NPS Form 10-900

OMB No. 10024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

520

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Peep O Day Park

other names/site number Wild Family Estate / 5LR.830

2. Location

street & number 5445 Wild Lane [N/A] not for publication

city or town Loveland [N/A] vicinity

state Colorado code CO county Larimer code 069 zip code 80538

3. State/Federal Agency Certification

As the designated authority underthe National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

AD W. T — Deputy State Historic Preservation Officer — 3/14/11

Signature of certifying official/Title — Date

Office of Archaeology and Historic Preservation, Colorado Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper — Date of Action

for Edson H. Beall — 9.10.11

Peep O Day Park
Name of Property

Larimer, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
4	2	buildings
2	1	sites
2	0	structures
0	0	objects
8	3	total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use Domestic/Inn

Historic Function
(Enter categories from instructions)

Domestic / single dwelling
Agriculture / agriculture field
Industry / manufacturing facility
Industry / extractive facility
Landscape / natural feature

Current Functions
(Enter categories from instructions)

Commerce/ bed and breakfast inn
Domestic / single dwelling
Landscape / conservation area

7. Description

Architectural Classification
(Enter categories from instructions)

Renaissance Revival

Materials
(Enter categories from instructions)

foundation Sandstone
walls Brick
roof Asphalt
other

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[ ] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[X] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or grave.

[ ] **D** a cemetery.

[ ] **E** a reconstructed building, object, or structure.

[ ] **F** a commemorative property.

[ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Industry
Architecture
Community Planning and Development

Periods of Significance
1881-1933

Significant Dates
1881, 1905, 1924

Significant Person(s)
(Complete if Criterion B is marked above).
Alfred Wild

Cultural Affiliation
N/A

Architect/Builder
Anderson, Frank B

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey

#Colorado Centennial Farm Certificate

☐ recorded by Historic American Engineering Record

#

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☐ Other

Name of repository:
Colorado Historical Society

Peep O Day Park
Name of Property

Larimer County, Colorado
County/State

10. Geographical Data

Acreage of Property 23.850

UTM References
(Place additional UTM references on a continuation sheet.)

UTMS for Parcel one:

1.	13	486 376	4473 411	(NAD27)
	Zone	Easting	Northing	
2.	13	486 633	4473 452	
	Zone	Easting	Northing	
3.	13	486 641	4473 446	
	Zone	Easting	Northing	
4.	13	486 493	4473 419	
	Zone	Easting	Northing	

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

[X] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Steven & Lanette Wild (for property owner)
organization Owners, Wild Lane Bed & Breakfast Inn date 10/20/2010
street & number 5445 Wild Lane telephone 970-669-0303
city or town Loveland state Colorado zip code 80538

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps
A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs
Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)
name Steven Lynn Wild
street & number 5445 Wild Lane telephone 970-669-0303
city or town Loveland state Colorado zip code 80538

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

DESCRIPTION

Description of the property and surroundings

The Peep O Day Park, which was the Alfred Wild home and location of his various business endeavors, sits on a bluff west of the city limits of Loveland, Colorado. The Big Thompson River runs approximately one-quarter mile south of the property while the town of Masonville lies to the northeast. The setting is of rolling hills with numerous rock ridge formations. Of particular note is the Devil's Backbone formation, which lies in part on the property to the north and northeast with the ridge creating a natural property boundary in that direction. The soil type is silty loam with very little rock. In an area that is generally dominated by heavy clay soils, the deposits of silty loam in this area have benefited the stability of the buildings with very little shrink/swell properties. Excel Energy (gas & electric) provides utilities and the City of Loveland supplies the water. Sewage treatment is through a septic system. Directly east of the Wild property is a private residence, which was formerly a part of the Wild property, and to the east of it is the site of Alfred Wild's Buckhorn Plaster Mill, now in ruins, owned by Larimer County. The once incorporated town of Wild's is located directly to the south of the property while three residential lots sit directly west of the main property. The overall area is of small acreage home lots with views of the Rocky Mountains to the west.

The Wild family property holdings at its height was about 1,000 acres, however, today consists of approximately 300 acres. Alfred Wild's grandsons Steven, James, and Gregory Wild and their families hold the remaining acreage originally held by Alfred Wild. Steven Wild owns the property subject to the nomination, with the exception of a small portion now owned by Larimer County. The nominated property consists of a discontiguous district comprised of two areas referred to as parcel one and parcel two for reference purposes. Parcel one is the parcel of land historically associated with the home of Alfred Wild along with the garage, carriage house, railroad spur segment, Louden Ditch segment, hops drying house foundation, and brick and tile supervisor's residence. It also includes a small section (less than an acre) on the very east side now owned by Larimer County that contains the remains of the Buckhorn plaster mill. Parcel two is directly to the north and northeast of parcel one and contains the remains of the orchard. Peep O Day Lane, a private paved road built in the early 1990s providing access to homes west of the Wild property, separates parcel one and parcel two. The collection of resources in the two parcels represents the most intact resources of a once larger complex of 1000 acres with multiple buildings and structures and contains just over 23 acres. The sale of the portions of the property to various owners, after 1990, resulted in the other Wild buildings and acreage becoming separated from the two parcels of this nomination. Some of the other buildings, owned by others, have since had major alterations or no longer exist.

Historic business enterprises of Alfred Wild in addition to the Buckhorn Plaster Mill, include the Peep-O-Day Clay Works located to the west of Wild's home, outside of the nomination boundary, and Wild's Apple Cider Vinegar Plant once located in the town of Wilds and at the very south edge of and within the 23-acre plus nomination boundary. The plaster mill and brick / tile factories are now in ruins. No surface remnants, not even the foundation, exist of the cider mill. The home of Alfred Wild continues to be maintained in good order and is presently operated by Steven Wild as a bed and breakfast inn. Additionally, the carriage house and garage built during Alfred Wild's ownership are extant with good integrity.

Mature maple trees and numerous lilac shrubs of over 100 years of age surround the Wild home. In recent decades, the Wild family has added extensive landscaping to the home's surroundings. A

2,300-sq.-ft. greenhouse was constructed in 1990. The current owner also built an arts center/studio in 2001, which is a modern copy of the carriage house in its form and look, although it is larger. A segment of the Louden Ditch runs about 400' to the north of the home and irrigates approximately five acres of landscape surrounding the house. An abandoned railroad bed of the Wild's Spur runs approximately from where the plaster mill was located, then in a northeasterly direction across the nominated parcel toward the plaster deposits.

Main House, 1905 (contributing building)

The following description is directly excerpted from the Architectural Inventory Form dated January 20, 2010 by Cultural Resources Historians-(Carl McWilliams, Karen McWilliams, and Timothy Wilder):

The stately mansion of Alfred Wild is composed of the following elements: a main 1 ½ story hipped roof section, which measures approximately 42' N-S by 40' E-W; an enclosed nearly full width front porch on the symmetrical south elevation, which measures approximately 8' N-S by 36' E-W; a single story hipped roof extension to the north (rear) elevation, which measures approximately 8' N-S by 14' E-W; an enclosed flat-roofed single story porch at the east end of the north elevation, which measures approximately 6' N-S by E-W; [and] large two-story rectangular bays on the east and west elevations, located beneath prominent intersecting hipped roofs. The building is supported by a coursed sandstone foundation, which extends to approximately three feet above grade. The foundation wall is penetrated by 2-light basement windows, with painted white wood frames and with sandstone lintels. The walls are made of high quality brown bricks, laid in running bond. A course of projecting brick stretchers and a course of alternating projecting and flush headers, which create the appearance of a dentil course, are at the top of the wall surface just below the eave. A plaque located just above the foundation on the east end of the south location (façade) is inscribed in the following text:

A. WILD
A.D.
1905

The roof is covered with green asphalt composition shingles, and the widely overhanging eaves are flared with painted white and green trim. A large hipped-roof dormer, with flared eaves and with tripartite rounded arch windows, overlooks the façade on the south-facing roof slope. A hip-roof dormer with flared eaves and with two 3/1 (ribbon style) windows, is centered on the north facing roof slope. There are five tall brown brick chimneys with modest corbelled caps: two chimneys are located near the base of the north/facing roof slope, two chimneys are located on the east elevation, and one chimney is located on the west elevation. A painted black glass-in wood frame door enters the center of the enclosed front porch from a five step sandstone stoop with flanking sandstone knee walls. The door is set within a segmental arch, and is flanked on either side by a single-light sidelight. Two large multi-paned windows, also with segmental arches, penetrate the front porch wall on either side of the entry door. A painted white glass-in-wood-frame door, with flanking sidelights and a transom light, leads from within the enclosed front porch into the home's interior. A painted green wood-panel door, with latticed upper sash lights, enters the enclosed rear porch at the east end of the north elevation from a four-step concrete stoop. A flat roof, supported by two painted green 6' by 6" wood posts, covers the stoop as well as a set of 6 sandstone steps which descend to a wood-paneled basement-level door. The building's windows are primarily double-hung sash, with 2/1, 4/1, 6/1 and 8/1 glazing patterns, and with painted green wood frames and sandstone lugsills and lintels."

