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 6th 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
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 6th 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.
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.)
The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
### Boulder County Historic Landmark - Nomination Form

1. **Name of Property**
   - **Historic Name:** Rangeview Ranch
   - **Other Names:**
   - **Historical Narrative (Continuation Sheet):**

2. **Location**
   - **Address:** 5941 Overland Rd Ward CO 80481
   - **Continuation Sheet (For Multiple Properties):**

3. **Classification**
   - **Property Ownership:** Public [ ], Private [x], Other [ ]
   - **Category of Property:** Structure [ ], Site [x], District [ ]
   - **Number of Resources Within Property:** Contributing [3] Non-Contributing [ ]
   - **Continuation Sheet:** Cabin, Lodge, Barn, Outhouse

4. **Function or Use**
   - **Historic Functions:** [ ] Religious Facility
   - **Current Functions:** [ ] Religious Facility
   - **Continuation Sheet:** See Sheet

5. **Description**
   - **Continuation Sheet:**

6. **Statement of Significance**
   - **Boulder County Criteria for Designation:** 1, 3, 4
   - **Areas of Significance:** Architecture
   - **Significant Dates:** c. 1890, 1939
   - **Period of Significance:** 1890 - 1972
   - **Significant Persons:** Hazel Schmoll
   - **Statement of Significance (Continuation Sheet):**
8. Geographical Data

Legal Description of Property:

Boundary Description:

Boundary Justification:

9. Property Owner(s)

Name(s): Rocky Mountain Ecological Retreat Center
Address(es): 1466 Meadows Lake Dr Boulder CO 80303

10. Form Prepared By (Name and Address)

Johanna Rock, Executive Director
Some Address

Directions for Attachments

Continuation Sheets
For each continuation sheet used, clearly identify the section of the 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.
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
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]

Contents

1 Early life and education
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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...
doctoral dissertation. Another of her roles was to educate the public about plant life in the Rocky Mountains, and she served briefly (1920–21) as assistant curator for the State Bureau of Mines. In 1925, she was a leading lobbyist for efforts to pass legislation protecting the state flower, Aquilegia coerulea or blue columbine. 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.

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. The subject of her dissertation was vegetation of the Chimney Rock area of southwestern Colorado.

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

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.

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.

A rare and imperiled species of milkvetch (also known as locoweed), Astragalus schmolliae or Schmoll’s milkvetch, is named after Schmoll. 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. It was not described until 1945, at which time it was named after Schmoll.

Schmoll’s extensive notebooks are in the archives of the Boulder Historical Society.

References

Further reading


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 Township 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 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:

Woodrow Wilson

M. O. Kelley, Secretary.

(Seal.)

569249

Record of Patents: Patent Number
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 BOSKEN

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 LODE 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 B.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 LODE 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 BARS SOUTH FOURTEEN MINUTES EAST ONE THOUSAND ONE HUNDRED SIXTY-EIGHT AND FIFTY-FOUR-HUNDREDTHS FEET DISTANT;
THENCE, FIRST COURSE, SOUTH EIGHTY-TWO DEGREES TWENTY-EIGHT MINUTES EAST FOUR AND EIGHT-TENTHS FEET INTERSECT SAID EAST LINE OF THE NORTH-EAST 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 NORTH-EAST 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
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;

298359
THIRD: 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 BOLD 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.
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 herebefore described, and not expressly excepted from these presents, and all that portion of the said veins, lodes, or ledges and of all other veins, lodes, and ledges throughout their entire depth, the tops and apices 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 thereto 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 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

John O'Connell
 Acting Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number 298359
LOCATION CERTIFICATE—Lode Claim.

STATE OF COLORADO,
COUNTY OF Boulvard.

Know all Men by These Presents, That J. M. Montecue and
Martin Bossern,

the undersigned, have this day of July, 1895, located and claimed, and by these presents do 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 76 feet on the North side and 76 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, leads, ledges or deposits and surface ground within the lines of said claim, 1820 feet running from center of discovery shaft, and 1820 feet running East 82°30' East from center of discovery shaft; said discovery shaft being situated upon said lode, vein, ledge or deposit, and within the lines of said claim in

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

Beginning at Corner No. 1.

1. From said corner, 82°30' East 100 feet to South line.

2. Thence along said line 950 feet to a bar.

3. Thence South 82°30' East 550 feet to W. T. Co. No. 3.

4. Thence along said line 250 feet to said place of beginning.

The above-described tract of land being plotted on the map of the Mountain views 82°30' West.

Magisteria: Copper in elevation.

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

A. D. 1895.

J. M. Montecue
Martin Bossern

Date of Location 29th of July, A. D. 1895.

Date of Certificate 15th day of July, A. D. 1895.
This Indenture, Made the first day of May in the year of our Lord one thousand nine hundred and seventeen between

Mary Elizabeth Bossen

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;

Witneseth, That the said party of the first part, for and in consideration of the sum of one thousand dollars, to be paid by the said party of the second part, the receipt whereof is hereby acknowledged, has 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 the Township in the County of Boulder and State of Colorado, to wit:

The Bald Eagle Place, 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.

J. R. STAMPS

[Stamps]

[Canceled]

together with all the dikes, spurrs 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, appurtenant 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, 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 Bossen

party of the first part, for her of her heirs, executors and administrators, do 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 ensailing 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 having 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 sooner, 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, 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 Bossen

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

Mary Elizabeth Bossen

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, 1919.

Joseph T. Altwood

Notary Public.

