

# Harney-Lastoka Open Space

## Part I: Resource Evaluation

## Part II: Management Plan



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# Harney-Lastoka Open Space

## PART I: RESOURCE EVALUATION



## LANDSCAPE SETTING

### 1.0 INTRODUCTION

The Harney-Lastoka agricultural property between the City of Lafayette and the City of Louisville is important as a physical buffer to preserve the rural heritage of two growing cities and to prevent urban sprawl. The property is locally significant in its association with Louisville's early development as a coal mining center. After coal mining had ceased on the property, the Harney-Lastoka family worked hard to maintain the farm and continued to represent the coal mining industry by working in mines during the winter months. Today the Harney-Lastoka property occupies an important position as part of the remaining undeveloped farmland between the cities of Lafayette and Louisville.

Beginning in 1984, Boulder County, Lafayette and Louisville entered into an Intergovernmental Agreement to preserve the Harney-Lastoka property as an open space buffer between the two cities. From 1993 to 1996 the County and cities purchased the 138-acre property.

We wish to express our gratitude to the Harney-Lastoka family who maintained these agricultural lands and who provided the opportunity for the purchase these lands, benefiting all citizens. We also wish to express our gratitude to the citizens of Boulder County who have provided the means to acquire this land.

### 2.0 RESOURCE MANAGEMENT OBJECTIVES

The Boulder County Comprehensive Plan, City of Louisville Municipal Code, and City of Lafayette Comprehensive Plan all outline goals and policies that are relevant to the Harney-Lastoka Open Space. These goals and policies are identified in *Appendix 7* and provide direction for land classification, natural resource planning and management.

Through goals, policies, and mapped information, these plans give guidance for future land use. The goals of particular relevance to Harney-Lastoka Open Space deal with environmental management, open space, community facilities, cultural resources, and agricultural resources. These goals emphasize the importance of agricultural land and open space as limited resources that should be conserved and preserved so that Boulder County retains its rural character and agricultural economy.

In addition to these goals and policies, an Open Space Advisory Committee was created with the charge of analyzing the resources of the Harney-Lastoka property and recommending to the governments an activity or activities that would be acceptable for long term use of this land. The Committee was comprised of two representatives of each

government and one or two facilitators. It met six times between 1996 and 1997 and made recommendations based on the intent of the Intergovernmental Agreement.

In 2001 the Harney-Lastoka Management Advisory Committee was formed to review the work of the previous committee and develop specific management recommendations that would be incorporated into a draft management plan (see *Appendix 11* for representatives).

### **3.0 GENERAL DESCRIPTION OF PROPERTIES**

#### **3.1 Acquisition**

The Harney-Lastoka farm has been under cultivation for more than a century. In the early 1970s the Harney-Lastoka family had ceased farming the land themselves and began to lease it out to tenant farmers until they decided it was time to sell.

In 1984, Boulder County, the City of Lafayette and the City of Louisville entered into an Intergovernmental Agreement (IGA) “for the purpose of planning and preserving an open space buffer between Lafayette and Louisville.” This agreement stated that the lands in the unincorporated areas of the County, located between the cities of Lafayette and Louisville, should be left free from urban development during the planning period that was a term of 15 years. At the time of the IGA, no immediate plans for purchase were in place.

The intent of the 1984 IGA was to preserve approximately 600 acres of agricultural land that separated Lafayette and Louisville as open space. The Harney-Lastoka property, a prominent portion of that designated open space, was also an ideal location for commercial development because of its position at the busy intersection of South Boulder Road and State Highway 42.

In 1985, the City of Louisville attempted to annex the Harney-Lastoka property into its city limits with the intent of developing a portion of it as a commercial center and ball fields, leaving the remainder as open space. The decision to annex was overturned when a citizen’s initiative forced the issue to a public vote. Annexation would have also required the approval of the County and Lafayette under the terms of the IGA.

Over these years the 1984 IGA was in a precarious position as the cities and county were not buying the property nor were they permitting development beyond that which was allowed by the underlying zoning. In addition, the IGA members could not reach an agreement on the value with the family and when opportunities arose there was difficulty in finding money to purchase the property. During this time developers made offers to buy the property from the family but the IGA made the possibility of development uncertain.

In 1993 an agreement was reached to purchase the Harney-Lastoka. A second Intergovernmental Agreement called the South Boulder Road Open Space Purchase was signed. The intent of the second IGA was to secure the 138-acre Harney-Lastoka property as an open space buffer between the two communities and to provide for continued agricultural activity and opportunities for passive recreation. An exception to the primary

use of the property allowed for Lafayette and Louisville each to annex and develop a maximum of twenty-four acres for active recreation. Louisville was also permitted to annex up to seven acres adjacent to its wastewater treatment plant to expand its facilities. The remaining 115 acres is the jointly-owned Harney-Lastoka Open Space. A 350-foot buffer strip along South Boulder Road for agricultural or passive recreational purposes restricted the location of the ball fields in order to preserve the character of the property along its most visible boundary.

The 1984 and 1993 IGAs provided for the governments to purchase the land as permanent open space of which the County paid 50% and Louisville and Lafayette each paid 25%. Each city has the option of developing twenty-four acres for municipal ball fields of which Louisville has exercised its option.

The purchase price for the property was \$11,000 per acre with a purchase contract to provide for the purchase of Parcel 1 (60 acres) and three separate options to purchase the remainder. The result was that the first 60 acres of the property were purchased in 1993 and the additional three 25-acre parcels were purchased over the next three years.

**Table 1**

Year	Parcel No.		Purchase Price	Option Payment	Total
1993	1 - (63.0 acres)	Lafayette	162,896.25	11,056.41	173,952.66
		Louisville	381,595.50	-0-	381,595.50
		Boulder County	162,896.25	29,893.29	192,789.54
		Total	707,388.00	40,949.70	748,337.70
1994	2 - (25.881 acres)	Lafayette	-0-	10,919.92	10,919.92
		Boulder County	272,998.00	16,379.88	289,377.88
		Total	272,998.00	27,299.80	300,279.80
1995	3 - (25.881 acres)	Lafayette	-0-	10,919.92	10,919.92
		Boulder County	272,998.00	2,729.98	275,727.98
		Total	272,998.00	13,649.90	286,647.90
1996	4 - (24.001 acres)	Lafayette	218,699.25	-0-	218,699.25
		Boulder County	54,298.00	-0-	54,298.00
		Total	272,998.00	-0-	272,998.00

## 3.2 Physical Characteristics

### 3.2.1 Location

The Harney-Lastoka farm lies within the Colorado Piedmont section of the Great Plains physiographic province (USDA, 1975). It is located in an unincorporated section of southeast Boulder County between Lafayette and Louisville at 9681 Empire Road in the Northwest 1/2 of the Northwest 1/4 of Section 9, Township 1 South, Range 69 West. The property is located southeast of the intersection of State Highway 42 (Empire Road) and South Boulder Road. On the north side of South Boulder Road is a shopping complex and west of the property, across State Highway 42, is commercial and residential property. To



the south are the Louisville Sports Complex, Louisville's wastewater treatment plant and the Mayhoffer Centennial Farm. The southern boundary of the property follows the grade of the old Colorado and Southern route in places. The railroad was abandoned in 1951. The Rock Creek/Coal Creek Regional trail is south of the two-hundred-acre Mayhoffer Centennial Farm. The eastern boundary follows a stormwater-drainage channel that is annexed into the City of Louisville but is not owned in fee by the city. East of the drainage is private property.

In the northwest part of the property is a historical landmark area comprised of 24.8 acres. The landmark area contains twenty-two structures dating from the site's mining period, from 1898 to 1917, into the 1950s (see *Appendix 5* for a site plan). The landmark area is comprised of a house, a garage, a chicken house, a brooder house, a machine shed, two milk houses, a grain storage building, a storage shed/play house, a silo, a pit silo, a privy, several granaries, and several loafing sheds. Overburden removed during the mining era was placed in a mine dump located north east of the structures. Included in the landmark area is the grade of a railroad spur line that was used by the Rex No. 1 Mine operating on the property. After the line went out of operation, the grade became used as a gravel driveway for access to the building complex. It enters the property from State Highway 42 and continues directly east to the building complex.

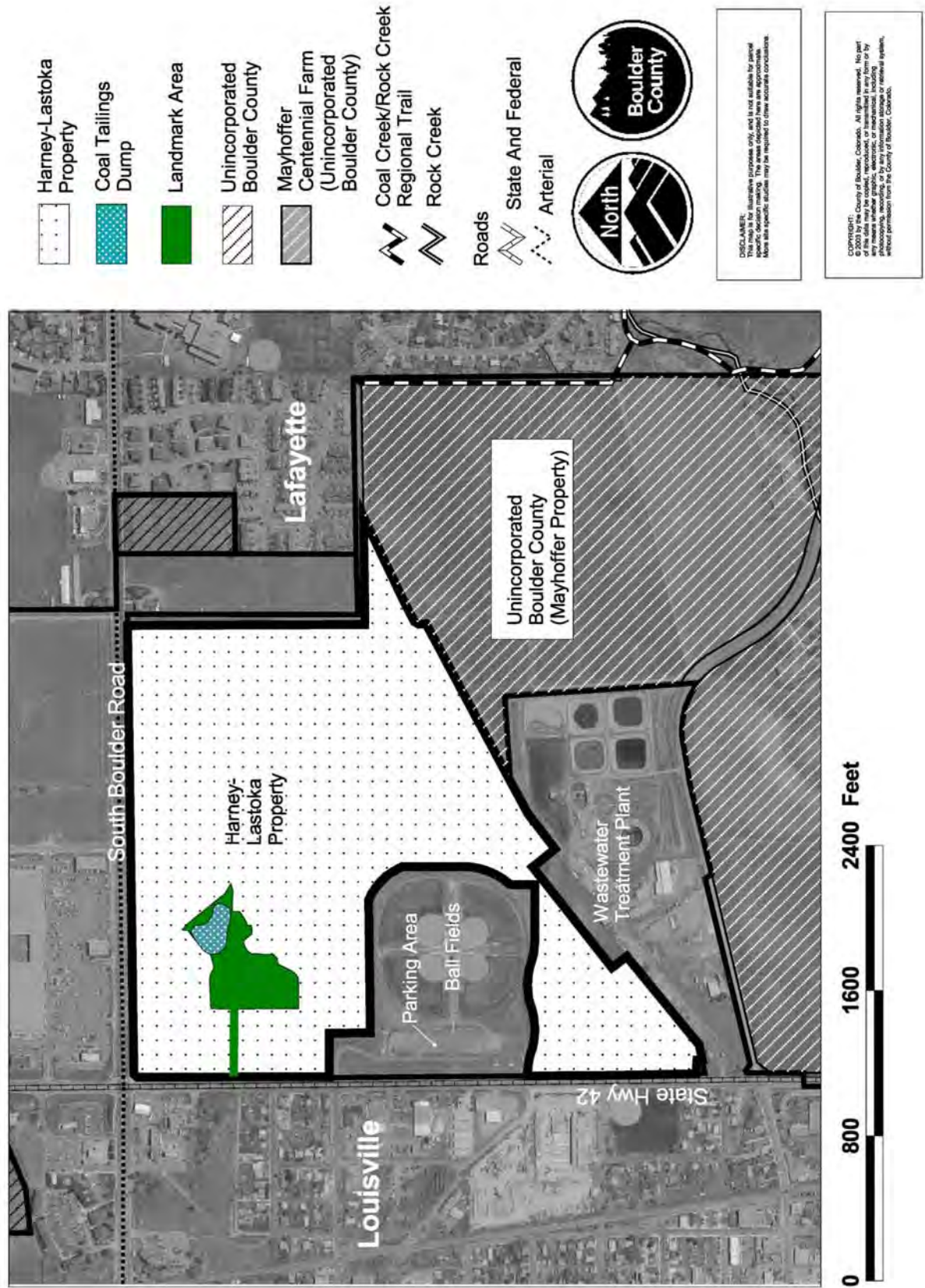
### **3.2.2 Climate**

Located directly east of the Front Range of the Rocky Mountains, the climate on the Colorado Piedmont is a relatively uniform, semi-arid climate with abundant sun, warm summers and mild to cold winters. Winds prevail from the west. "Chinooks" are descending, warming winds that displace the cooler air and create large day-to-day temperature changes. Winter winds from the north bring cold arctic air. January is generally the coldest month and July is the warmest (Colorado Climate Center). The average high temperature in July is 88°F and the average low temperature in January is 14°F (Weatherbase, 2002). While there is no site-specific data for the growing season of the property, information from weather stations in Boulder, west of the property, and in Longmont, north of the property, is available. This data estimates the growing season in Boulder to be approximately 154 days, and 144 days long in Longmont (Doesken, Kleist, McKee, 1989).

The Front Range creates a rain-shadow and consequently precipitation is low. The air masses from the west lose their moisture over the mountains so the eastern slope and plains are characterized by the potential for evaporation to exceed precipitation with no water surplus. Relative humidity ranges from about 30% to 35% in the summer and 40% to 50% in the winter. An average of 16 inches of precipitation fall on the plains mainly in the form of spring rains and snows, May being the month with the greatest amount of precipitation. Thunderstorm activity occurs during spring and summer. The fall and winter are seasons that usually see the least amount of precipitation (USDA, 1975).

Figure 1: Location Map

# Location Map



### **3.2.3 Topography**

The property lies in the Great Plains Grassland life zone (Mutel and Emerick, 1992). The topography of the area is characterized by gently rolling plains, its soils being deposited by wind (Sharpe, Williams, 1973).

The property is generally flat with an elevation of 5,290 feet rising to an elevation of 5,330 feet at the northwest corner. There is a small riparian area at its southern edge; it serves as a storm water drainage area. Overburden and non-commercial material extracted from the mine was dumped east of the granary and storage shed and forms a six-foot high ridge.

An earthen berm, which carries an irrigation ditch of six to eight feet, creates a barrier between the homestead and State Highway 42. Entering the gate through this berm, a gravel driveway follows the grade of a railroad spur line that was used during the property's mining era. South of the grade is a small depression that has been used as a detention pond.

### **3.2.4 Geology**

The geology of the Harney-Lastoka property is of particular interest to its historical significance. A coal seam four to eight feet thick at a depth of 100-165 feet was mined on the property at the Rex Mine No. 1 from 1898 to 1917. The mine yielded over 1.6 million tons of coal during its operation. The coal mined from underneath the present hay fields was formed when the climate of Colorado was more tropical than the semi-arid plains that are here today.

During the Cretaceous era, 136 to 65 million years ago, ancient seas covered and then retreated from Colorado. Rich green vegetation grew in swamps left behind by the retreating seas, covering hundreds of square miles north and south of Denver (Hutchison, 1994). Over millions of years, plant debris accumulated and instead of rotting, was covered by sediments and sank into the bog under its own weight. Pressure squeezed out water and organic gasses and slowly the plant debris turned to coal. The sediments make up the Laramie Formation, which has eroded to less than five hundred feet at present. Beneath the Laramie Formation is the Fox Hills Sandstone of about sixty to two hundred feet thick and then eight thousand feet of Pierre Shale makes up the impervious underlying formation (Dames and Moore).

The coal bearing Laramie Formation makes up the sedimentary bedrock under the property. The upper portion consists of claystone, sandstone, siltstone and thin lignite seams. The lower portion contains gray to black claystone, very fine- to fine-grained sandstone and coal seams. Coal seams were found in the up to 250-foot thick coal bearing lower portion (Dames and Moore).

The coal produced in this area was of relatively high moisture content and had a tendency to rapidly crumble and disintegrate. It could not easily be transported long distances and so the mines would operate mainly during the winter heating season. That

allowed miners to farm during the growing season. Later, when railroads and electricity became more common, the mines would remain open all year to meet the demand.

Layered on top of the coal are deposits of erosional sediments from the formation of the Rocky Mountains (refer to Figure 2 for a stratigraphic column of geological layers). The surficial geology is made up of eolian (wind-transported) sediments, while alluvial (water-transported) sediments are also common in the area (Sharpe and Williams, 1973).

The existence of an abandoned mine makes subsidence somewhat of a concern for this property. Coal mining in this area was performed by means of a room and pillar method. Often, when mines were abandoned, the pillars of the rooms were extracted creating greater occasion for subsidence (Dames and Moore). Regularly, the rooms would fill with water (Conarroe, 1978).

Much of the waste extracted from the Rex No. 1 Mine was dumped back down into the earth as one of the first tasks done when the Harney's bought the farm in 1923 (Susan Harney-Lastoka oral interview, 1998). What remains has created a sterile ridge to the east of the granary and storage shed. The ridge consists of the upper part of the Laramie Formation, mainly claystone, sandstone, siltstone, and thin lignite seams that had to be removed to reach the coal bearing seams.

Subsidence in the area of the house and farm buildings as well as the majority of the property is moderate. In the eastern portion of the property the subsidence hazard becomes low (Dames and Moore). The *Boulder County Comprehensive Plan* shows the area as a major geologic hazard because of the risk of subsidence as well as expansive soils. However, most of the subsidence in the area has already occurred (Conorroe, 1978).

### 3.2.5 Soils

The soils of this property have been farmed, almost continuously, for over one hundred years. They are mostly uniform, being made up of two different series of sandy loam (USDA, 1975). The majority of the cropland soil is classified under the Ascalon series. Soils of this series are made up of deep, well-drained soils formed on terraces and uplands in loamy mixed alluvium and wind-laid materials. Slopes are 0-20 percent, and the native vegetation is mainly blue-grama (*Bouteloua gracilis*).

Generally, the surface layer is a loam about 8 inches thick. The subsoil is sandy clay loam reaching depths of about twenty-six inches. The substratum is a strongly calcareous, sandy loam to a depth of sixty inches or more. In the surface layer, soil reaction is neutral, but with increasing depth the reaction becomes moderately alkaline.

Ascalon soils have moderate permeability. Available water capacity for the profile is high. Roots can penetrate to a depth of sixty inches or more. These soils are used mostly for irrigated and dry cropland.

The Hargreave series of soils covers a small portion of the property in the vicinity of the buildings. Hargreave soils on this site are a fine sandy loam on a gentle 3-9 percent

slope. The series is made up of moderately deep, well-drained soils that are formed on uplands in loamy residuum, i.e., the remains of weathered sandstone. The dark grayish-brown fine sandy loam surface layer is about six inches thick. The upper part of the subsoil is brown sandy clay loam about seven inches thick. The substratum to a depth of about twenty-seven inches is a brown fine sandy loam that overlies sandstone. In the surface layer and subsoil, soil reaction is neutral, and in the substratum, it is mildly alkaline.

Hargreave soils have moderate permeability. Available water capacity for the profile is low to moderate. Roots can penetrate to a depth of between 20 to 40 inches. These soils are used mainly for both irrigated and non-irrigated pasture. More information on the cropping capabilities and specific soil types of the site can be found in *Appendix 1*.

The whole property has been recognized as “Agricultural Lands of National Importance,” the area around the house is recognized as “Agricultural Lands of Statewide Importance” in the Boulder County Comprehensive Plan. The classifications are based on the *Colorado Important Farmland Inventory* published by in 1982 by the Soil Conservation Service and include requirements dealing with irrigation, length of growing season, depth of water table, specific drainage characteristics, soil profiles and slope.

Susan Harney-Lastoka, during interviews with Anne Dyni, recalled her family farmed hay, corn, wheat, oats, and barley, all on irrigated land. For a few years they tried beets, but they required more water than was available. When the Intergovernmental Agreement was signed in 1984, Keith Bateman was leasing the fields. He uses a diversified approach to growing by rotating different crops such as alfalfa and wheat on irrigated and non-irrigated fields. His lease continues through December 31, 2005.

Erosion potential is minimal as long as the soil is covered by dense vegetation.

### **3.2.6 Hydrology**

The property lies in the Coal Creek/Rock Creek watershed. It includes several tiny ponds (<0.1 acre) of human origin that lie along a channel that conveys storm water runoff originating on lands west of the property. There is another pond that is situated at the northwestern corner of the ball field area. The purpose of the pond is to store water for irrigation of the ball fields.

When the IGA was signed, it included the purchase of all surface and subsurface water rights. Those rights included junior rights to 66.5 shares of the Davidson Ditch and Reservoir Company and 66.5 shares of the Davidson Highline Lateral Ditch Company. The Davidson Highline Lateral Ditch carries water for the Davidson Ditch. There is an average of one acre-foot per share and a total of 3,103 shares in the Davidson Ditch and Reservoir Company. Fifty years of diversion records indicate an average of 45 days that ditch water is available starting mid-May to early- to mid-July. The Davidson Highline Lateral Ditch enters the property from the northwest corner. A concrete ditch parallels the east side of State Highway 42. There is a diversion structure on the concrete ditch immediately north of the driveway leading to the Louisville Sports Complex ball fields.

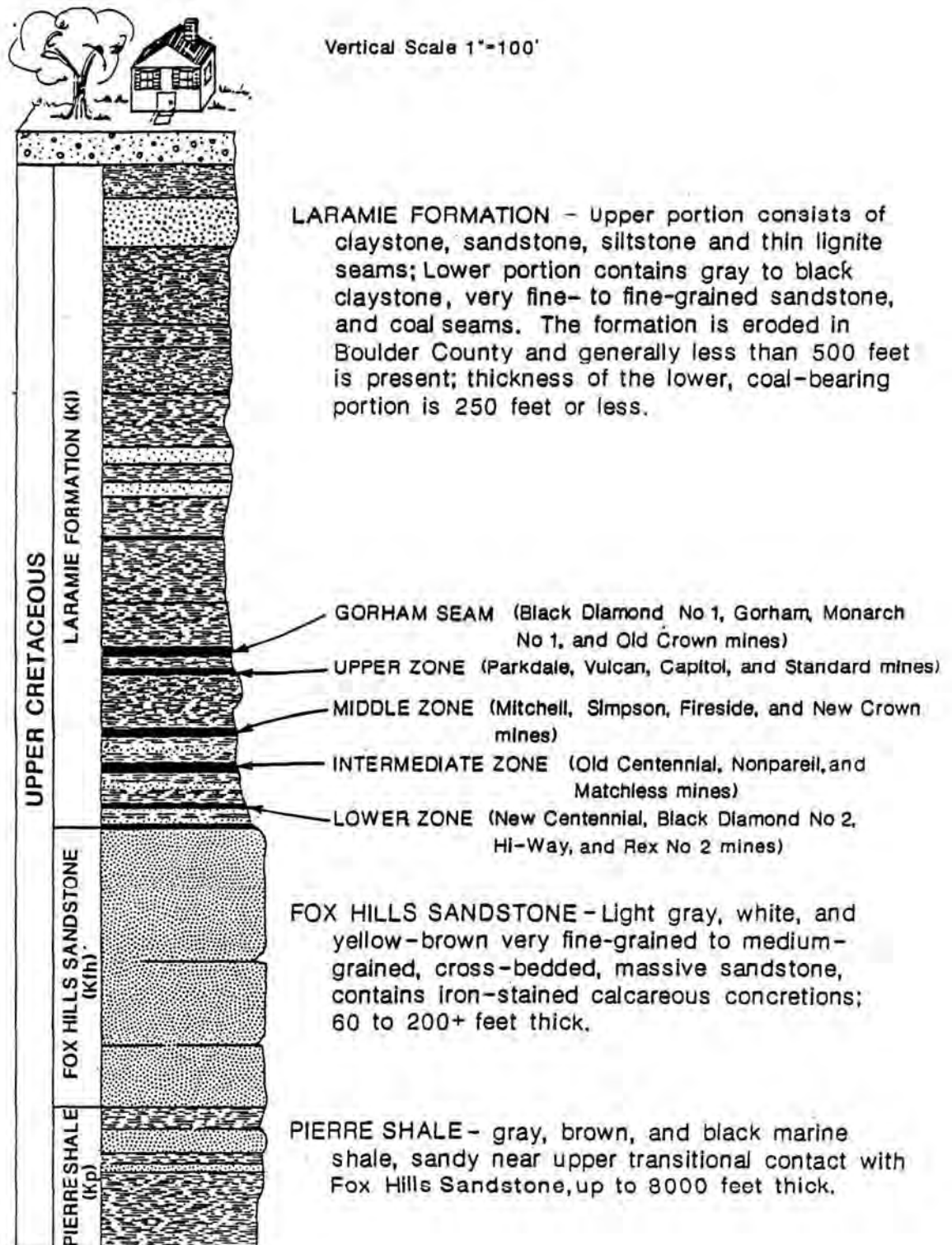
Water diverted at this point flows through unlined laterals that run generally to the east by means of gravity.

Hecla Reservoir is located north of the property and has been considered for possible water storage for the farm. Twenty-five percent of the storage rights are owned by the City of Louisville and a private party holds 25 percent. The remaining storage capacity has been transferred out, or removed from use, for municipal use at an alternate point of diversion by Lafayette. In addition, the capacity of the reservoir is restricted due to the poor condition of the dam and may prevent replacing, or using, the storage capacity that Lafayette transferred out. A ditch and culvert under South Boulder Road connect the reservoir to the Harney-Lastoka property.

Groundwater availability maps indicating the relative amount of groundwater development could produce designates the area as having a moderate to low yield (Sharpe, 1973). Susan Harney-Lastoka recalls a shallow well at the northeast corner of the house that served their family. The well is associated with the Rex No. 1 mining operation. On the adjacent property to the south, the owner, John Mayhoffer, has an operating well where the Rex Mine No. 2 was located near the south boundary of the Harney-Lastoka property. Groundwater development requires a well permit from the Colorado Department of Water Resources and necessitates augmentation water to be returned to the stream. At the west end of the gravel driveway east of the gate at State Highway 42 there is an active water tap served by the City of Louisville.