Interior Features

While the exterior of the Wild home retains its original design and appearance, there have been some minor modifications to some areas of the interior to convert the single family home into a bed and breakfast. These changes have been focused entirely on creating additional bathrooms. While the original floor plan of the home had two separate bathrooms, the present floor plan includes five. This was accomplished by locating the additional baths into portions of large existing closet spaces. All other interior spaces are original. The south facing enclosed front porch is currently being used as an all season dining area. The owner installed custom arched top glass into the existing arches of the porch in the early 1990s.

Entrance into the house is through this enclosed porch, which leads into a foyer. To the west of the foyer is the library; to the east is the front parlor. A large open two landing staircase is located in the center of the home, with the back parlor to the east and master bedroom to the west. A formal dining area is located on the northeast corner of the house. The kitchen and enclosed back porch are located along the north end of the home. There are four bedrooms upstairs, of which three have large walk-in closets. All five bedrooms have full private baths.

Interior character-defining features include lath and plaster walls and ceilings, native Douglas fir tongue-and-groove flooring, moldings and five-panel doors. All doors have original brass hardware and handles. The original four large sliding parlor doors still function on the main floor. There are three functioning wood burning fireplaces located in the library, front and back parlors. The library features the original family book collection and a Christian Eisley 4' x 6.5' oil painting of the overall Wild estate painted in 1907. Eisley, a freelance painter for *Harper's Magazine*, completed the painting on site when he visited the Peep O Day Park in 1907. Much of the original wooden furniture is still being used throughout the home. The full basement consists of seven finished rooms with the original poured concrete floor. Significant features located in the basement are: turn- of-the-century billiard table with ivory balls, walk-in wall safe (containing court records and numerous jugs of homemade whiskey from circa 1920), and a second safe which was once located in the library and used for payroll.

Alterations to the home include above stated bathroom projects and window glass added to the porch along with a 1970s modernized kitchen, rewiring and replumbing, and a modernized boiler and manifold. The home is heated using the original cast iron ornate standing registers through a modern natural gas fired boiler.

Carriage House, 1905 (contributing building)

The former carriage house was built concurrently with the main house and is presently being used as the residence of the owner Steven Wild and his wife, Lanette Wild. The original building was constructed to match the architectural elements of the main house. It consists of true brick construction with a third exterior application of matching brick veneer. This building was used originally used to house draft horses, buggies, hay in the loft, and miscellaneous storage. The carriage house is located about 300' north of the main house.

The following description is directly excerpted from the Architectural Inventory Form dated January 20, 2010 by Cultural Resources Historians-(Carl McWilliams, Karen McWilliams, and Timothy Wilder):

This building consists of an original 1 ½ -story hipped-roof section, which measures approximately 20'N-S by 34" E-W, and a single-story shed-roofed extension to the north side, which measures approximately 16' N-S by 32' E-W. [The exact extension date is unknown, however it likely dates to the 1960s.] The main hipped-roof section is supported by an unpainted coursed sandstone foundation with walls made of brown bricks laid in running bond. The hipped-roof is steeply-pitched, with green asphalt shingles, and with painted green and buff red boxed eaves. A large hipped-roof cupola is centered on the roof ridge. A hipped-roof wall dormer, with a rounded arch window, overlooks the center of the façade on the south-facing roof slope.

Three hipped-roof dormers, each with paired six-light casement windows, are respectively located on the north, east, and west-facing roof slopes. A stained dark brown wood-paneled door, with multiple upper sash lights with an egg and dart motif border, enters the east end of the south side from a small recessed porch. A sandstone lintel spans the entry, which features a wooden pergola over flagstone pavers. Two twenty-light fixed-pane windows, flanked by eight-light casement windows, penetrate the south elevation wall to the west of the entry porch. The shed-roofed extension to the north elevation is supported by a sandstone foundation, and it has red brick and brown brick walls. Four horizontally-oriented 6-light casement windows penetrate the north elevation. A small wood frame shed-roofed structure abuts the carriage house's west elevation. This structure measures approximately 6' N-S by 9' E-W [and is used as the boiler room]. Its exterior walls are clad with painted beige horizontal weatherboard siding, while a stained brown wood paneled door with nine upper sash lights enters its south elevation.

Interior Features

The carriage house currently features a living and dining room, which occupy the south end of the building. The living room has a large flagstone wood burning fireplace and original stone and exposed brick walls. A large kitchen occupies the northeast corner of the building, and a small bedroom and bath are located at the northwest corner of the building. The master bedroom and bath are located upstairs in the former hayloft.

Alterations:

In the early 1990s, the owner converted the carriage house into a residence by installing large multi-pane windows where the original carriage doors appeared on the south side. As well, a

Garage/Cottage, circa 1920 (contributing building)

The cottage is located between the main house and carriage house. It is currently being used for lodging purposes in conjunction with the bed and breakfast. The interior features a single bedroom with a large bath located on the north end of the building. The building is heated with radiant floor heat and also has true wood burning fireplace. Interior walls are original exposed brick.

The following description is directly excerpted from the Architectural Inventory Form dated January 20, 2010 by Cultural Resources Historians-(Carl McWilliams, Karen McWilliams, and Timothy Wilder):

The building's exterior consists of an original gabled brick section, which measures approximately 22' N-S by 18' E-W, and a gabled wood frame addition to the north elevation, which measures approximately 14' square. The original building's exterior walls are made of brown brick laid in running

bond, while the gabled roof is covered with green asphalt composition shingles, and the eaves are boxed with painted green wood trim. Two hipped-roof dormers, each with a 6-light window are respectively located on the east and west facing roof slopes. A brown brick chimney is located near the north end of the east-facing roof slope. A white glass-in-metal-frame door, and a set of paired 8-light windows with white metal frames, are set within a former garage door opening on the south elevation. An 8-light casement window is located near the east end of the south elevation, while a 4-light window penetrates the same elevation's upper gable end. A 24-light window with narrow flanking double-hung windows is located on the west elevation. Two 4/4 double-hung sash windows penetrate the east elevation, while a 4/4 double-hung sash window is located at the east end of the original north elevation. All of the windows on the original garage portion have painted green wood surrounds, and red brick rowlock sills or non-historic stone sills. The lower portion of the addition's walls are faced with stone to approximately 3 ½' above grade, while the upper walls are clad with stained light brown horizontal weatherboard siding. The addition features single, paired, and tripled 4/4 and 6/6 double-hung sash windows, with a 4-light window in the upper gable end on the north elevation.

Brick and Tile Plant Office, 1924 (contributing building)

The rectangular plan hipped-roof office sits approximately 100 yards south of the brick and tile plant remains. Brick and tile manufactured at Wild Brick and tile plant were used in the construction of the building. Red brick provides the quoining at the corners of the buff brick building, while decorative brickwork appears in the lower one third with the use of red and buff brick. It sits on a concrete foundation. Two one-over-one single hung windows appear on each side of the building. Asphalt shingles cover the hipped-roof from which a multi-colored brick chimney extends on the south side. An entrance accessed by newer wooden steps and porch, circa 1990, appears on the west side. A small shed roof projection covers the entrance. A newer door and storm door, circa 1970, allow access to the building. During the last twenty years, the owner has used this building as a rental property.

Arts Center/Studio, 2001 (non-contributing building)

The studio was constructed in 2001 for the purpose of housing a public art center, private studio space, and garage space. It is 3,000 sq. ft. in size and is architecturally reminiscent of the look of the historic carriage house. It is constructed of stone foundation veneer and brick veneer. It is located approximately 150' to the west of the carriage house.

Greenhouse, 1990 (non-contributing building)

The greenhouse was constructed in 1990 for the purpose of growing herbs on a wholesale scale. It is a free standing structure 24' x 96', and is due west of the carriage house. It is built of galvanized steel and polycarbonate glazing.

Contributing Structures

Wild's Spur Railroad Bed, circa 1887 (contributing structure)

To transport the plaster, a spur of the nearby Union Pacific railroad was built north and east of the plaster mill. A segment of the railroad bed is still intact on the nominated property.

Louden Ditch segment, circa 1878 (contributing structure)

A segment of the Louden Ditch runs through the nominated property just north of one where a portion of the orchard trees grew. Today, it is used to water the lawn and vegetation on the property.

Contributing Sites

Buckhorn Plaster Plant Remains, circa 1887 (contributing site)

Shortly after discovering gypsum on his property, Alfred Wild had a large plaster mill and plant constructed on the southeastern portion of his property. The building was terraced into the hillside approaching Devil's Backbone. During the mid-twentieth century the Big Thompson River flooded to the point of destroying the building completely. Today only the large concrete and brick foundations remain on open space land owned by Larimer County.

