Project Report
Intensive-Level Survey of Historic Buildings

FORT LUPTON
Downtown District

Weld County, Colorado

Completed for
City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

by
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25 June 2009

This project was completed with funding provided by the City of Fort Lupton, together with a grant provided by the Colorado Historical Society's State Historical Fund
(Grant #07-M1-008)

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Subject: Fort Lupton, Downtown District
SHF Project #07-M1-008

Dear Client,

Tatanka Historical Associates Inc. has completed the intensive-level survey of Fort Lupton's Downtown District. This final draft of the report and the accompanying site forms fulfills the Scope of Services specified in the Consulting Services Agreement between Tatanka and the City of Fort Lupton dated 27 October 2006.

The report and survey forms present the results of this survey, which was completed between November 2006 and June 2009. Please let me know if you have any questions about the materials presented. Thank you for the opportunity to assist the City of Fort Lupton with this project.

Sincerely,

Ron Sladek
President

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Executive Summary

This report presents the results of an intensive-level historic buildings survey that was completed for the City of Fort Lupton. Funding for the project was provided by the City of Fort Lupton, together with a grant from the Colorado Historical Society's State Historical Fund (grant #07-M1-008). The project was completed by Ron Sladek of Tatanka Historical Associates Inc. between November 2006 and March 2009.

The purpose of the survey was to document the architecture, history and significance of all buildings over fifty years old that are found in the core historic downtown district. Although the area is generally viewed as the downtown business district, it contains a combination of commercial and residential properties. Among these are many of the earliest buildings that are found in the city, a good number of them dating from the period between the 1880s and 1920s.

Most of the commercial buildings abut the adjacent sidewalks, are of masonry construction, and are one to two stories in height. Some are served by small off-street parking lots, often accessible from side streets or alleys. A good number of the buildings have experienced non-historic alterations that have impacted their integrity. Several were constructed in the period from the 1960s to the early 2000s. Failing to meet the fifty-year threshold, these non-historic buildings were not documented for this project. Three of the historic commercial buildings are individually eligible for the National Register of Historic Places.

While the downtown district is heavily commercial, many historic residences are also present there. A number of these properties continue to be occupied as residences. The buildings are typically set back from the sidewalks and streets, and include small yards with landscaping. A few have small secondary residences behind them. Garages and sheds are located behind many of the homes, most of them reached by way of the alleys. Three of the residential properties are individually eligible for the National Register of Historic Places and one is eligible for the State Register of Historic Properties.

The rest of the buildings documented during the course of this project either have no historical significance or suffer from integrity problems related to alterations. Consequently, the likelihood of a National Register district being formed in the downtown district is very poor.

Scope of Work

On 6 November 2006, Tatanka Historical Associates Inc. (THAI) was provided with notification to proceed with the intensive-level historic buildings survey of Fort Lupton's downtown district. The project was completed in accordance with the goal of collecting adequate field data and archival information to make informed determinations about the individual historic properties under study, and the district as a whole.

The scope of work included the following activities:

- Field notes and photography of all the buildings within the downtown district that are over 50 years old to document their architecture and history, and to assess their integrity, significance, and potential eligibility for NRHP listing.

- Archival research in Denver and Fort Lupton to collect historic materials that provide an understanding of the area's general history and development, as well as information about the history of each property included in the survey.

- Analysis of the combined fieldwork and research to determine how the buildings fit into the history of the area, and to assess their possible significance and eligibility.

- Production of a survey report with accompanying individual property analysis forms.

The entire project was directed by the guidelines for intensive-level surveys found in the *Colorado Cultural Resource Survey Manual*, which is published by the Colorado Historical Society's Office of Archaeology and Historic Preservation. The scope of work consequently included the completion of an Architectural Inventory Form (OAHP Form 1403) for each property surveyed, along with this final project report. Tatanka Historical Associates Inc. initially consulted with staff from the OAHP for recommendations and guidance.

Methodology

The intensive-level survey of historic buildings commenced with a file search completed through the Colorado Historical Society's Office of Archaeology and Historic Preservation (CHS-OAHP). Records for the project area were requested from CHS-OAHP staff and the online COMPASS database was searched. The results of this research for previously documented properties revealed that a few sites within the project area had already been recorded. All of these were documented to current standards and did not need to be re-recorded. A list of these previously recorded properties is provided in the table below.

Table 1: Previously Documented Properties

Site Number	Address of Property	Name of Property	Date of Documentation	NRHP Eligibility
5WL2708	815 7th St.	Ottesen Grain Co. Feed Mill	5/29/98	NRHP Listed 11/5/98
5WL4749	214 Denver Ave.	Brewster Motor Company	4/22/03	Eligible
5WL4750	312 Denver Ave.	Star Theater	3/26/03	Not Eligible
5WL4751	336 Denver Ave.	Winbourn Hall	3/26/03	Not Eligible
5WL4754	701 4th St.	St. John Building	3/26/03	Eligible
5WL4755	720 Main Ave.	Fort Lupton Buddhist Temple	3/26/03	Eligible
5WL4760	806 3rd St	Dr. Stephen J. Hubbell House	3/26/03	Not Eligible
5WL4807	711 Denver Ave.	Corcoran House Birthing House	4/22/03	Not Eligible

Materials detailing the history of Fort Lupton were collected from archives in Denver, most notably the Denver Public Library's Western History Collection. Research was also completed in the archives of the Fort Lupton Museum. Additional material was collected from the Weld County Assessor's office and the City of Fort Lupton's building permits and inspections files. Several long-time Fort Lupton residents were interviewed during the course of research and meetings at the Fort Lupton Museum.

Among the variety of archival items found were published and unpublished historical documents including newspaper articles, building permits, assessor's records, photographs, advertisements, business and telephone directories, fire

insurance maps, and other early maps of the area. Also helpful were Cleon Roberts' 1976 study, *Fort Lupton History: 1836 to 1976*, and a historical context for Fort Lupton, *Crossroads in Eden*, prepared in 2003 by Adam Thomas. All of the resources that were collected and utilized for this project are listed in the Bibliography at the end of this report.

Records obtained from the Assessor's Office provided the legal description, street address, and known or estimated date of construction for each property. While these dates are sometimes incorrect, they serve as a good starting point for estimating the age of a building. The assessor's dates were corroborated or corrected through field observations and research. By cross-checking these resources, an attempt was made to provide an actual or approximate year that might be closer to the true date of construction. The building permits and inspections records held by the city were found to provide some useful information. However, Fort Lupton's property records were found to be spotty and numerous permits were either never issued or have gone missing from the files. The archives at the Fort Lupton Museum, while covering many topics and filled with excellent photographs of the downtown district, are in need of archival reorganization to preserve documents and allow future researchers to have a more productive experience.

By far, the greatest challenge on this project was the fact that the archival records for Fort Lupton were found to be lacking in adequate city directories or other materials that would provide a chain of ownership or occupation for each property in the downtown district. Consequently, the project required the completion of title research to establish the necessary chains of ownership and use. Without this information, analysis of historic significance would have been virtually impossible for the majority of the properties. Land Title in Fort Collins, which had access to Weld County's indexed records for Fort Lupton, completed the title research. While these records did not always answer questions about property use, they did establish the chain of ownership for each property. In most cases, this information combined with other archival resources to determine how and when each property was developed and then utilized over the decades. While the unanticipated need for title research slowed the project down (and made the project more costly), the additional data provided a more thorough analysis of Fort Lupton's downtown district.