A small area, 4.1 acres, at the southern boundary of the property, near the wastewater treatment plant, is considered riparian and is a storm water detention/retention area. Just south of the gravel drive, a tributary drainage enters the property through a culvert under State Highway 42 and diverts water, in wet seasons, to a detention area on the property. Susan Harney-Lastoka and Mariann Lastoka recall a time when storm water reached their knees in the milk barn (now just ruins). A berm built of waste rock from the mine dump prevents storm water from collecting in the building compound.

Figure 2: Stratigraphic Column



Dames & Moore







Figure 5: Soils Map

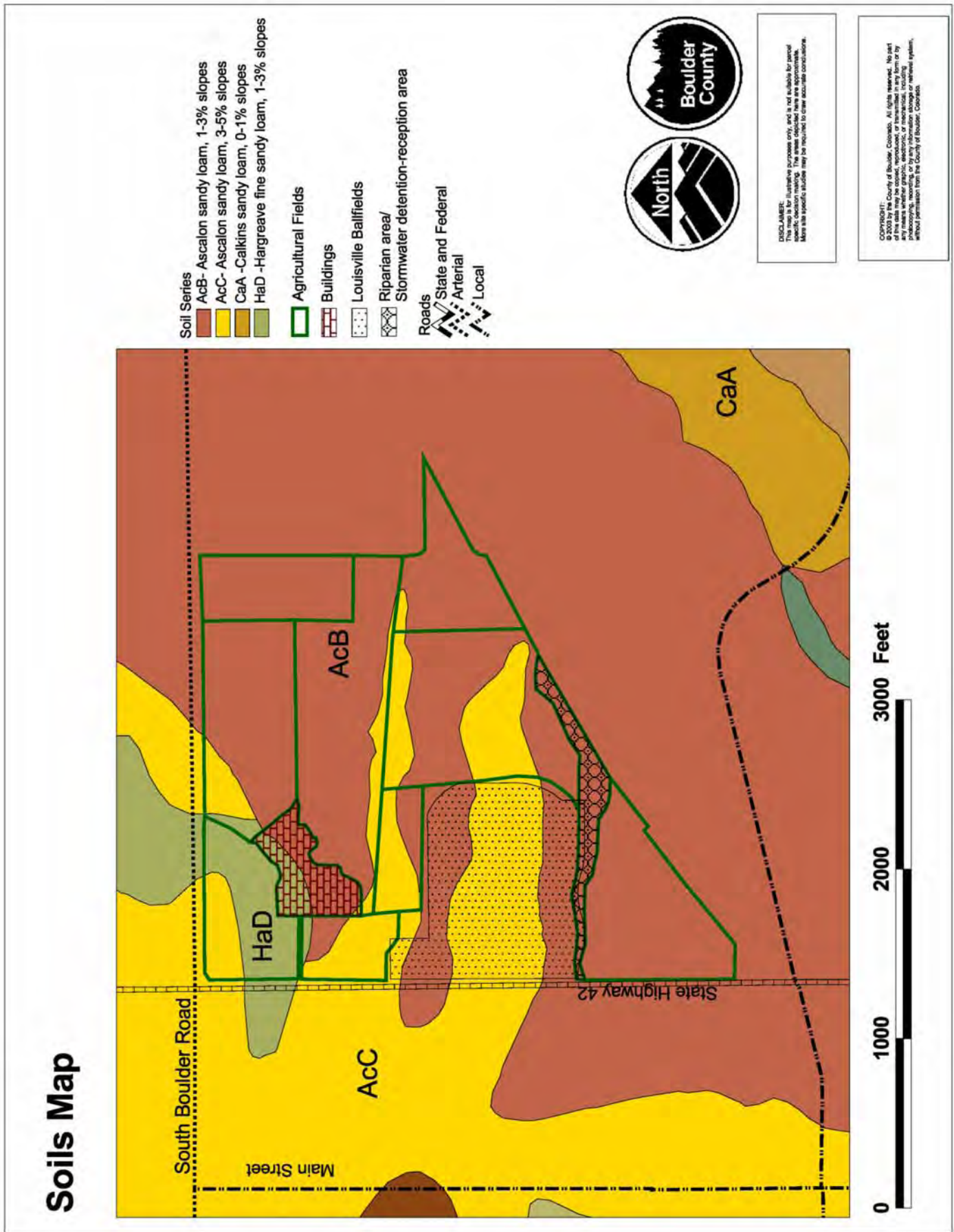
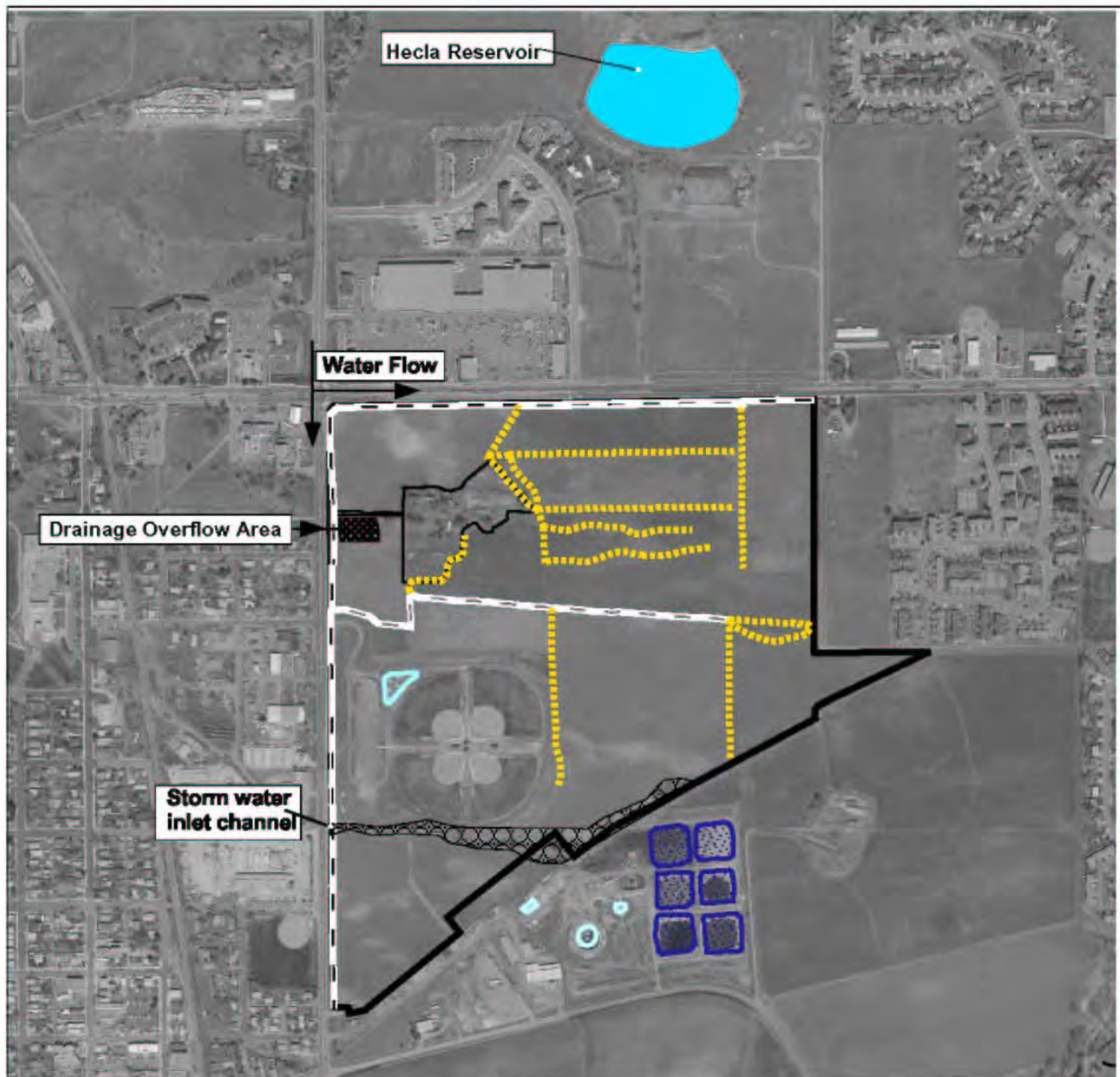


Figure 6: Hydrology and Irrigation Ditches

# Hydrology and Irrigation Ditches



0 1000 2000 3000 Feet

## USGS Lakes

Perennial Lake

Sewage Lagoon

## Irrigation Ditches

Feeder Ditch

Field Lateral Ditch

Riparian Area/  
Storm water reception/detention area

Harney-Lastoka  
Property Boundary

Landmark Area



**DISCLAIMER:**  
This map is for illustrative purposes only, and is not suitable for parcel specific location mapping. The areas depicted here are approximate. More site specific studies may be required to show accurate conditions.

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### **3.3 Land Use Considerations**

#### **3.3.1 Context of Properties**

The Harney-Lastoka farm is a remnant of Boulder County's rural history. It was homesteaded in 1863 and has been actively farmed ever since. Today, it is one of the few remaining farms in unincorporated Boulder County between the cities of Lafayette and Louisville. Its 115 acres provide a physical buffer ensuring separate community identity and preventing urban sprawl.

In 1878, the farm owned by Louis Nawatny, just west of the Harney-Lastoka property and State Highway 42, became the town of Louisville. Today, Louisville is a thriving city of around 19,000 residents. In 1888, Mary Miller platted 150 acres as the town of Lafayette, just east of Louisville. Lafayette now covers 8.2 square miles with a population of over 23,000 residents.

The majority of land surrounding the Harney-Lastoka property is in incorporated Lafayette and Louisville and used for residential or commercial purposes. The north side of the property is next to the four-lane-wide South Boulder Road that intersects with the north/south two-lane State Highway 42. The average daily traffic for State Highway 42 north of South Boulder Road in 2002 was 15,688 vehicles. South of the property on State Highway 42 the traffic volume count in 2001 was 7,380. The traffic count on South Boulder Road in 2001, north of the property and east of State Highway 42, was 19,862 and west of State Highway 42 on South Boulder Road, the count was 25,902.

Both cities continue to grow and sandwiched in between is the Harney-Lastoka farm. South of the property is the Mayhoffer Centennial Farm, a 200-acre property adjacent to the Coal Creek/Rock Creek Regional Trail and on the desired open space list for Boulder County, Louisville and Lafayette. Together, these properties provide a significant agricultural buffer between Louisville and Lafayette.

#### **3.3.2 Adjacent Land Use and Ownership**

The majority of the land surrounding the property is within the city limits of Louisville and Lafayette.

Surrounding zoning and uses of the Harney-Lastoka property:

North: To the immediate north, across South Boulder Road, the property is a Planned Community District zoned commercial, and Commercial Business. The Louisville Plaza including a King Soopers, Hobby Lobby, and Big Lots is located on the property.

East: Immediately east is a 50-foot-wide drainage corridor owned by the City of Louisville. A small ten-acre property east of the farm in the City of Louisville is currently occupied by a single private residence, but is in a Planned Community District, zoned Commercial.



South: The Mayhoffer Centennial Farm lies in the unincorporated area of Boulder County to the south and southeast; it's zoned agricultural. Light Industrial, including the Wastewater Treatment Plant, and the Louisville Sports Complex containing the ball fields are within Louisville city limits to the south.

West: A mixture of Residential Medium Density and light Industrial make up the zoned areas to the west. The City of Louisville approved the *State Highway 42 Revitalization Plan Amendment* in 2003. The plan calls for residential and commercial mixed-use development including a commuter rail station on the west side of State Highway 42.

Northwest: Diagonally across South Boulder Road and State Highway 42 is the Coal Train Square, zoned Commercial Business with a bank and drive through teller.

### **3.3.3 Current Leases**

Current leases affecting Harney-Lastoka are as follows:

Agricultural Lease: The fields are leased to Keith Bateman through December 31, 2005.

### **3.3.4 Easements, Right-of-Way, Decrees and Other Rights Affecting Property**

Easements / Right-of-Ways:

- 1) A permanent Conservation Easement over the entire property was recorded by Boulder County, the City of Lafayette and the City of Louisville after the purchase of the property. The IGA permits each city to develop a ball field complex under the Conservation Easement with the agreement that all parties must approve additional uses unanimously.
- 2) The City of Louisville has a permanent right, privilege, and easement to construct, maintain, repair, remove, and operate underground sanitary sewer mains and other public utilities with the right of ingress and egress over the described tract of land. In addition, upon providing notice, the City may require no crops or vegetation in the south 500 feet of the easement area.
- 3) A Mountain States Telephone Co. easement 10 feet wide inside the north boundary line.
- 4) Easement and Right-of-Way for South Boulder Road.

## **RESOURCE EVALUATIONS**

### **4.0 VEGETATIVE RESOURCES**

#### **4.1 Historic Ecology**

The pre-settlement vegetative landscape of the high plains province was vastly different than it is today. After almost 150 years of farming, mining, settlement, and development only a small fraction of native plant cover within the county remains. Even now, open land on the prairie, preserved in the form of agricultural land is diminishing as the population of Boulder County continues to grow; from 1982 to 1997, Boulder County lost more than 80,000 acres of farmland (Colorado Cooperative Extension Services).

Prior to settlement by the pioneers, the grassland ecosystem of the high prairies extended from the base of the mountains uninterrupted through the middle of the country except by cottonwoods and willows lining permanent streams and the occasional shrubs on sandy or alkaline soils. The “short-grass prairie” was a sea of compact, short mats of grasses interspersed with bunches of taller grasses (Costello, 1969). For most of the year, during summer dry period and winter dormant season, the native plains were a golden brown but in late spring and early summer rains and thundershowers turned the prairie a vibrant green. Today, farmland emulates the cycles of the prairies and signals spring with the growth of crops.

#### **4.2 Resource Inventories/Current Conditions**

Cultivation of this property has eliminated undisturbed native plant communities. At this time, the land is leased for growing hay in fields that have been used in the past to cultivate corn, wheat, oats, barley and beets. Black walnut, Plains cottonwoods, Staghorn sumac, apple trees, black locust, white poplar, and ash trees shade the house and buildings. A tall hedge of lilacs are established along the west side of the building compound, small cultivated bushes are found in front of the house, and large choke cherry bushes are growing near the brooder house and machine shed. Elm, honey locust and Russian olive are found on the irrigation ditch and near the gate, along the west side of the property. On the southern edge of the property near the Louisville Wastewater Treatment plant there is a storm water detention/retention area where sedges, rushes and mesic grasses are found.

##### **4.2.1 Plant Communities**

During the pre-settlement era, the major plant associations of the high plains would have been those dominated by grasslands. Herbs, short grasses, with stands of cottonwoods and willow trees along streams and river floodplains characterized the high plains (Marr, 1964). Blue grama and buffalo grass were dominant. Many other grasses, particularly mid-grasses such as western wheat-grass, June grass, side-oats grama, three-awns, needlegrasses, and dry-land sedges, covered millions of acres on the Great Plains (Costello, 1969).

Today, the dominant non-agricultural plant communities of the Harney-Lastoka property are shrubland, riparian areas and wetlands (Carpenter, Figgs and Murray, 2001).

**Shrubland:** The shrubland is located along the storm water inlet channel (i.e. contiguous with the riparian area). It is dominated by American plum (*Prunus Americana*) and peach-leaf willow (*Salix amygdoloides*). Noxious weeds, namely quack grass and Canada thistle, dominate the understory. Several green ash trees (*Fraxinus pennsylvanica*) are also present.

**Riparian:** Riparian areas occur along the channel that conveys storm water across the property. Common species include plains cottonwood (*Populus deltoides* ssp. *monilifera*), coyote willow (*Salix exigua*), peach-leaf willow, plus the noxious weeds Canada thistle and quack grass.

**Wetland:** The property contains small wetlands that are interspersed with the riparian areas along the storm water inlet channel. Much of the wetland is of human origin, either directly or indirectly. Common plant species include cattail (*Typha latifolia*), soft-stem bulrush (*Scirpus validus*), and beaked sedge (*Carex utriculata*).

In the cultivated fields, corn, alfalfa, sugar beets, barley, oats, dry beans, and pasture grasses are recommended as irrigated crops that the area is capable of supporting based on climate and soil type. Small-grain summer-fallow rotations are suggested for non-irrigated cropland, wheat being the principle crop and barley and sorghum as alternatives (USDA, 1975).

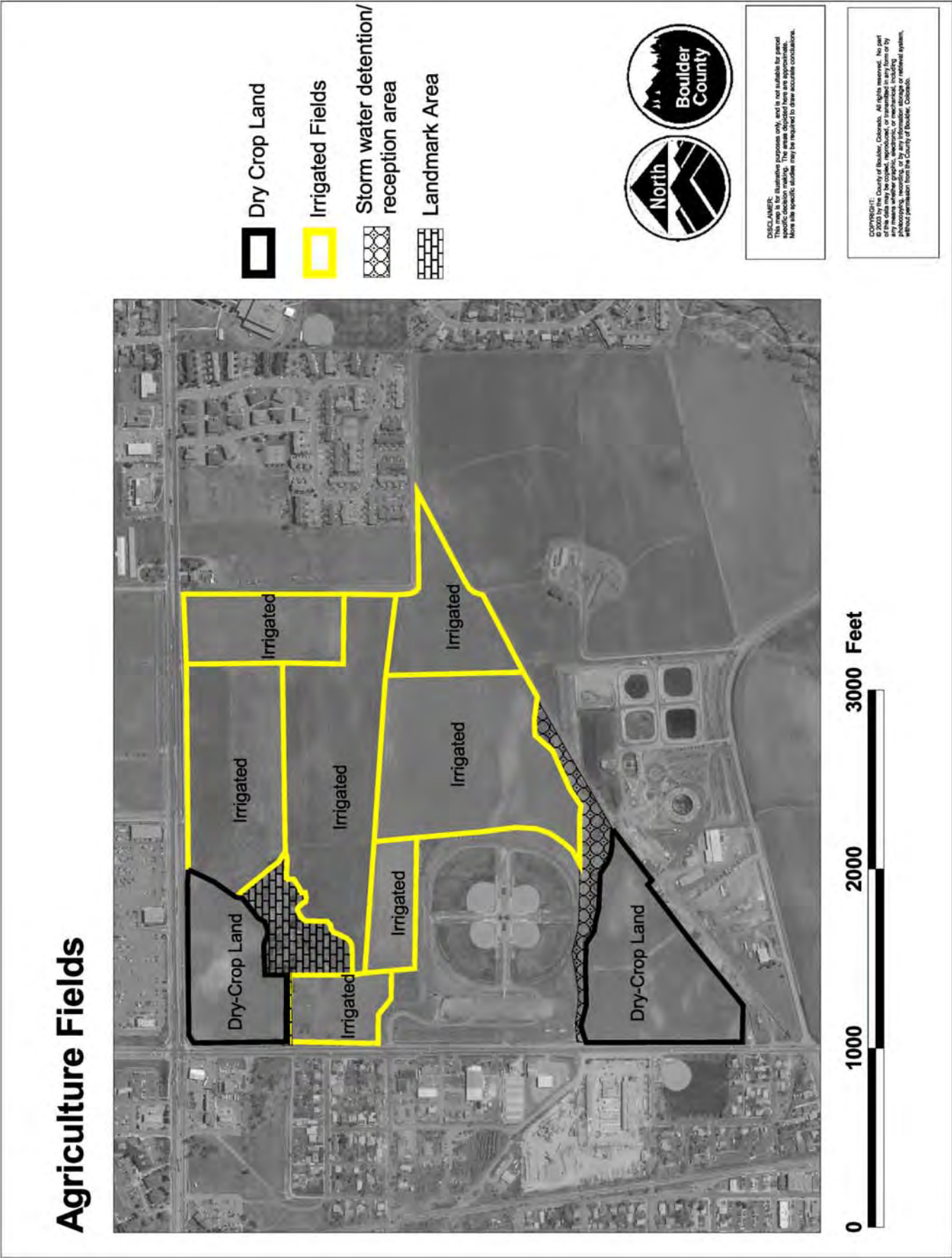
#### 4.2.2 Weeds

Currently there are heavy infestations of field bindweed, Canada thistle and quack grass. Scotch thistle, musk thistle, hoary cress, kochia and diffuse knapweed are found around the buildings. Other noxious weeds found on the property are common mullein, downy brome, and diffuse knapweed. Several Russian olive-trees are present along with scattered Japanese brome.

### 4.3 Significant Resources

As previously discussed, the whole property has been recognized as “Agricultural Lands of National Importance,” and the area around the house as “Agricultural Lands of Statewide Importance” in the *Boulder County Comprehensive Plan*. The objective of these classifications is to recognize and preserve the agricultural lands in the county. The agricultural fields and crop potential of the Harney-Lastoka property represent significant resources. Undisturbed native plant communities are not present on the property; native plants do exist among the weeds.

Figure 7: Agricultural Fields



## 5.0 WILDLIFE RESOURCES

### 5.1 Historic Ecology

Prior to the advent of Europeans in North America, grassland covered more than 500 million acres of the Great Plains. Pronghorn antelope, foxes, coyotes, numerous small mammals, reptiles, and an estimated sixty million bison foraged in the shadow of the Rocky Mountains and across the plains (Costello, 1969). “Mountain” species such as mule deer, elk, and big horn sheep once inhabited the prairie. Grizzly bears, mountain lions, and gray wolves frequented the plains hunting for their prey before the land was divided and fragmented by settlers, fences, and livestock. The sea of grass provided food and shelter for wildlife and there were few physiographic obstacles for the animals to contend with.

This prairie world was a vast network of predators and prey supported by millions of acres of grassland. Prairie dog colonies were abundant throughout the plains competing for vegetation with bison, rabbits, ground squirrels and mice. In pre-settlement Boulder County prairie dog colonies covered tens-of-thousands of acres. Many reptiles, raptors such as ferruginous hawks, rough-legged hawks, Swainson’s hawks and burrowing owls , and mammals such as weasels, black-footed ferrets, coyotes, and badgers preyed upon the prairie dogs and other animals.

When the settlers came they began to section off and cultivate portions of the prairie for crops and pasture for their cows. They hunted animals for food, predators to protect their livestock, and some of the native animals for sport. The land was homesteaded and “protected.” Fences and barriers such as railroads kept the wildlife of the plains from their natural wanderings. The native components of the ecosystem became fractured and populations diminished or were eliminated from the landscape. For a list of mammals and reptiles that have inhabited the prairie, see *Appendices 2 and 3* respectively.

The occurrence of avian species in the area has also been impacted by settlement of the plains. Seven species of breeding birds have been extirpated (locally extinct) and an additional twenty-two species have suffered long-term, non-cyclical population declines. Raptors were hunted as they were considered threats to livestock. Red-tailed hawks, kestrels, peregrine and prairie falcons, bald and golden eagles can still be seen in the county. Some of the more sensitive species such as ferruginous hawks are decreasing due to development and more adaptable species, including red-tailed hawks are proliferating. Nesting sites and habitat has been reduced by increasing development resulting in a change in grassland habitat and wildlife species associations. Almost all species except for those that have adapted to a more urban environment have been negatively affected. Raccoons and other native mid-sized animals that have adapted to human landscapes, as well as the introduction of house pets, have had a significant adverse effect on avian populations and some native species. For a list of avian species that might occur on the property, see *Appendix 4*.



## 5.2 Resource Inventories/Current Conditions

The Harney-Lastoka property has limited wildlife habitat. Small mammals have adapted to habitat created on agricultural lands but mowing, plowing, surrounding roads, and development on the Harney-Lastoka property limit populations and therefore limit the prey base for predators. Some grassland species occur in low densities, –e.g., the western meadowlark and cottontail. Proximity to other larger agricultural or open space areas, such as the adjacent Mayhoffer property, increases the probability that red foxes and other predators will make occasional forays to hunt.

Large trees around the buildings provide habitat for other common avian species such as the northern flicker, American robin, black-billed magpie, Bullock’s oriole, common grackle, Brewer’s blackbird, European starling, and house finch. The old structures and trees may provide habitat for owls and bats.

## 5.3 Significant Resources

The habitat of the Harney-Lastoka property can be considered in parts, namely 1) shrubland, riparian areas and wetlands, 2) irrigated alfalfa pastures, and 3) dry upland smooth brome pasture. The fallowed ground and ball fields have little wildlife value.

- 1) **Shrubland, riparian areas and wetlands:** This complex of habitats is small in size and is relatively degraded but it has local wildlife value, mainly because suburban development is replacing open farmland. Vegetation is very dense and provides good hiding cover for small mammals and breeding habitat for certain songbirds. Animals such as raccoon, red fox, and mule deer undoubtedly use this area. Migratory birds probably use the area to some degree. The shrublands, riparian areas, and wetlands contain habitat that is structurally suitable for the Preble’s meadow jumping mouse, a species listed as “threatened” by the US Fish & Wildlife Service. However, the size of the habitat is small and is surrounded by suburban lands uses that are not conducive to the jumping mouse. The mouse is not known to inhabit the property.
- 2) **Irrigated pastures:** The irrigated pastures are dominated by alfalfa. They provide some habitat for small mammals and songbirds but regular cutting of pastures for hay reduces the wildlife value of these pastures.
- 3) **Dry upland smooth brome pasture:** This small pasture also provides some habitat for small mammals and songbirds.

## 6.0 CULTURAL RESOURCES

Boulder County has been inhabited by humans for thousands of years although the prehistoric period is currently not as evident on the landscape as historic times. Evidence of occupation near this site dates back to six thousand years before present. Following is a general description of the cultural history and prominent cultural features.