Hops Drying House Foundation, circa 1886 (contributing site)

To dry the hops cultivated from the fields, Alfred Wild built a two-story drying house or Hop House. The first floor had a large furnace, which ran at 180 degrees. It blew hot air to the second floor, which was a slatted floor where the freshly cut hops arrived. After approximately eighteen hours of drying, the hops were stored. Rollers appeared on top of the slats to easily roll the floor and cause the hops to move toward an opening once dried. After 1890 Wild converted the drying house into a boarding house for his plaster mill employees. During the mid-twentieth century the Big Thompson River flooded to the point of destroying the building completely. Only a few stones from the foundation are visible on the surface on the southeastern edge of the property owned by Steven Wild.

Non-Contributing Site

Brick and Tile Plant Remains with trestle, 1924 (non-contributing site) – outside of nomination boundary

Alfred Wild began producing clay brick and tile by 1924, which was called the Peep-O-Day Clay Works. He built brick kilns southwest of his property and transported the fire clay from the east side of Devil's Backbone through a tunnel on a 2' gauge rail known as the Buckhorn Northern. Ore cars traveled approximately one-half mile to the kilns. The kilns operated until the mid-1940s. Today, remains of a portion of the trestle next to the concrete kilns are all that is extant. The site is on private property adjacent to the northwestern boundary of the nominated property.

SIGNIFICANCE

The Peep O Day Park meets **Criterion B** for *Industry* for its long association with the various industries endeavored by entrepreneur Alfred Wild. Initially, Wild cultivated hops and sold them to the Denver based P. H. Zang Brewing Company along with planting an apple orchard, from which he started an apple cider vinegar processing plant on his property. Later, he owned and operated a plaster mill on his property after discovering gypsum on his land. Finally, Wild owned and operated a hollow clay tile brick company, which also operated from his brick plant on his property using the property's surrounding soil as the primary material. Wild shipped his bricks to various builders in northern Colorado and Denver.

The Peep O Day Park is the best extant property associated with Alfred Wild who is significant for his introduction of hops to the agricultural and brewing industry of Colorado, his apple cider vinegar processing plant made from his large orchard, the earliest founder of a gypsum quarry in Colorado for the production of plaster, and for his hollow clay tile brick company. Further Alfred Wild is significant in the area of Community Planning and Development due to his founding the community of Wilds, directly south of the building complex (just south of the nominated property), as a place for his employees to live and have the necessary community amenities including a post office, along with a social venue with their neighbors.

Additionally, the Peep O Day Park meets **Criterion C** for *Architecture* as an excellent example of a Renaissance Revival style house with a high degree of integrity along with its complimentary carriage house designed in the same style, and a later garage. The house exemplifies the Renaissance Revival style with its low-pitched roof, symmetrical façade, arched window and door openings, projecting cornices with dentils, and modest ornamentation. Denver architect Frank B. Anderson designed the house and carriage house.

The period of significance begins in 1881, when Alfred Wild began his orchard and his hop production and continues to 1933, the year of Wild's death. It is significant at the local level.

HISTORICAL BACKGROUND

The Wild Estate dates to circa 1879, when Alfred Wild acquired approximately 320 acres of land from his brother, William Wild, in an area along the Big Thompson River. William realized he was not suited to farming after staking his homestead claim and therefore sold it to Alfred. In time, Alfred Wild's holdings covered about 1000 acres, which he used for fruit orchards, apple cider vinegar production, growing and processing hops (that he sold to the Denver based P. H. Zang Brewing Company), brick and tile production, and most profitably for the extraction of gypsum and the large-scale production of plaster.

Fruit Orchards and Hop Production

Alfred and his wife Anna began a number of highly ambitious business ventures with their newly acquired property in the Big Thompson River Valley. Alfred wasted no time in emerging into the agrarian lifestyle and began experimenting with various types of crops not previously associated with Colorado crops. Initially, the couple began growing small fruit trees and hops. They planted 800 trees including apples, pears, plums, and sour cherries. Alfred experimented with more tender varieties of

apricots, peaches, prunes, and nectarines, all relatively new to Colorado and often perceived not possible to grow successfully in northern Colorado's climate. Eventually the Wilds had 2000 fruit bearing trees, which resulted in $3,500 in annual revenue.

Before the fruit trees were old enough to bear, Alfred grew a variety of specialty small fruits, particularly strawberries, blackberries, raspberries, and grapes. Of particular concern to Wild was the efficient use of a labor force required to harvest the varying crops. With this in mind, he employed twenty men from early summer through September working the small fruit crops early in the growing season through harvesting apples in early fall. Wild had a cave excavated about 25' into the south end of the Devils Backbone to allow for a uniform storage temperature through December. This extended his selling season by several months.

In addition to the fruits, another crop Wild experimented with was the cultivation of hops on six acres of his property. Beer brewers used hops in the brewing process; hops were grown exclusively in the eastern United States before Wild proved otherwise. Horticulturists previously listed hops as a crop impossible to grow in Colorado's climate, until Alfred Wild refuted that theory by growing hops with excellent quality and dependability. Alfred not only successfully grew and harvested a crop of hops, but also presented a large enough hop sample to the P.H. Zang Brewing Company in Denver, Colorado, on a trial basis, which determined that Wild's hops consistently provided high quality beer production. Alfred Wild subsequently contracted with the P. H. Zang Brewing Company in Denver for the sale of his entire yield (the Zang Brewing Company was listed in the National Register in 1983 under NRIS.83001314; Colorado site number 5DV.1364).

Local farmers dubbed Alfred Wild the "Colorado's Pioneer Hop Grower" and the Farmer's Institute of Colorado invited Alfred to present a paper on the topic of growing hops in Colorado. Alfred began a yearly advertisement in the local newspaper for laborers in harvesting the hops, which read, "Hop pickers wanted. 25 girls about August 20. Board furnished at $2.50 a week" (Jessen. "Alfred Wild: Loveland man started plaster industry," Thompson Valley Tales section, *Reporter Herald,* August 23, 1982). Wild paid the harvesters 1 ½ cents per pound. Once harvested, the workers dried and prepared the hops for a month long cure. Part of Wild's hop operation included a kiln referred to as the "hop house" with a one-ton capacity. Coarse cloth covered a slat floor in the two-story house or kiln; the employees placed the freshly picked hops on the cloth. A large furnace occupied the lower floor and forced hot air of 180 degrees into the upper level allowing the hops to dry, which took about four to five hours. They then cured the hops before shipping them to the brewing company. The employees then bailed and shipped the hops by rail to Denver. The six-acre crop typically produced a total crop of about 9,000 pounds. Most crops brought about 35 cents per pound; however, the 1887 crop brought a record $1.25 per pound. Wild consistently sold his entire crop to the P.H. Zang Brewing Company in Denver.

Gypsum/Plaster Industry – Buckhorn Plaster Company

Alfred Wild's greatest accomplishment was his introduction of plaster manufacturing to Colorado. Running concurrently with his numerous horticultural activities, Wild also developed what became Colorado's first mining and manufacturing of plaster of Paris from gypsum quarried on his property. As a guest author in the May 5, 1931, edition of the *Loveland Reporter Herald,* Alfred wrote the following:

> In the spring of 1884 I was digging holes for apple trees when I came across float and gypsum rock. I took a piece of the rock to my older brothers who had lived in this section many years prior to my coming to Loveland. They laughed at my ardor of the find and assured me that if I were to go around back of the hogback that I could find mountains of the same material.

Wild's curiosity led him to send a sample to Brown University in Rhode Island for analysis. It turned out to be gypsum of extremely high purity. Wild began experimenting with the gypsum using his wife's pots and pans. He first pulverized it into a fine powder, then heated it over fire, and finally dumped the material out regrinding it into plaster. He read books on the subject and perfected the process. In the book *Thompson Valley Tails*, author Kenneth Jessen wrote about Wild, "People thought he had gone mad as they watched him grind and heat the white gypsum. He neglected his fruit trees, his hops, and all else" (Jessen. *Thompson Valley Tales*). Similar to the hop industry, all the plaster used in Colorado came from other states during the late nineteenth century.

Plastered walls were expensive and considered a real luxury. Demand was high for a ready supply of quality plaster in the western states. Alfred Wild traveled around the country trying to raise money for the development of the gypsum deposit and construction of a plaster mill. On one trip to the west coast, he met a wealthy man who lent him enough money to buy a carload of empty sacks. Using an old threshing machine engine, Wild built a crude outdoor mill. He heated the pulverized gypsum in a large iron kettle over an open coal fire. His success was immediate, and Denver contractors clamored for as much as he could produce. This led to the construction of an enclosed mill just south of the Devils Backbone rock formation. The new mill began production in 1887, which a Union Pacific Railroad spur line serviced. Alfred Wild turned his full attention to plaster. Wild employed his younger brother, John Wild, to oversee much of the horticultural duties. They converted the hop house building, used for drying hops, into a mill office and boarding house for the ten employees needed to operate the factory. Wild owned and operated the Buckhorn Plaster Mill for a number of years as Colorado's first and only plaster mill.