Field analysis of the properties was designed to document architectural details, confirm dates of construction, note alterations, and assess the integrity of each building. The question of integrity was addressed not only in relation to the survival of each building's original construction features, but also in light of historic and modern alterations that have taken place. Historic alterations can gain significance of their own and can sometimes be related to aspects of the community's historical development. On the other hand, alterations can seriously diminish a building's integrity, eliminating its eligibility for any form of historic designation. These judgments were made based upon years of experience assessing the integrity of buildings of all ages, styles and types.

Each property was surveyed from the adjacent public streets, sidewalks and alleys. Field notes and photographs were taken to document each building's current appearance and condition. In several cases, some of the elevations could not be documented due to the presence of privacy fences that prevented full analysis of side and rear elevations. However, these limitations did not appear to negatively impact the determinations made about these buildings. Due to the gap between field recordation in 2007-08 and project completion in 2009, the site area was revisited in early 2009 to determine whether any of the surveyed buildings had experienced substantial alterations. No changes of relevance to the purpose of this project were noted and the photographs dated 2007 reflect current building conditions as of the date of this report.

To complete the survey, the field observations and research materials were combined to create the individual architectural inventory forms that are included with this report. Finally, the historical materials related to the founding and early development of Fort Lupton were reviewed for the completion of the following general history of the project area. Together, the analysis presented herein provides an intensive-level look at the historical development and current character of historic resources in this core area of the city.

The Project Area

The project area is located in the northwest quarter of Section 5 and the northeast quarter of Section 6, Township 1 North, Range 66 West (USGS Fort Lupton 7.5' Quadrangle, 1994). Project location maps are provided in Appendix A. The narrow downtown district under study runs from 1st St. on the south to 9th St. on the north, and from the railroad right-of-way on the east to the alley west of Denver Ave. on the west. This 2½ block wide strip was the first part of the city to develop after Fort Lupton was founded in the early 1880s.

History of the Project Area

The city of Fort Lupton did not originate directly from the nearby frontier trading fort of the 1830s, but from construction of the railroad through the area decades later. However, settlement of the area between the 1830s and 1870s indirectly led to the town's establishment. Prior to the 1860s, the area now occupied by the City of Fort Lupton consisted of open shortgrass prairie located on the east bank the South Platte River. Native Americans, along with an abundance of bison, deer, elk, antelope and many other prairie animals, had traversed and resided in the area for centuries. Government explorers first visited the region in the early 1800s, mapping the terrain and reporting back to Washington on the frontier's Native American tribes, topography, and resources.

By the 1820s and 1830s, trappers and traders from the eastern states and Canada were regularly entering the frontier region that would later become

northeastern Colorado. They traveled across the plains along the length of the South Platte River and its tributaries in search of furs and other riches. There they encountered Native American tribes, prominent among them the Arapahoe and Cheyenne, who were interested in trading furs for manufactured goods from the east. In 1836, trader Lancaster P. Lupton established the fort that decades later would give the city of Fort Lupton its name.

Lupton was born in 1807 in New York and grew up in Brooklyn. He graduated from the US Military Academy at West Point in 1829 and served in the army for years afterward. This military service soon brought him to the frontier. In 1835, he resigned his commission and the following year built a trading fort of logs and adobe on the banks of the South Platte River, just northwest of the current City of Fort Lupton. There he conducted business with the Native Americans and passing trappers and travelers. By the mid-1840s the fort had become unnecessary, as the Natives had learned to engage in their own trading without needing a middleman. Lupton moved on to California in 1849 and died there in 1885 after spending years pursuing mining and farming enterprises.

In the summer of 1858, placer gold was discovered in the river bottom soils at the confluence of Dry Creek and the South Platte River. The following spring and summer, rich lodes of gold were discovered in the mountains to the west and the pristine plains of what was to become northeastern Colorado were changed forever. The gold rush that followed these initial strikes brought thousands of prospectors and entrepreneurs up the Platte River and into the emerging boomtown of Denver at the foot of the Rocky Mountains. Each immigrant to the frontier carried across the prairie not only modest worldly possessions, but perhaps more importantly dreams of fortune and of a new life. Denver and the mountains to the west were flooded daily with new arrivals -- men, women and children willing to endure the hardships of the weeks-long journey to seek their future. Yet for many, their future was not to be found in mining the hard, unforgiving rock of the mountains.

Fort Lupton, abandoned by its founder a decade earlier, was converted into a rest stop for weary travelers on the journey to and from Denver and the mining camps. Regular stagecoach and express service between Denver and points east and west was launched in May 1859, with the eastern route following the Platte River. The old fort was soon refurbished and became a freighting headquarters for the Blake & Williams Company, which was engaged in transportation, mercantile trading, and raising livestock.

In June 1860, a group of about one dozen men met at Fort Lupton to establish the Platte River Claim Club, which was interested in staking a legal claim to the land around the fort. This included the open fields that would later become the City of Fort Lupton. Prior to that time, the frontier was open land with no legally enforceable form of ownership. However, once the Native Americans began to be removed from tribal lands through treaties and the power of the US government, pioneers (among them settlers and speculators) entered the

vacuum by seeking to establish legal claims to the land. Claim Clubs were an early method of attempting to establish ownership.

The Colorado Territory was established in early 1861, at which time Weld County was also created. That same year, a post office was established at the old Fort Lupton. In addition, the fort served as a "rest stop, stage depot, general store, tavern. . .and livestock dealership." (Cleon Roberts, *Fort Lupton History*, p. 101) The Homestead Act of 1862 encouraged settlement of the Colorado Territory's open lands by farm families and speculators, finally providing them with a recognized and defensible form of ownership. Throughout the years following the 1865 end of the Civil War, the Territory experienced tremendous growth as its population increased and wealth flowed out of many alpine mines. Denver grew rapidly as the supply center for the mining camps above. In addition, the countryside surrounding the Platte River and its tributaries began to be settled with farms and ranches.

Initially, the open lands of the plains were bypassed in the headlong rush to reach the mines. However, many miners found that their hopes for riches were dashed by claims that did not produce and by the need for capital that many were not able to raise. Some of these men, along with their wives and children, turned to farming as the next best option. Others who did achieve some measure of success in the mining camps took their savings and also turned to farming, which they saw as a physically less demanding and less risky occupation. No matter what motivated them, these families and others arriving from the east began to see that the plains east of the Rocky Mountains held promise for the future. The open lands were available for homesteading and the necessary supply of irrigation water from the mountains could be harnessed by those resourceful enough to develop irrigation systems.

Throughout the remainder of the century, farms were established throughout eastern Colorado and new towns began to emerge as market centers. The first settlers on the plains were eager to stake homestead claims that were close to the rivers. Throughout the 1860s and into the 1870s, numerous claims for the lands along the South Platte in the vicinity of Fort Lupton were filed with the government. Farmhouses, barns, agricultural outbuildings and country schools grew as if they were also emerging from the soils along with the crops.

Among the early families who settled around Fort Lupton were William G. and Mary Winbourn. The Winbourns were natives of North Carolina. Before heading west, William farmed in Alabama and was involved in a mercantile business in Tennessee. The family arrived in the Fort Lupton area in 1863 and claimed a homestead two miles south of the fort. In addition to the Winbourns, many other future founders of the City of Fort Lupton arrived and settled in the area during the late 1860s and 1870s. Among them were the Twomblys, Lambrechts, Ewings, Whitesides, Aichelmans, Ozments and St. Johns.

The single most important event that precipitated the founding of the City of Fort Lupton was the arrival of the railroad. Because of the mountain barrier to the

west, Denver was bypassed by the nation's first intercontinental railroad. Instead, in 1868 the Union Pacific routed its main line through Cheyenne to the north. In response, Denver businessmen organized a railroad that would run northward from Denver, connecting with the Union Pacific at Cheyenne. This rail line, the 106-mile Denver Pacific Railway, was completed in 1869 and opened to traffic in June 1870. New towns immediately began to emerge along the railroad route.