## **6.1 Cultural History**

Prehistoric habitation and use of northeastern Colorado covers approximately twelve thousand years from the late Pleistocene epoch through historic contact. Evidence of occupation is nearly continuous throughout this twelve thousand-year span, though most of the reliably dated archaeological sites in the region represent the past five thousand years.

### **6.1.1 Prehistoric Context**

Four stages define prehistoric human inhabitation of this area: Paleo-Indian (12,000-7,500 years before present); Archaic (7,500-2,000 years before present); Ceramic (2,000-275 years before present), and Protohistoric/Contact Stage (275-150 years before present). Lifestyle, economy, tools, ecological changes, and other factors determine these stages. For most of the twelve thousand years, the inhabitants of this area were nomadic hunters and gatherers. When Euro-Americans began exploring and settling the region, Native American groups had to make extensive lifestyle modifications to cope with the pressures and influence of the settlers. The Protohistoric/Contact Stage is defined by the increase of Euro-American cultural materials found at Native American sites and in the gradual increase in restricted movement until the various tribes were assigned to reservations.

### **6.1.2 Historic Context**

Exploration and the Fur Trade (1700-1845): Spain, the original claimant of all of Colorado, held tenuous control throughout the sixteenth, seventeenth and eighteenth centuries by virtue of Coronado's wanderings of 1540-41. The first documented Spaniards to reach the area of modern Denver and beyond came in 1719-20 (Long, 1943).

The Adams-Onís Treaty led to Spanish recognition of the United States claims to the area. The claims dated to 1803 when the Louisiana Purchase gave the new American government control of the central and northern Great Plains as far west as the Continental Divide. This led to several government-sponsored explorations of the area, including those of Zebulon Pike in 1806 and Major Stephen Long in 1820 (Goetzmann, 1959).

Between 1820 and 1845 fur traders and trappers frequented the South Platte Valley. A number of fur forts appeared in the area. During this time trappers, including Ceran St. Vrain, who lent his name to the area's main watercourse, entered the mountains along the route of modern U.S. 36 west from Lyons. Fur trade declined as silk became the preferred material for hats coincidental to exhaustion of the beaver supply from over-trapping.

The Gold Rush and Coal Mining: In 1858, Charles Green Russell and a small party of prospectors announced the discovery of gold in the area that became modern Denver. This and subsequent discoveries led to the Gold Rush of 1859 and the beginnings of permanent settlement along the Front Range.

Mining in the Boulder area began in 1859 as S. James Aikens discovered the first free vein of gold approximately twelve miles west of present-day Boulder. Boulder City grew into a small supply town for the mining camps, which included Magnolia, Sugarloaf, Wall Street, Crisman, Salina, Sunshine and Gold Hill.

Coal mining began in Boulder County in 1864 after early gold prospectors discovered the Boulder-Weld Coal Field near Marshall, south of Boulder (Dames and Moore). The Louisville coalfield was opened in 1877 with the Welch Mine and in Lafayette with the opening of the Simpson Mine in 1889. Area coal mines established at or before the turn-of-the-century included the Welch mine (1877), Hecla, Ajax and Caledonia (all 1890), Acme (1895), Rex No.'s 1 and 2 (1898), and Sunnyside (1900). The mines generally became deeper and larger as the operations moved northeast into Weld County. Coal mining came to an end in Boulder County in 1958; more than 80 mines had existed and millions of tons of coal had been extracted.

Coal was mined on the Harney-Lastoka property from 1898 to 1917. The land was originally patented by the Union Pacific Railroad Company in the early 1870s. W.A.H Loveland and Charles Clark Welch controlled the land. Welch was Vice-President of the Colorado Central Railroad, a Union Pacific subsidiary. This holding soon came under the ownership of David and Mary Kerr, who had homesteaded much of the surrounding acreage in sections eight and nine in the 1860s. Welch, though, obtained the mineral rights to Kerr's land, and in 1877, Welch and Louis Nawatny (for whom Louisville is named) discovered the area's first coal seam locate under Kerr's wheat fields. They established the Welch Mining Company, and in 1878 Nawatny platted the town of Louisville. Within two years the town boasted some five hundred residents, the result of the area's boom, which was to sustain the towns of Louisville and Lafayette for the next seventy years.

Nineteenth Century Agriculture: By 1860, the roots of permanent settlement north and east of the fledgling town of Boulder began to appear. Farmers and stock raisers returned to farming after trying their luck in the gold fields. They soon began establishing farms and running cattle herds along the South Platte and St. Vrain rivers. The markets for these farms were the growing urban centers along the Front Range. Liberal federal land disposal laws encouraged settlement in Colorado and throughout the west.

Agriculture on the Harney-Lastoka property began in the 1860s. In the 1890s, ownership of the land passed from the Kerr family to the Mayhoffer family (originally Mayerhoffer) through the 1887 marriage of Leannah Kerr and John Mayhoffer. Several of the farm's extant buildings date from the site's mining era, predating 1917. In 1923, the Mayhoffers sold 130 acres to Joseph Harney and his second wife Anna (Lipsak) Harney, and the Harney-Lastoka family subsequently lived and farmed there until the early 1970s.

Harney-Lastoka Family History (1860s to present) (Taken from the *Boulder County Historic Sites Survey –Harney-Lastoka Farm*) Joseph and Anna Harney were both Slovakian immigrants, who met and married in Pittsburgh in July 1904, following the deaths of both of their first spouses. Joseph Harney was born in Slovakia on March 1, 1864 and immigrated to the United States in 1882. After coming to Colorado circa 1890, he worked in Pueblo at the Colorado Coal and Iron Company Smelter, and beginning in 1895, at the Globeville Smelter in what is now north Denver. In 1895 Joseph and Anna moved to Erie where Joseph worked in area coal mines. Joseph and Anna had five children before she died in childbirth with their sixth child in December 1903.

Joseph's second wife (Anna Lipcsak) was born in eastern Slovakia on November 30, 1869. Prior to coming to America, Anna had two sons with her first husband before his untimely death sometime around 1900. Anna's sons by her first marriage were John (Surmay) Harney (born March 1893 in Austria-Hungary) and Andrew (Surmay) Harney (born October 1897 in Austria-Hungary). After their marriage in 1904, Joseph and Anna arranged for John and Andrew to join the family in America. Joseph and Anna moved to Louisville and subsequently had six children of their own: Stephan (born January 3, 1905, died May 20, 1984); Michael (born February 20, 1908, died January 20, 1969); Frank (born June 12, 1909, died November 11, 1969); Peter (born November 21, 1910, died April 5, 1937); Benedict (born March 21, 1912 and died at age six months); and Susan (born August 8, 1913, died September 22, 2004). In the meantime, Joseph's five children from his first marriage came of age and all settled on their own in north Denver.

After purchasing the farm in 1923, the Harney's first built the house, and in the ensuing years they constructed all of the other farm buildings that had not already been built for the Rex No. 1 coal mine. In the 1920s most of the work to establish the farm was done by Joseph and his stepsons John and Andrew. As they became old enough to help, Stephan, Michael, Frank, Peter, and Susan all contributed greatly to the farm's operation as well. In 1923, Deluvius ("Luvy") Davis helped in constructing the house, and John Moffit did the plumbing work. In addition to farming, Joseph Harney was involved in civic affairs, serving as a Trustee for the town of Louisville. In the late 1920s he left his family to pursue hard-rock mining around Nederland and Black Hawk. He and Anna were eventually divorced sometime prior to his death in February 1942. Anna died in December 1942.

John and Andrew, along with their half-brothers, continued to operate the farm into the 1960s. They were both life-long bachelors, but the other brothers eventually married and moved into Louisville. They all continued to work the land. Beginning in the late 1920s the "Harney Boys" as they were known also worked in area coal mines, hauled coal, dug basements, built houses, and in general earned a living any way they could. Typical of many coal miners and farmers, they worked for the mines and hauled coal during the winter months when demand for coal was at its peak, and primarily farmed during the summer and fall harvest season. The Harney's grew alfalfa, corn, wheat, oats, barley, and sugar beets, and maintained a very large vegetable garden for the family. They also ran as many as seventy-five

head of beef cattle, maintained several milk cows, raised pigs, turkeys, and chickens, and kept horses and mules to help with the farm labor. Susan Harney, the only daughter of Joseph and Anna, married James Lastoka. Their family, including children James, John, and Mariann, also worked hard to maintain the farm.

## **6.2 Cultural Sites and Structures**

A *Boulder County Historic Site Survey* was conducted on this property in 1996. Many structures relating to its mining and farming history, as well as the remains of old farming implements and vehicles still can be seen on the site.

The Harney-Lastoka farm may be considered locally significant relative to Boulder County Criterion 1-501-A-(1). As the site of the Rex Mine No. 1, the property is important for its association with Louisville's early development as a coal-mining center. Several of the farm's buildings date from when the Rex No. 1 operated between 1898 and 1917. Later, under the ownership of the Harney family, the property became significant for its association with agriculture, while at the same time, continuing to represent the coal mining industry. Typical of many area families, the Harney's lives and work revolved around both coal mining and farming. The property's significance is diminished because nearly all of the buildings are severely deteriorated, and several have been damaged by fire. Only the ruins remain of three buildings, a boxcar, garage, and milk barn. The house's integrity has also been compromised to a degree by an addition to the east elevation. For these reasons, the property is not considered eligible for inclusion in the National Register of Historic Places (see *Appendix 5* for the complete *Historic Sites Landmark Nomination and Survey*, and map of site plan).

The buildings and structures that remain on the site are the house, garage, chicken house, brooder house, machine shed, two milk houses, a grain storage building, a storage shed/play house, a silo, a pit silo, a privy, several granaries, several loafing sheds, a bread oven, and an underground fuel tank located near the old milk house (see *Appendix 5*).

## **7.0 VISITOR SERVICES**

Currently there are no visitor services or recreation opportunities available on the property.

### **7.1 Adjacent Recreation**

#### **7.1.1 Ball fields**

The City of Louisville annexed 24 acres in the southwest corner of the property that has been converted to a ball field with a large controlled-access parking lot accommodating three hundred vehicles. As a condition of the Intergovernmental Agreement, the City of Lafayette has the option of developing up to 24 acres for its municipal ball field. It is recognized that construction of the ball field would inhibit agricultural use to the point as to make it almost impossible to continue.

### **7.1.2 Trails**

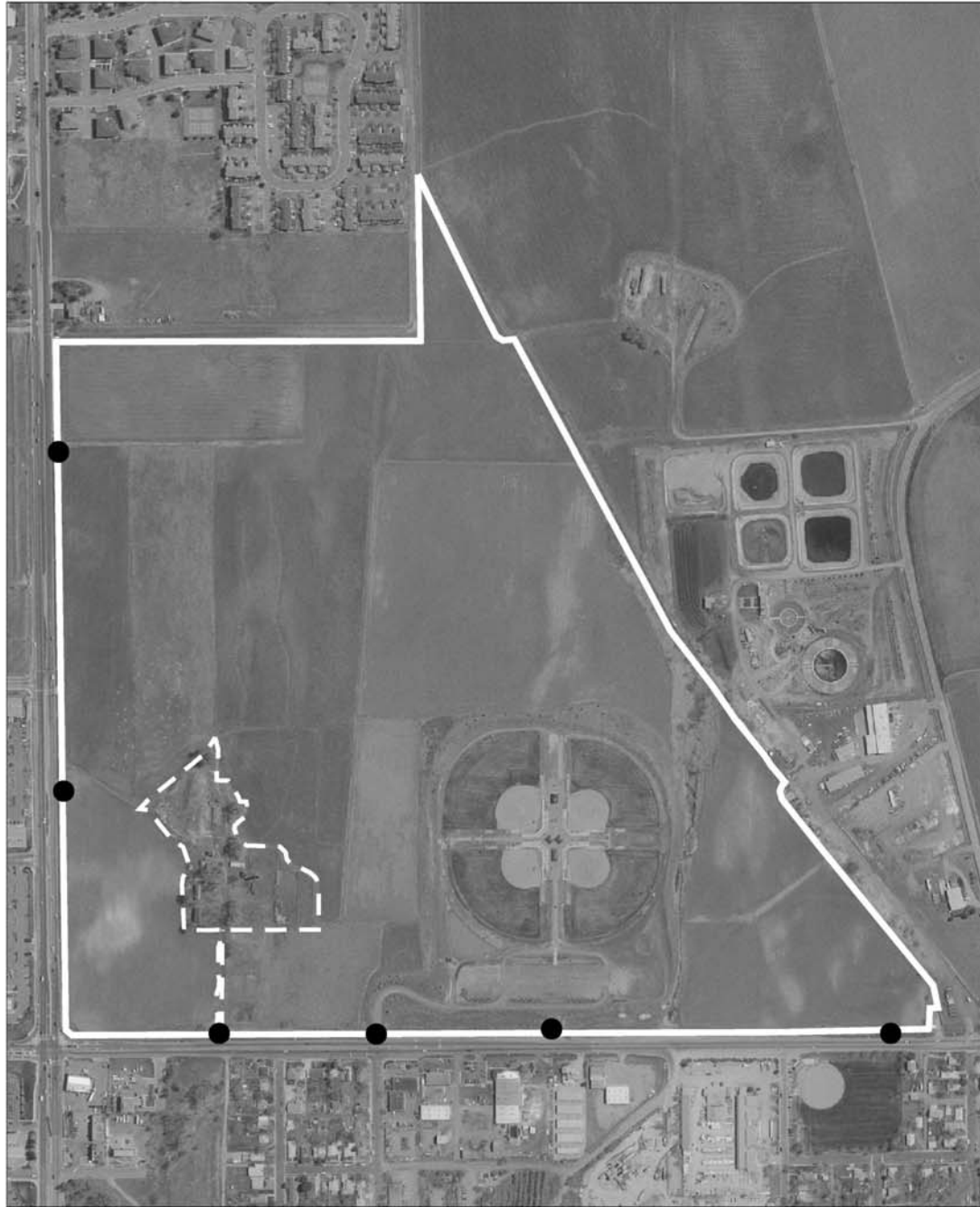
There are no trails on the property. South of the Mayhoffer Centennial Farm, which is south of the Harney-Lastoka Farm, is the Coal Creek/Rock Creek Regional Trail. The Coal Creek/Rock Creek Regional Trail has a link to Centaurus High School following the storm water drainage easement along the east side of the Mayhoffer Centennial Farm.




## **7.2 Existing Fencing**

The perimeter of the property is generally fenced, typically with four-strand barbed wire, although a portion along the southern boundary has a tall wood fence. A gate secures the driveway that leads to the farmstead site. Another gate is at the driveway leading to the ball fields. In addition, fencing surrounds the 24.4-acre land marked area starting at the gate, following the old railroad grade and surrounding the historical structures mentioned previously.

Figure 8: Existing Fencing

# Existing Fencing



-  Fenced Landmark Area
-  Fenced Harney-Lastoka Property
-  Gates



**DISCLAIMER:**  
This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximations. More site specific studies may be required to draw accurate conclusions.

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# Harney-Lastoka Open Space

## PART II: MANAGEMENT PLAN



## SUMMARY

Surrounded on three sides by development, Harney-Lastoka Open Space occupies 115 acres embodying southeastern Boulder County's agricultural and coalmining heritage. Recognizing the importance of preserving the land Boulder County, Lafayette, and Louisville entered into the 1984 South Boulder Road Intergovernmental Agreement (IGA). The IGA protects individual community character and preserves the area's cultural heritage by maintaining the rural character and agricultural lifestyle of the area. It is also vital in providing wildlife habitat and recreation opportunities for local citizens.

This agreement imposed a fifteen-year restriction on annexation of the property, provided for the governments to purchase the land as a permanent open space preserve, and included the option for Lafayette and Louisville to develop up to 24 acres each for municipal ball fields; Louisville has exercised this option. The first 63-acre parcel was purchased in 1993 and three 25-acre parcels were purchased over the next three years.

Common goals and an understanding of the significance of preserving open space, agriculture, and cultural heritage led the cities of Lafayette and Louisville and Boulder County to jointly acquire this property. Management of this property will ensure the protection of its agricultural and cultural resources as well as its plant and animal communities. Harney-Lastoka provides a place for community members to reflect on the past and cultivate a new future.

## **1.0 INTRODUCTION**

Harney-Lastoka represents the agricultural heritage of the Lafayette-Louisville area and their coal-mining history. In the mid 1870s, David and Mary Kerr homesteaded in the area and grew wheat on the Harney-Lastoka fields. When the first coal seam in the Lafayette-Louisville area was discovered under Kerr's wheat fields a new economy was born. Large coal operations grew up in the area, including the Rex No. 1 Mine that occupied the location of the Harney-Lastoka house and remaining buildings.

Coal mining existed on the property for less than twenty years, but buildings, a mine dump, and a railroad grade carry on its legacy. While coal was being extracted from deep underground, the fields were continually used to grow wheat, alfalfa, and other crops. In 1923 the Harney family purchased the property, built the existing house, and raised a family. Another generation participated in farming the fields when the Harney's youngest child and only daughter married James Lastoka. In the 1970s the family began leasing the farm to a tenant farmer. Today, that farmer still leases the fields to grow hay, alfalfa, and other grains and grasses, continuing the property's agricultural heritage.

The cities of Lafayette and Louisville and Boulder County all recognize the significance of the Harney-Lastoka property for its role in the preservation of the agricultural and coal mining heritage in the area, in addition to the necessity of preserving open space buffers between communities. The purpose of this management plan is to aid in making decisions and guide property management over time so that the intent of the IGA is met. By doing so, the quality of life of the citizens of Lafayette, Louisville, and Boulder County will be improved through maintaining open space buffers, preserving cultural heritage, and providing valuable recreation opportunities.

### **1.1 Intergovernmental Agreement**

The Intergovernmental Agreement signed in 1984 and revised in 1993 by Boulder County, the City of Lafayette and the City of Louisville designated the unincorporated land between the two cities to be maintained as open space. The intent of the Intergovernmental Agreement is to provide:

- An open space buffer between the two communities to ensure separate community identity
- Continued agricultural activity on the property as long as there is tenant interest and the operation is viable
- Passive recreation including hiking, photography, nature study, picnicking, bicycling and horseback riding
- A 350-foot buffer strip along South Boulder Road for agriculture or passive recreation purposes
- An exception for baseball fields for Louisville and Lafayette

Any use other than passive recreation requires unanimous approval by members of the Intergovernmental Agreement.

The County, Lafayette and Louisville shall share management costs associated with any undeveloped portion of the Harney-Lastoka property. All management costs associated with undeveloped portion of the property must be approved unanimously and will be shared proportionally with Boulder County bearing 50% of the costs, Lafayette and Louisville bearing 25% each.

## **1.2 Harney-Lastoka Open Space Advisory Committee**

The Harney-Lastoka Open Space Advisory Committee was formed in 1996 and was comprised of two representatives from each participating government (see *Appendix 11 for a list of committee members*). Two representatives of the Boulder County Parks and Open Space Department facilitated the committee. The committee was given the charge of analyzing the resources of the Harney-Lastoka property and recommending to the governments an activity or activities that would be acceptable for long term use of the land. They met six times from October 1996 to March 1997 and developed a recommendation for a continuum of resources commitment from a minimum level for maintenance to a development level for acceptable uses. The committee used the intent of the IGA as a guideline to filter acceptable activities that a later committee developed into management recommendations.

In 2001 the Harney-Lastoka Management Advisory Committee was formed to review the work of the previous committee and develop specific management recommendations that would be incorporated into a draft management plan. The recommendations include:

- Maintaining agricultural use
- Developing a site plan including trails and trail connections and building restoration
- Interpreting the historical aspects of the site

## **1.3 Jointly Owned Boulder County-Lafayette-Louisville Open Space**

Boulder County, Lafayette, and Louisville entered into a partnership to protect and permanently steward agricultural lands and protected open space preserving the area's agricultural heritage and rural character for current and future generations. The *Jointly Owned Boulder County-Lafayette-Louisville Open Space Management Plan* was developed to aid in making decisions and guide property management over time. Ten properties encompassing approximately 950 acres are included in the plan. Management goals address the importance of continued agricultural use of these properties and the protection of significant plant and animal communities. Although not included in the *Jointly Owned Boulder County-Lafayette-Louisville Open Space Management Plan*, management of the Harney-Lastoka property follows common goals. Its distinctive coal-mining/agricultural history necessitates that it be assessed individually and its management direction specific to its uniqueness.

Common management goals of jointly owned Boulder County-Lafayette-Louisville open space include:

- Protecting unique and significant plant and animal communities, including wetlands and riparian areas.
- Maintaining, improving, and promoting sustainable agricultural operations.
- Restoring marginally productive agricultural lands to native grasslands where feasible.
- Maintaining positive relationships among the cities, County, and neighboring landowners to facilitate cooperation and effective resource management.
- Providing appropriate passive recreational opportunities.

In order to fulfill the goals of maintaining environmentally and economically sustainable agricultural operations and protecting significant natural resources, the *Jointly Owned Boulder County-Lafayette-Louisville Open Space Management Plan* recommends embracing several key principals.

- Maintain the quality of the soil resource and integrity of soil structure, including minimizing soil loss
- Exercise water rights and practice efficient application
- Maintain water quality by employing effective agricultural management practices
- Evaluate and coordinate agricultural management to enhance plant and wildlife resources

#### **1.4 Boulder County, Lafayette, and Louisville Open Space Goals and Policies**

The Boulder County Comprehensive Plan, City of Louisville Municipal Code, and City of Lafayette Comprehensive Plan all outline goals and policies that are relevant to the Harney-Lastoka Open Space. These goals and policies are identified in *Appendix 7* and provide direction for land classification, natural resource planning and management.

Through goals, policies, and mapped information, these plan gives guidance for future land use. The goals of particular relevance to Harney-Lastoka Open Space deal with environmental management, open space, community facilities, cultural resources, and agricultural resources. These goals emphasize the importance of agricultural land and open space as limited resources that should be conserved and preserved so that Boulder County retains its rural character and agricultural economy.

## **2.0 VEGETATIVE MANAGEMENT**

Harney-Lastoka Open Space's vegetation reflects the agricultural history of Boulder County. The short and mixed grass prairies native to the high plains were plowed under in the late 1860s, when the area was homesteaded and planted with corn, wheat, oats, barley and beets. Cultivation of the Harney-Lastoka fields continues today, preserving the agricultural character of the area and providing an open space buffer between two growing

cities. Although almost all natural areas on the property have been eliminated, adapted vegetation has created new communities compatible with agriculture.

Preserving an open space buffer between the two communities, continuing agricultural activity, and providing recreation opportunities is the intent of the IGA. Vegetative management should reflect the historic and present agriculture use of the property while enhancing the adapted vegetative communities (i.e., shrubland, riparian, and wetland). Vegetative management of the Harney-Lastoka Open Space will emphasize:

- 1) Enhancing the shrubland, riparian areas and wetlands along the storm water inlet channel
- 2) Discouraging the introduction of exotic or undesirable plants and work to eradicate existing infestations

## **2.1 Non-Agricultural Areas**

The most significant non-agricultural vegetative values of the property are the shrubland, riparian areas and wetlands, covering approximately 4 acres, occurring along the storm water inlet channel south of the Louisville Sports Complex. The constructed wetlands and ponds adjacent to Louisville's wastewater treatment plant are a part of the drainage associated with the storm water inlet channel. There is a soil moisture gradient ranging from wet in the western end to slightly moist in the eastern end of the natural area, reflecting the fact that storm water runoff enters the western edge of the property and its effect on soil moisture progressively declines to the east. Storm water does not leave the property except during major rainfall events.

Management recommendations for this area include:

- Enhancing shrubland, riparian areas and wetlands along the storm water inlet channel by planting native shrubs and trees and controlling the Canada thistle
- Determining the extent to which the property is used as a storm water detention/retention area and determining the extent of the County's legal liability to receive and detain storm water at the site

## **2.2 Weed Management**

Weeds and non-native plants are abundant on this property. Field bindweed and Canada thistle are found in the fields. An annual integrated pest management plan is developed prior to each growing season to control weeds and other pests. The lessee is responsible for pest management in the fields and the management approach determined by this plan, the crop, the weeds present, and past experience.

Surrounding the buildings, other weeds including musk thistle, scotch thistle, hoary cress, kochia and diffuse knapweed are present. The County is responsible for management in the landmark area and areas outside the fields, e.g., ditches and between fields, and uses an integrated pest management approach to control weeds that employs manual removal, prescribed fire, mechanical, biological and herbicidal methods.

Herbicides are used only under strict guidelines. Those herbicides that are persistent in soil and move easily in water are used as spot applications away from trees, sensitive vegetation and streams. Herbicides with low toxicity, minimal movement in water, and a narrow plant-species target can have a wider application.

Recommendations for managing weed species on the Harney-Lastoka Open Space include:

- Managing certain weed species such as field bindweed, Canada thistle, musk thistle, scotch thistle, hoary cress, kochia and diffuse knapweed in the spring and summer to prevent seed dispersal
- Controlling Canada thistle in shrubland, riparian and wetland areas
- Removing Russian Olive along the irrigation ditches
- Controlling trees and shrubs such as elms and sumac along the gravel drive and in the building complex.
- Employing an integrated pest approach to weed control, minimizing the use of chemicals
- Establishing a perennial grass in areas around the building complex to aid in suppressing weeds

### **3.0 AGRICULTURAL MANAGEMENT**

Agricultural activity on the Harney-Lastoka property began when David and Mary Kerr homesteaded this site and the surrounding acreage in the 1860s. Since then it has been cultivated almost continuously. Currently an agricultural lessee grows alfalfa, wheat, and grasses in the fields.