Reflecting further on the business aspects of Wild's plaster operations in his May 5, 1931, article, Alfred Wild described how markets opened up all along the Pacific west coast from Los Angeles to Victoria, British Columbia. Due to his plaster's make up, which were very good plastic properties, it made it less likely to crack. Further in the article, he wrote how offers for the plaster came from as far away as Australia and Hawaii, however, he did not see any advantage to accepting the opportunity because of the change of packaging that it would require. Wild also discussed a plea made by manufactures along the New Jersey coast to lower tariff rates on imported Nova Scotia gypsum because comparable quality could not be found in the United States. A report noted that Loveland Buckhorn gypsum was superior to Canadian gypsum.

Several years after Wild's mill began operation, a competing mill opened ten miles west of the Buckhorn mill. The mills operated independently of each other until the two merged in October 1892. The merger made economic sense to Wild and he became vice president and general manager. He remained owner, although he granted a twenty-year lease of his mill. They named the newly formed company The Consolidated Plaster Company. Production capacity of the two mills was 125,000 pounds per day. Several years into the lease, Wild was unhappy with the operational practices of the new holding company and declared that he was cancelling the lease and taking over sole operation of his Buckhorn Plaster Mill. He thought that he was on firm legal ground; however, he lost a lawsuit against his actions. The Colorado Supreme Court ultimately decided this suit in 1910. Although the

Court had not yet been decided Wild's case, in 1906 Wild sold all of his interests in the Buckhorn Plaster Mill. His net gain after all judgments were eventually met was purportedly around $100,000. Buckhorn plaster, however, continue to produce plaster products (primarily hard rock plaster and field plaster) until 1965. When Alfred Wild divested himself from the plaster industry (1906) he was 57 years of age and could well have been angered at events that one might think he would have simply retired and lived the life of a gentleman farmer, but that was not the case.

Brick industry

Alfred Wild had known for many years of a large deposit of quality fire clay located on his property. He long had plans to construct a brick and tile plant on his property, however, had difficulty attracting investors in the project. At last, in 1924 he was able to put together enough outside investment capital to construct the project west of the old plaster mill. The kilns operated for a number of years producing brick and hollow block tile, much of which contractors and builders used in the construction of many buildings and structures in Denver and northern Colorado. The plant eventually went into receivership and Alfred Wild reluctantly took over full operation of the facility. Alfred's son, Alfred Jr., studied ceramic engineering with a plan to take over operations; however, the plant permanently closed after World War II, in which Alfred Jr. served.

Town of Wilds

While Alfred Wild initially provided a boarding house for his employees, in 1924 he established a small community just south of his building complex, which he aptly named Wilds. A rail spur passed through the new town and offered daily rail service for many years. A post office opened and he platted the land out for development. Although the new town had potential for growth, in the end less than a dozen homes were constructed. He incorporated the town in February 1926. One year after his death, in 1934, the community became unincorporated. Today, the community is no longer a part of the Wild estate and no longer called Wilds, but is part of the city of Loveland. Although a few buildings, including the post office building, from the period the town existed are extant, newer residences built since the 1940s populate the street still called Wild Lane.

Alfred Wild Family

Alfred Wild was born to parents George Wild and Margaret Perry of Wayne County, Pennsylvania, on November 2, 1852. Both parents were immigrants from the Yorkshire region of England. Alfred was one of eight siblings born to George and Margaret Wild. Alfred Wild headed west to California in his early twenties. He worked as a barrel maker there before coming to Colorado in 1878. Of the eight Wild children, six moved from Pennsylvania to northern Colorado beginning in 1875 with the homestead of William Wild five miles north of Loveland, which Alfred purchased soon after William made his homestead claim. Wild married his first wife, Anna (maiden name not known) in 1881. Born in Holland in 1855, Anna had immigrated to the United States at age of eleven.

With the Wilds successful business ventures, they quickly accumulated a sizable estate. In 1905, Alfred commissioned the construction of a mansion and carriage house purportedly costing $40,000. They eventually named their expansive holdings the Peep-O-Day Park, so named because of the first light of day peeped through a large hole in the nearby Devil's Backbone rock formation. To furnish the stately abode, the couple occasionally traveled to Europe on shopping excursions. Many of the original furniture and decorative accents, lamps, and light fixtures are original to the Alfred and Anna Wild occupancy.

Concurrent agricultural operations conducted by Wild during the hops/fruit trees and plaster industries included the raising of small grains, hay, and livestock interests. Wild used four hundred acres for alfalfa and a smaller portion for wheat. Wild also kept about 50 head of cattle, consisting mostly of Jersey and Polled Angus. The 1894 *Fort Collins Express* reported that Wild had plans to venture into dairy cows and milk production, however, no printed information is available to confirm if this was put into place. Wild had a complex of buildings constructed to support these agricultural and horticultural activities. Many of these buildings were lost in a mid-twentieth-century flood of the Big Thompson River; with a few others being removed by the owners as they eventually deteriorated. One of these buildings was equipped with a ten horsepower paddle wheel and located on the Big Thompson River. This building was known as the machine shop and served to mill grain.

Anna Wild passed away in 1911 from heart failure while visiting a sister in Salt Lake City. She was 55 and the couple had no children. Wild married his second wife Mary Laurie Chamney in 1912. At the time of their marriage, there was a forty-year difference in their ages. Mary, age 20, was enrolled in nurses training at Dr. Sutherland's nursing school at 5th Street and Grant Avenue in Loveland, prior to marrying Alfred Wild. Two children were born into the family of Alfred and Mary Wild: a daughter, Mary Jane, born in 1914, and a son, Alfred Jr., born in 1916. Mary Jane Wild graduated from Loveland High School and attended Brown University. She married Walter Howe from an affluent Connecticut family, who served as a Connecticut state senator (1935-41), a naval commander (1941-46), and as the United States ambassador to Chile (1958-61). Alfred Wild, Jr. attended Colorado School of Mines and Ohio State University studying ceramic engineering. He was a Lt. Col. In the United State Air Force and worked as a ceramics engineer.

Perhaps the darkest time in Alfred Wild's life came as a result of his involvement in the First National Bank of Loveland, in which he became a major investor and sat on the board of directors. With the national financial collapse in 1929, this bank like so many other banks across the country nearly closed its doors. A Colorado Supreme Court case regarding the bank decided that Wild and the other directors became responsible for lost deposits and savings from bank patrons. Wild's first action was to put up 100 shares of Mountain States Telephone stock as payment. As the Great Depression continued, Wild liquidated more of his wealth to keep the bank open. He eventually took out a note secured by his home. This was a desperate attempt to save the bank long enough to outlast the depression. The effort was however, in vain, as the bank went into voluntary liquidation in 1932. At this point, the Wild family faced homelessness during the depths of the depression. To add further challenges to the already difficult situation, Alfred Wild had suffered a head injury in an auto accident in late 1931 and passed away on December 21, 1933. Sadly, he died a poor man. He never knew that at the eleventh hour, his daughter's family gave his widow enough money to save the estate from foreclosure.

Alfred Wild, Jr. took over ownership of the Peep O Day Park estate following his mother's death in the 1970s. Alfred Wild, Jr. died in 1992 and his son Steven Wild now owns the property. Steven has operated the Wild Lane Bed & Breakfast Inn at this location since 1994.

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August 28, 1907
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Minor, Joe, Buckhorn Plaster Mill manager. Interview notes dated 1923-65. On file with Steven L. Wild, Loveland, Colorado.

Wild, Alfred. Files of Alfred Wild including clippings, photographs, family bible, journals, notes, and letters. On file with Steven L. Wild, Loveland, Colorado.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Parcels one and two are located on lot 2, Wild Multiple Land Division, No. 98-EX127999041391 in Larimer County, Colorado, further described as the SW ¼ of the SW ¼ of Section 7, of Range 69 west, Township 5 north of the 6th Principal Meridian, commonly known as 5445 Wild Lane, and

The southwest portion of residual lot D, Hidden Valley Estates RLUP 01-S1901 adjacent to the above described land. This is further described as the SE ¼ of the SE ¼ of the NE ¼ of the SE ¼ and the NE ¼ of the NE ¼ of the SE ¼ of the SE ¼ of Section 7, Range 69 west, Township 5 north of the 6th Principal Meridian.

BOUNDARY JUSTIFICATION

The discontiguous district is made up of two areas referred to as parcel one and parcel two for reference purposes. Parcel one is the parcel of land historically associated with the home of Alfred Wild along with the garage, carriage house, railroad spur segment, Louden Ditch segment, hops drying house foundation, and brick and tile supervisor's residence. It also includes a section on the very east side now owned by Larimer County that contains the remains of the Buckhorn plaster mill.

Parcel two is directly to the north and northeast of parcel one and contains the remains of the orchard. Peep O Day Lane, a private paved road built in the early 1990s providing access to homes west of the Wild property, separates parcel one and parcel two. The collection of resources in the two parcels represents the most intact resources of a once larger complex of 1000 acres with multiple buildings and structures. The sale of the portions of the property to various owners, after 1990, resulted in the other Wild buildings and acreage becoming separated from the two parcels of this nomination. Some of the other buildings, owned by others, have since had major alterations or no longer exist.