One of the proposed stations along the Denver Pacific route was to be located at Fort Lupton, which at the time was still a collection of recently established farms along the South Platte River. Area residents hoped to see a depot erected nearby, however that did not occur. Instead the railroad chose to establish a station where the city of Brighton was to emerge. Fort Lupton became a whistle stop where area residents had to flag down the train. This remained the situation throughout the remaining years of the 1870s.

The new rail line ran from north to south through the open fields east of the river. In 1875, a wagon road from Denver to Greeley was established just west of and parallel to the rail corridor. This Territorial Highway later became Highway 85, which through the modern city of Fort Lupton has long been known as Denver Ave. Both the rail line and wagon road ran through fields that were part of the 1864 homestead of R. E. Jackson, who objected to the fact that their placement bisected his farm. However, the same circumstances that one person sees as a problem, another may view as an opportunity. In this case, William G. Winbourn was the person who saw an opportunity in the location of these transportation routes, and he arranged to purchase Jackson's farm.

In 1879, Winbourn convinced the Denver Pacific, which was incorporated that year into the Union Pacific, to move its short side track at Fort Lupton and extend its length. He then went to work trying to convince the railroad to build a depot there. Although the railroad was not interested, Winbourn convinced officials to furnish and operate a depot if the local citizens would construct one. The Ozment family provided the bricks and other area settlers provided labor and funds. Winbourn paid the remaining expense himself and the depot was completed that same year.

Winbourn then engaged surveyor L. P. Drake to survey the narrow strip of land located between the rail line and the wagon road. Drake drafted a plan that created a primary north-south street, to be designated Main Street, with numbered east-west cross streets set at regular intervals. *(See Appendix B)* This original plat for what was to become the town of Fort Lupton showed the numbered streets running from 1st Street on the south to 8th Street on the north. The cross street in front of the depot, where travelers would turn on and off the main wagon road two blocks to the west, was to become 4th Street. All of the lots were oriented on a north-south axis and measured 28' x 125'. Main St. was to be 58' wide, the cross streets were all to be 60' wide, and the blocks all contained

16' wide alleys. Drake's plat of the Fort Lupton townsite was filed with Weld County on 18 November 1881.

The original townsite would be two blocks wide and just under one-half mile long. In June 1882, Winbourn dedicated the streets and alleys to the public and the town began to take shape. The first commercial enterprise to locate there was a store owned by George Twombly. He already owned the existing Monson Store, which since 1873 had been located along the wagon road north of the planned townsite. Once the town was platted, Twombly realized that he needed to move his store several blocks to the south. He contacted Winbourn and arranged to purchase the most desirable commercial location in the townsite, the south-facing property on the northeast corner of 4th St. and the main wagon road. There he hoped to capture the business of travelers coming and going along both the road and rail route. This became the location of the two-story Twombly Store, which opened in 1882 as the first mercantile business in the new downtown district.

The new town of Fort Lupton was primed for growth during the 1880s, a decade that saw it evolve at a modest pace. *(See 1885 Photo in Appendix C)* Charles Safford opened a shop where he made and repaired boots and shoes. Frank Smith launched a general merchandise store. Dr. Stephen Hubbell located in the new town, where he saw patients from his new home on the southeast corner of 3rd St. and Main Ave. Winbourn soon erected a commercial building on the northwest corner of 4th St. and Main Ave. There he opened the Winbourn Hotel (later known as the Fort Lupton Hotel) with Dr. Hubbell's drugstore occupying space on the main floor.

By 1890, Fort Lupton boasted a population of 300 and its growing downtown district claimed no fewer than sixteen business enterprises. These were predominantly concentrated along 4th St., the town's original commercial thoroughfare. In addition to several general merchandise stores, the town had a meat market, livery stable, two small hotels, a confectionary and cigar shop, real estate offices, the Fort Lupton Creamery, blacksmith shops, a lumber and coal dealer, a hardware store and carriage shop, and a barber. New residences began to occupy some of the townsite's remaining open lots. The Ozment family provided the bricks for construction, and James Carl (Winbourn's son-in-law) completed much of the carpentry work.

To its citizens, proof of pioneer Fort Lupton's respectability among the many emerging Colorado towns was found in the presence there of its first newspaper, *The Cyclone*, along with two schoolhouses and a church. The small Fort Lupton School was located since 1874 on the northwest corner of 1st St. and the main wagon road, just outside the original platted townsite. When the town was originally surveyed, Winbourn set aside a parcel of unplatted land on the northeast corner of 8th St. and Main Ave. for school use. In 1885, this property was developed with a new schoolhouse for the community (this was expanded in 1893 to meet the needs of the growing number of children). The Methodist

Episcopal Church was constructed in the late 1870s on an unplatted parcel northwest of 8th St. and Main Ave. that was donated by the Denver Pacific Railway.

In 1889 the town of Fort Lupton was incorporated and the old wagon road was renamed Denver Ave. Thomas Winbourn, William's son, was elected to serve as the town's first mayor. By that time, William Winbourn was recognized as the "Father of Fort Lupton." That same year, he constructed a two-story building on the southeast corner of 4th St. and the main wagon road, just south of Twombly's Store. This building faced west and was designed to hold the Winbourn Mercantile Store on the main floor, with the upper floor to be used as a public hall. Over the following years it was pressed into use for dances, meetings, concerts, lectures, church services and plays. Its primary initial use, however, was as a meeting hall for the Knights of Pythias.

During the 1890s, Colorado entered an economic slowdown due to the Silver Crash of 1893. Fort Lupton seems to have experienced little growth throughout much of the decade. Yet its downtown district continued to be occupied by numerous businesses and residences, and its population held steady at around 300 persons. Perhaps the single most significant physical change that occurred during this decade was that new commercial and residential development began to migrate to the west side of the main wagon road, by then known as Denver Ave. One of the first businesses to jump Denver Ave. was the Decker Meat Market, which was located on the southwest corner of 4th St. and Denver Ave. in the 1880s but burned down. In 1890, E. K. Smith erected a more substantial two-story commercial building on the spot, where he opened his own general merchandise store. After 1905 this became the home of the long-lived Philip & Allsebrook Hardware Company. An artesian well was also placed on this corner and made available for public use.

Anticipating more growth along Denver Ave., in 1890 William Winbourn filed a new plat with the county that extended the town's western boundary one block west to Park St. This opened new blocks and lots for purchase and development. Different from the original townsite, these lots were oriented on an east-west axis so they could front onto Denver Ave. The only exception to this was the block along the west side of Denver Ave. between 1st St. and 2nd St., which was owned by the Twombly family. In 1902, this block became the Twombly Addition to the town of Fort Lupton.

Another change that came to Fort Lupton in the 1890s was the arrival of modern technology. In 1895, the town administration granted the Colorado Telephone Company a license to provide service for the next twenty years. The company established an office and telephone exchange in a small building it erected at 322 Main Ave. (this is now a house). It enlarged its customer base over the next thirty years (evidently receiving an extension of its license), wiring Fort Lupton for telephone connection with the rest of the nation. In 1925, the Colorado Telephone Co. was replaced by the Mountain States Telephone & Telegraph

Company, which built a new exchange at 227 Denver Ave. Electrical power arrived in Fort Lupton around 1910 and the Fort Lupton Light & Power Co. was organized in 1912, with offices located for years in the small building at 308 Denver Ave. This company was absorbed around 1930 into the Colorado Power Company, which was located at 323 Denver Ave.