The entire property has been recognized as “Agricultural Lands of National Importance,” the area around the house is recognized as “Agricultural Lands of Statewide Importance” in the *Boulder County Comprehensive Plan*. The classifications are based on the *Colorado Important Farmland Inventory* published by in 1982 by the Soil Conservation Service and include requirements dealing with irrigation, length of growing season, depth of water table, specific drainage characteristics, soil profiles and slope.

The IGA recognizes the significance of conserving, preserving, and protecting agricultural land by intending this land to be used for agriculture for as long as it is economically feasible and physically possible, e.g., for equipment to reach the fields if it must be brought in from another location. Boulder County’s goals in managing agricultural resources are to maintain the productivity and sustainability of the land. To reach Boulder County’s goals and the intent of the IGA multiple potential management directions are being pursued including continued leasing of the fields, community gardens and community supported agriculture (CSA); these management directions can be combined based on their long-term viability. The priority recommendation is the continued leasing of the fields. Community gardens and a small CSA with approximately one acre under cultivation can be implemented in conjunction with the leasing of the fields, as they would not interfere with the lessee’s agricultural operation. Expansion of the CSA

and community gardens could occur after the lessee decides not to renew his lease. For these options to succeed additional and consistent water resources must be acquired. Options for obtaining additional water resources for the entire growing season are discussed in Section 3.4: *Additional Water Resources and Ditch Management*.

### **3.1 Leasing of Fields**

The current lessee, Keith Bateman, has been cultivating the fields prior to the signing of the IGA in 1984 and has renewed his lease agreement through the end of 2005, after which it is subject to review. Mr. Bateman's continued lease of the fields is a priority use of the land because of its compatibility with the IGA and his dedication and long-term association with the property.

Mr. Bateman grows alfalfa, wheat and grass in most of the fields except for the one adjacent to the ball fields and State Highway 42. Its small size, approximately 4.6 acres, and limited accessibility by large equipment make it difficult to grow crops on this field. For this reason, and because of its visibility, ease of public access, and its proximity to water from the Davidson Highline Lateral Ditch this field has been identified as the optimum location for community gardening and CSA (see Figure 9). This location is sufficient in size for both operations. Expansion of the community gardens and CSA into other fields could occur if Mr. Bateman decides not to renew his lease.

### **3.2 Community Gardens**

Community Gardens provide people with rentable plots for gardening. The mission outlined by the American Community Gardening Association recognizes that "...community gardening improves the quality of life for people by providing a catalyst for neighborhood and community development,"

Community Gardens are located throughout the Denver Metro Area and can be found in Boulder County. *Growing Gardens*, a non-profit organization, has been running the City of Boulder's three community gardens on park properties for over five years. Community gardening participants are from Boulder and other local areas.

Other local community gardens include the Wilson Community Garden in Lafayette, which has been operating for over ten years, and the Colorado State University Cooperative Extension, which operates twelve community gardens throughout the state including one in Longmont. *Denver Urban Gardens* (DUG), an active non-profit operating for seventeen years, assists neighborhoods with the planning, design, coordination and construction of over seventy community gardens throughout the Denver Metro Area. See *Appendix 8* for information on community gardening.

A community garden is consistent with the intent of the IGA because it is:

- Preserving agricultural land, it's history, and open space
- Encouraging a sense of community as residents work together to improve the garden



- Reaching the entire community through improvement of the land visible from all sides and providing a place to garden, walk, and relax
- Offering educational and volunteer opportunities to demonstrate gardening practices for the community and local schools. It is in the vicinity of Centaurus High School in Lafayette and Louisville Middle School in Louisville creating opportunities for hands-on educational experience.
- Preventing theft and vandalism by enhancing community pride in the garden. The community and neighborhood becomes the eyes and ears of the garden.

For the following reasons, Community Gardens would be a viable use of the property:


- There is sufficient acreage for a community garden. The identified field is 4.6 acres and garden plots are generally 20' x 20'. Typically fifty plots are needed to enable a community garden enterprise.
- *Growing Gardens* has been identified as a non-profit organization experienced in running community gardens and interested in developing a CSA. Currently they run the City of Boulder's community garden program. Boulder County has met with *Growing Gardens* and discussed the possibilities of community gardens and a CSA on this site.
- Continued leasing of the property could be accomplished in conjunction with a community garden.
- Cultural interpretation of the site's history is compatible with a community garden.
- Start-up costs can range considerably depending on amenities provided. Spigots are the required element; sheds, equipment, and ornamental fencing are optional.
- No new structures would be required except restroom facilities; a kiosk and tool storage shed near the ball field parking area would be desirable. *Growing Gardens* provides port-a-potties from March to September.
- Once the garden is started, little oversight is necessary. Maintenance in the spring and fall to prepare plots for gardening, registering gardeners, and maintaining un-rented plots are the main requirements. *Growing Gardens* or a similar non-profit organization would provide oversight and maintenance of the garden.
- *Growing Gardens* requires 4 hours of community service in garden related activities in addition to rental fees.

The necessary developments required to operate a community garden include:

- Installing water spigots serving two to four plots per spigot and using splitters to divert water to each plot. Drip systems should be encouraged to conserve water.
- Exploring options for storing water or finding a constant water source to provide gardeners with water from February to October

The amount of water necessary to supply a community garden depends on the size of the garden and the watering techniques used. *Growing Gardens* North Boulder Community

Gardens is 2.5 acres of rentable plots and 2.5 acres used for the *Cultiva!* teen program that grows vegetables to sell at the Boulder County Farmer's Market and to donate to those in need in the local community. Two million gallons of water was necessary to supply the five acres of community gardens. The Second Start Community Garden in Longmont used an average of 447,650 gallons of water for 80 plots, 300 square feet each, over twelve years from 1991-2002. Water usage can be decreased through encouraging water saving techniques and drip systems.

Community gardens are compatible with the intent of the IGA and can be implemented in conjunction with the current use of the . The gardens would be available to all Boulder County residents, however their location would favor Louisville and Lafayette residents. The most formidable obstacle is the dearth of water available on the property to sufficiently support a community garden.

### **3.3 Community Supported Agriculture (CSA)**

Community Supported Agriculture is another method for integrating the property into the community. A CSA, using either traditional and certified organic methods, is an effort to return food production to local communities and revitalize the farming experience. The idea has been growing throughout the United States. In 1997 it was estimated that there were 1,000 CSAs in the country (Groh & McFadden, 1997). In Colorado there are approximately twenty CSAs in operation.

Community Supported Agriculture is a symbiosis of consumer households and growers. Consumer households, "shareholders," agree to provide direct, up-front, usually monetary, support for the local growers who produce their food. In return growers do their best to provide a sufficient quantity and quality of food to meet the needs and expectations of the consumers. By providing support for the farmer, CSA shareholders participate in the uncertainties of farming. However, the diversity of CSA production ensures that each season will have an ebb and flow of various crops due to the vagaries of nature. Often, shareholders are invited to volunteer further deepening their connection to the farming experience.

Shareholders support approximately twenty CSAs in Colorado. Denver Urban Gardens (DUG) operates the Delaney Farm CSA in Aurora in addition to its main focus of community gardens. The 158-acre farm has been operating for four years and is leased from the City of Aurora with approximately one acre irrigated and under cultivation. Sixty-seven shares were offered in 2003 and seventy-five households participated, splitting some of the shares. For more information on Delaney Farm CSA and other CSAs contact information see *Appendix 9*.

A CSA operation would fulfill the intent of the IGA and the recommendations of the Open Space Advisory Committee by:

- Continuing the agricultural heritage of the area
- Reaching the entire community through improvement of the land visible from South Boulder Road and State Highway 42

- Offering educational and volunteer opportunities demonstrating farming practices and providing hands-on experiences for the community and local schools
- Practicing sustainable agriculture

A CSA would be viable at the property because:

- Sufficient acreage is available for a CSA garden
- Central location for produce pick-up for Lafayette and Louisville community members who choose to support the CSA

Among the benefits of having a CSA on the Harney-Lastoka property would be the management of the land and a presence on the property. Additionally,

- The grower would reside in the house providing a continuous presence discouraging theft and vandalism.
- The grower would be required to permit the public to visit the property on designated days and hours; visits could include educational activities and guided or self-guided walks along the interpretive trail and through the landmark area.
- The grower is responsible for general maintenance of the property.
- Distributing CSA produce at farm stands provides opportunities for agricultural and cultural education, and interpretation, and invites the public to visit a working farm.

Necessary considerations for the use of the Harney-Lastoka property as a CSA are as follows.

- Renovation of the house would be required to provide a residence for a grower.
- IGA members would be responsible for infrastructure costs, which could include providing a greenhouse, walk-in cooler, watering system, and cultivating and tillage tractors.
- Additional water sources would need to be developed to extend current supply so that sufficient water is available throughout the growing season.

Initially only one to two acres are needed to operate a CSA. The 4.6 acre field identified as appropriate for a community garden can be used by the CSA as well. The CSA and community garden combination could expand after the lessee chooses not to renew the lease. At this point, the remainder of the fields could be used by the CSA to grow organic crops such as alfalfa for local organic dairies. Alternatively, they could be leased to farmers interested in cultivating native plant seed for local reclamation projects or for plant materials to supply the expanding bio-diesel market.

A CSA would preserve the rural character and agricultural heritage of the area providing a physical connection to the farming experience through commodity production and shareholder and volunteer opportunities, and a visual connection through the continuing use of the buildings and fields. Leasing the property to an experienced farmer

or organization provides oversight and general maintenance. On-site residence for a CSA farmer is an important component of the operation; however, controlled public visitation would be required for educational and interpretive opportunities. A CSA farm would complement a community garden and could operate on the same field sharing some of the infrastructure.

### **3.4 Additional Water Resources and Ditch Management**

Current agricultural use and resource limitations are important considerations in the future agricultural use of this property. Agricultural management direction emphasizes maintaining the productivity and sustainability of the land, particularly the conservation of soil and water resources. Community gardens and CSAs are sustainable agricultural operations, however, additional water resources will be necessary.

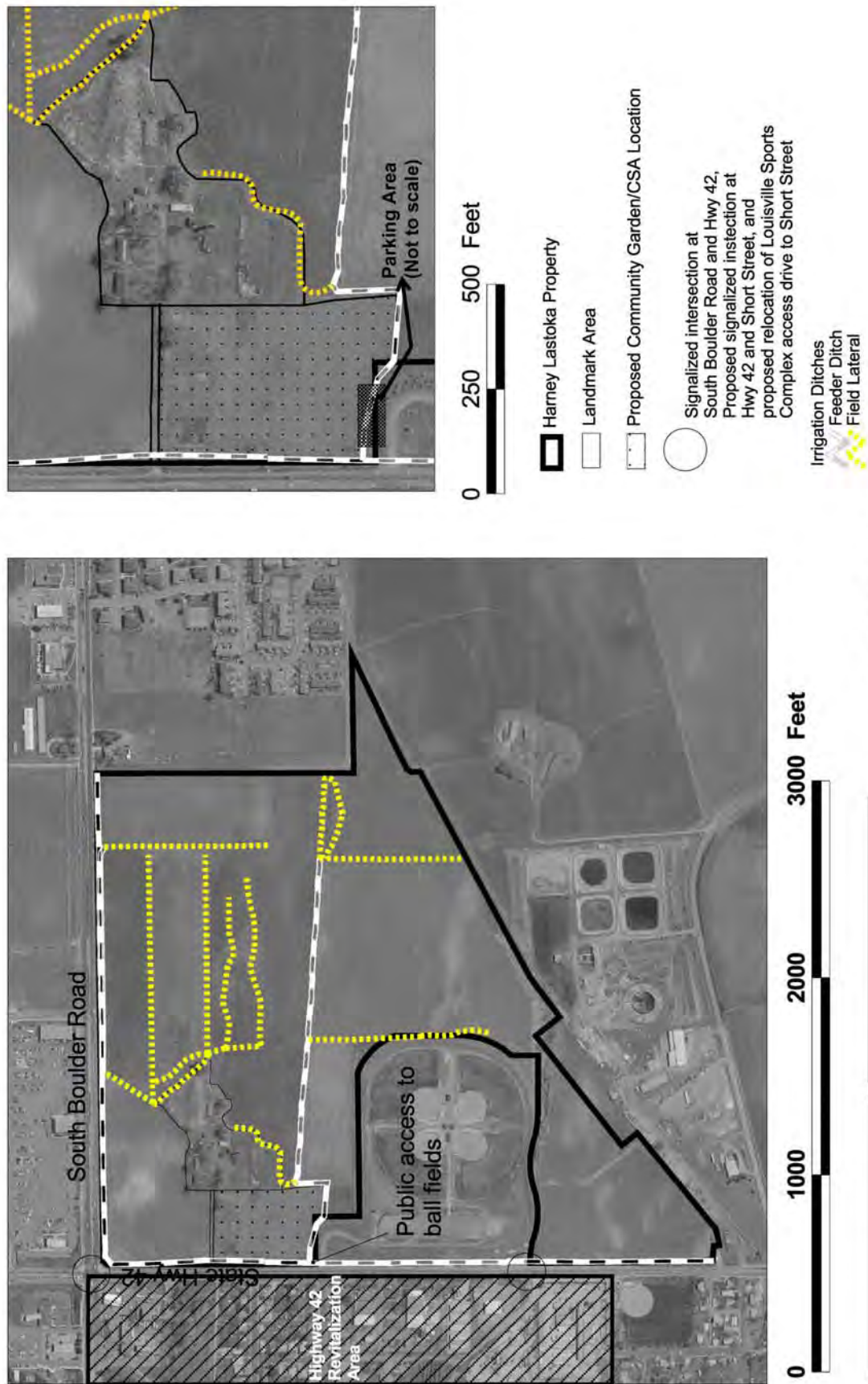
At this time, water is available as junior shares of the Davidson Ditch and Davidson Highline Lateral Ditch (66.5 each). These shares are seasonal, with an average flow from mid-May to mid-July of one acre-foot per share; supplementation of them would be necessary to provide water throughout the growing season. Purchasing additional ditch shares is a potential way to increase the amount of water available, however it will not increase the period of time that water is available. Recommendations for management of available water include improving the ditches to conserve water. The ditch along the north side of the property and the ditch heading east from the west side of the property along the north edge of the ball fields should be lined with concrete or treated yearly with polyacrylamide, a non-toxic, low-cost polymer that promotes settling of particles to help form a seal and reduce seepage. However, treating the ditch would prevent organic certification for any farming operation. The ditch along the west side of the property is already lined with concrete.

Other alternatives for increasing water resources include supplementing ditch water with treated water from the City of Louisville's wastewater treatment plant adjacent to the southern edge of the property, however this would prohibit organic farming because of detergents that may remain in the treated water. Water from the treatment plant could also be used to augment an irrigation-well if a permit can be obtained from the State of Colorado Department of Water Resources. The City of Louisville has been contacted in regards to contributing water as a portion of their management costs required in the IGA.

Obtaining storage rights in Hecla Reservoir north of the property from a private owner could be another water resource. A ditch connecting the reservoir and a culvert under South Boulder Road already exists. Additional water rights could be purchased, changed to storage use and put into Hecla. Other storage options include building a cistern near the garden site to store water or rehabilitating the tributary drainage detention area south of the gravel drive to effectively store water.

Figure 9: Community Gardens/CSA Location Map

# Community Garden/CSA Location Map



## **4.0 WILDLIFE RESOURCE MANAGEMENT**

Small mammals have adapted to the habitat created in agricultural lands; however, mowing and the presence of nearby roads and development limit populations and therefore limit the prey base for predators on the property. Large trees and the old building structures provide habitat for common avian species, and potentially owls and bats. Current wildlife resource management of the Harney-Lastoka property emphasizes:

- 1) Removing prairie dogs from agricultural fields because of their incompatibility with agricultural management and operation
- 2) Maintaining/enhancing habitat for urban wildlife and avian species, by preserving structures, mature trees, shrubland, riparian areas, and wetland habitat, and planting native species

The following sections will discuss management direction for the protection of wildlife resources.

### **4.1 Prairie Dogs**

The Harney-Lastoka property is designated a “No-Prairie Dog Area” in the County’s *Grassland Management Plan, Prairie Dog Habitat Element*. It is considered unsuitable for prairie dogs because of their incompatibility with agricultural operations. Development of the surrounding area has, on occasion, pushed prairie dogs onto the property. Prairie dogs will be removed from the site as needed and in accordance with policies outlined in Section 9 of the *Boulder County Grassland Management Plan, Prairie Dog Habitat Element*. Methods used to remove prairie dogs from “No-Prairie Dogs Areas” include relocation to a suitable site or removal to a predator recovery program. If no feasible or reasonable site is found for relocation, and none of the various predator recovery programs are able or willing to accept the prairie dogs, the most humane method of extermination currently acceptable will be used.

### **4.2 Maintaining Habitat Effectiveness**

Residential and commercial development isolates Harney-Lastoka. If large adjacent properties are acquired the ability of the property to support diverse wildlife might improve. However, these areas have traditionally been used for agriculture and returning them to native grasses would be costly. Isolation from large open space properties also limits its potential for a diverse complement of predators and prey.

Enhancing the natural areas through plantings and weed management and preserving large trees near the agricultural fields will provide habitat for small mammals and common avian species without compromising the agricultural heritage. There have been incidental sightings of a barn owl using the machine shed (L see *Appendix 5, site plan*) during the day. Stabilization or rebuilding of any structures should be completed during the non-breeding season if owls or other avian species are using the structures.



## 5.0 CULTURAL RESOURCE MANAGEMENT


The Harney-Lastoka property is significant in its role in the development of coal mining and the coal miners' labor movement in Boulder County. In addition, its agricultural history and the growth of Louisville and Lafayette into thriving cities are important themes in the Harney-Lastoka property's cultural significance. A 24.4-acre section containing the structures, mine dump and railroad spur grade have received Boulder County Landmark status. This status allows it to be eligible for State Historical Fund Grants. The grants would need to be applied for by an eligible 501(c) 3 organization. Public entities can apply for these grants. Grants would support the management plan's directive to preserve and protect cultural resources and to educate the public of the area's history in relation to coal mining and agriculture. Two areas are emphasized in protecting significant cultural resources on the property:

- 1) The preservation and protection of Harney-Lastoka's mining history including buildings and artifacts left from this era
- 2) The site's agricultural importance in the settlement of the region including structures related to farming, methods of farming and the future of agriculture in Boulder County

The following sections will discuss detailed management directives for protecting these significant resources.

### 5.1 Protection of Coal Mining Resources

Coal mining on the Harney-Lastoka property began in 1898 and continued until 1917. During this time a railroad spur entered the property along what is now the gravel driveway leading from State Highway 42; it reached the large mining structures of the Rex No. 1 Mine. A head frame and hoist towering above the surrounding fields were used to transport coal and miners. The coal was moved through chutes and loaded from above into the freight cars. Some structures from the coal mining era remain; a large concrete block anchoring the hoist; a boiler room used for the steam engine to power the hoist became the chicken coop; granaries and barns were used to store feed and house mules. The remaining features associated with mining will be preserved on the site for interpretation:

Remaining buildings associated with mining: Six buildings on the site associated with the Rex No. 1 Mine are the Chicken House (site plan item E, used as a er room), Granary/Storage Shed (F) and Granaries (H,I,O,P) (see *Appendix 5* for a detailed site plan and *Appendix 10* for a description of the buildings and their condition). These buildings are in fair to deteriorated condition. Their association with the history of coal mining warrants considerable efforts in stabilizing the buildings and maintaining their condition.

Mine and Air Shafts: The mineshaft and airshaft have been located in the landmark area. Recollections from the Harney-Lastoka family indicate the mineshaft has been filled with material from the mine dump and covered

with railroad ties. These locations should be marked to enhance the understanding of coal mine operations and as a safety precaution.

Railroad Spur Line: The gravel driveway leading east from State Highway 42 to the building complex has been included in the landmark area because of its history as the railroad spur line to the Rex No. 1 Mine. The driveway should be kept clear of plants and trees for emergency vehicle access and to preserve a view corridor that allows visitors to visualize the location of the Rex No. 1 Mine with the aide of historical photos.

Mine Dump: Overburden from the Rex No. 1 Mine was dumped in the northeast corner of the building complex. Very little vegetative growth has occurred on the dump because of the alkaline quality of earth removed from the mine. This material from the mine was later moved to fill roads and to create berms on the property to prevent flooding. A significant amount remains and has interpretive potential in its ability to illustrate mining activity on the site.

## **5.2 Protection of Historical Agricultural Resources**

The agricultural history of the Harney-Lastoka property began prior to coal mining; remnants of this prior agricultural history do not remain. After the closing of the Rex No. 1 Mine in 1917, farming once again became the dominant use of the land. Many historic buildings remain from this era in addition to some equipment.

Farm buildings: The site has a full complement of structures one would normally find on a farm (see *Appendix 5*, for a site map and description of the structures); it is therefore recommended that no structures from off-site should be moved into the landmark area nor should any new buildings be constructed. Grants are available for stabilizing buildings deemed salvageable. It is recommended that these buildings be stabilized and efforts should be made to adapt any new uses within the buildings.

House: The ranch-style main house is approximately 58' long and 25' wide, with the west 9' of the house approximately 21' wide. The west portion appears to be an addition with a foundation and siding similar to the original part of the house. The west addition has rafters a few feet lower than the main house, with a lean-to shed roof facing west. The main living level is on a concrete foundation with several small windows for what might be considered a garden level. The asbestos has been removed and the roof has been replaced. The inside of the house has been vandalized and considerable work will need to be done to restore it to a useful and habitable structure. A City of Louisville water tap is located at the west end of the gravel driveway east of the gate at State Highway 42 and will service the main house. A coal-fired boiler located in the basement was used to heat the house; its ductwork remains. A new HVAC system will need to be installed for the building to be habitable. Universal



Accessibility to the house and public restrooms in the house or on the grounds will be required improvements.

Possible uses include:

- Staging area for interpretive programs, guided tours and programs
- Offices for community garden staff
- Display site for historical photos and artifacts

*Or*

- Residence for CSA farmer

The garage/tool shed (C) and machine shed (L) are additional structures that could also be used if improvements such as stabilization and re-roofing are made. The machine shed and the house have electricity running to them. A yard light between the house and the garage illuminates the area at night. Electricity could be run to other structures if necessary.


## **6.0 VISITOR SERVICES**

The Harney-Lastoka property offers opportunities for passive recreation, education and interpretation, and continued agriculture. These activities are suitable with the intent of the IGA and the recommendations of the Open Space Advisory Committee. To implement visitor services and recreation opportunities, three management areas have been identified to define visitor use, accommodate resource protection, and continue agricultural use.

### **6.1 Management Areas and Features**

Proposed management areas for the Harney-Lastoka property are the landmark area, community gardens, and agricultural fields. Following are descriptions of the areas and factors influencing their management.

Cultural Heritage Area: The landmark area will be the focus of the visitor's historical interpretive experience on the property. Within this area are building structures dating back to the coal-mining era.

This area can be accessed from the Louisville Sports Complex ball fields parking area. Parking could be available in the lots used by the ball fields with approval from the City of isville. A path from the ball fields, along the west side of the community gardens to the original entrance to the building site will lead visitors to the start of a self-guided interpretive walk. The trail will include interpretive signs at significant buildings on the site and at the mine dump.

Use of the self-guided trail will be available during regular open space hours, from sunrise to sunset, unless otherwise posted. If a CSA is

implemented use of the trail will have to be restricted to appropriate hours and closed one or two days a week to provide the CSA farmer with privacy since the trail goes through the house site area.

The main house could be used to display historical artifacts from the site and from the Lafayette and Louisville Historical Societies collections, as a staging area for walks, and as administrative offices for community gardens. If a CSA is implemented, the house may become a residence, in which case significant artifacts belonging to the site would be shown during public visits, or housed at their respective historical societies.

Management activities for this area include:

- Preserving and protecting cultural resources in order to allow public visitation
- Offering guided walks through the landmark site
- Interpreting coal mining and farming activities

Community Gardens: This area will have intensive use, greater visitation, and high visibility. It is located north of the entrance to the ball fields and on the western boundary of the property. Parking will be available at the ball fields with approval from the City of Louisville. Limited parking will be available at the community gardens as long as it does not interfere with the agricultural operation.

Management activities for this area include:

- Providing restrooms and a tool storage shed
- A kiosk providing information on the community garden and garden activities
- *Growing Gardens* or other non-profit running the community gardens along with participants and volunteers responsible for general up-keep of the gardens. The IGA members will be responsible for infrastructure repairs and providing and maintaining restroom facilities.

Agricultural fields: The fields should remain as a leased agricultural operation in conjunction with a community garden. A CSA will be implemented if the lessee chooses not to renew the lease. If the lease is not renewed, the CSA could expand to include a livestock operation, cultivation of wheat, or other agricultural operations.

Trails should follow property boundaries of the property to avoid bisecting fields, impeding the lessee's ability to access the fields with large equipment and creating a potential safety concern. A possible trail linking South Boulder Road and the Coal Creek/Rock Creek Regional Trail is included in this area (see Figure 10).

## **6.2 Visitor Opportunities**

Three opportunities have been identified as suitable for visitors to the Harney-Lastoka property.

- Passive recreation opportunities on this site will mainly be focused around a possible regional trail link from the Waneka lake neighborhood to the Coal Creek/Rock Creek Regional Trail.
- Educational and interpretive opportunities will be centered on the cultural history of the site and continued agricultural use and practices
- Agricultural use of the property by the public through the development of community gardens and potentially a CSA will provide visual enhancement and opportunities for participating in agriculture.