UTM CONTINUATION PAGE

Parcel one UTMs continued

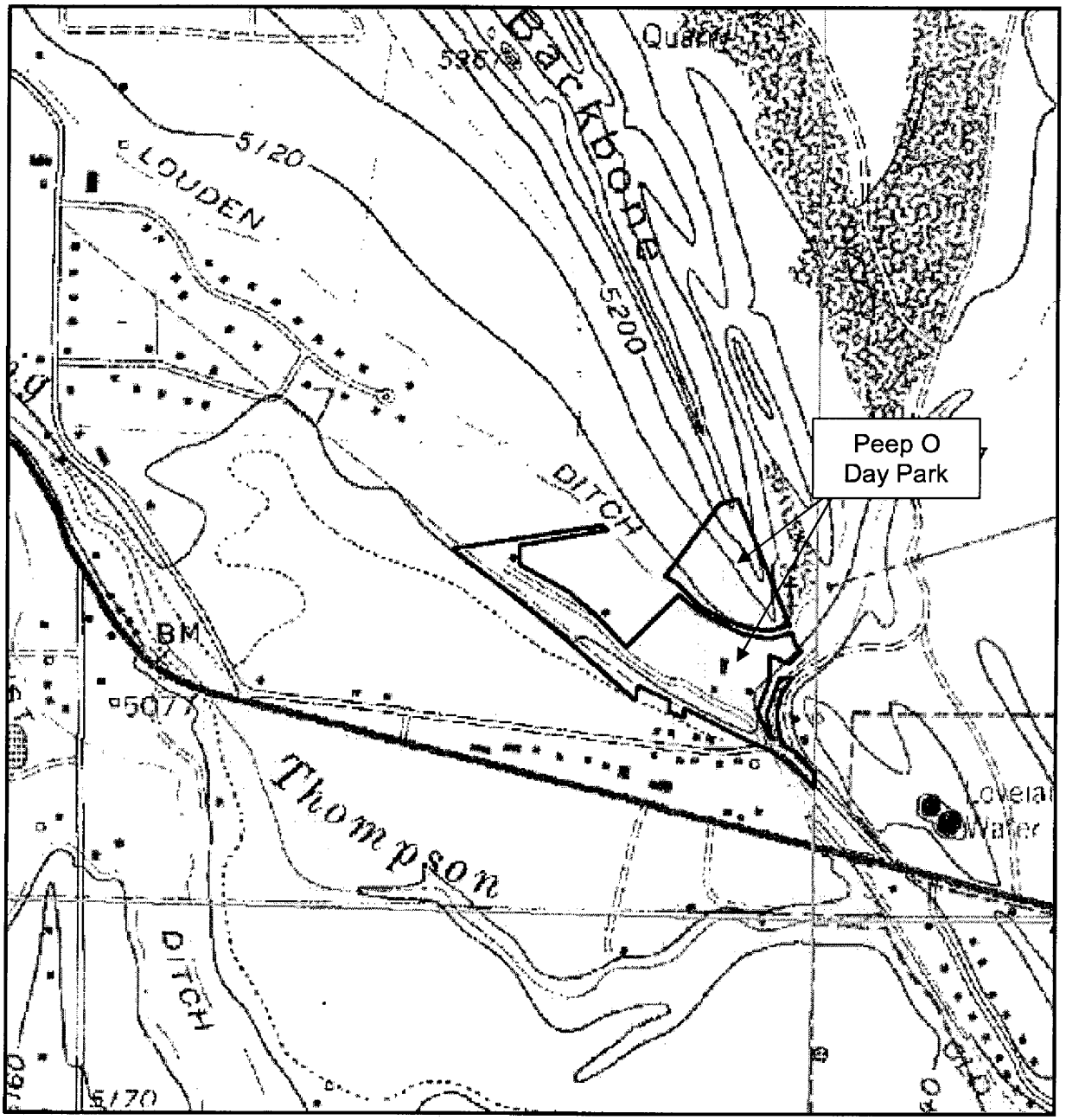
5) 13;4 86 492mE; 44 73 385mN
6) 13;4 86 675mE; 44 73 242mN
7) 13;4 86 767mE; 44 73 333mN
8) 13;4 86 965mE; 44 73 267mN
9) 13;4 86 982mE; 44 73 235mN
10) 13;4 86 928mE; 44 73 225mN
11) 13;4 86 987mE; 44 73 214mN
12) 13;4 86 954mE; 44 73 188mN
13) 13;4 87 003mE; 44 73 008mN
14) 13;4 86 691mE; 44 73 149mN

Parcel two UTMs

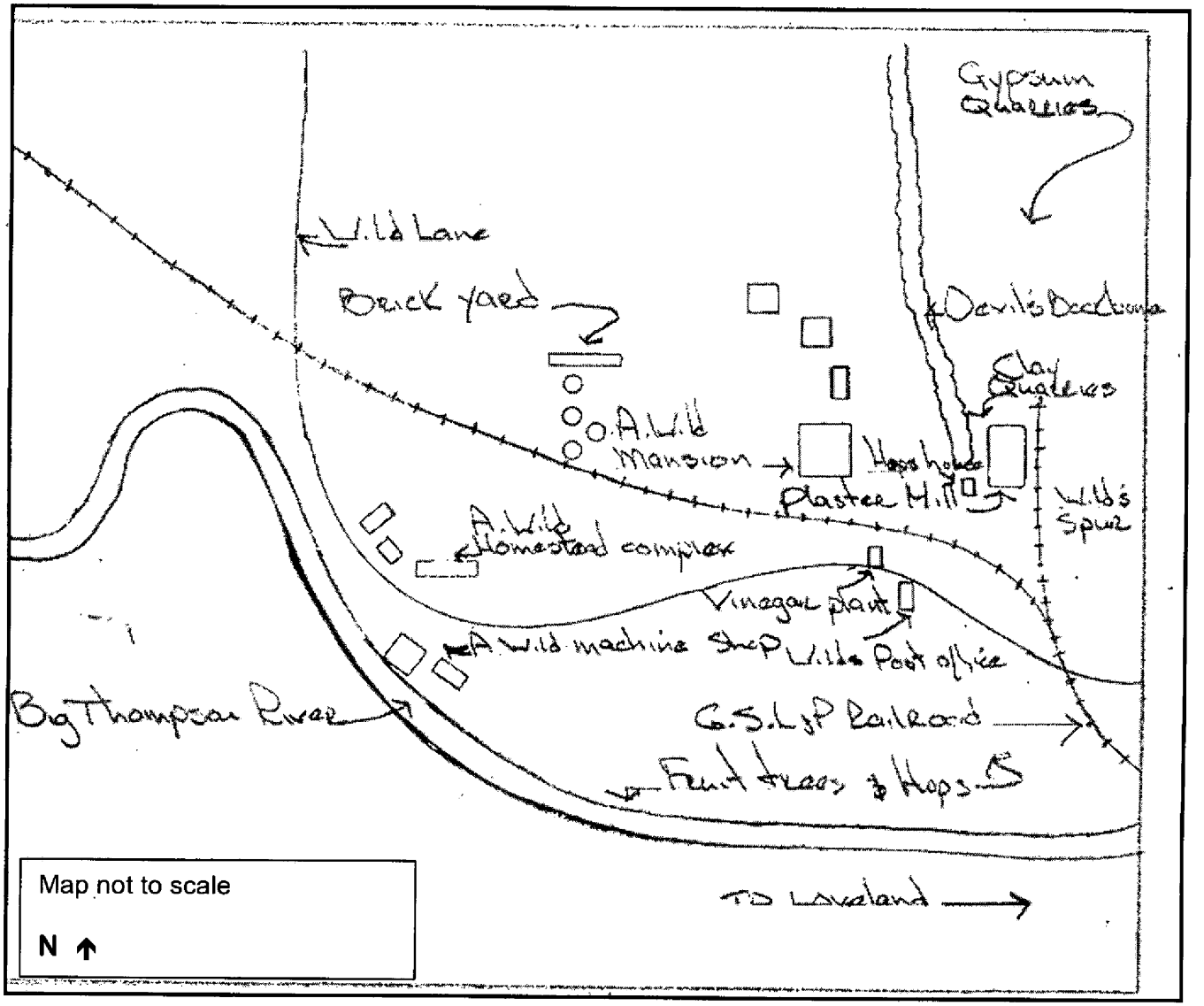
15) 13;4 86 743mE; 44 73 364mN
16) 13;4 86 869mE; 44 73 499mN
17) 13;4 86 960mE; 44 73 280mN
18) 13;4 86 844mE; 44 73 290mN