Filed for record on the 1st day of May A.D. 1919, at 12 o'clock P.M., Francis Backworth, Recorder.

By Catherine C. May Deputy.
This Deed, Made the 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

L. 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

DOLLARS, to the said party of the first part in hand paid by the said party of the second part, 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, the lands and assigns, forever, all the following described lot or parcel or lands, situate, lying and being in the Townships Two and Three in the Sixth Principal Meridian, 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 dags, spurs and angles and all metals ores gold and silver bearing quarts, rock and earth; and all the rights privileges and franchises thereto incident appurtenant 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

H. T. Schmoll

the said party of the second part.

The said party of the first part, for the said party of the second part, our heirs and assigns forever, and the said party of the first part, our heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, our heirs and assigns, that at the time of the enrolling and delivery of these presents, this party will be well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple, and 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, our heirs and assigns, against all and every person or persons lawfully claiming or claiming 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.

H. T. Schmoll

Signed, Sealed and Delivered in Presence of


STATE OF COLORADO,

County of Boulder, I, Alexander M. Beresford, 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 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. Beresford

Notary Public.

Filed for record the 26th day of June, A. D. 1922, at 10 o'clock A.M.

J. E. Toomey

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 I. Schmell

of the County of Boulder and State of Colorado, of the first part, and

 Hazel M. Schmell

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 ($1.00) DOLLAR, to the said 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, 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 (N/2) of the Northwest Quarter (NW²), and the Northwest Quarter (NW²) of the Northeast Quarter (NE²) of Section twenty-one (Sec. 21), in Township Two North (T. 2N.), 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, remainders and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part 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 of the second part, her heirs and assigns forever. And the said

part of the first part, for himself and for her heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said part of the second part, her heirs and assigns, that at the time of the encealing 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 hereinaforestated, and that the same are free and clear from all former and other grants, bargains, sales, leases, taxes, assessments, and incumbrances, of whatever kind or naturesoever;

and the above bargained premises, in the quiet and peaceable possession of the said part 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 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

William I. Schmell

STATE OF COLORADO,

County of Boulder

I, Ella R. Sterne, a Notary Public, in and for the said County, do hereby certify that William I. Schmell 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 Notarial seal this 26th day of September, A. D. 1932.

My commission expires October 12th, 1935.

Notary Public.

Filed for record the 26th day of Sept., A. D. 1932, at 11:52 o'clock A.M.

By Adele E. Humphrey, Deputy.
This Deed, Made this 20th day of April, in the year of our Lord one thousand nine hundred and twenty-nine, between
Eliz. & Read
of the County of Routt, and State of Colorado, of the first part, and
Wm. M. Schmitt
of the County of Routt, 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 DOLLARS, to be paid in cash, or in the second part, and 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 lots or parcels 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 northeast 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 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 the said party of the second part, her heirs and assigns forever. And the said Eliz. & Read, for themselves and their heirs, executors and administrators, do, for themselves and their heirs and assigns, at the time of the executing and delivery of these presents, will severally and forever, and in 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 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

STATE OF COLORADO,
COUNTY OF Routt,
I, Eldon L. Riter, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that


and known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day of person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 20th day of April, A. D. 1929.

My commission expires January 1, 1932.

I, Eldon L. Riter, a Notary Public.

Filed for record the 20th day of June, A. D. 1929, at 10 o'clock A.M.

By Deput. Recorder.
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.)
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cleroux
**Boulder County Historic Landmark - Nomination Form**

1. **Name of Property**
   
   **Historic Name:** Taos Valley Land Office  
   Other Names: Taos Gift  
   Wagener's Residence

2. **Location**
   
   **Address:** 12247 State Hwy 7  
   Allenspark, Co 80510

3. **Classification**
   
   Property Ownership: Public ☐  Private ☒  Other ☐  
   Category of Property: Structure ☒  Site ☐  District ☐  
   Number of Resources Within Property: Contributing ☒  Non-Contributing ☐

4. **Function or Use**
   
   Historic Functions:  
   See attachment

   Current Functions:  
   See attachment

5. **Description**
   
   Continuation Sheet ☒

6. **Statement of Significance**
   
   Boulder County Criteria for Designation: See attachment

   Areas of Significance:  
   Period of Significance:  
   Significant Dates:  
   Significant Persons:  
   Statement of Significance (Continuation Sheet) ☒
Legal Description of Property: See attached legal description “Exhibit A”

Boundary Description:

Boundary Justification:

Continuation Sheet

Name(s): L & R Rentals LLC (Scott & Paula Balke)

Address(es): 1 Acorn Cluster Court
Spring, TX 77383

Continuation Sheet

Directed 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.
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.

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/Substitence**
     - 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.
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)

Bibliographical Reference

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

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 Wagener's, 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 introduce to the Wagener's 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. Geograpical 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 EAST 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
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 constituent 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 Tabosa 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.
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 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 was learned something 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."
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 Feisheimer.” 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-SHAEF” (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 fastest 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)
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
Longs Peak. A new organization, the South St. Vrain Association, presented a resolution to the Bureau of Reclamation complete with many Wherases and Therefores 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

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Allenspark Wind Page 9

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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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Siegfried Wagener,
Tahosa Valley Land Office,
Allenspark, Colorado.
So St. Vrain Highway - Jel. and Tel Estes Park

1939 postcard advertisement for Tahosa Valley land
HP-17-0006: Tahosa Valley Land Office
1949 Assessor’s card with updates

Shows original cabin in blue and addition in pencil

Indicates addition was in 1951
1980s
Assessor’s card