### **6.2.1 Passive Recreation**

The Harney-Lastoka property is isolated from other open space properties and this isolation prohibits trail linkages unless the adjacent Mayhoffer Centennial Farm, or part of it, is ever acquired, in which case a linkage to the Coal Creek/Rock Creek Regional Trail would be desirable. The linkage would provide access to South Boulder Road along the east boundary of the property. If a CSA is implemented a trail connection from the Coal Creek/Rock Creek Regional Trail linkage along the south boundary of the property could lead to the ball fields CSA, community gardens and landmark site.

Another consideration is the City of Louisville's approval of the *State Highway 42 Revitalization Plan*. The plan calls for residential and commercial mixed-use development including a commuter rail station between Main Street and State Highway 42. A trail system connecting the commuter rail station to Lafayette along the south side of the Harney-Lastoka property would be desirable.

### **6.2.2 Educational and Interpretive Uses**

Opportunities for education and interpretation on the Harney-Lastoka property are numerous. Topics that are represented include:

- Louisville, Lafayette, Boulder County history
- Harney-Lastoka families
- Coal mining, particularly the Rex No. 1 Mine
- Labor movement in the coal fields
- Seasonal uses of the property... mining in the winter, farming in the summer
- Agricultural history and development
- Farming practices and demonstrations

A self-guided interpretive trail will be an important part of the interpretive activities offered at the site. It will provide visitors the opportunity to walk through the building site,

and with the aid of historical photos and interpretive writing, present the cultural and natural history of the area.

Both the Lafayette and Louisville Historical Societies have expressed interest in restoration and/or interpretive programming involving coal mines of the area. Unless a CSA is initiated, the house would be used as an interpretive center and offices, providing a site for storing and displaying historical artifacts and photos, and managing the community garden. The Historical Societies would be responsible for staffing the interpretive center and managing and presenting programming.

### **6.2.3 Agricultural Education Opportunities**

Community gardens and/or a CSA provide opportunities for hands-on educational experiences for local school children and the general public. Both these uses demonstrate farming techniques and sustainability. Allowing classrooms or schools to “adopt-a-plot” or work on the farm offers hands-on learning experiences to children and creates an opportunity for them to become invested in the land, their agricultural heritage, and the importance of the preservation of open space. These opportunities can generate a sense of community pride, stewardship, accomplishment, and ownership that lessens the likelihood of theft and vandalism.

## **6.3 Recreation Facilities**

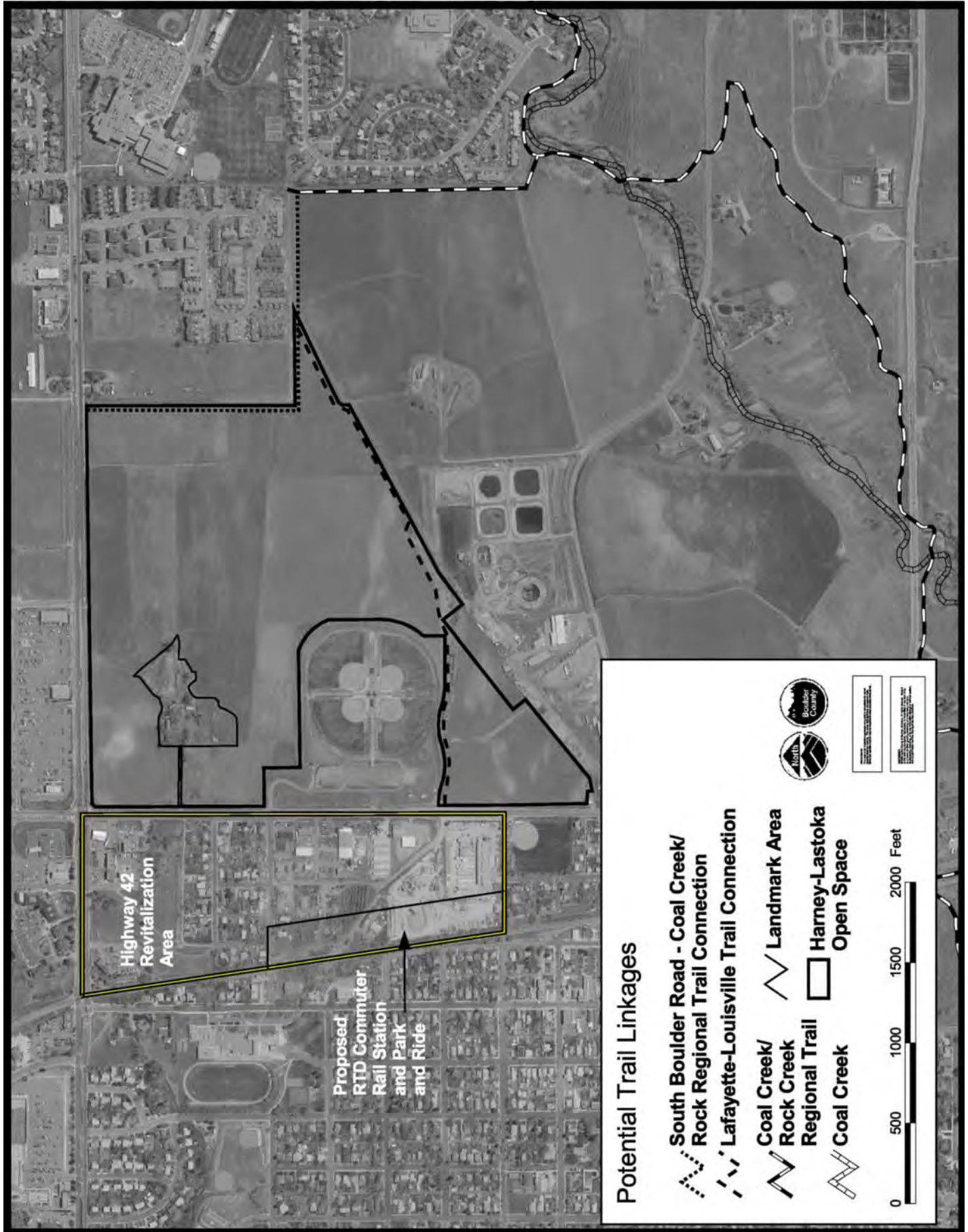
A number of facilities will need to be developed in order to accommodate visitor use of the Harney-Lastoka property. Primary facilities will be trails and infrastructure necessary for a community garden.

Access: The most convenient access to the community gardens and landmark area is from the Louisville Sports Complex ball fields, however the access to the ball fields is controlled and space is limited during games; frequently parking overflows into nearby industrial areas while the ball fields are in use. Louisville has adopted the *State Highway 42 Revitalization Plan* which will require a maximization of parking resources in the area and may improve parking options for a community garden and CSA. A small parking area for one to five cars could be incorporated into the field on the south boundary of the proposed community garden and CSA. This parking area would require special consideration to maintain the irrigation ditch that flows on this edge of the property. It would require access permission from the City of Louisville through their controlled gate.

A possible trail on the eastern boundary of the property will be a trail linkage to the Coal Creek/Rock Creek Regional Trail. Parking will not be provided because this linkage is not a destination trail and there is no appropriate location for parking.


Restroom facilities: Restroom facilities will be necessary for the community gardens. Use of the ball field restroom facilities should be explored. Restroom facilities for the landmark site will need to manage large groups of people, such as school groups, and be accessible to persons with disabilities.

Figure 10: Potential Trails Map



#### Community Garden:

- Spigots will need to be installed, each serving two to four plots with water.
- A kiosk will need to be erected for the posting of community garden news and information. It also provides an opportunity for interpretation of the garden and as an introduction of the cultural significance of the Harney-Lastoka property.
- A tool shed is desired for storing gardening tools. This, as well as the kiosk, should be located near the ball fields parking area.

Trails: A self-guided trail in the landmark area and potentially a trail linking the Coal Creek/Rock Creek Regional Trail to South Boulder Road should be built on the property. If the lessee does not renew his lease, a trail along the south boundary is desired to connect Lafayette to the community gardens, CSA and landmark area. These trails should be Universally Accessible  surface trails.

### **6.4 Fencing**

Fencing is a management tool that can help delineate boundaries. On the Harney-Lastoka property fencing is in place around the property's boundary. Additionally, a separate fence encompasses the landmark area. Future fencing needs may include fencing the community garden. Creating a barrier with a fence or vegetation is desired to delineate the separation of the community gardens from the lessee's fields or CSA.

### **6.5 General Regulations**

The following regulations, which apply to all County Open Space, will be applicable to Harney-Lastoka Open Space:

- Properties that are open for public use are open from sunrise to sunset. Overnight camping is prohibited.
- Collecting, removing, destroying, or defacing any natural or man-made objects within parks and open space is not permitted.
- Discharging or carrying firearms, crossbows, fireworks, or projectile weapons of any kind is not permitted (except law enforcement officials and as allowed by the Board of County Commissioners to carry out a wildlife management program).
- Ground fires are not permitted. Fires may only be built in established grills and fireplaces in picnic areas. Fires may prohibited entirely by order of the Board of County Commissioners, the Boulder County Sheriff, or the Director of Parks and Open Space by posting special notices or notification through the press.
- Feeding, disturbing, trapping, hunting, or killing wildlife is not permitted (except as allowed by the Board of County Commissioners to carry out a wildlife management program).
- Motorized vehicles are not permitted (County, emergency, and agricultural lessees on official business are excepted; exceptions may also be granted to persons with disabilities, by written permission from the Parks and Open Space Department, for the use of single-rider, motorized vehicles adapted for recreational use by people with disabilities).



- It is unlawful to place rock bolts, install gates, establish or construct trails or other facility for public or private use without the written permission from the Parks and Open Space Department.
- The Parks and Open Space Department may temporarily close areas to public use for repairs or due to wildlife, vegetation, and/or public safety concerns. It shall be unlawful for the public to enter such areas.
- It is unlawful to consume, possess, or serve alcoholic beverages, as defined by state statute.
- Activities that unduly interfere with the health, safety, and welfare of the users or the neighbors in the area, or that create a nuisance or hazard to the use and safety of persons using or neighboring such areas are prohibited. Disorderly conduct (including amplified sound) shall be prohibited.

## **6.6 Parks and Open Space Departments**


Boulder County's Parks and Open Space program was initiated in the mid-1960s by citizens interested in preserving land from rapid development. The Parks and Open Space Department was formally created in 1975. That year, the county made its first major open space acquisition by acquiring Ernie Betasso's 773-acre ranch, six miles west of Boulder. Today, the open space program oversees almost 82,000 acres of open space. Open space is used to: shape and buffer urban areas; preserve critical ecosystems, cultural resources and scenic vistas; provide access to lakes, streams, and other public lands; conserve forests, agricultural land, and water resources, and protect areas of environmental concern.

Louisville and Lafayette each have significant open space programs of their own that are aimed at providing wildlife habitat, protecting riparian areas and view corridors, providing buffers between other communities, connecting trail systems, and maintaining residents' quality of life. In addition, Boulder County, Lafayette, and Louisville jointly own 950 acres of open space in southeastern Boulder County protected by common management goals.

## **6.7 Current Management Arrangement**

Boulder County manages the property and receives the lease revenue. Capital improvement costs are shared by the IGA members with Boulder County responsible for 50% of costs and each city responsible for 25% of costs.


## **6.8 Emergency Services**

Emergency response is provided by overlapping agencies, organizations, and fire protection districts. These activities are initially coordinated through a call to the Boulder County Sheriff's Dispatch Division. From here, depending on the nature of the emergency, appropriate response agencies are ed.

### **6.8.1 Patrol**

Several staff activities will provide patrol of the property. Primarily, commissioned Sheriff's Deputies assigned full-time to patrol open space properties will provide law



enforcement responsibilities, as the property lies within unincorporated Boulder County. The City of Louisville has provided police ol of the property because of its adjacency to city limits and their joint ownership of the property. County Open Space Rangers, with limited commissions to enforce parks and open space regulations only, are assigned full-time to patrol County open space properties. They also help educate the public about rules and regulations, land management issues, and current resource management projects.

The use of the house as an interpretive site and as offices for the community garden will provide an on-site presence reducing exposure to vandalism and/or theft. While not having law enforcement responsibilities, on-site employees and volunteers can call in enforcement personnel if needed. Community garden members would also provide added “eyes and ears” in the neighborhood.

### **6.8.2 Fire Protection**

The Harney-Lastoka property is located in the Louisville Fire Protection District. They will provide the initial response and coordination for fire fighting. Their efforts will be supplemented with help from Boulder County Sheriff’s Emergency Team and Boulder County Fire Management Team.

## **6.9 Volunteer Opportunities**

For interested citizens and organizations, many volunteer opportunities exist through Boulder County Parks and Open Space to help maintain the land and provide services to visitors. Most of these programs are organized through the Boulder County Parks and Open Space Department. Volunteer opportunities at the Harney-Lastoka property could include:

Cultural History Volunteer: Cultural History Volunteers conduct research on the history of open space properties, lead interpretive programs, and involvement with living history special events. The Lafayette and Louisville Historic Societies will be involved in the cultural interpretation of the site.

Community Garden Volunteer: *Growing Gardens* or other non-profit organization will supervise volunteers in the community gardens. Garden participants are required to fulfill 4 hours of service per plot to participate in community gardens. Additional volunteer opportunities may be available to support the program.

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## APPENDICES

### Appendix 1: Soils Information

The following is a summary of each soil series found on the Harney-Lastoka property. For more detailed information, consult “Soil Survey of Boulder County Area, Colorado” produced in 1975 by USDA Soil Conservation Service.

#### Description of the Soils

##### **Ascalon sandy loam (AcB and AcC)**

This soil is deep and well drained. It is formed on terraces and uplands in loamy mixed alluvium and wind-laid materials. The native vegetation is mainly blue grama. The majority of cultivated fields on the property have Ascalon sandy loam soils of 1-3% slopes (AcB) and a small amount of acreage of 3-5% slopes (AcC).

These soils are characterized by:

- Moderate permeability
- Slow to medium run-off
- Slight to moderate erosion hazard
- High available water capacity

About two-thirds of the acreage of these soils is used for irrigated crops and for pasture. The remaining third is used for dryland crops.

##### **Hargreave fine sandy loam (HaD, 3-9% slope)**

The Hargreave series is made up of moderately deep, well-drained soils. These soils formed on uplands in loamy residuum weathered from sandstone. In local areas this material is being reworked by the wind. The vegetation is mainly short grasses. This soil type is located in the northwest corner of the property, near the house up to the intersection of South Boulder Road and State Highway 42.

This soil type is characterized by:

- Moderate permeability
- Medium to rapid run-off
- Moderate to high erosion hazard
- Low to moderate available water capacity

These soils are used mainly for both irrigated and non-irrigated pasture. About half the acreage is used for irrigated crops. Small grains and corn are the main crops.

**Capability Classification:** shows in a general way the suitability of soils for most kinds of farming.

- Class II: soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
- Class III: soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.
- Class IV: soils have very severe limitations that restrict the choice of plants, require very careful management, or both.
- Class VI: soils have severe limitations that make them generally unsuited to cultivation and limit their use to pasture or range, woodland or wildlife food and cover.

**AcB:**

**Capability Unit: IIe-2 Irrigated**

The soils in this capability unit are suited to all of the irrigated crops of the Area, but should have an adequate supply of water. The soils should be leveled to a uniform grade to facilitate proper management or irrigation of water. A suitable cropping system is alfalfa for 3 to 4 years, followed by corn or sugar beets, and then small grain for 2 years. Vegetable crops can substituted for corn or sugar beets in the rotation. Areas exposed to strong winds can be protected by leaving stubble on the ground or by leaving the surface rough or ridged.

**Capability Unit: IIIe-8 Non-irrigated**

These soils are used mainly as dry cropland, although a few areas are in pasture. Wheat is the main crop, but other small grains are also grown. Because of the limited precipitation, a system of summer fallow is necessary for maintaining yields. During fallow periods it is important to keep plant residues on the surface to aid in controlling soil blowing.

**AcC:**

**Capability Unit: IIIe-6 Irrigated**

The soils of this capability unit are used for irrigated crops. Their slope, however, is strong enough that row or vegetable crops should be planted only if alfalfa and small grain are used in the rotation to help reduce soil washing and soil blowing. Row crops should be limited to no more than 2 years in the rotation. Keeping tillage to a minimum helps reduce soil washing and blowing.

**Capability Unit: IVe-7**

Theses soils are used as dry cropland and pasture. Wheat is the main crop, but other small grains are also grown. Wheat-summer fallow is the main cropping system. Stubble mulching and stripcropping are helpful in reducing erosion. Terracing and contour farming help control soil blowing and water erosion.

**HaD:****Capability Unit: IVe-2**

This soil is suited to limited cropping. A suitable cropping system is alfalfa for 3 to 4 years and small grain for 1 to 2 years. If row or vegetable crops are grown, they should be limited to no more than 2 years in the cropping sequence. Where row and vegetable crops are grown, the rows should be slanted across the slope.

**Capability Unit: VIe-2 Non-irrigated**

These soils are used as dry cropland, pasture, or range. Because of their slope, continued tillage of these soils results in excessive erosion. These soils are best used as pasture or range. Big bluestem, little bluestem, switchgrass, indiagrass, and side-oats grama are native grasses. Those areas that now support crops or depleted stands of native grasses can be planted to introduced grasses. Russian wildrye, crested wheatgrass, pubescent wheatgrass, and intermediate wheatgrass are well-adapted species.

## Appendix 2: Potential Mammals

Information for this list is taken from “Mammalian Fauna of Boulder County,” Boulder County Comprehensive Plan: Environmental Resources Element (1984).

SPECIES OF SPECIAL INTEREST are indicated to highlight species of particular importance from the standpoint of research and/or management. Class designations are parallel to those used for birds of special interest. It should be noted that in some cases (Class III, for example) data are too poor to allow much confidence. This is because mammals are more difficult and more expensive to study than are birds. The classification is as follows:

- Class I: Extirpated species.  
Species for which there is historical documentation, but which no longer occur in Boulder County.
- Class II: Threatened and Endangered species.
  - A. Federally-listed threatened or endangered species.
  - B. State-listed threatened or endangered species.
- Class III: Species undergoing long-term, non-cyclical population declines.
- Class IV: Species of restricted habitat
- Class V: Species of undetermined status.
- Class VI: Additional “mammal species of special concern,” Colorado Natural Heritage Inventory, Department of Natural Resources, and the Nature Conservancy.

SPECIES	CLASS
<b>INSECTIVORES</b>	
Masked Shrew ( <i>Sorex cinereus</i> )	
Least Shrew ( <i>Cryptotis parva</i> )	IV
<b>BATS</b>	
Small-footed Bat ( <i>Myotis leivii</i> )	
<b>RABBITS AND ALLIES</b>	
Desert Cottontail ( <i>Sylvilagus audubonii</i> )	
White-tailed Jackrabbit ( <i>Lepus townsendii</i> )	III, V
Black-tailed Jackrabbit ( <i>Lepus californicus</i> )	
<b>RODENTS</b>	
13-lined Ground Squirrel ( <i>Spermophilus tridecemlineatus</i> )	IV
Spotted Ground Squirrel ( <i>Spermophilus spilosoma</i> )	IV, V
Fox Squirrel ( <i>Sciurus niger</i> )	
Black-tailed Prairie Dog ( <i>Cynomys ludovicianus</i> )	
Northern Pocket Gopher ( <i>Thomomys talpoides</i> )	



Plains Pocket Gopher ( <i>Geomys bursarius</i> )	IV, V
Olive-back Pocket Mouse ( <i>Perognathus fasciatus</i> )	IV, V
Plains Pocket Mouse ( <i>Perognathus flavescens</i> )	IV, V
Silky Pocket Mouse ( <i>Perognathus flavus</i> )	IV, V
Hispid Pocket Mouse ( <i>Perognathus hispidus</i> )	IV, V
Ord's Kangaroo Rat ( <i>Dipodomys ordii</i> )	IV, V
Plains Harvest Mouse ( <i>Reithrodontomys montanus</i> )	V
Western Harvest Mouse ( <i>Reithrodontomys megalotis</i> )	
Deer Mouse ( <i>Peromyscus maniculatus</i> )	
Northern Grasshopper Mouse ( <i>Onychomys leucogaster</i> )	V
Prairie Vole ( <i>Microtus ochrogaster</i> )	

#### CARNIVORES

Coyote ( <i>Canis latrans</i> )	
Gray Fox ( <i>Urocyon cinereoargenteus</i> )	
Red Fox ( <i>Vulpes vulpes</i> )	
Mountain Lion ( <i>Felis concolor</i> )	
Swift Fox ( <i>Vulpes velox</i> )	
Long-tailed weasel ( <i>Mustela frenata</i> )	
Raccoon ( <i>Procyon lotor</i> )	
Badger ( <i>Taxidea taxus</i> )	
Striped Skunk ( <i>Mephitis mephitis</i> )	
Spotted Skunk ( <i>Spilgale putorius</i> )	

#### UNGULATES

Mule Deer ( <i>Odocoileus hemionus</i> )	
Whitetail Deer ( <i>Odocoileus virginianus</i> )	

### Appendix 3: Potential Amphibians and Reptiles

Species	Habitat Preference
ARCHAIC TOADS	
Plains Spacefoot <i>Scaphiopus bombifrons</i>	Grasslands and sandhills below 6,000 feet.
TRUE TOADS	
Great Plains Toad <i>Bufo cognatus</i>	Grasslands and floodplains below 6,000 feet.
IGUANIDS	
Short-horned Lizard <i>Phrynosoma douglassii</i>	Most habitats below 5,700 feet.
COLUBRIDS	
Eastern Racer <i>Coluber constrictor flaviventris</i>	Grasslands and foothills below 6,000 feet.
Western Milk Snake <i>Lampropeltis triangulum gentiles</i>	Eastern plains and foothills below 8,000 feet.
Bullsnake <i>Pituophis melanoleucus sayi</i>	Most habitats below 8,500 feet.
Plains Blackhead Snake <i>Tantilla nigriceps nigriceps</i>	Grasslands and rocky canyons to 7,000 feet.
Plains Garter Snake <i>Thamnophis radix haydenii</i>	Most habitats below 7,000 feet.
Lined Snake <i>Tropidoclonion lineatum lineatum</i>	Grasslands below 6,000 feet.
VIPERS	
Prairie Rattlesnake <i>Crotalus viridis viridis</i>	All habitats up to about 8,000 feet.