USGS Topographic Map
Masonville Quadrangle
7.5 Minute series

Elevation: 5150 feet

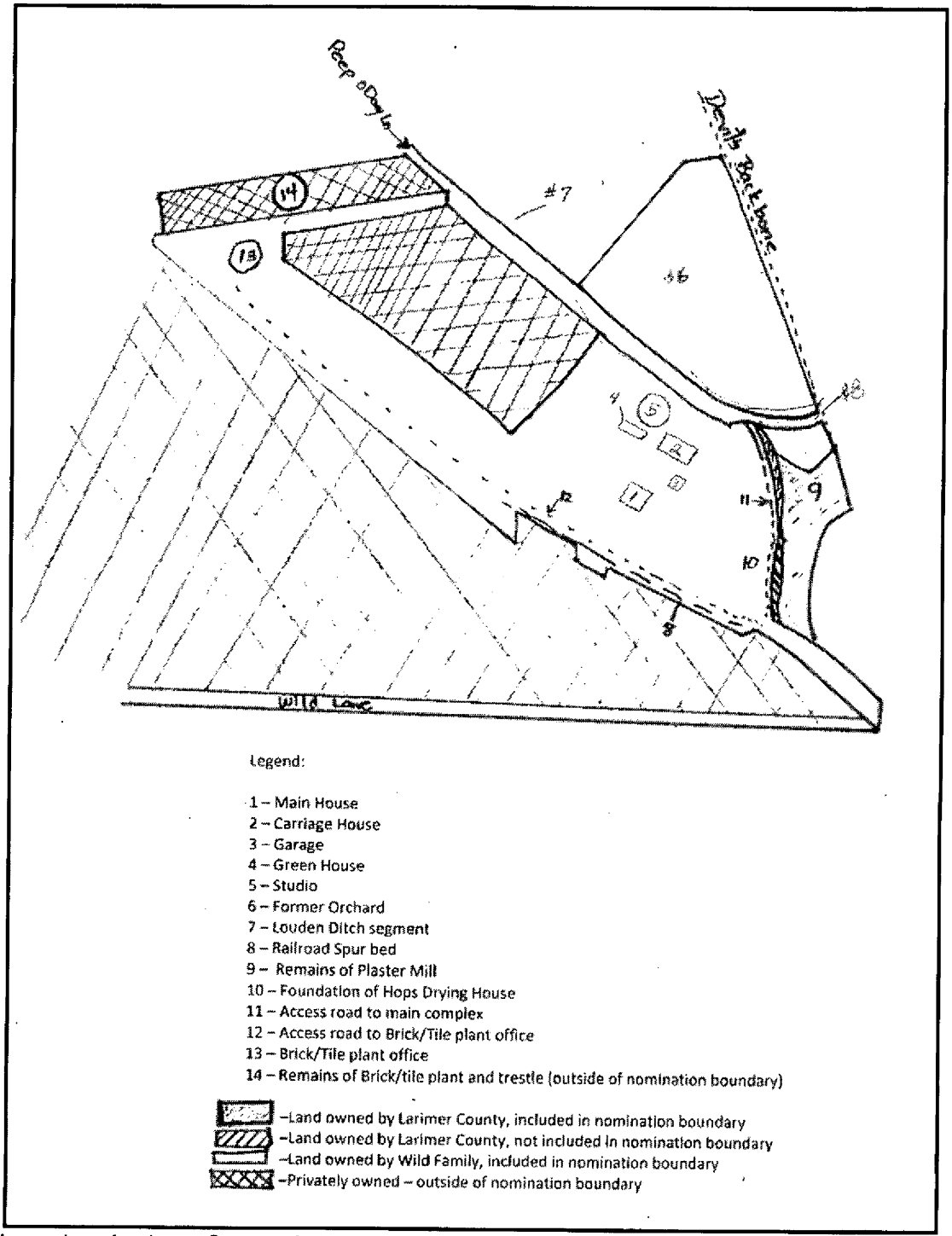


Sketch Map of Wild Estate during the height of production



Map drawn by Steven Wild, October 2010.

Current Site Plan



Site plan based on Larimer County Assesor's parcel ownership maps, completed by Colorado Office of Archaeology and Historic Preservation staff, January 2011.

PHOTOGRAPH LOG

The following information pertains to all photograph numbers except as noted:
Name of Property: Peep O Day Park
Photographer: Steven L. Wild
Date of Photographs: September 1, 2010
Negatives: Digital photos, TIFF images on CD and on file with the National Register

Photo No.	Photographic Information
001	View of the main Wild house from the entrance to the property. Camera facing north
002	View of the main Wild house, east side. Photo emphasis vertically enhanced chimneys and prominent roof overhang. Camera facing west.
003	View of west side of main Wild house. Photo emphasis library chimney. Camera facing east.
004	View of the main Wild house northeast side. Photo demonstrates bedroom hipped dormer and enclosed rear porch. Camera facing southwest.
005	Detail of the kitchen chimney and Roman block brick trim on north side. Camera facing south.
006	View of interior front parlor. Photo shows use of native Douglas fir moldings and pocket doors. Camera facing northwest.
007	View of main Wild home north library wall. Photo emphasis on 1907 Christian Eisely painting of the A. Wild estate. The painting measures 48 x 78 inches. Camera facing north.
008	Close-up photograph of A. Wild estate by C. Eisely. Camera facing north.
009	View of formal dining area located on the northeast corner of the home. Built-in china cabinet and several pieces of original family furniture are featured. Camera facing east.
010	View of front south facing sun porch. Camera facing west.
011	Alfred Wild's payroll safe originally located in the library, now located in the basement. Camera facing west.
012	Southeast view of the carriage house. Presently the owners home. This building was originally used for draft horses, buggies and hay storage. Camera facing northwest.
013	Northwest view of the carriage house. Photo shows 4' x 6' locally quarried flagstone slabs used to construct the patio. Camera facing southeast.
014	View of southwest side of carriage house. Camera facing northeast.
015	South facing view of the carriage house, with the Devil's Backbone rock formation in the background. Camera facing north.
016	View of the southwest side of the garage – now a cottage. Camera facing northeast.
017	View of the southeast side of the garage/cottage building. Camera facing northwest.
018	View of the northeast corner of the garage/cottage. Photo shows expansion on the north end of the building. Camera facing southwest.
019	View of the east side of the original brick and tile plant office building. Camera facing west
020	North view of the brick and tile factory trestle and clay hopper (actual trestle and hopper are just outside of nomination boundary). Camera facing north.
021	Overhead view looking west of the trestle and hopper for the brick & tile factory (Peep-O-Day Clay Works), which is outside nomination boundary. Camera facing southwest.

022	Photo looking north of a small portion of brick and tile culls from Peep-O-Day Clay Works. Spoil pile is east of the hogback ridge, just east of the nomination boundary.
023	Main clay quarry, east of the hogback ridge, east of the nomination boundary. Camera facing north.
024	View looking north of Alfred Wild's big valley. Scarified land in the center of the photo shows long abandoned gypsum quarries which were strip mined. The ridge in the foreground is where a narrow gauge rail system was located for transporting raw gypsum to the plaster mill.
025	View looking northwest of foundation ruins of Alfred Wild's plaster mill. Foundation ruins measure approximately 350' x 75'.
026	View looking north of plaster mill foundation. Photo shows a series of three separate building terraces layered into the hillside.
027	View looking northwest of the plaster mill foundation ruins.
028	View looking north of plaster mill showing vegetation invasion.
029	View looking north of once terraced land for a portion of Alfred Wild's apple orchards. Water was pumped uphill and flood irrigated along each terrace. Rugged looking tree to the right of photo is one of few remaining apple trees planted at the turn of the twentieth century.
030	Entrance to the apple cave looking north. The cave was excavated in the late 1800s and used to winter store a portion of the apple harvest. Cave is about 30' in length and located along the ridge.
031	Photo of present day entrance to Alfred Wild's home.
032	View looking west of Alfred Wild's original homestead house constructed in about 1877. The house is not within nomination boundary.
033	View of homestead house looking north. The house is not within nomination boundary.
034	View of homestead house looking northeast. The house is not within nomination boundary.
035	Example of product line produced by the Peep-O-Day Clay Works factory located on A. Wilds property. Examples consist of structural tile and brick. All produced from clay located on Wilds property.
036	Partial portion of brick yard kiln.
037	Example of the deteriorated brick and tile plant product. Tile products had a tendency to decompose over time when subject to moisture and freeze and thaw conditions.
038	Foundation remnant of old hops drying building located south of the plaster mill. The building was later converted to a boarding house facility to house and feed plaster mill employees sometime after 1890. Camera facing west.
039	View of a portion of old railroad spur right of way looking east and just below the south side of Alfred Wild's home. The spur of the Greeley, Salt Lake and Pacific Railroad serviced Wild's plaster mill and the Masonville stone quarries. The spur ran from 1887 through 1926. Camera facing east.
040	Old poster ad for Alfred Wild's apple cider vinegar product.
041	Photo of a walk-in safe located in the basement of Alfred Wild's home. The safe is built into the southern wall. Camera facing south.
042	Photo of one set of three pocket doors in Alfred Wild's home. Milled of Douglas fir. Camera facing north.