During the first two decades of the 1900s, the lots along both sides of Denver Ave. between 1st St. and 9th St. were developed with numerous homes and commercial buildings. Among the more prominent of the commercial buildings were the 1910 Fort Lupton State Bank (401 Denver Ave, now demolished), 1914 Odd Fellows/Busy Corner Building (300-306 Denver Ave.), 1915 Hotel McEvers (237 Denver Ave.), and the circa 1915 Midway Garage (323 Denver Ave.). Among the houses, the most prominent erected in the project area was the Queen Anne style Rhode House. Located at 149 Denver Ave., this home was built in 1902 for Seymour and Birdie Rhode, who founded the Fort Lupton State Bank two years earlier.

By 1910, Fort Lupton's population had grown to as many as 900 full-time residents, with another 300 temporary workers residing there during the canning season. This evolution caused Denver Ave. to replace 4th St. as the town's primary commercial thoroughfare. Main Ave. evolved into a much quieter street with a few businesses and numerous small residences. A handful of larger commercial enterprises associated with the region's agricultural economy soon emerged that also shaped the downtown district. Among the first of these was the Colorado Condensed Milk Co. plant, which was constructed in the very early 1900s on the northeast corner of 1st St. and Main Ave. This facility has been demolished, but for many years was a major buyer from the area's dairy farmers. Area produce farmers also erected sheds along the rail siding on the east edge of the downtown district. These were used to hold onions and other produce waiting to be shipped to market by rail.

The construction of creameries, canning plants and other agricultural processing facilities in Fort Lupton during the early 1900s impacted the downtown district primarily because of the increase in residents, visitors, traffic and economic activity that resulted. In 1920, the Ottesen Grain Company Feed Mill was constructed at 815 7th St., adjacent to the railroad right-of-way in the northeast area of the downtown district. This facility operated for the next fifty-one years, providing area farmers with a processing facility for their grain crops. A new sugar factory also opened on the north side of Fort Lupton in the early 1920s.

These facilities, as well as the farms that supplied them, began to hire Japanese and Mexican laborers during the first decades of the 20th century. Although the immigrants were first brought in as temporary workers, many of them ended up settling in Fort Lupton and some acquired farms outside of town. The Japanese community acquired the expanded 1885 public school at 8th St. and Main Ave. for its own children, and in the 1930s erected a Buddhist Temple to the south at 720 Main Ave. In large part due to this immigration and growth, the town started the

1920s with around 800 residents (somewhat down from ten years earlier) and by the end of the decade that number had doubled to around 1,600.

During the 1910s, Fort Lupton saw the arrival of the single form of technology that would most significantly impact its future – the internal combustion engine. In 1911, the Philip & Allsebrook store began advertising Buick automobiles and Excelsior motorcycles for sale. Local livery stables often became the first to offer autos for sale or rent, or were replaced by dealerships and repair shops. Autos were a novelty item during their early years, and were often purchased by wealthy buyers who saw them as playthings, or by physicians who recognized their convenience for making house calls.

Around 1915, the Midway Garage was established at 323 Denver Ave. on the site of an earlier livery stable. Ora Putnam used the new building to sell and repair Maxwell autos. By 1925, the facility was acquired by the Brewster Motor Company, which operated a Ford dealership there. In 1928, Brewster moved to a new facility it built at 214 Denver Ave. and the property at 323 Denver Ave. became a Chevrolet dealership for a short time. This process continued into the 1940s and 1950s, as the larger Mabrey Chevrolet / Dellenbach Chevrolet dealership and repair shop was established and eventually expanded to occupy a full square block worth of space straddling the 600 block of Denver Ave.

The arrival of the automobile was just beginning to shape the future of Fort Lupton's downtown core. Not only did the auto result in noticeable changes of use to downtown buildings, but it also led to a need for traffic signals, paving of roadways and curbing, and the creation of both on- and off-street parking. As they became more affordable and commonplace, automobiles began to impact the community and its downtown economy. No longer were residents restricted to shopping in Fort Lupton's stores, using its service shops, going to the local theater, or even attending hometown churches. Instead, they offered residents a convenient way to travel outside of town and they began motoring to Denver, Greeley, Brighton and other communities to visit family and friends, enjoy cultural and leisure activities, eat at new restaurants, and do their shopping.

Even with this new-found freedom, Fort Lupton remained a vibrant community and agricultural market center throughout the difficulties of the Depression and World War II. The town scraped through the Depression years by getting back to the basics in life, and through the efforts of citizens to help one another out in times of need. During the war, many young men from Fort Lupton served overseas and the town's residents participated in scrap metal drives, bond drives, and blood donations. As an agricultural community, the primary goal was to produce food products for the nation and its war effort. Labor shortages led children to work the fields and in 1942 a temporary labor camp was erected by the Department of Agriculture on the north side of town. Jamaicans and Mexicans were employed on area farms. German POWs housed at a large camp near Windsor were also put to work in the beet fields.

Small towns like Fort Lupton did their best to accommodate changes brought about by the introduction of new technologies, and by the travails of the Depression and World War II. However, the decades following the war resulted in a perhaps unprecedented scale of change as the country emerged into the modern era. The greatest change was that many small town residents began moving to the larger cities. Former soldiers and war workers often returned home after the conflict unprepared to settle back into their previous lives. While some continued to reside on farms and in small towns like Fort Lupton, many others moved to Denver and other large cities throughout the country. The GI Bill allowed many former soldiers to attend universities and then re-enter the work force to pursue new careers. This had the effect of reducing the populations of many of the nation's small towns. In Fort Lupton the population did not decrease or grow to any great extent, but held relatively steady between approximately 1,600 and 1,900 citizens into the 1960s.

Over time, the town became a bedroom community for workers who commuted to jobs in the Denver metropolitan area, less than one-half hour away. The Kuner-Empson cannery burned down and was not rebuilt. The sugar plant closed and the condensed milk plant moved away. In 1955, the four-lane Highway 85 was completed between Denver and Greeley, bypassing Fort Lupton's downtown district and sending its historic core into a downward economic spiral. By the late 1960s, a quarter of the town's population worked outside of Fort Lupton. The impact to the downtown district could be seen in an increasing number of struggling businesses, empty storefronts, deteriorating buildings, and historically-inappropriate façade remodeling efforts that individual owners hoped would draw business back to the town. By and large, their efforts did not pan out, and Fort Lupton today remains a quiet town with an even less vibrant downtown that is waiting to be revitalized. Today the city administration and an active Chamber of Commerce is working to improve the downtown district and create a more inviting and energetic historic core for the community.

Intensive-Level Survey Results

This intensive-level survey of Fort Lupton's downtown district involved a contextual study of the town's history, combined with reasonably detailed individual property documentation and analysis. The primary focus of the project was to record and analyze every property within the district that held buildings that are at least fifty years old. This was expanded to include buildings constructed in the 1960s to provide the city with analysis of properties that will be reaching the fifty-year threshold in the coming years. Initial reconnaissance of the area concluded that the district holds a combination of residential and commercial buildings of varying ages, most of them old enough to be included in the survey. *(See Survey Logs in Appendix D)*

Seventy of the approximately ninety developed properties within the downtown district were documented through intensive-level surveying methods. An

additional twelve were researched and found to be non-historic in age (built since 1970) – these were not documented for the project. Eight more properties were initially considered for inclusion in the project. However they were found to have been previously recorded in the past decade to a high standard of documentation and did not need to be re-surveyed. Several of the historic properties included in the survey were found to hold more than one primary historic building. These have been combined through façade alterations into what appears to be a single building and were treated as such through the completion of one site form.