#### Appendix 4: Potential Avian Species

Common Name	Latin Name	Status	Abundance	Season	Primary Habitats
Canada Goose	<i>Branta Canadensis</i>	Observed	Common	Year-round	Farmland, aquatic
Turkey Vulture	<i>Cathartes aura</i>	Observed	Uncommon	Summer	Grassland, Farmland
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Likely	Uncommon	Winter	Grassland, Farmland
Northern Harrier	<i>Circus cyaneus</i>	Likely	Uncommon	Winter	Grassland, Farmland
Swainson's Hawk	<i>Buteo swainsoni</i>	Observed	Uncommon	Summer	Grassland, Farmland
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Observed	Uncommon	Year-round	Grassland, Farmland
Ferruginous Hawk	<i>Buteo regalis</i>	Observed	Uncommon	Year-round	Grassland
Rough-legged Hawk	<i>Buteo lagopus</i>	Observed	Irregular	Winter	Grassland
Golden Eagle	<i>Aquila chrysaetos</i>	Observed	Uncommon	Year-round	Grassland
American Kestrel	<i>Falco sparverius</i>	Observed	Common	Year-round	Farmland, Riparian
Merlin	<i>Falco columbarius</i>	Potential	--	Winter	Grassland, Farmland
Prairie Falcon	<i>Falco mexicanus</i>	Likely	Uncommon	Year-round	Grassland
Peregrine Falcon	<i>Falco peregrinus</i>	Potential	--	Migration	Grassland
Ring-necked pheasant	<i>Phasianus colchicus</i>	Observed	Common	Year-round	Farmland
Northern Bobwhite	<i>Collinus virginianus</i>	Potential	--	Year-round	Farmland, Riparian
Sandhill Crane	<i>Grus Canadensis</i>	Potential	--	Migration	Wetland, Farmland
Killdeer	<i>Charadrius vociferous</i>	Observed	Common	Summer	Farmland, Shores
Mountain Plover	<i>Charadrius montanus</i>	Potential	--	Summer	Grassland
Franklin's Gull	<i>Larus pipixcan</i>	Likely	Common	Migration	Farmland
Bonaparte's Gull	<i>Larus philadelphia</i>	Likely	Uncommon	Migration	Farmland
Ring-billed Gull	<i>Larus delawarensis</i>	Likely	Common	Year-round	Farmland
California Gull	<i>Larus californicus</i>	Likely	Uncommon	Year-round	Farmland
Herring Gull	<i>Larus argentatus</i>	Likely	Common	Year-round	Farmland

Common Name	Latin Name	Status	Abundance	Season	Primary Habitats
Rock Dove (Pigeon, nonnative)	<i>Columba livia</i>	Observed	Common	Year-round	Farm land, urban
Mourning Dove	<i>Zenaidura macroura</i>	Observed	Common	Summer	Ubiquitous
Barn Owl	<i>Tyto alba</i>	Potential	–	Year-round	Farm land, Riparian
Eastern Screech-Owl	<i>Otus asio</i>	Likely	Uncommon	Year-round	Riparian, Urban, Farm land
Great Horned Owl	<i>Bubo virginianus</i>	Observed	Common	Year-round	Riparian, Urban, Farm land
Long-eared Owl	<i>Asio otus</i>	Observed	Uncommon	Year-round	Riparian, Farm land
Short-eared Owl	<i>Asio flammeus</i>	Potential	–	Winter	Grassland, Farm land
Burrowing Owl	<i>Athene cunicularia</i>	Potential	–	Summer	Prairie dog towns
Common Nighthawk	<i>Chordeiles minor</i>	Observed	Common	Summer	Ubiquitous
Chimney Swift	<i>Chaetura pelagica</i>	Likely	Uncommon	Summer	Urban
Lewis' Woodpecker	<i>Melanerpes lewis</i>	Potential	–	Year-round	Riparian, Farm land
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Potential	–	Summer	Riparian, Farm land
Northern Flicker	<i>Colaptes auratus</i>	Observed	Common	Year-round	Riparian, Farm land, Urban
Western Kingbird	<i>Tyrannus verticalis</i>	Observed	Uncommon	Summer	Grassland, Farm land
Eastern Kingbird	<i>Tyrannus tyrannus</i>	Observed	Common	Summer	Grassland, Farm land
Loggerhead Shrike	<i>Lanius ludovicianus</i>	Observed	Uncommon	Summer	Grassland, Farm land
Northern Shrike	<i>Lanius excubitor</i>	Observed	Uncommon	Summer	Grassland, Farm land
Blue Jay	<i>Cyanocitta cristata</i>	Observed	Common	Year-round	Urban, Riparian
Black-billed Magpie	<i>Pica hudsonia</i>	Observed	Common	Year-round	Ubiquitous
American Crow	<i>Corvus brachyrhynchos</i>	Observed	Common	Year-round	Ubiquitous
Common Raven	<i>Corvus corax</i>	Observed	Uncommon	Year-round	Farm land, Grassland
Horned Lark	<i>Eremophila alpestris</i>	Observed	Common	Year-round	Grassland, Farm land
Tree Swallow	<i>Iridoprocne bicolor</i>	Likely	Uncommon	Summer	Riparian, Farm land

Common Name	Latin Name	Status	Abundance	Season	Primary Habitats
Violet-green Swallow	<i>Tachycineta thalassina</i>	Likely	Uncommon	Summer	Riparian, Farmland
Cliff Swallow	<i>Hirundo pyrrhonota</i>	Observed	Common	Summer	Farmland
Barn Swallow	<i>Hirundo rustica</i>	Observed	Common	Summer	Urban, Farmland
Black-capped Chickadee	<i>Parus atricapilla</i>	Observed	Abundant	Year-round	Riparian, Urban
Eastern Bluebird	<i>Sialia sialis</i>	Potential	--	Migration	Farmland, Urban
Western Bluebird	<i>Sialia mexicana</i>	Likely	Irregular	Migration	Farmland, Grassland
Mountain Bluebird	<i>Sialia currucoides</i>	Observed	Irregular	Migration	Farmland, Grassland
American Robin	<i>Turdus migratorius</i>	Observed	Abundant	Year-round	Ubiquitous
Northern Mockingbird	<i>Mimus polyglottos</i>	Likely	Uncommon	Summer	Riparian, Agricultural
American Tree Sparrow	<i>Spizella pallida</i>	Likely	Irregular	Winter	Riparian, Farmland
Lark Sparrow	<i>Chondestes grammacus</i>	Observed	Uncommon	Summer	Urban, Grassland, riparian
Savannah Sparrow	<i>Passerculus sandwichensis</i>	Observed	Uncommon	Summer	Grassland (moist)
Song Sparrow	<i>Melospiza melodia</i>	Observed	Common	Year-round	Wetland, Riparian
Dickcissel	<i>Spiza americana</i>	Potential	--	Summer	Farmland, Grassland
Bobolink	<i>Dolichonyx oryzivorus</i>	Potential	--	Summer	Farmland, Grassland
Red-Winged Blackbird	<i>Agelaius phoeniceus</i>	Observed	Common	Year-round	Farmland, Wetland
Western Meadowlark	<i>Sturnella neglecta</i>	Observed	Common	Year-round	Grassland, Farmland
Brewer's Blackbird	<i>Euphagus cyanocephalus</i>	Observed	Common	Year-round	Ubiquitous
Common Grackle	<i>Quiscalus quiscula</i>	Observed	Common	Summer	Urban, Farmland, Riparian
Brown-headed Cowbird	<i>Molothrus ater</i>	Observed	Common	Summer	Urban, Farmland, Riparian
Orchard Oriole	<i>Icterus spurius</i>	Likely	Irregular	Summer	Farmland, Riparian
Bullock's Oriole	<i>Icterus bullockii</i>	Observed	Common	Summer	Urban, Farmland, Riparian
House Finch	<i>Carpodacus mexicanus</i>	Observed	Abundant	Year-round	Ubiquitous

Common Name	Latin Name	Status	Abundance	Season	Primary Habitats
Lesser Goldfinch	<i>Carduelis psaltria</i>	Observed	Common	Summer	Urban, Riparian, Farmland
American Goldfinch	<i>Carduelis tristis</i>	Observed	Common	Year-round	Urban, Riparian, Farmland
House Sparrow	<i>Passer domesticus</i>	Observed	Abundant	Year-round	Ubiquitous



## **Boulder County Historic Landmark - Nomination Form 9/96**

**Instructions:** Please fill in the following information as completely as possible. County staff will take this information and copy it into our official form. In order to expedite this process, please provide staff with a copy of this file on a diskette. Alternatively, this file can be E-mailed to [crlu@boco.co.gov](mailto:crlu@boco.co.gov). Please use as much space as necessary to describe your property. Lastly, the instruction manual that accompanies this form explains each category and provides examples. Manuals are available on-line (<http://boco.co.gov/lu/hppage5.htm>) or by mail. If you've consulted the instruction manual, but still have questions, please feel free to contact our office at (303) 441-3930.

### **1. Name of Property**

**Historic Name:** Harney/Lastoka Farm

**Other Name:** Welch, Kerr, Mayhoffer

**Historical Narrative:** Please see Continuation Sheet

### **2. Location**

**Address:** 9681 Empire Road  
Louisville, CO 80027

### **3. Classification**

**Property Ownership (public, private, or other):** Public

**Category of Property (structure, site, or district):** Site

**Number of Resources Within Property:** 20 Contributing      7 Non-Contributing

**Contributing Structures:** House (Site Plan Item A), Old Milk House (Site Plan Item B), Garage/Tool Shed (Site Plan Item C), Privy (Site Plan Item D), Brooder House Chicken House (Site Plan Item E), Granary/Storage Shed (Site Plan Item F), (Site Plan Item G), Granaries (Site plan items H, I, O and P), Grain Bin (Site Plan Item J), Machine Shed (Site Plan Item L), Storage Shed/playhouse (Site Plan Item M), Cow Shed (Site Plan Item N), Silo (Site Plan Item Q), Pit Silo (Site Plan Item R), Cow Shed (Site Plan Item S), Loafing Shed (Site Plan Item V), and the Mine Dump

**Non Contributing:** Bread Oven, Boxcar Ruins, Calf Pen Ruins (Site Plan Item K), Garage Ruins, Milk Barn Ruins, New Milk House (Site Plan Item T), Milking Barn (Site Plan Item U)

### **4. Function or Use**

**Historic Functions:** Domestic (Single Dwelling), Industry/processing/extraction (Extractive facility), Agriculture/Subsistence (Agricultural Field and Animal Facility)

**Current Function:** Vacant/Unused

### **5. Description**

The Harney / Lastoka Farm is located southeast of the intersection of South Boulder Road and Empire Road (State Highway 42), between Louisville and Lafayette. A neighborhood shopping center, including a K-Mart and a King Soopers is located across South Boulder Road to the north. A mixed residential neighborhood with light commercial development is located across Highway 42 to the west. Athletic fields are to the south and southeast. This site consists of a house, garage/tool



granaries, a calf pen, the ruins of an old garage, a machine shed, 3 loafing sheds, a concrete stove, a silo, a pit silo, an old milk house, a new milk house, and a grain storage building. The site also contains a large coalmine dump, ruins from mining equipment, and many unique recycled and reused building supplies on the farm. All the buildings are in fair to deteriorated condition, after years of vacancy and neglect.

## 6. Statement of Significance

### **Boulder County Criteria for Designation (Article 15, Section 501):**

- (1) The Character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.

**Areas of Significance:** Agriculture, Exploration/Settlement, other (Coal Mining)

**Period of Significance:** 1860s - 1970

**Significant Dates:** 1860's, 1878, 1898, 1923, 1984-1985, 1993-1996

**Significant Persons:** Charles Clark Welch, David and Mary Kerr, Louis Nawatny, John Mayhoffer, Joseph and Anna Harney, Susan Harney, James Lastoka

**Statement of Significance:** As the site of the Rex Mine #1, the The Harney / Lastoka Farm is important for its association with Louisville's early development as a coal mining center. Several of the farm's buildings date from when the Rex #1 operated between 1898 and 1917 (See Contributing Structures). Later under the ownership of the Harney family the property became significant for its association with agriculture, while at the same time, continuing to represent the coal mining industry. Typical of many area families, the Harneys lives and work revolved around both coal mining and farming. The property has been vacant since the mid-1970's, causing many of the structures to lose their historic integrity.

## 7. Bibliographical References

*Boulder County Historic Sites Survey; Historic Architectural Building Structure Form.* Prepared by Carl McWilliams, October 23, 1996

**The following was used to prepare the Historic Architectural Building Structure Form:**

Boulder County Assessor Rural Property Appraisal Record, dated 8 May 1981, on file at the Boulder Carnegie Library.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Buffer Buy Almost Over." *Lafayette News*, 30 March 1996, pp. 1, 3.

"County Ok's 3-Way Open Space Buy." *Boulder Daily Camera*, 16 April 1993.

"Deaths 1901 - 1925 (Newspaper Obituaries)." On file at the Carnegie Library, Boulder, CO.

"Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.

"Family Sees no Positive Aspects to Purchase of Their Land as Open Space." *Louisville Times / Lafayette News*, 8 May 1993, pp. 1, 8.

"Harney, Stephen." [obituary] *Boulder Daily Camera*, 22 May 1984, p. 2B.

Lastoka, Mariann. Interview conducted by Carl McWilliams, 4 November 1996.

"Phase 1 Environmental Assessment: Rural Farm 9681 Empire Road," prepared by Enpro Consulting Group, 8 March 1993, on file at the Boulder County Parks and Open Space Department.

## 8. Geographical Data

**Boundary Description:** Located on Parcel ID# 157509, in the N ½ of the NW ¼ of Section 9, Township 1 South Range 69 West of the Sixth Principal Meridian. The boundary follows the fencing around the homestead, around the mine dump, and out to the east loafing sheds to include all of the buildings. See attached map for boundary line.

**Boundary Justification:** This boundary surrounds the buildings of the original homestead, buildings and mine, and includes the driveway, which served as a railroad bed for the Colorado Central Railroad. The surrounding agricultural fields were not included as there is no major significance in their use.

**Legal Description:** Note: A registered Land Surveyor did not perform the following survey. Beginning at the entrance gate (Approx. 660' due South of the NW Corner of Section 9, Township 1 South Range 69 West) bear South 84° East 360 feet, thence North 11° West 135 feet, thence North 89° East 274 feet, thence North 50° East 215 feet, thence South 49° East 84 feet, thence South 28° East 198 feet, thence North 76° East 300 feet, thence North 8° West 172 feet, thence North 85° West 68 feet, thence South 14° West 127 feet, thence North 87° West 193 feet, thence North 2° West 334 feet, to the point of beginning.

## 9. Property Owners:

**Name(s):** The County of Boulder, the City of Lafayette, and the City of Louisville

**Address(es):** P.O. Box 471  
Boulder, CO 80306

## 10. Form Prepared By:

**Name(s):** Chris Meschuk, Boulder County Parks and Open Space Staff

**Address(es):** P.O. Box 471  
Boulder, CO 80306

**Phone Number(s):** (303) 441-3950

**E-mail Address(es):** palpa@co.boulder.co.us



**HISTORICAL NARRATIVE**

(Taken from the Boulder County Historic Sites Survey – Harney/Lastoka Farm)

The northwest quarter of section 9, Township 1 South, Range 69 West, where this farm is located, was originally included in lands patented by the Union Pacific Railroad Company in the early 1870s. The land was controlled by W.A.H. Loveland and Charles Clark Welch. Welch was Vice-President of the Colorado Central Railroad, a Union Pacific subsidiary. This holding soon came under the ownership of David and Mary Kerr, who had homesteaded much of the surrounding acreage in sections eight and nine in the 1860s. Welch, though, obtained the mineral rights to Kerr's land, and in 1877, Welch and Louis Nawatny (for whom Louisville is named) discovered the area's first coal seam located under Kerr's wheat fields. They established the Welch Mining Company, and in 1878 Nawatny platted the town of Louisville. Within two years the town boasted some 500 residents, the result of the area's coal boom which was to sustain the towns of Louisville and Lafayette for the next seventy years. Area coal mines established at or before the turn-of-the-century included the Welch (1877), Hecla, Ajax and Caledonia (all 1890), Acme (1895), Rex #s 1 and 2 (1898), and Sunnyside (1900). Other mines were located in the Marshall-Superior area, and many more in this area opened up after the turn-of-the-century.

The Rex #1 Coal Mine operated between 1898 and 1917, and was located here at the site of the Harney / Lastoka farm. Several of the farm's extant buildings date from the site's mining era, predating 1917. In the 1890s, ownership of the land passed from the Kerr family to the Mayhoffer (originally Mayerhoffer) family through the marriage in 1887 of Leannah Kerr and John Mayhoffer. In 1923, the Mayhoffers sold 130 acres to Joseph and Anna (Lipcsak) Harney, and the Harney / Lastoka family subsequently lived and farmed here until the early 1970s.

Joseph and Anna were both Slovakian immigrants, who met and married in Pittsburgh in July 1904, following the deaths of both of their first spouses. Joseph Harney was born in Slovakia on March 1, 1864, and immigrated to the United States in 1882. After coming to Colorado circa 1890, he worked in Pueblo at the Colorado Coal and Iron Company Smelter, and beginning in 1895, at the Globeville Smelter in what is now north Denver. In 1895 Joseph and his first wife Anna moved to Erie where Joseph worked in area coal mines. Joseph and Anna had five children before she died in childbirth with their sixth child in December 1903.

Joseph's second wife (Anna Lipcsak) was born in eastern Slovakia on November 30, 1869. Prior to coming to America, Anna had two sons with her first husband before his untimely death sometime around 1900. Anna's sons by her first marriage were John (Surmay) Harney (born March 1893 in Austria-Hungary) and Andrew (Surmay) Harney (born October 1897 in Austria Hungary). After their marriage in 1904, Joseph and Anna arranged for John and Andrew to join the family in America. John and Anna moved to Louisville and subsequently had six children of their own:



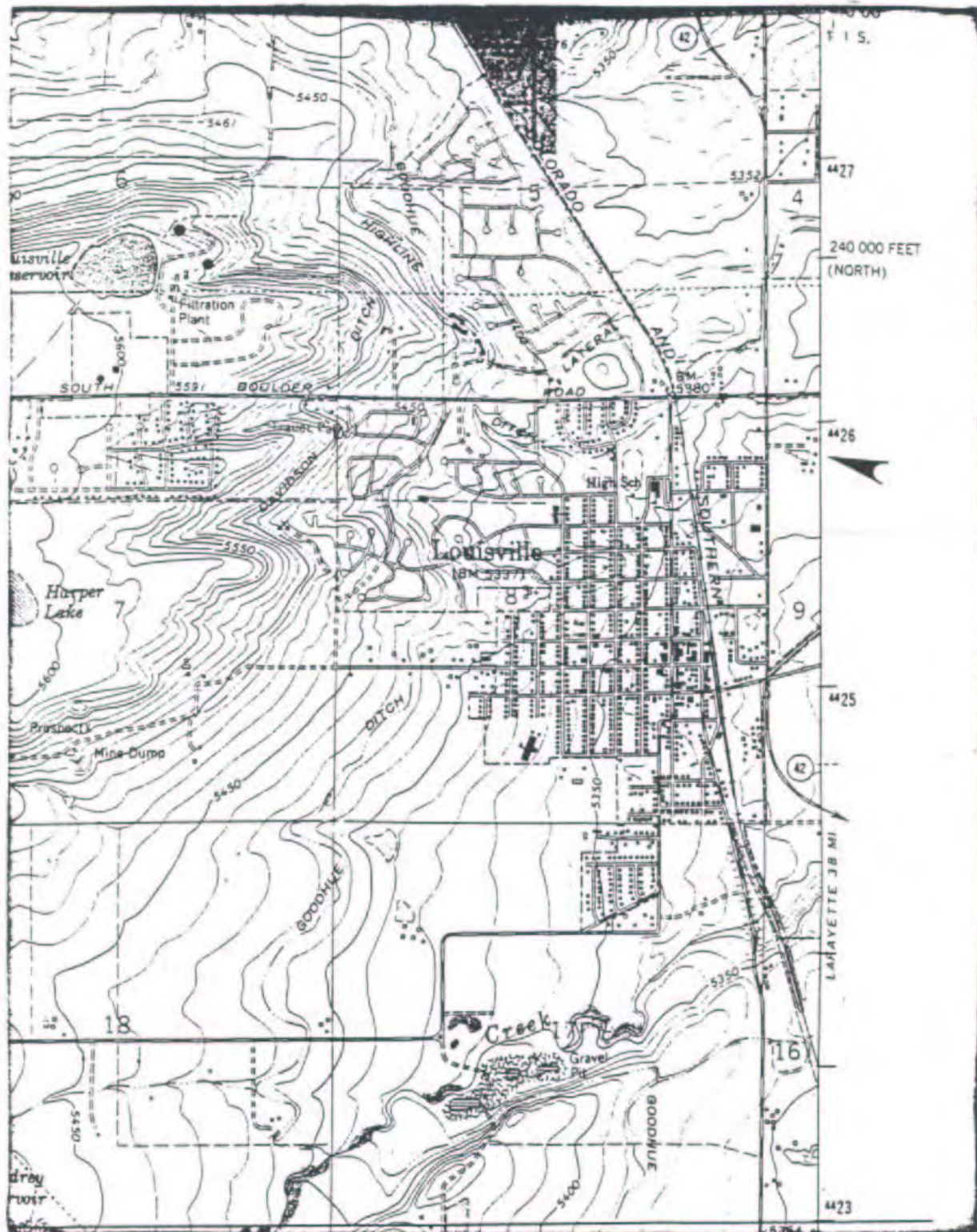
Stephen (born January 3, 1905, died May 20, 1984); Michael (born February 20, 1908, died January 20, 1969); Frank (born June 12, 1909, died November 11, 1969); Peter (born November 21, 1910, died April 5, 1937); Benedict (born March 21, 1912 and died at age six months); and Susan (born August 12, 1913). In the meantime, Joseph's five children from his first marriage came of age and all settled on their own in north Denver.

After purchasing this farm, the Harneys first built the house in 1923, and in the ensuing years they constructed all of the other farm buildings that had not already been built for the Rex #1 coal mine. In the 1920s, most of the work to establish the farm was done by Joseph and his stepsons John and Andrew. But as they became old enough to help, Stephen, Michael, Frank, Peter, and Susan all contributed greatly to the farm's operation as well. In 1923, Deluvius ("Luvy") Davis helped in constructing the house, and the plumbing work was done by John Moffit. Joseph Harney was involved in civic affairs as well, serving as a Trustee for the town of Louisville. In the late 1920s, though, he left his family to pursue hardrock mining around Nederland and Black Hawk. He and Anna were eventually divorced sometime prior to his death in February 1942. Anna died in December 1942.

John and Andrew, along with their half-brothers, continued to operate the farm into the 1960s. John and Andrew were both life-long bachelors, but the other brothers eventually married and moved into Louisville. They all continued to work the land, however. Beginning in the late 1920s, the "Harney Boys" as they were known also worked in area coal mines, hauled coal, dug basements, built houses, and in general earned a living any way they could. Typical of many coal miners and farmers, they worked for the mines and hauled coal during the winter months when demand for coal was at its peak, and primarily farmed during the summer and fall harvest season. The Harneys grew alfalfa, corn, wheat, oats, barley, and sugar beets, and maintained a very large vegetable garden for the family. They also ran as many as 75 head of beef cattle, maintained several milk cows, raised pigs, turkeys, and chickens, and kept horses and mules to help with the farm labor. Susan Harney, the lone daughter of Joseph and Anna, married James Lastoka. Their family, including children James, John, and Mariann, also worked hard to maintain the farm.

Andrew Harney died in May 1963, and his brother John passed away in November 1965. In the early 1970s, the Harney family ceased farming the land themselves, and began to lease it out to tenant farmers. In a series of transactions between 1993 and 1996, the Harney and Lastoka families reluctantly sold the land to Boulder County and the cities of Lafayette and Louisville. Both cities and the county had entered into an intergovernmental agreement in 1984 designating the land to be maintained as open space; and, in 1985, a referendum by the city of Louisville to annex the farm under commercial zoning was narrowly defeated by voters.





# BOULDER COUNTY HISTORIC SITES SURVEY

OAHF Use Only  
☐ Determined Eligible  
☐ Determined Not Eligible  
☐ Nominated  
☐ Listed  
☐ Need Data  
☐ Contributing to NR District  
☐ Not Contributing to NR District

## MANAGEMENT DATA FORM

State Site Number: 5BL6695

Temporary Site Number: n/a

## IDENTIFICATION

Resource Name: Harney / Lastoka Farm

Address: 9681 Empire Road  
Louisville, CO

Location/Access: This property is located southeast of the intersection of State Highway 42 (Empire Rd.) and South Boulder Road.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: buildings

Located in an Existing National Register District? No  
District Name: N/A

Owner(s) Address: Boulder County / Cities of Lafayette and Louisville  
P.O. Box 471  
Boulder, CO 80306

### Boundary Description and Justification:

This property is comprised of a house, a garage, a chicken house, a brooder house, a machine shed, two milk houses, a grain storage building, a storage shed / play house, a silo, a pit silo, a privy, several granaries, and several loafing sheds. There are also the ruins of a milk barn, a garage, and a box car that was used primarily for storage.

Acreage: 24.8

## ATTACHMENTS

HABS/HAER Form: No  
Building/Structure Form(s): Yes  
Sketch Map: Yes  
USGS Map Photocopy: Yes  
Photographs: Yes

## LOCATION

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County: Boulder

USGS Quad: Louisville, Colorado 1965; photorevised 1979, 7.5 Minute

Other Maps: Boulder County Marden map 1953, map B-7

Legal Location: NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 1 South, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 489280 Northing 4425920

## ELIGIBILITY ASSESSMENT

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National Register / Local Landmark

xx		Does not meet any of the below National Register Criteria
n/a	n/a	Qualifies under Criteria Considerations A-G
	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
		Criterion B. (Associated with the lives of persons significant in our past)
		Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: fair / deteriorated

Additional Comments:

n/a

Eligibility Recommendation: not eligible for inclusion in the National Register of Historic Places; eligible for local landmark designation under Boulder County Criterion 1-501-A-(1).



## STATEMENT OF SIGNIFICANCE

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The northwest quarter of section 9, Township 1 South, Range 69 West, where this farm is located, was originally included in lands patented by the Union Pacific Railroad Company in the early 1870s. The land was controlled by W.A.H. Loveland and Charles Clark Welch. Welch was Vice-President of the Colorado Central Railroad, a Union Pacific subsidiary. This holding soon came under the ownership of David and Mary Kerr, who had homesteaded much of the surrounding acreage in sections eight and nine in the 1860s. Welch, though, obtained the mineral rights to Kerr's land, and in 1877, Welch and Louis Nawatny (for whom Louisville is named) discovered the area's first coal seam located under Kerr's wheat fields. They established the Welch Mining Company, and in 1878 Nawatny platted the town of Louisville. Within two years the town boasted some 500 residents, the result of the area's coal boom which was to sustain the towns of Louisville and Lafayette for the next seventy years. Area coal mines established at or before the turn-of-the-century included the Welch (1877), Hecla, Ajax and Caledonia (all 1890), Acme (1895), Rex #s 1 and 2 (1898), and Sunnyside (1900). Other mines were located in the Marshall-Superior area, and many more in this area opened up after the turn-of-the-century.

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Peter, and Susan all contributed greatly to the farm's operation as well. In 1923, Deluvius ("Luvy") Davis helped in constructing the house, and the plumbing work was done by John Moffit. Joseph Harney was involved in civic affairs as well, serving as a Trustee for the town of Louisville. In the late 1920s, though, he left his family to pursue hardrock mining around Nederland and Black Hawk. He and Anna were eventually divorced sometime prior to his death in February 1942. Anna died in December 1942.

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### *Evaluation*

The Harney / Lastoka Farm may be considered locally significant relative to Boulder County Criterion 1-501-A-(1). As the site of the Rex Mine #1, the property is important for its association with Louisville's early development as a coal mining center. Several of the farm's building date from when the Rex #1 operated between 1898 and 1917. Later under the ownership of the Harney family the property became significant for its association with agriculture, while at the same time, continuing to represent the coal mining industry. Typical of many area families, the Harneys lives and work revolved around both coal mining and farming. The property's significance is diminished because nearly all of the buildings are severely deteriorated, and several have been damaged by fire. Only the ruins remain of three buildings, a box car, garage, and milk barn. The house's integrity has also been compromised to a degree by an addition to the east elevation, and by the addition of non-original asbestos siding. For these reasons, the property should not be considered eligible for inclusion in the National Register of Historic Places.

