TAX COMMISSION FORM NO. TC-85 OUT WEST P.O. 5, STAT. CO. 2006

CARD OF
 AREA--MAIN BUILDING
 14 x 11 = 154
 5 x 5 = 25
 TOTAL 179
 REPRODUCTION COST AND FINAL VALUE
 MAIN BUILDING
 ITEM NO. ☐ AREA OR QUANTITY ☐ UNIT COST ☐ TOTAL ☐
 BASE 179 500 89500
 ADDITIONS (PLUS)
 12-20 70 50 350
 12-20 100 100 100
 DEDUCTIONS (MINUS)
 BASE REPRODUCTION COST \$ 89500
 FINAL NET CONDITION 80%
 FINAL VALUE--MAIN BUILDING \$ 513
 SUMMARY OF BUILDING VALUE
 MAIN BUILDING \$ 513
 GARAGE
 MINOR BUILDINGS
 OTHER IMPROVEMENTS
 TOTAL BUILDINGS AND IMPROVEMENTS \$ 510
 X 2006 2008

1980s

Assessor's card



HP-17-0006: Tahosa Valley Land Office





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