The urban project area is entirely developed, with most of the commercial buildings situated close to the sidewalks. Others are set back with parking lots or residential yards acting as buffers from the street. The buildings themselves are one-story or two-stories in height. Most of the commercial buildings, and a few of the houses, are of masonry construction. Rear alleyways provide secondary access to most of the properties. Vegetation and landscaping is almost exclusively located around the residences, except for the mortuary property near the northern edge of the project area, which has a large landscape front yard.

Of the seventy properties that were intensively documented, forty-one were built as residences, twenty-seven were constructed for commercial uses, one was erected as a church, and one was built for use as a fraternal lodge. Today, five of the houses are used as commercial buildings and two of the former commercial buildings are now occupied as residences. Also, the historic church building has been used for many decades as a funeral home. All five of the historic houses that are in commercial use today have retained their essential domestic style and appearance. Of the two historic commercial buildings that were converted to residences, one has been remodeled and today looks more like a residence than a commercial property.

The following table shows the pattern of development by decade among those properties included in the survey:

Table 2: Buildings Constructed By Decade

Date Constructed	Number Constructed
1870-1879	1
1880-1889	6
1890-1899	6
1900-1909	15
1910-1919	19
1920-1929	7
1930-1939	2
1940-1949	4
1950-1959	4
1960-1969	6

As seen from this table, two-thirds of the historic buildings standing in the downtown district today were developed prior to 1920, and almost half were built during the first two decades of the 20th century. Only thirteen remain from the pioneer era prior to 1900. When the previously surveyed properties are added into these numbers, the ratios and conclusions remain the same. Only two properties are added to the number of buildings constructed prior to 1900, leaving a total of fifteen buildings that have survived from the city's earliest period of development.

Clearly the greatest period of growth in downtown Fort Lupton took place in the early 1900s, primarily during the years that preceded World War I. Throughout the four decades from 1920 to 1959, seventeen properties were developed that have buildings still standing there today. Since 1960, the downtown district has seen eighteen buildings added, representing twenty percent of the area's building stock. Many of these modern buildings replaced historic buildings that were demolished to make room. One of them, a historic gasoline station at 510 Denver Ave., was torn down at the beginning of this survey project before it could be documented.

Based upon the research and field analysis completed for this project, it was determined that a small number of the study area's historic properties appear to be individually eligible for the National Register of Historic Places *(see Appendix D)*. Currently, the only National Register property in Fort Lupton is the Ottesen Grain Company Feed Mill at 815 7th St. (Site #5WL2708). Those additional properties found to be eligible are listed below:

Table 3.a: National Register Eligible Properties

State ID Number	Property Address	Property Name	Criteria for Eligibility
5WL5645	130 Denver Ave.	Fort Lupton Masonic Lodge	C
5WL5649	237 Denver Ave.	Hotel McEvers	A, C
5WL5784	211 Denver Ave.	Fischer-Davis House	C
5WL5785	300 Denver Ave.	Odd Fellows Building Busy Corner Building	A, C
5WL5935	720 2nd St.	Burns House	C
5WL5944	807 3rd St.	Ralph & Mabel Haynes House	C

Table 3.b: State Register Eligible Properties

5WL5646	149 Denver Ave.	Seymour & Birdie Rhode House	C

Four historic context documents were found to apply to the development of Fort Lupton and its historic resources. These included Adam Thomas' *Crossroads in Eden* (2003); Carol and Steven Mehls' *Weld County, Colorado Historic Agricultural Context* (1988); Steven Mehls' *Colorado Plains Historic Context* (1984); and David Hill's *Colorado Urbanization & Planning Context* (1984). The resources surveyed in Fort Lupton were all analyzed in terms of their relationship to the contextual themes presented in these documents.

Given this study's focus upon a downtown district, the primary contextual themes related to its history, development, and resources are those of the urban frontier and the agricultural rail town. Downtown Fort Lupton's placement and early development were initially shaped by the railroad. Its continued growth into the early 1900s was shaped by the presence of the wagon road that soon became Denver Ave., the town's main north-south thoroughfare. Because transportation in the 20th century significantly impacted the town's development, the downtown district also fits into the theme of the early auto era.

In *Crossroads in Eden*, Adam Thomas succinctly identified four themes related to the town's development. These were: "(1) political, social, and economic development of the town; (2) transportation; (3) agriculture, the food processing industry, as well as the oil and gas industries; and (4) ethnic heritage." The history of Fort Lupton detailed in this current survey report addresses most of these themes (the oil and gas industries did not appear to have impacted the downtown district). Several of the properties found to be individually eligible for National Register designation are directly related to the economic development theme as excellent representatives of downtown commercial buildings that often had multiple uses. The residences relate to the early development of urban residential districts, as excellent representatives of housing types and styles found in a small town setting.

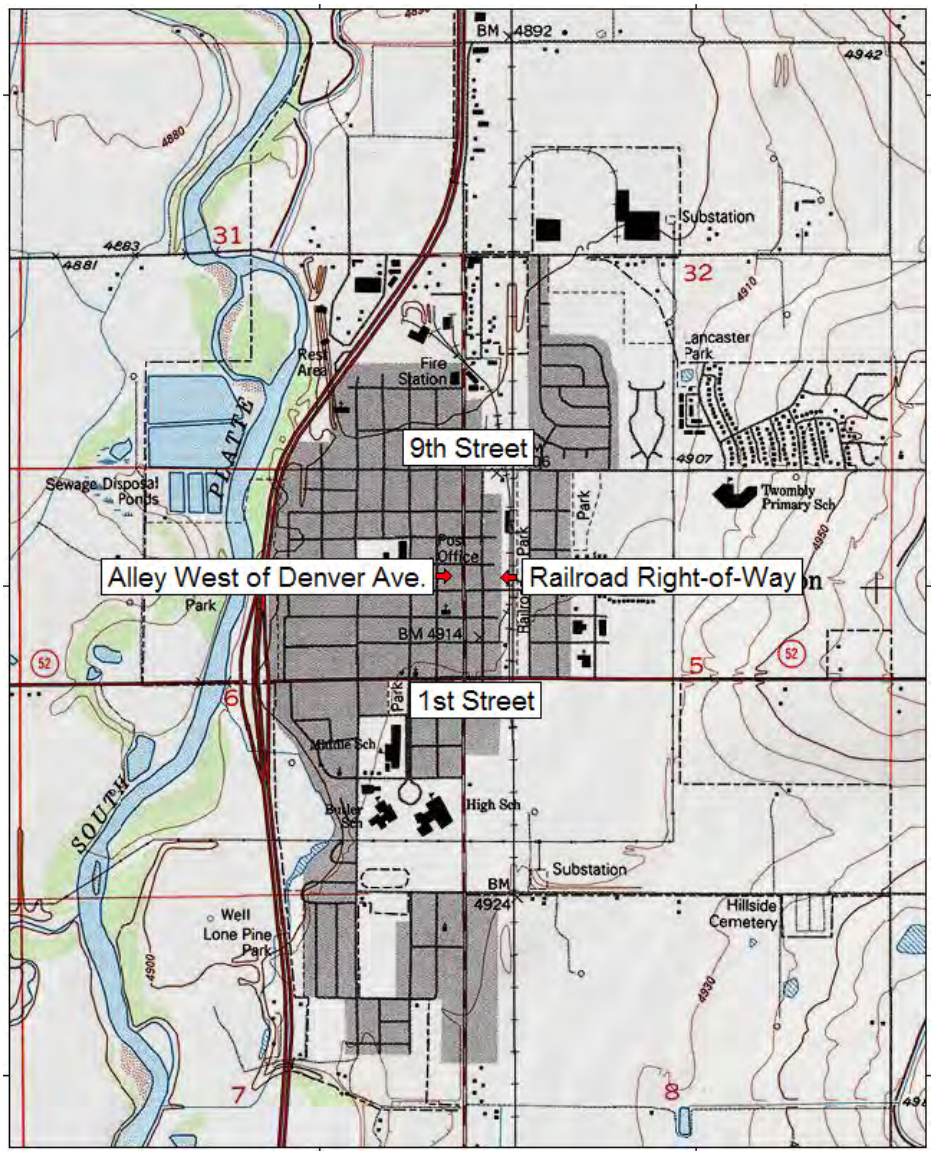
Most of the downtown district's historic buildings have been altered, some of them heavily. A good number of the alterations have taken place since the 1960s, as facades were "updated" to try and lure shoppers back to the commercial district. Among the residences, a number have been altered as owners attempted to repair and modernize the homes with new facades, windows, doors, and exterior cladding materials. Because of these alterations, many of the area's buildings lack an adequate level of architectural integrity to be eligible for National Register. For the same reason, they are ineligible for State Register listing or even local designation. In addition, most of the residences are also lacking in historic significance. The research completed on these homes determined that a number were constructed as investment properties and used as rentals. Many others were owned and occupied by families of modest means