If in an existing National Register District, is the property  
Contributing n/a Non-Contributing n/a

Is there National Register District Potential? no

Discuss: This farm is located in a traditionally rural area, but is now surrounded by mixed commercial and residential development between the cities of Louisville and Lafayette. There are no other nearby related historic buildings.

## MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: neglect; vandalism; encroaching development

Local Landmark Designation: No

Preservation Easement: yes (conservation easement)

## MANAGEMENT AND ADMINISTRATIVE DATA

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References: Boulder County Assessor Rural Property Appraisal Record, dated 8 May 1981, on file at the Boulder Carnegie Library.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Buffer Buy Almost Over." *Lafayette News*, 30 March 1996, pp. 1, 3.

"County Oks 3-Way Open Space Buy." *Boulder Daily Camera*, 16 April 1993.

"Deaths 1901 - 1925 (Newspaper Obituaries)." On file at the Carnegie Library, Boulder, CO.

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"Family Sees no Positive Aspects to Purchase of Their Land as Open Space." *Louisville Times / Lafayette News*, 8 May 1993, pp. 1, 8.

"Harney, Stephen." [obituary] *Boulder Daily Camera*, 22 May 1984, p. 2B.

Lastoka, Mariann. Interview conducted by Carl McWilliams, 4 November 1996.

"Phase 1 Environmental Assessment: Rural Farm 9681 Empire Road," prepared by Enpro Consulting Group, 8 March 1993, on file at the Boulder County Parks and Open Space Department.

Photographs: Roll(s): CM-37; CM-38 Frames: 15-25; 2-23

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

Date: 23 October 1996

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6695

Temporary Site Number: n/a

### IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Harney / Lastoka Farm at 9681 Empire Road

Roll: CM-37      Frames: 15-16      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: residence

Intermediate Use(s): n/a

### ARCHITECTURAL HISTORY

Architect: n/a

Builder: Joseph Harney et. al.

Date of Construction: 1923

Based On: Mariann Lastoka; Harney family records

Additions/Modifications: Minor:      Moderate: xx      Major:

Moved? no      Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.

## ARCHITECTURAL DESCRIPTION

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Complex/Structure/Building Type: building

Architectural Style: Bungalow

Landscape/Setting: The Harney / Lastoka Farm is located southeast of the intersection of South Boulder Road and Empire Road (State Highway 42), between Louisville and Lafayette. A neighborhood shopping center, including a K-Mart and a King Soopers is located across South Boulder Road to the north. A mixed residential neighborhood with light commercial development is located across Highway 42 to the west. Recently-constructed athletic fields are to the south and southeast.

Orientation: west

Dimensions: 26' N-S by 52' E-W, plus a 10' by 22' enclosed porch on the west elevation

Stories: 1½

Plan: rectangular

Foundation: concrete pargeting over stone foundation under original building; concrete under east addition and west enclosed porch

Walls: non-original white undulated asbestos siding

Roof: moderately-pitched gable with green asphalt shingles and exposed rafter ends; decorative purlins and ridgepole with knee braces in the upper gable ends

Chimneys: crumbling red brick chimney, with concrete pargeting, located on the ridge

Windows: All window openings were covered with 3/4" plywood at the time of survey, however, historic photos show the predominant window pattern to be 1/1 double-hung sash; windows include: one in the upper gable end, and a band of windows on the enclosed front porch, on the west elevation; three on the east elevation; four on the south elevation; and four on the north elevation

Doors: two single-entry doors on the south elevation are covered with 3/4" plywood

Porches: five concrete steps on the south elevation lead to the enclosed 10' by 22' enclosed porch on the west elevation; poured concrete stoop located at the rear entry at the east end of the south elevation

Interior: not surveyed

Additions: 10' by 22' enclosed porch on the west elevation; 12' by 22' addition to the east (rear) elevation



**Associated Buildings, Features or Objects:****Old Milk House** (site plan item B; photos: roll CM-37, frames 16-17)

Built circa 1925 by Joseph, John, and Andrew Harney; 11' N-S by 16' E-W; oriented to the north; one story; foundation not visible; 1' thick stone walls covered with salmon-colored concrete pargeting; moderately-pitched gable roof with wood shingles and exposed 2" by 4" rafter ends; one small round metal vent pipe located on the ridge; 6-light fixed-pane windows with many panes and muntins broken (one on the east, two on the south, one on the west); two badly weathered, painted green, wood-paneled doors, located on the north elevation; deteriorated condition.

**Garage / Tool Shed** (site plan item C; photos: roll CM-37, frames 19-20)

Built in 1920s by John and Andrew Harney; 18' N-S by 50' E-W; oriented to the south; one story; poured concrete foundation; rusted corrugated metal exterior walls over horizontal wood planks nailed to 2" by 6" studs; moderately-pitched gable roof with deteriorated wood shingles and boxed eaves; 2" by 6" rafters visible on interior; no chimney; no windows; four bays on the south elevation covered by three horizontal sliding wood doors (one door lying broken in grass); deteriorated condition.

**Privy** (site plan item D; photos: roll CM-37, frame 21)

Built in 1920s by the Harney family; 4'6" square; oriented to the south; one story; building rests on stone piers; unpainted horizontal weatherboard siding with 1" by 4" corner posts; shed roof with deteriorated wood shingles nailed to 1x wood decking; exposed 2" by 4" rafters with fascia boards; no chimney; no windows; vertical wood plank door, side-hinged with metal strap hinges, located on the south elevation; deteriorated condition.

**Chicken House** (site plan item E; photos: roll CM-37, frame 22-23)

Built prior to 1917 as part of the Rex #1 Coal Mine; 14' N-S by 42' E-W; oriented to the south; one story; stone foundation; coursed stone walls, covered with concrete pargeting, on the west, north, and east elevations; unpainted horizontal wood plank walls, with 1" by 4" corner posts, located on the south elevation; shed roof with corrugated metal nailed to 1x wood decking, nailed to 2" by 10' rafters (roof is in extremely poor condition); no chimney; multiple window openings on the south elevation, with all panes and many muntins missing; two paired vertical wood plank doors, located at the east and west ends of the south elevation; deteriorated condition.

**Granary / Storage Shed** (site plan item F; photos: roll CM-37, frame 24-25)

Built prior to 1917 as part of the Rex #1 Coal Mine; 14' N-S by 16' E-W; oriented to the south; one story; foundation not visible; rusted corrugated metal exterior walls on wood frame construction; moderately-pitched gable roof with wood shingles nailed to 1x wood decking; no chimney; no windows; fire-damaged vertical wood plank door on the south elevation; deteriorated condition.



**Brooder House** (site plan item G; photos: roll CM-38, frames 2-3)

Built by the Harney family circa 1930; 10' N-S by 18' E-W; oriented to the south; one story; poured concrete foundation; unpainted horizontal wood plank walls, partially covered by rusted corrugated metal; shed roof with rolled asphalt roofing material over 1x wood decking nailed to 2" by 4" rafters; no chimney; band of six 4-light windows (originally single-hung sash), covered with chicken wire, located on the south elevation; two other window openings, covered with chicken wire, on the west and east elevations; unpainted vertical wood plank door located at the west end of the south elevation; deteriorated condition.

**Granary** (site plan item H; photos: roll CM-38, frames 4-5, 7)

Built prior to 1917 as part of the Rex #1 Coal Mine; 8' N-S by 12' E-W; oriented to the west; one story; building rests on wood timbers on stone piers (possibly moved); rusted corrugated metal exterior walls over wood frame construction; moderately-pitched gable roof with rusted corrugated metal over 1x wood decking; no chimney; one shuttered window opening, top-hinged with metal strap hinges, located on the south elevation; vertical wood plank door, side-hinged with metal strap hinges, located on the west elevation; deteriorated condition.

**Granary** (site plan item I; photos: roll CM-38, frames 4-5, 7)

Built prior to 1917 as part of the Rex #1 Coal Mine; 12' N-S by 14' E-W; oriented to the west; one story; building rests on stone piers (possibly moved); rusted corrugated metal exterior walls over wood frame construction; moderately-pitched gable roof with wood shingles and exposed 2" by 2" rafter ends; no chimney; no windows; broken wood door, side-hinged with metal strap hinges, located on the west elevation; deteriorated condition.

**Grain Bin** (site plan item J; photos: roll CM-38, frames 6-7);

Built by Frank Harney and his brothers, circa 1935; 28' circumference; oriented to the west; one story; wood floor structure rests directly on the ground; walls are rusted iron panels, riveted together; conical wood roof, partially covered with rolled green asphalt roofing material; no chimney; no windows; small square opening in the lower portion of the west elevation; one access hole in the roof; deteriorated condition.

**Calf Pen** (site plan item K; photos: roll CM-38, frame 8)

Built by Harney brothers circa 1930s; 11' N-S by 27' E-W; oriented to the south; one story; earth floor; open wood framing: horizontal 2x lumber nailed to round and square vertical wood posts set in ground at the corners; shed roof with corrugated metal roofing nailed to 1x wood decking; no chimney; no windows; large open bay on the south elevation; this structure is in extremely deteriorated condition.

**Machine Shed** (site plan item L; photos: roll CM-38, frames 9-10);

Built by Harney brothers in the 1940s; 26' N-S by 59' E-W; oriented to the south; one story; hard packed earth floor; poured concrete perimeter walls foundation; cinder block walls; moderately-pitched gable roof with 1x wood decking nailed to 2" by 6" rafters (no shingles); no chimney; two small 2-light industrial sash hopper or fixed-pane windows, located on the east elevation; large horizontal sliding bypass doors of wood and corrugated metal construction, located on the south elevation; deteriorated condition.

**Storage Shed / Play House** (site plan item M; photos: roll CM-38, frame 11)

Moved to this location by the Harney family from south of the old milk house in 1957; 6' N-S by 12' E-W; oriented to the south; one story; wood timbers set on grade as foundation; open wood framing; lower portion features exposed 2" by 4" studs; upper portion features horizontal wood planking nailed to 2" by 4" studs; shed roof with rolled green asphalt roofing material over 1x wood decking, nailed to 2" by 4" rafters; no chimney; two 2-light hopper windows (one each on the east and west elevations); one 3-light hopper window on the south elevation; no doors; deteriorated condition.

**Cow Shed** (site plan item N; photos: roll CM-38, frame 12)

Built by the Harney brothers in the 1940s; 49' N-S by 16' E-W; oriented to the east; one story; earth floor; rusted metal sheets nailed to horizontal 2" by 6" timbers, nailed to large squared and round set in the ground; shed roof with corrugated metal over 1x wood decking nailed to 2" by 8" rafters; no chimneys; no windows; four open bays along the east elevation; deteriorated condition.

**Granary** (site plan item O; photos: roll CM-38, frames 13, 15)

Built prior to 1917 as part of the Rex #1 Coal Mine; 16' N-S by 22' E-W; oriented to the north; one story; wood timbers set on a poured concrete perimeter walls foundation; smooth tongue-and-groove walls nailed to exterior 2" by 8" studs (studs-out construction); moderately-pitched gable roof with wood shingles and boxed eaves; no chimney; square window openings in the upper gable ends on the east and west elevations (window opening to the west is open, the window opening to the east is covered by a side-hinged wood shutter); vertical wood plank door, side-hinged with metal strap hinges, located on the north elevation; building is in fair condition.

**Granary** (site plan item P; photos: roll CM-38, frames 14, 15)

Built prior to 1917 as part of the Rex #1 Coal Mine; 14' N-S by 11' E-W; oriented to the west; one story; wood timbers set on stone piers foundation; smooth tongue-and-groove walls nailed to exterior 2" by 4" studs, partially covered by rusted corrugated metal (studs-out construction); shed roof with rusted corrugated metal nailed to 1x wood decking; no chimney; no windows; vertical wood plank door, located on the west elevation; deteriorated condition.

**Silo** (site plan item Q; photos: roll CM-38, frame 16)

Built in 1947 by Ben Selburg (Selburg, from Denver, constructed many silos of this kind in northeastern Colorado. This was known as a "Bela" silo. Bela means "good" in Italian.); 41' circumference; 40' height; oriented to the south; rough-formed concrete foundation; concrete panel silo walls; open roof; 9' by 8' gable-roofed cinder block structure is attached to the silo's south elevation; two small 2-light industrial sash hopper windows (one each on the east and west elevations); single open doorway with a concrete stoop, on the south elevation; fair condition.

**Pit Silo** (site plan item R; photos: roll CM-38, frame 17)

Dug circa 1930 by the Harney family; 13' N-S by 42' E-W rough-formed concrete lined pit, ranges from 6' deep on the west end to 9' deep on the east end; utilized to store ensilage, covered with tarps.

**Cow Shed** (site plan item S; photos: roll CM-38, frames 18, 24)

Built circa 1950 by the Harney family; 14' N-S by 52' E-W, plus a 4' by 11' loading chute at the east end of the north elevation; earth floor; vertical wood plank walls nailed to round logs set in the ground; shed roof, with corrugated metal roofing over 1x wood decking nailed to 2" by 6" rafters; two large open bays along the south elevation; one broken door, side-hinged with metal strap hinges, on the north elevation; building has been damaged by fire and is in deteriorated condition.

**New Milk House** (site plan item T; photos: roll CM-38, frames 19, 21)

Built circa 1947 by the Harney family; 21' N-S by 22' E-W; one story; oriented to the north; poured concrete foundation; cinder block walls; gable roof heavily damaged by fire; 4-light industrial sash windows; badly weathered wood-paneled door on the north elevation; building has been heavily damaged by fire and is in deteriorated condition.

**Grain Storage Building** (site plan item U; photos: roll CM-38, frames 20, 21)

Built in the 1930s by the Harney family; 21' N-S by 30' E-W; one story; oriented to the north; foundation not visible; corrugated metal exterior walls over wood frame construction; heavily fire damaged roof; rectangular window openings covered with chicken wire; single door opening at the east end of the north elevation; deteriorated condition.

**Loafing Shed** (site plan item V; photos: roll CM-38, frames 22, 23)

Built in the 1930s by the Harney family; ell-shaped structure, with its main east wing measuring 42' N-S by 20' E-W, and its north wing measuring 20' N-S by 7½' E-W; earth floor; vertical wood plank walls nailed to round logs set in the ground; intersecting gables roof with wood shingles; two open bays on the east elevation; paired vertical wood plank doors on the northwest facing elevation; this structure has been damaged by fire and is in deteriorated condition.

## ELIGIBILITY ASSESSMENT

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### National Register Eligibility Recommendation

Individually Eligible                      Not Eligible   xx                      Need Data  
Potential District?   no                      Contributing   n/a                      Non-Contributing   n/a

### Local Landmark Eligibility

Eligible   xx                      Not Eligible                      Need Data

### Statement of Significance / NRHP Justification

The Harney / Lastoka Farm may be considered locally significant relative to Boulder County Criterion 1-501-A-(1). As the site of the Rex Mine #1, the property is important for its association with Louisville's early development as a coal mining center. Several of the farm's building date from when the Rex #1 operated between 1898 and 1917. Later under the ownership of the Harney family the property became significant for its association with agriculture, while at the same time, continuing to represent the coal mining industry. Typical of many area families, the Harneys lives and work revolved around both coal mining and farming. The property's significance is diminished because nearly all of the buildings are severely deteriorated, and several have been damaged by fire. Only the ruins remain of three buildings, a box car, garage, and milk barn. The house's integrity has also been compromised to a degree by an addition to the east elevation, and by the addition of non-original asbestos siding. For these reasons, the property should not be considered eligible for inclusion in the National Register of Historic Places.

For historical information please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing   n/a                      Non-Contributing   n/a

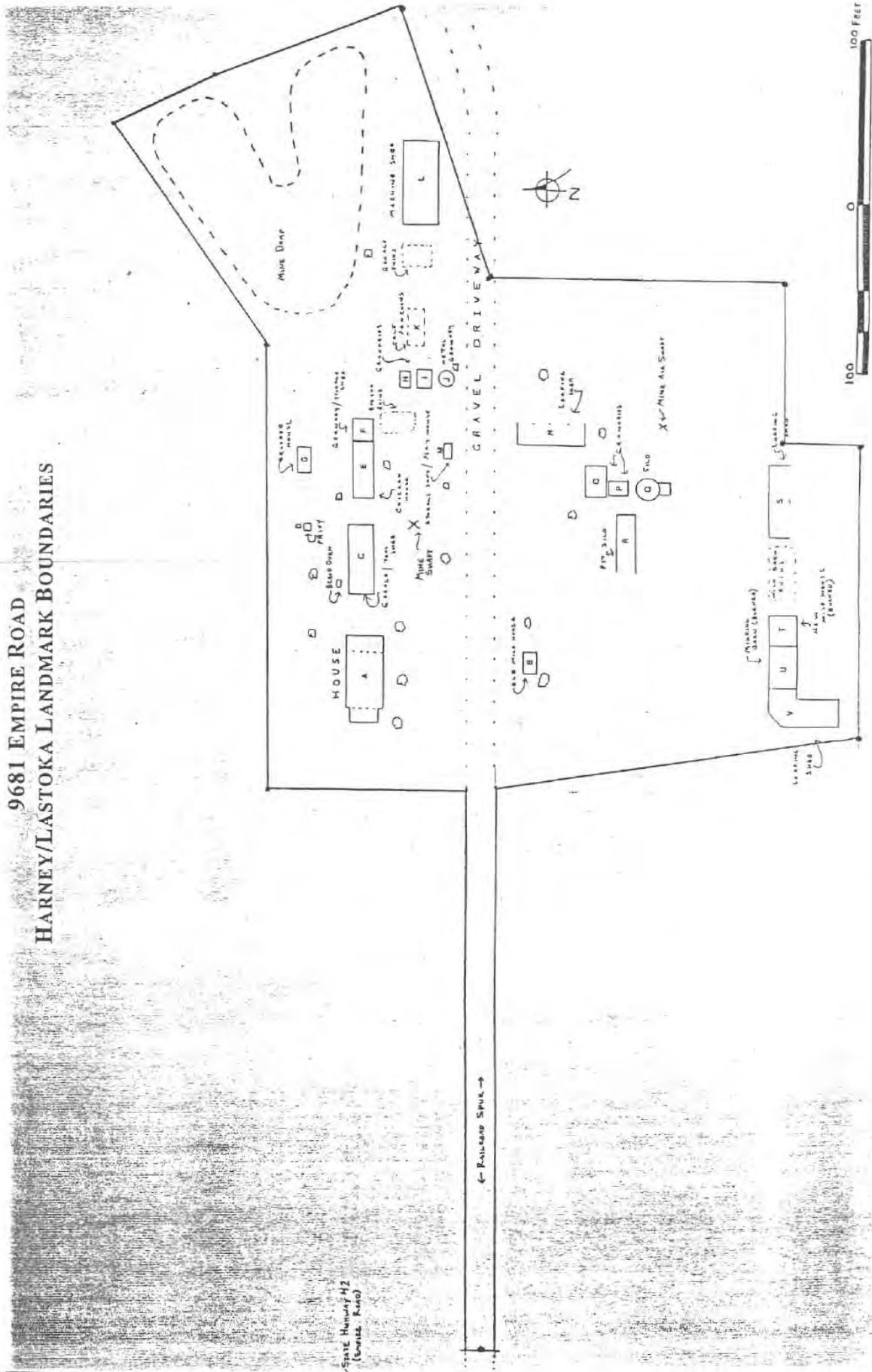
Archeological Potential:   Yes                      No                      Not Evaluated   xx

Recorder(s): Carl McWilliams

Date: 23 October 1996

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

9681 EMPIRE ROAD  
HARNEY/LASTOKA LANDMARK BOUNDARIES





## Appendix 6: Current Site Photos

Harney Lastoka Property  
9681 Empire Road



(A) House 30 May, 2003 View to NW



(A) House 30 May, 2003 View to NE



(B) Old Milk House 30 May, 2003 View to SE



(B) Old Milk House 30 May 2003 View to NE



(C) Garage/Tool Shed May 30, 2003 View to NW



Bread Oven 30 May 2003 View to E





(E) Chicken House May 30, 2003 View to NE



(F) Granary/Storage Shed May 30, 2003 View to NW



Privy May 30, 2003 View to N



(G) Brooder House May 30, 2003 View to NW



(H)(I) Metal Granaries May 30, 2003 View to E



(H) Metal Granary May 30, 2003 View to E





(I) Metal Granary 30 May, 2003 View to SE



(J) Metal Granary 30 May, 2003 View to SE



(I) (J) Metal Granaries 30 May, 2003 View to N



(L) Machine Shed 30 May, 2003 View to NE



(L) Machine Shed 30 May, 2003 View to NE



Mine Dump 30 May, 2003 View to N



Mine Dump 30, May 2003 View to W



(N) Loafing Shed 30, May 2003 View to SW



(N) Loafing Shed 30, May 2003 View to NW



(O) Wooden Granary 30, May 2003 View to SW



(P) Wooden Granary 30, May 2003 View to SE



(Q) Silo 30, May 2003 View to SE





(Q)(R) Silo & Pit Silo  
30 May, 2003  
View to E



(S) Loafing Shed 30 May, 2003 View to NE



(T)(U)(V) New Milk House, Milking Barn, Loafing Shed  
30 May, 2003  
View to W



(T) New Milk House 30 May, 2003 View to S



(T) New Milk House 30 May, 2003 View to W



(T) New Milk House 30 May, 2003 View to W



(U)(V) Milking Barn & Loafing Shed  
30 May, 2003  
View to SW



(U) Milking Barn      30 May, 2003      View to SW



(V) Loafing Shed      30 May, 2003      View to SW



(V) Loafing Shed      30 May, 2003      View to W



30 May, 2003  
View of Railroad Spur from Hwy42 East to Building Complex



30 May, 2003  
View of Railroad Spur from Hwy42 East to Building Complex





Trucks 30 May, 2003 View to West



30 May, 2003 View to Southeast



30 May, 2003 View to Northeast from New Milk House



30 May, 2003 View to North from New Milk House



30 May, 2003 View from Railroad Spur to South



30 May, 2003 View from Railroad Spur to Southeast

## **Appendix 7: Open Space Goals & Policies**

### **BOULDER COUNTY COMPREHENSIVE PLAN**

The goals of particular relevance to Harney-Lastoka Open Space deal with Environmental Management (goals that start with the letter B), Open Space (C), Community Facilities (E), Cultural Resources (K), and Agricultural Resources (M).

- B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.
- C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as means of protecting from development those areas which have significant environmental, scenic or cultural value.
- E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.
- K.2 Whenever possible, the county shall further the goals of cultural resource preservation using education and incentives in lieu of stringent regulatory controls.
- M.1 Agricultural enterprise and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

### **Relevant Policies**

#### **Geologic Constraints and Hazards**

- GE1.01 The County shall strongly discourage intensive uses in Major Hazard Areas.

#### **Open Space: Resource Management**

- OS2.01 The County shall identify and work to assure the preservation of Environmental Conservation Areas, critical wildlife habitats and corridors, Natural Areas, Natural Landmarks, significant areas identified in the Boulder Valley Natural Ecosystems Map, historic and archaeological sites, and significant agricultural land.
- OS2.03 The County shall provide management plans and the means for the implementation of said plans for all open space areas that have been acquired by or dedicated to the county.

- OS2.03.02 Management of county open space lands shall consider the regional context of ecosystems and adjacent land uses.
- OS2.03.03 Management of individual open space lands, including those under agricultural leases, shall follow good stewardship practices and other techniques that protect and preserve natural and cultural resources.
- OS2.04 The County, through its Parks and Open Space Department, shall provide appropriate educational services for the public which increase public awareness of the county's irreplaceable and renewable resources and the management techniques appropriate for their protection, preservation, and conservation.
- OS2.05 The County, through its Weed Management Program, shall discourage the introduction of exotic or undesirable plants and shall work to eradicate existing infestations through the use of Integrated Weed Management throughout the county on private and public lands.

**Open Space: Rural Character Preservation and Community Buffering**

- OS5.01 Boulder County shall, in consultation with affected municipalities, utilize open space to physically buffer Community Service Areas, for the purpose of ensuring community identity and preventing urban sprawl.
- OS5.02 The County shall utilize Intergovernmental Agreements with one or more municipalities to encourage the preservation of open space lands and the protection of the rural and open character of the unincorporated parts of Boulder County.
- OS5.04 The County shall use its open space acquisition program to preserve agricultural lands of local, statewide, and national importance. Where possible, purchase of conservation easements, purchase of development rights, or lease-back arrangements should be used to encourage family farm operations.

**Open Space: Public Decision Making**

- OS8.03 In developing management plans for open space areas, Parks and Open Space staff shall solicit public participation of interested individuals, community organizations, adjacent landowners and the Parks and Open Space Advisory Committee. Plans shall be reviewed by the Parks and Open Space Advisory Committee, including public comment, and recommended for adoption after public hearing by the Board of County Commissioners.



### **Environmental Resources: Natural Areas Policies**

- ER2.07      The County shall identify and work to assure the preservation of critical wildlife habitats, Natural Areas, environmental conservation areas and significant agricultural land.
- ER2.08      The County shall use its open space program as one means of achieving its environmental resources and cultural preservation goal.

### **Agricultural Policies**

- AG1.01      It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.
- AG1.02      The county shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources.
- AG1.03      It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, Statewide, or Local Importance and other agricultural lands for agricultural or rural uses. The *Boulder County Comprehensive Plan* Agricultural Element Map shall include such lands located outside of the boundaries of any municipality or the Niwot Community Service Area.
- AG1.07      The county shall continue to actively participate in state, federal, and local programs directed toward the identification and preservation of agricultural land.
- AG1.11      The county shall encourage that water rights historically used for agricultural production remain attached to irrigable lands and shall encourage the preservation of historic ditch systems.
- AG1.12      The county shall continue to discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels into larger, more manageable and productive tracts.