HISTORIC IMAGE LOG

Figure	Image Information
1	Alfred Wild, circa 1890. From the Steven Wild collection, Loveland, Colorado
2	Newspaper drawing of the Wild estate *Fort Collins Express* January 1, 1894, p. 43
3	Mary Laurie (Chamney) Wild, unknown date
4	Main house from southwest corner, 1981. on file at the Office of Archaeology and Historic Preservation
5	Main house from southwest corner, 1982, on file at the Office of Archaeology and Historic Preservation, Centennial Farm file
6	Garage 1982, on file at the Office of Archaeology and Historic Preservation, Centennial Farm file
7	Carriage House 1982, on file at the Office of Archaeology and Historic Preservation, Centennial Farm file

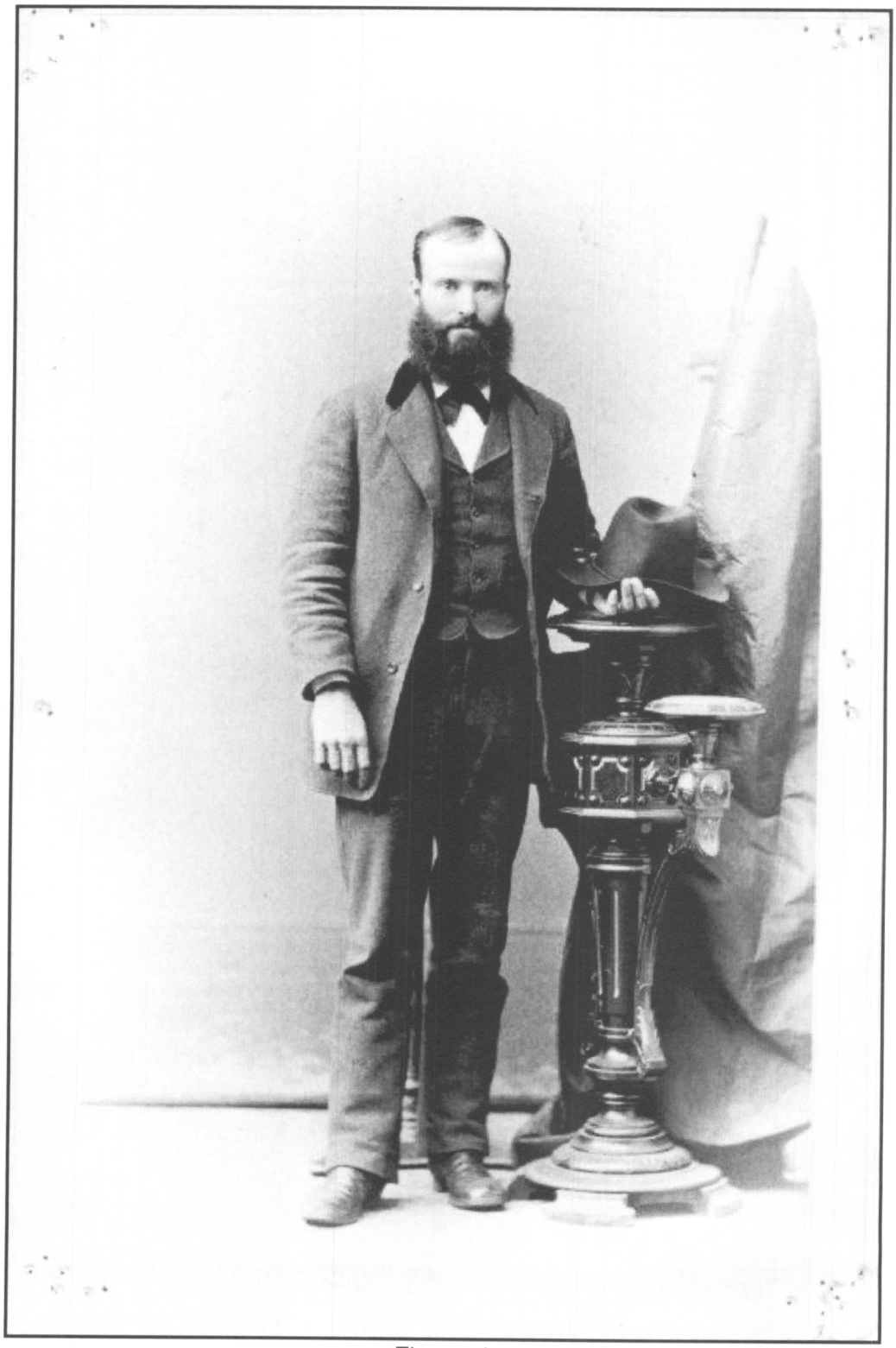


Figure 1

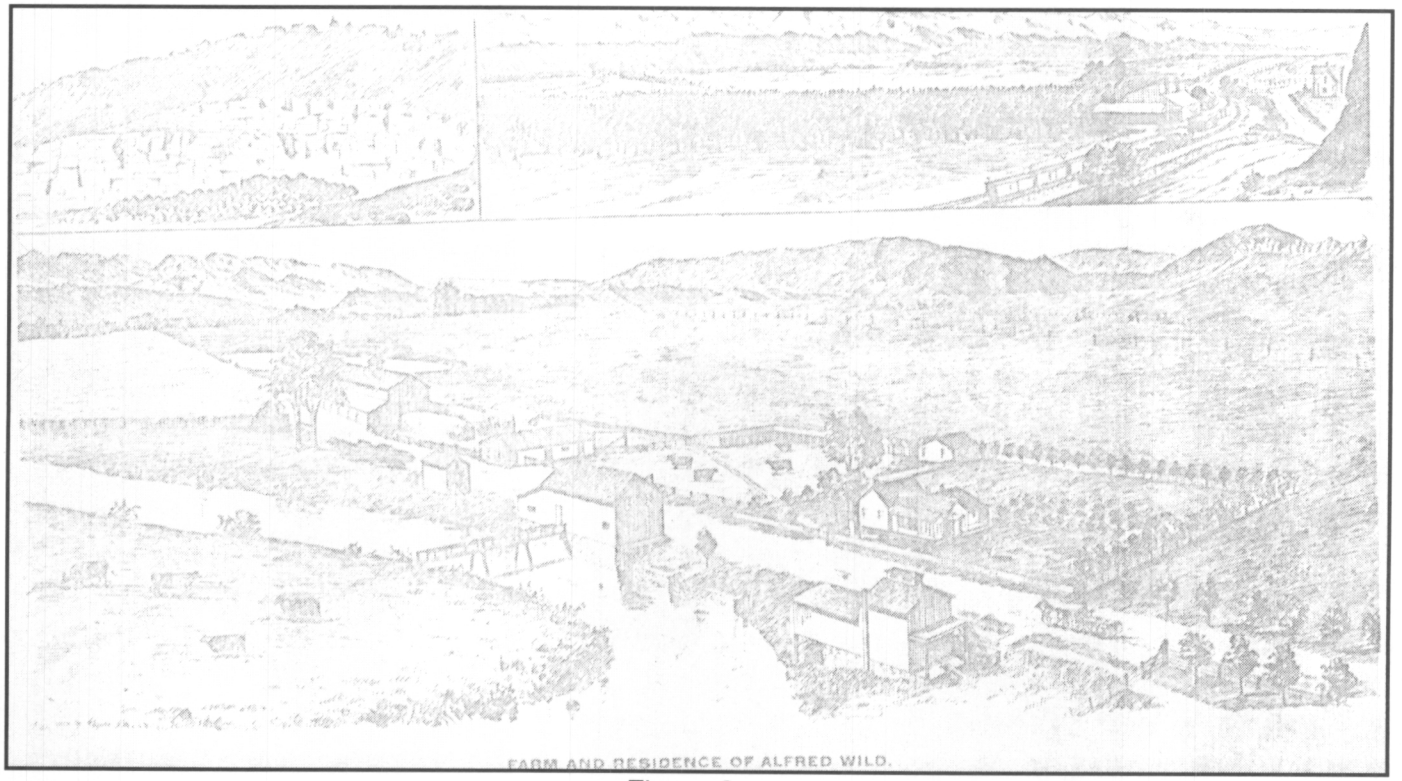
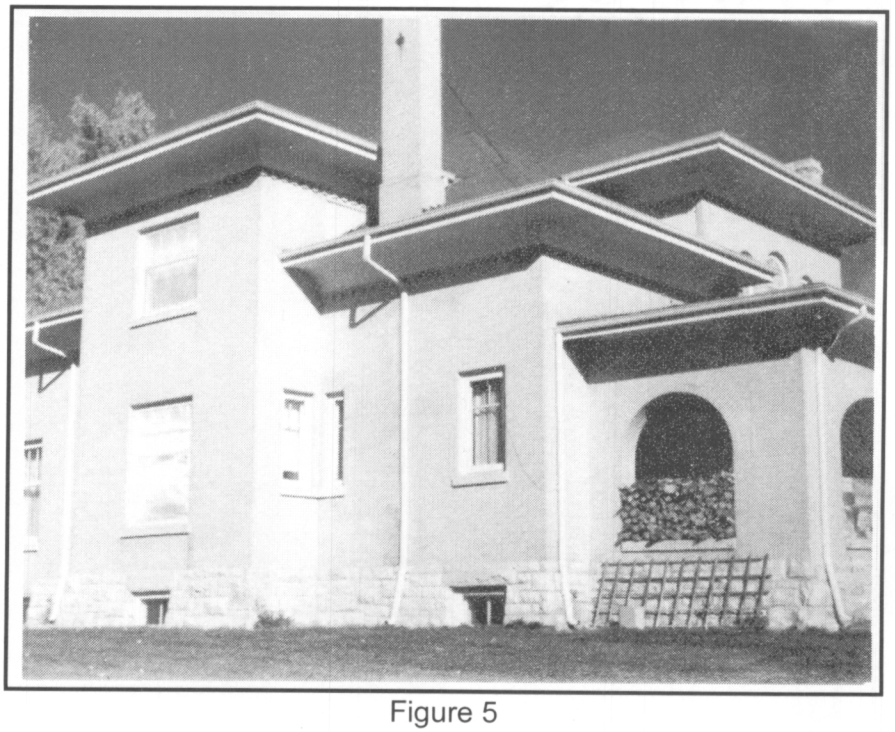