and backgrounds, with no significant historical associations. The previously recorded properties add another two commercial buildings and the Buddhist Temple to the list of National Register eligible properties. The same properties appear to be eligible for State Register listing if that option is determined to be preferable to National Register designation.

Based upon the results of this survey project, the likelihood of a National Register district being formed in Fort Lupton's downtown district is determined to be very poor. Due primarily to physical alterations combined with a lack of historical and architectural significance, an inadequate number of individually eligible and contributing resources are found in the area. The number of identified National and State Register eligible buildings represents less than nine percent of the total number of buildings in the downtown district. This is far fewer than would be needed to form a cohesive district. If future efforts were successful to restore and rehabilitate an adequate number of buildings, at least in terms of their exterior appearance, the area may merit an additional look in terms of possible historic district status. However, at the present time the scale of such an effort seems prohibitive and unlikely to come to fruition anytime soon.

Appendix A

Project Location Map

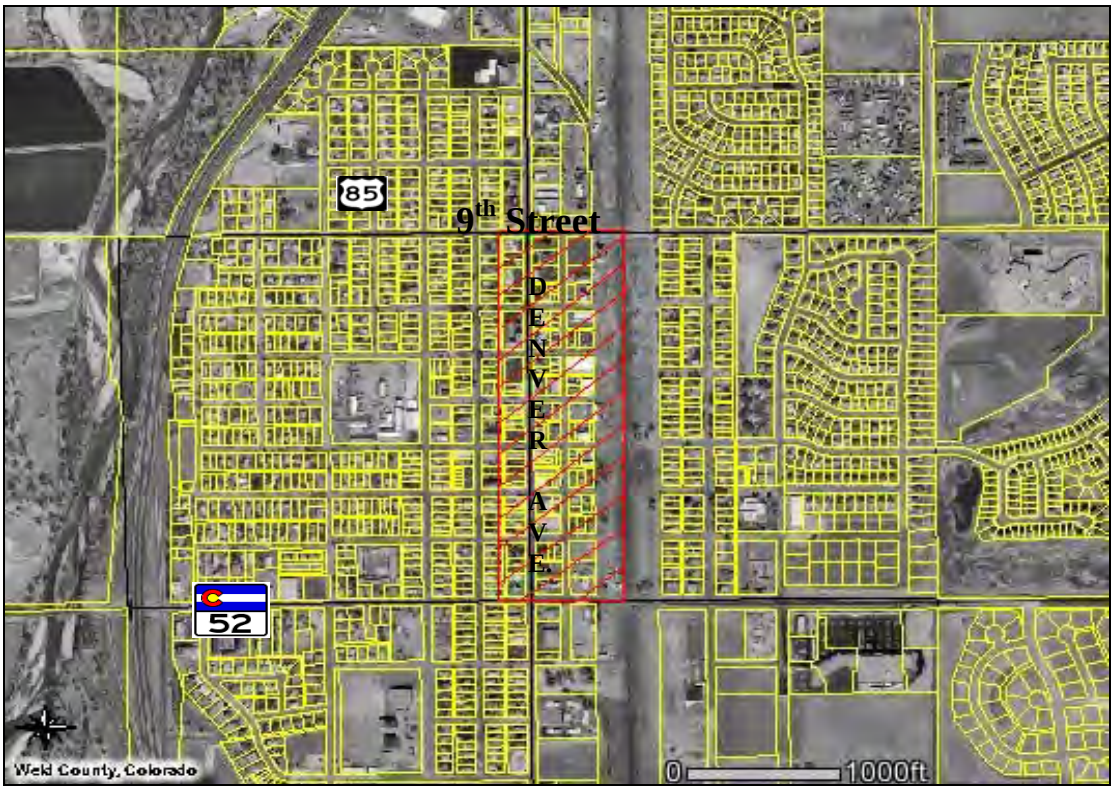


Fort Lupton Quadrangle (7.5')
1994

NW 1/4 of Section 5, Township 1 North, Range 66 West
NE Quarter of Section 6, Township 1 North, Range 66 West