Those needs, goals, and policies identified by the City of Louisville that are of particular relevance to the Jointly Owned Boulder County-Lafayette-Louisville Open Space include:

To prevent urban sprawl and retain a recognizable identification for Louisville as a community, open space [buffers] land preservation is needed. (Open Space Master Plan, April 1995)

Acquire and preserve land to promote separations of communities while providing an entryway to Louisville. (Open Space Master Plan, April 1995)

Work to promote intergovernmental cooperation with surrounding agencies in preserving land. (Open Space Master Plan, April 1995)

Work with surrounding communities to develop wildlife corridors through continuous open space areas. (Open Space Master Plan, April 1995)

Open space shall be managed in a manner consistent with good stewardship and sound ecological principles that benefits citizens of Louisville by promoting native plants, wildlife, wildlife and plant habitat, cultural resources, agriculture and scenic vistas and appropriate passive recreation. (Louisville Municipal Code, Section 4.03.010)

Open Space-Preserve: This land shall be managed in a manner to preserve and promote the long-term viability of native flora and fauna, restoration, restoration potential and ecologically sound agricultural use. It is intended that there shall be no or very low levels of passive recreational visitation. When there is a real conflict between human use and any area or item of ecological importance in this classification of land, preference shall be given to sustaining the area or item of ecological importance. (Louisville Municipal Code, Section 4.03.010)

Open Space-Protected Land: This land shall be managed in the same manner as Open Space-Preserve land, except that management may permit passive recreational opportunities so long as: the passive recreational opportunities are designed to encourage resource protection, long-term ecological viability of native flora and fauna, restoration, ecologically sensitive agricultural use, research and education; and the recreational impacts can be contained to prevent spillover to Open Space-Preserve land. (Louisville Municipal Code, Section 4.03.010)

Those goals and policies identified in the City of Lafayette's 1997 Comprehensive Plan that are of particular relevance to the Jointly Owned Boulder County-Lafayette-Louisville Open Space include:

## **Open Space**

**Goal 24.** To provide open space to meet the needs of the citizens. Policies: 24.4 The City shall explore various means to obtain buffers between communities. 24.6 The City shall pursue intergovernmental agreements to create joint open space buffers. 24.7 The City shall attempt to incorporate wildlife habitat, buffers, view corridors, and unique native vegetation into open space preserves. 24.9 The City shall properly manage open space areas consistent with designated uses.

## **Appendix 8: Community Gardens**

### **Contact Information**

#### **American Community Gardening Association**

The Association recognizes that community gardening improves the quality of life for people by providing a catalyst for neighborhood and community development, stimulating social interaction, encouraging self-reliance, beautifying neighborhoods, producing nutritious food, reducing family food budgets, conserving resources and creating opportunities for recreation, exercise, therapy and education.

American Community Garden Association  
1916 Sussex Road  
Blacksburg, VA 24060  
**email:** [Jason Thies jthies@managementconsultantscorp.com](mailto:jthies@managementconsultantscorp.com)  
**Phone:** (540) 552-5550 **Fax:** (540) 961-1463

#### **Denver Urban Gardens (DUG)**

3377 Blake Street, Unit 113  
Denver CO 80205  
**Phone:** 303.292.9900 **Fax:** 303.292.9911  
**Email:** [dirt@dug.org](mailto:dirt@dug.org)  
[www.dug.org](http://www.dug.org)

#### **Growing Gardens: Cultivating Community**

The mission of GROWING GARDENS is to cultivate community through gardening.

Ramona Clark, Executive Director  
3198 North Broadway  
Boulder, CO 80304  
**Phone:** 303-413-7248 **Fax:** 303-413-7201  
**Email:** [info@growinggardens.org](mailto:info@growinggardens.org)  
[www.growinggardens.org](http://www.growinggardens.org)

#### **Second Start Community Garden, City of Longmont**

Jon Clarke, Neighborhood Resources Program Coordinator  
Phone: 303-651-8721  
**Email:** [jon.clarke@ci.longmont.co.us](mailto:jon.clarke@ci.longmont.co.us)  
[www.ci.longmont.co.us/neigh\\_res/garden.htm](http://www.ci.longmont.co.us/neigh_res/garden.htm)

#### **Wilson Community Gardens, City of Lafayette**

Heide Barrowman, Office Manager, City of Lafayette Parks and Recreation  
111 West Baseline Rd  
Lafayette, CO 80026  
**Phone:** 303-665-4206 **Fax:** 303-665-0987  
**Email:** [ContactUs@CityOfLafayette.com](mailto:ContactUs@CityOfLafayette.com)

## Growing Gardens Sample Expenses for Development of Goss/Grove Community Garden

### Goss/Grove Community Garden Expenses

Item	unit price	units	total		Alternate Tot	
3" Frost free hydrants	41.07	14	\$ 574.98		7units- 287.49	
3/4 inch irrigation pipe	per 100' roll 18.45	2	\$ 50.00		\$ 50.00	
fittings, micellaneous			\$ 50.00		\$ 50.00	
weed barrier	4'x300'		\$ 59.98		\$ 59.98	
4"x10" -edging 600 linear ft	4.47	60	\$ 201.15		\$ 201.15	
6x6 untreated 18" tall beds 3 stacked					12" 2 stacked	
8"	17.55	84	\$ 1,474.20		\$ 982.80	
12'	32.3	84	\$ 2,713.20	delivered?	\$ 1,808.80	
rebar 20' to secure beds	3.33	3	\$ 10.00		\$ 10.00	
gravel fines 1000sqft x4" deep' 16 tons	14.95 per ton		\$ 239.20	delivery \$56	\$ 239.20	
soil -75 yds	19.95	75	\$ 1,496.25	delivered	65yds-1296.75	
"	16.95					
shed 8x10						
prebuilt			\$ 899.00		\$ 899.00	
kit			\$ 699.00	not included	\$ 699.00	not included in total
<b>Total</b>			<b>\$ 7,767.96</b>		<b>\$ 4,300.93</b>	
Timber/shed-Sutherlands-443-8891						
soil- shawn CO Materials-210-8101						
irrigation/barrier- Western pipe-444-2037						
edging -Lowes-665-1335						
gravel fines- Pioneer Gravel-279-4748						

## Growing Gardens Revenue Projection for North Boulder Community Gardens

<u>Community Gardens</u>	<u>2003</u>	<u>5% increase in 2004</u>	<u>8% increase in fees 2004</u>
revenue potential /no reduced rates			
North Boulder	10,766	11,305	11,657
Foothills	2,672	2,806	2,894
Hickory	1,592	1,672	1,724
<u>Total</u>	<u>15,030</u>	<u>15,783</u>	<u>16,275</u>
Actual as of 4/2003 w/ reduced rates	<u>14,866.50</u>		
Projected replacement plot /fall registration fees	400		
	<u>15,266.50</u>		
Due to increased dumpster and porta-potty fees cost will rise a bit in 2004			
Recommend a 5- 8% increase in fees			

## Appendix 9: Community Supported Agriculture

### **Blacksmith Ridge Farm**

5093 Nelson Rd., Longmont  
Produce only available at stand:  
Tuesday-Sunday 9-7

### **Cresset Farm**

[www.cressetcommunityfarm.com](http://www.cressetcommunityfarm.com)  
503 South Weld County Line Rd. 13,  
Loveland  
Ursala and Lawrence Holmes,  
Connie and Garth Stillwater  
970-278-0499  
Fridays 5-6, Sat. 9-12

### **Delaney Farm, Denver Urban Gardens (DUG)**

Alyssa Mack, Farm Manager  
170 S. Chambers Road  
Aurora, CO 80012  
**Phone (DUG):** 303-292-9900  
**Phone (Aurora):** 303-361-2999  
[www.dug.org](http://www.dug.org)

### **Guidestone CSA Farm and Center for Sustainable Living**

[www.guidestonefarm.com](http://www.guidestonefarm.com)  
5943 North County Rd. 29, Loveland  
970-461-0272  
Open Tuesdays and Thursdays 9-5,  
Saturday 1-5 (Guided tours available  
–or by appointment)

### **Pachamama Organic Farm**

[www.pachamamafarm.com](http://www.pachamamafarm.com)  
10771 N. 49<sup>th</sup> St., Longmont  
Lauren and Ewell Culbertson  
303-776-1924  
Picking up and visiting:  
4-7 Tuesday and Friday

### **Stonebridge Farm**

5169 Ute Hwy, Longmont  
**303-823-0975**

### **Daily Camera Article: Wednesday, May 28, 2003**

“Cultivating healthy food, building tighter bonds, aim of community-supported agriculture”

By [Lisa Marshall](#)

*Camera Staff Writer*

[www.buffzone.com/community/stories/lede.html](http://www.buffzone.com/community/stories/lede.html)

## Appendix 10: Preliminary Structural Evaluation Report

**"J.C." MOORE, P.E., P.C.**  
CONSULTING STRUCTURAL ENGINEER

7050 WEST 120TH AVENUE  
BROOMFIELD, COLORADO 80020-7604  
PHONE (303) 465-5807

PROFESSIONAL ENGINEERING  
SERVICES TO THE  
CONSTRUCTION INDUSTRY

### PRELIMINARY STRUCTURAL EVALUATION REPORT

October 8, 1997

Boulder County Parks and Open Spaces  
c/o Courthouse Annex  
2045 - 13th Street  
Boulder, Colorado 80302-5201

Attention: Rich Koopmann

Re: Evaluation of homestead at the Old Rex coal mine on State  
Highway 42 1/4 mile south of South Boulder Road, Louisville,  
CO (Our Job No. 5758)

Dear Mr. Koopmann:

On this date I visited the above property at your request for the purpose of evaluating the present condition of its structures. I have labeled this report as "Preliminary" because I was not able to gain entry to the main house, which was completely boarded up with plywood screwed to all windows and doors. After you read this report, please decide if you wish me to return at a time when I can gain entry to the interior of this house, at which time I will amend this report.

This property consisted of a number of residential and agricultural structures constructed primarily out of wood except for one. These structures will be identified under subheadings which describe their basic appearance.

#### MAIN HOUSE

The main house was ranch-style and approximately 58' long and 25' wide, with the west 9' of the house approximately 9' long and 21' wide. This west portion appeared to be an addition, and it had a foundation and siding similar to what might be considered the original part of the house. The west addition had rafters a few feet lower than the main house, with a lean-to shed roof facing west. The main house had a gable end roof sloped at an approximate

pitch of 7:12. The main living level of the house was on a concrete foundation with 2.5' to 3' exposed above the original ground surface, with several small windows for what might be considered a garden level with the floor approximately 5' below the ground surface. The siding above the top of the foundation appeared to be 1/8" thick asbestos slate board in 3' long x 1' high pieces. There were 16" overhangs with no soffit and no gutters; the edges of the roof were in weathered condition and the composition asphalt shingles were in poor condition.

If any structure on the entire property has any salvage value or might be worth moving using current house moving techniques, it would be the main house, because the other structures were in very poor to dilapidated condition.

#### MAIN GARAGE

Approximately 28' directly east of the main house was a structure which had the appearance of a garage or shop. It was approximately 45' long and 15' wide, and it was constructed out of wood framing bearing directly on either the soil or timber material the size of railroad ties. Three 8' long sliding doors were on the south side and the other three sides were clad with corrugated metal which was considerably rusted. The roof consisted of thin cedar shingles of a type used prior to World War II.

This garage structure was of a dilapidated condition and not salvageable.

#### LARGE POULTRY HOUSE

Approximately 30' east of the main garage was a concrete and stone structure with a wood roof which appeared to be used at one time to raise poultry. The walls were made out of sandstone loosely mortared together, and the roof consisted of wood framing and sheathing which had rotted and collapsed. At the east end of the poultry house, there was a 12' x 12' structure what looks like a storage structure for poultry feed.

The large poultry house was in dilapidated condition and has no salvage value.

#### SMALL POULTRY HOUSE

Approximately 30' north of the large poultry house, there was a small poultry house constructed of wood framing covered with corrugated metal sheet material on both the walls and roofs. This structure also appeared to be used for raising poultry. Its condition was the same as the large poultry house.



## MINE TAILINGS

Approximately 60' east of the large poultry house, there was a pile of mine tailings approximately 200' long, 100' wide, and 12' high. There were piles of timbers, fencing, concrete, and mining equipment which may not have been used for over forty to fifty years. I merely mention this location to describe the mine so that readers of this report will understand its size and location on the property. I have mentioned the approximate size of the mine tailings so that one might compute the volume of tailings which would have to be removed with earth moving equipment to "flatten out" the site if that was desired.

## EAST GARAGE/STORAGE STRUCTURE

Approximately 20' from the south toe of the mine tailings, there was a garage-type structure approximately 57' long and 24' wide. The exterior walls consisted of 8' high 8" x 8" x 16" concrete masonry blocks. There were several long corrugated steel sliding doors on the south wall. The roof framing consisted of wood rafters, sheathing, and rafter ties. The sheathing consisted of 1 x 8 boards with 8" spacing between them, and there was no roofing material whatsoever, causing considerable deterioration to the wood roof framing. The floor of this structure was earth full of debris consisting of appliances, personal belongings, and wood, all of which appeared to be more than thirty years old.

## BUNK HOUSES AND SMALL SILO

Approximately 30' southeast of the large poultry house, there were two small bunk houses and a steel silo which may have stored grain.

## STABLE

Approximately 100' south of the large poultry house, there was an open stable or shelter approximately 45' long and 15' wide used to shelter approximately six horses.

## GRAIN HOUSES AND GRAIN SILO

Approximately 15' to the west of the stable, there was a one-story high wood structure approximately 16' long and 16' wide used primarily to store grain. There was also a smaller structure immediately to the south of this grain house which may have also been used to store grain or equipment, and there was a concrete silo south of that smaller structure which was approximately 12' in

diameter and 42' high. This silo consisted of vertical concrete segments approximately 8" wide held together with 1/2" diameter steel rod bands every 16 vertical inches. This silo appeared to be in satisfactory structural condition to where it could be left in place to serve as a landmark for the property. The two grain houses were on flagstone rocks or shallow concrete skids. Approximately 15' west of the 42' high silo, there was a large pit approximately 40' long and 12' wide. The bottom of the pit was approximately 6' to 7' below the ground surface, and there were formed and poured concrete walls on all four sides extending from 1' to 2' above the ground surface. This pit will need to be broken up and filled with soil to make the land in this area safe to use.

#### OUTLYING STRUCTURES

Several hundred feet south of the main house there were several structures tied together which appeared to be used primarily to house dairy cows and process milk and other dairy products. There was a dilapidated all wood shelter at the west end which may have been used to milk cows, there was a center structure which may have stored tools and equipment, and there was a 20' x 20' concrete block structure with dairy processing equipment which had a roof and ceiling which were severely damaged by fire.

#### EQUIPMENT STORAGE STRUCTURE

Approximately half way between the main house and the miscellaneous dairy structures described in the previous subheading, there was a stucco clad structure approximately 15' long and 10' wide used to house what appeared to be automotive equipment. The interior walls of this structure were plastered and the ceiling was plywood.

#### SUMMARY

Except for the main house, all of the other structures were dilapidated and in very poor condition. They all appeared to be constructed between 1905 and 1920, and most likely have not been used for over thirty to forty years. Other than the main house, the only structures which might be worth saving are the larger of the two grain houses near the 42' high concrete silo and the concrete silo itself. All of these structures appeared to be built during a time when there were no building codes. None of these structures were in satisfactory or useful structural condition. There was a considerable amount of "junk" and several old vehicles made prior to 1950, which will obviously have to be removed to clean up this site. All of the dimensions used to describe the structures were merely paced by foot, as I used to do a considerable amount of surveying.

Thank you for retaining us to perform this structural engineering service.

Very truly yours,

  
JOHN C. G. MOORE, P. E.

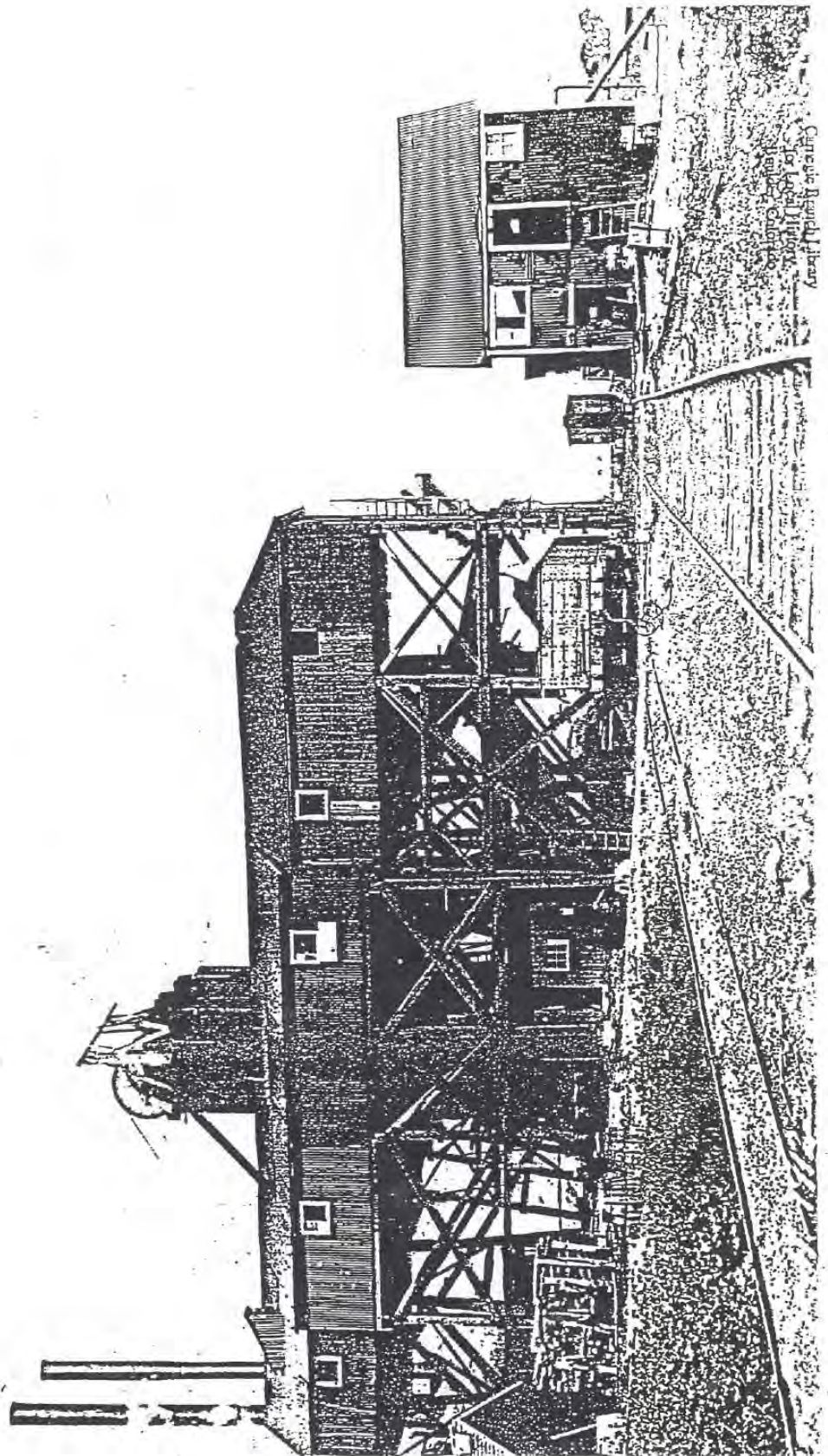
Date signed: October 17, 1991



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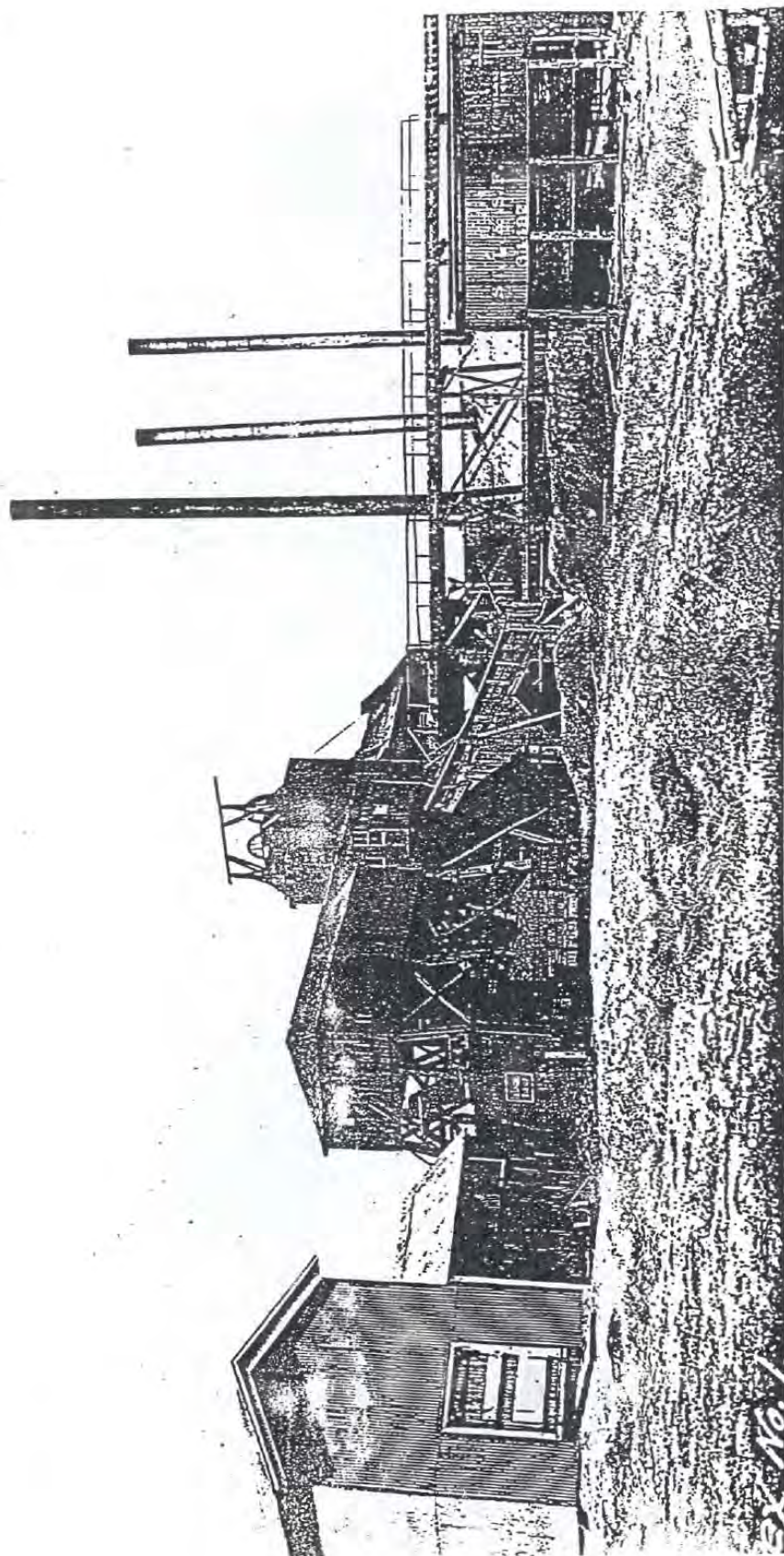


Box #1 Mine looking east  
 1912 Rocky Mtn Fuel Co. photo



Carnegie Library  
 for Local History  
 1000 - 10000  
 1000 - 10000





Rocky Mtn Fuel Co. 1913 photo  
Looking north west



Looking west

BHS 177 b2 e15

Luxville



Rex 161

## **Appendix 11: Harney-Lastoka Open Space Management Team**

### Boulder County

Sara Melena, Resource Planning Intern  
Ron Stewart, Director, Parks and Open Space Department  
Therese Glowacki, Resource Management Manager  
Rich Koopmann, Manager, Resource Planning Division  
Jeff Moline, Natural Resource Planner  
Patrick Malone, Natural Resource Planner  
Peter Conovitz, Water Resource Specialist  
Kristi Van Den Bosch, GIS/GPS Technician  
Rob Alexander, Agricultural Resource Specialist  
Tim D'Amato, Weed Management Coordinator  
David Bell, Lead Ranger  
Mark Brennan, Wildlife Specialist  
Dave Hoerath, Wildlife Specialist  
Denny Morris, Wildlife Technician  
Claire DeLeo, Plant Ecologist

### City of Louisville

Dan Mathes, Water Resource Engineer  
Cindy Lair, Director of Land Management  
Meredith Muth, Community Facilitator

### City of Lafayette

Rod Tarullo, Director of Parks & Recreation  
Judy Wolfe, Senior Administrative Assistant

### Harney-Lastoka Open Space Advisory Committee, 1996-97

#### Representing Lafayette

Sue Klepman  
Rich Skovlin

#### Representing Louisville

Susan Morris  
Eileen Schmidt

#### Representing Boulder County

Joyce Beckham  
Steven Jeffers

#### Committee Facilitator, County Parks & Open Space Department

Rich Koopmann

Harney-Lastoka Management Advisory Committee, 2001-2002

Representing Lafayette

Dana Coffield,  
Ted Kowalski  
Janice Moore

Representing Louisville

Don Ross  
Meredyth Muth  
Bill Van Orman  
Keith Williams

Representing Boulder County

Anne Dyni  
Rich Koopmann  
Jeff Moline  
Melanie Muckle