Figure 2

Figure 3

Figure 4



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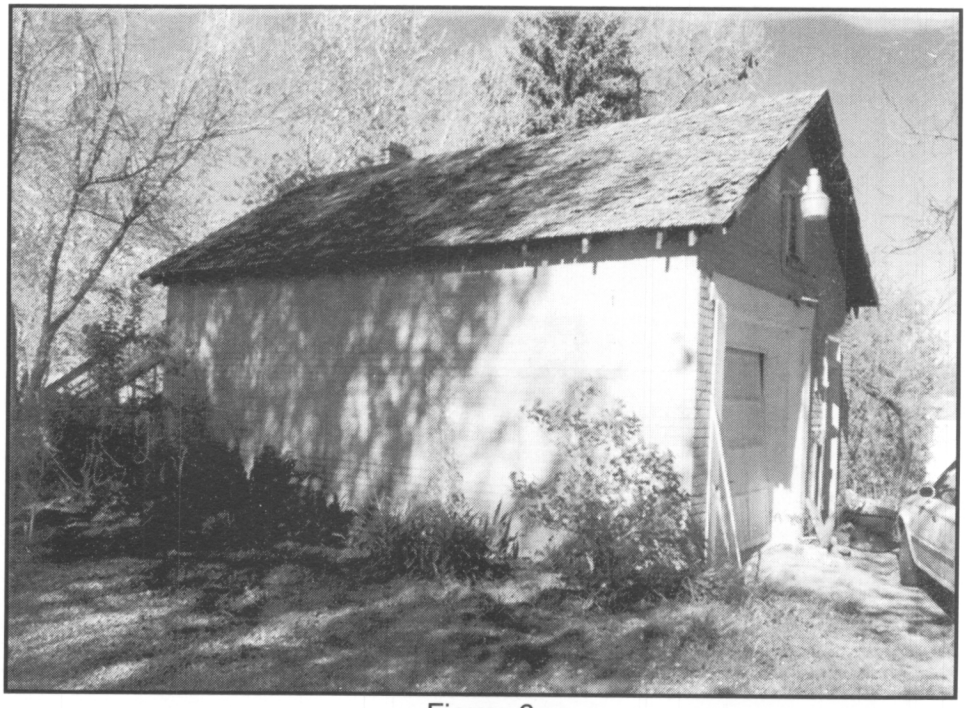

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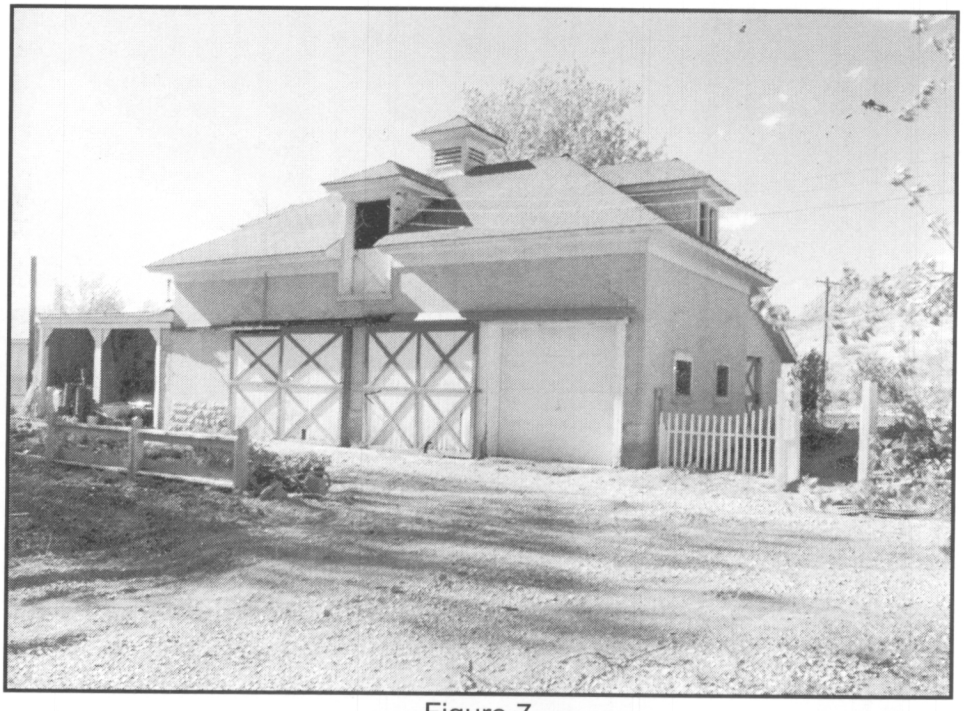

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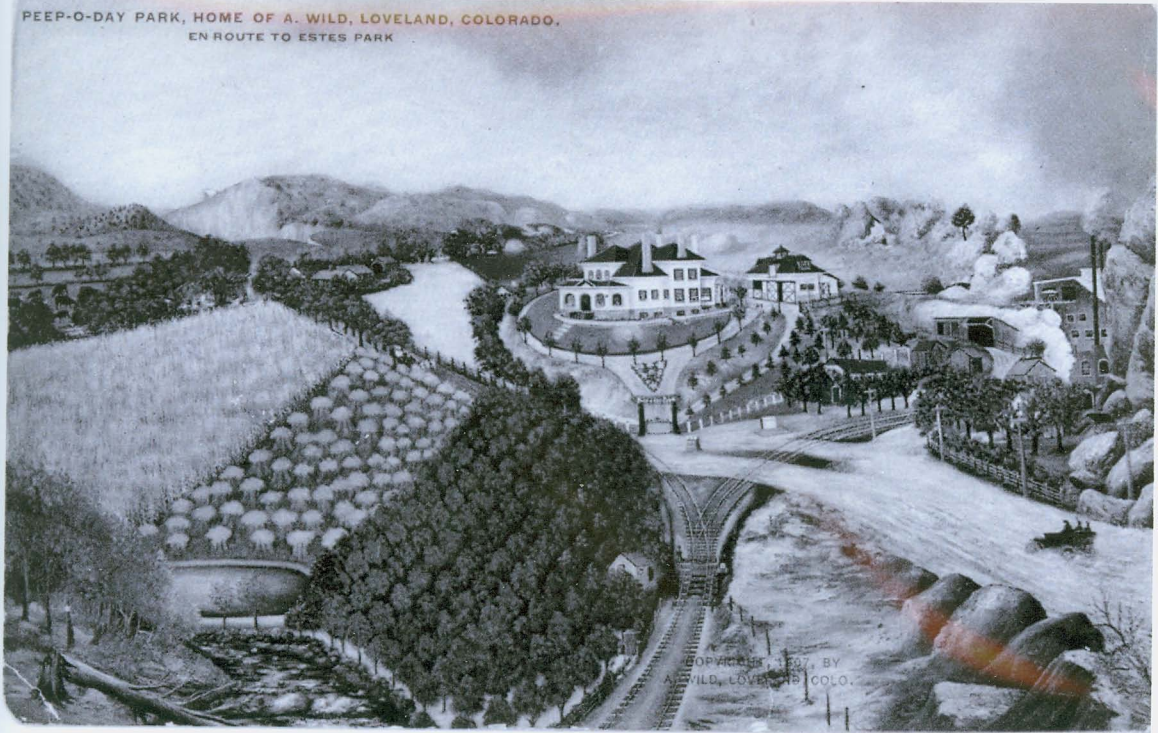
PEEP-O-DAY PARK, HOME OF A. WILD, LOVELAND, COLORADO.
EN ROUTE TO ESTES PARK
COPYRIGHT, 1907, BY
A. WILD, LOVELAND, COLO.

LINITE'S PATENTS.
NATIONAL SAFE & LOCK CO.
CLEVELAND.O

PRIVATE

Wild Lane
B & B and WILDS ART CENTER

WILDS

PURE PASTEURIZED

CIDER VINEGAR

GUARANTEED---NONE BETTER

Vinegar Bacteria from the Bacteriological Laboratory, Colorado Experiment

A. WILD.
DIEBOLD SAFE & LOCK Co.
CANTON, O.