Appendix A

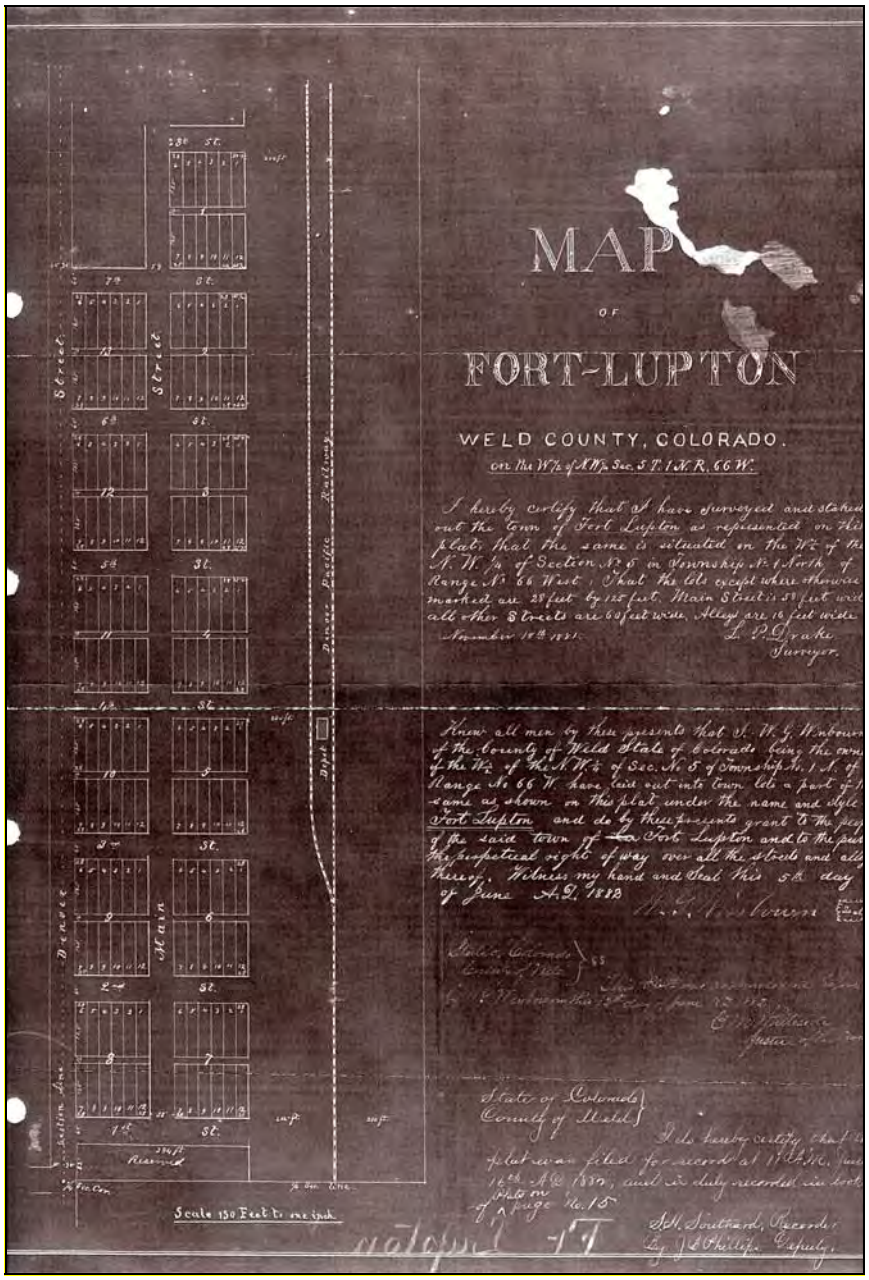
Project Location Map



Survey Area =

Appendix B

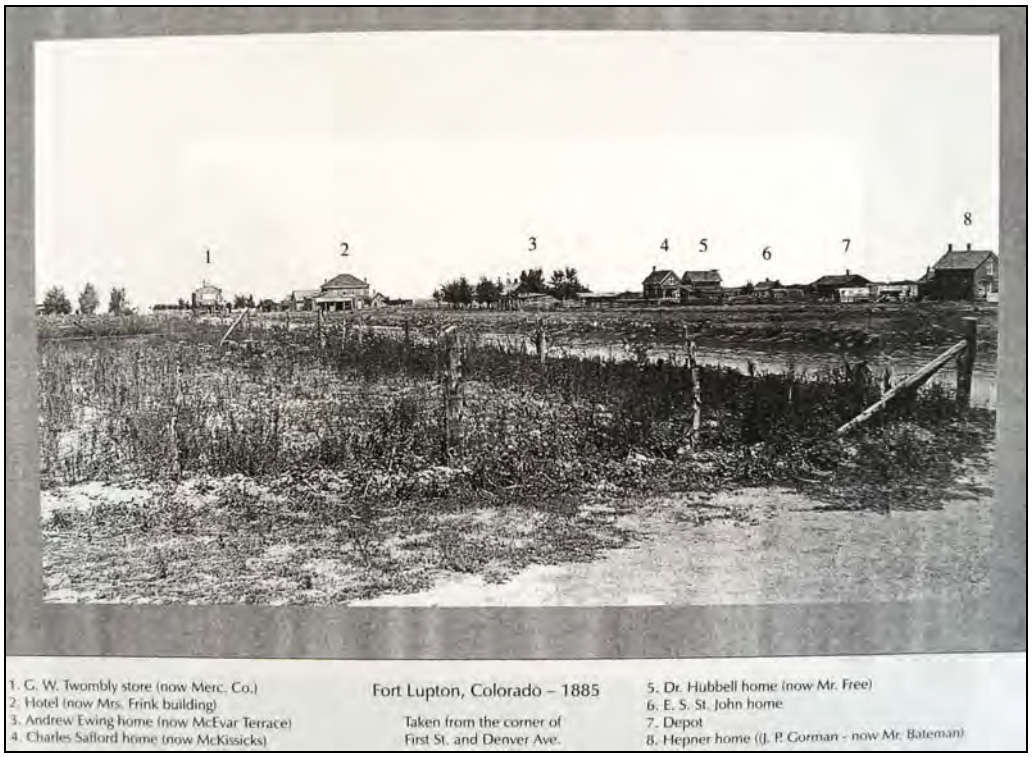
Historic Project Area Map



Winbourn-Drake Plat
of the Town of Fort Lupton
1882

Appendix C

Historic Project Area Photographs



View of 4th St. from Main Ave. looking west toward Denver Ave.
Circa 1910

Appendix C

Historic Project Area Photographs

Buildings Along the East Side of Denver Ave., 300 Block
Circa 1910

Denver Avenue, Looking North from the 200 Block
1915

Appendix C

Historic Project Area Photographs

Denver Avenue Looking Northwest, 300 Block
1920s

Appendix D

Survey Log – Properties Listed by Site Number

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5643	104 Denver Ave.	Standard Oil Company Filling Station	No	No
5WL5644	127 Denver Ave.	Adam & Daisy Apel House	No	**Yes**
5WL5645	130 Denver Ave.	Fort Lupton Masonic Lodge	**Yes**	**Yes**
5WL5646	149 Denver Ave.	Seymour & Birdie Rhode House	**Yes (State Register)**	**Yes**
5WL5647	227 Denver Ave.	Mtn. States Telephone & Telegraph Co., Fort Lupton Exchange	No	No
5WL5648	229 Denver Ave.	Clock Pharmacy	No	No
5WL5649	237 Denver Ave.	Hotel McEvers	**Yes**	**Yes**
5WL5650	301 Denver Ave.	Gambles Building	No	No
5WL5782	135 Denver Ave.	Knowles-Lewis House	No	No
5WL5783	140 Denver Ave.	J. L. Sears & Associates Building	No	No
5WL5784	211 Denver Ave.	Fischer-Davis House	**Yes**	**Yes**
5WL5785	300-306 Denver Ave.	Odd Fellows Building Busy Corner Building	**Yes**	**Yes**
5WL5786	308 Denver Ave.	Brown's Cash Store Fort Lupton Light & Power Co. Golden Rule Store	No	No
5WL5787	322 Denver Ave.	Cash Grocery & Meat Market Dabney Jewelry Lupton Cleaners & Clothiers	No	No
5WL5788	323 Denver Ave.	Midway Garage Colorado Central Power Co.	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5789	326 Denver Ave.	Fort Lupton Post Office Fort Lupton Press Building	No	No
5WL5790	327 Denver Ave.	Monismith Clinic Platte Valley State Bank Columbine Cafe	No	No
5WL5791	332 Denver Ave.	Platte Valley Pharmacy Clock Pharmacy	No	No
5WL5792	337 Denver Ave.	Hubbell's Pharmacy E. K. Smith & Co. Dry Goods Philip & Allsebrook Hardware Co.	No	No
5WL5793	435 Denver Ave.	Vincent Harness Company Vincent Harness & Implement Vincent Hardware & Implement	No	No
5WL5794	507-509 Denver Ave.	Brown & Riley Garage	No	No
5WL5795	522 Denver Ave.	Capitol Hill Creamery	No	No
5WL5796	528 Denver Ave.	Hager-Hayes House	No	No
5WL5797	536 Denver Ave.	Etta P. Frink House	No	No
5WL5798	601 Denver Ave.	Mabrey / Dellenbach Chevrolet	No	No
5WL5799	701 Denver Ave.	Winbourn-Christy-Holmes House	No	No
5WL5800	720 Denver Ave.	Wilkins-Frink House G & R Hotel / Fort Lupton Cafe	No	No
5WL5801	801 Denver Ave.	Manly Triplex	No	No
5WL5802	803 Denver Ave.	McDonald House	No	No
5WL5803	806 Denver Ave.	Methodist Episcopal Church Silver State Grange No. 171 Lefferdink Funeral Home Vetter Mortuary	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5804	818 Denver Ave.	M. E. Church Parsonage	No	**Yes**
5WL5805	721 5th St.	Whitney Buick	No	No
5WL5806	805 5th St.	Ozment-Hamilton House	No	No
5WL5807	713 6th St.	Bennett House	No	No
5WL5808	721 6th St.	Marks House	No	No
5WL5809	815 6th St.	Whitney House	No	No
5WL5810	817 6th St.	Haynes House	No	No
5WL5811	821 6th St.	Armstrong House	No	No
5WL5812	711 7th St.	Monson-Corcoran House	No	No
5WL5813	721 7th St.	Isabella Fegan House	No	No
5WL5814	720 4th St.	Millinery Shop	No	No
5WL5924	220 Main Ave.	Albert & Dora Bracy House	No	No
5WL5925	322 Main Ave.	Colorado Telephone Company	No	No
5WL5926	516 Main Ave.	Hamilton Coal Company Office	No	No
5WL5927	555 Main Ave.	A. H. Bell House	No	No
5WL5928	565 Main Ave.	A. H. Bell House	No	No
5WL5929	575 Main Ave.	A. H. Bell Residence	No	No
5WL5930	621 Main Ave.	Haynes House	No	No
5WL5931	629 Main Ave.	Haynes House	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5932	639 Main Ave.	Haynes House	No	No
5WL5933	735 Main Ave.	Reed House	No	No
5WL5934	745 Main Ave.	A. H. Bell House	No	No
5WL5935	720 2nd St.	Burns House	**Yes**	**Yes**
5WL5936	334-336 Main Ave.	Funk Picture Frames, Furniture & Undertaking Shop / Silver Moon Bar	No	No
5WL5937	825 1st St.	Fort Lupton Produce Co., Onion Shed	No	No
5WL5938	712-716 2nd St.	Residential Duplex	No	No
5WL5939	803 2nd St.	Margaret M. Smith House	No	No
5WL5940	811 2nd St.	William H. Hepner House	No	**Yes**
5WL5941	815 2nd St.	E. P. Welsh Coal Co., Coal Shed Fort Lupton Produce Co., Onion Shed	No	No
5WL5942	716-720 3rd St.	Ewing Duplex	No	No
5WL5943	721 3rd St.	Davis-Menagh House	No	No
5WL5944	807 3rd St.	Ralph & Mabel Haynes House	**Yes**	**Yes**
5WL5945	813 3rd St.	Safford-McKissick House	No	No
5WL5946	816 3rd St.	Eliza A. Ozment House	No	No
5WL5947	821 3rd St.	Edgar S. St. John House	No	No
5WL5948	718 4th St.	McAnaney Barbershop	No	No
5WL5949	803 4th St.	Charles Safford House & Shoe Store	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5950	808 4th St.	Rental House	No	No
5WL5951	817 4th St.	G. G. Philip & Son Lumberyard Boise Payette Lumber Company	No	No
5WL5952	623 7th St.	Christy House	No	No
5WL5953	620 5th St.	Community Cold Storage	No	No

Appendix D

Survey Log – Properties Listed by Street Address

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
104 Denver Ave.	Standard Oil Co. Filling Station	5WL5643	No	No
127 Denver Ave.	Adam & Daisy Apel House	5WL5644	No	**Yes**
130 Denver Ave.	Fort Lupton Masonic Lodge	5WL5645	**Yes**	**Yes**
135 Denver Ave.	Knowles-Lewis House	5WL5782	No	No
140 Denver Ave.	J. L. Sears & Associates Building	5WL5783	No	No
149 Denver Ave.	Seymour & Birdie Rhode House	5WL5646	**Yes (State Register)**	**Yes**
211 Denver Ave.	Fischer-Davis House	5WL5784	**Yes**	**Yes**
227 Denver Ave.	Mountain States Telephone & Telegraph Co.	5WL5647	No	No
229 Denver Ave.	Clock Pharmacy	5WL5648	No	No
237 Denver Ave.	Hotel McEvers	5WL5649	**Yes**	**Yes**
300-306 Denver Ave.	Odd Fellows Building Busy Corner Building	5WL5785	**Yes**	**Yes**
301 Denver Ave.	Gambles Building	5WL5650	No	No
308 Denver Ave.	Brown's Cash Store Fort Lupton Light & Power Co. Golden Rule Store	5WL5786	No	No
322 Denver Ave.	Cash Grocery & Meat Market Dabney Jewelry Lupton Cleaners & Clothiers	5WL5787	No	No
323 Denver Ave.	Midway Garage Colorado Central Power Co.	5WL5788	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
326 Denver Ave.	Fort Lupton Post Office Fort Lupton Press Building	5WL5789	No	No
327 Denver Ave.	Monismith Clinic Platte Valley State Bank Columbine Cafe	5WL5790	No	No
332 Denver Ave.	Platte Valley Pharmacy Clock Pharmacy	5WL5791	No	No
337 Denver Ave.	Hubbell's Pharmacy E. K. Smith & Co. Dry Goods Philip & Allsebrook Hardware Co.	5WL5792	No	No
435 Denver Ave.	Vincent Harness Company Vincent Harness & Implement Vincent Hardware & Implement	5WL5793	No	No
507-509 Denver Ave.	Brown & Riley Garage	5WL5794	No	No
522 Denver Ave.	Capitol Hill Creamery	5WL5795	No	No
528 Denver Ave.	Hager-Hayes House	5WL5796	No	No
536 Denver Ave.	Etta P. Frink House	5WL5797	No	No
601 Denver Ave.	Mabrey / Dellenbach Chevrolet	5WL5798	No	No
701 Denver Ave.	Winbourn-Christy-Holmes House	5WL5799	No	No
720 Denver Ave.	Wilkins-Frink House G & R Hotel / Fort Lupton Cafe	5WL5800	No	No
801 Denver Ave.	Manly Triplex	5WL5801	No	No
803 Denver Ave.	McDonald House	5WL5802	No	No
806 Denver Ave.	Methodist Episcopal Church Silver State Grange No. 171 Lefferdink Funeral Home Vetter Mortuary	5WL5803	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
818 Denver Ave.	Methodist Episcopal Church Parsonage	5WL5804	No	**Yes**
220 Main Ave.	Albert & Dora Bracy House	5WL5924	No	No
322 Main Ave.	Colorado Telephone Company, Fort Lupton Exchange	5WL5925	No	No
334-336 Main Ave.	Funk Picture Frames, Furniture & Undertaking Shop Silver Moon Bar & Cafe	5WL5936	No	No
516 Main Ave.	Hamilton Coal Company Office	5WL5926	No	No
555 Main Ave.	A. H. Bell House	5WL5927	No	No
565 Main Ave.	A. H. Bell House	5WL5928	No	No
575 Main Ave.	A. H. Bell Residence	5WL5929	No	No
621 Main Ave.	Haynes House	5WL5930	No	No
629 Main Ave.	Haynes House	5WL5931	No	No
639 Main Ave.	Haynes House	5WL5932	No	No
735 Main Ave.	Reed House	5WL5933	No	No
745 Main Ave.	A. H. Bell House	5WL5934	No	No
825 1st St.	Fort Lupton Produce Company, Onion Shed	5WL5937	No	No
712-716 2nd St.	Residential Duplex	5WL5938	No	No
720 2nd St.	Burns House	5WL5935	**Yes**	**Yes**
803 2nd St.	Margaret M. Smith House	5WL5939	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
811 2nd St.	William H. Hepner House	5WL5940	No	**Yes**
815 2nd St.	E. P. Welsh Coal Co., Coal Shed Fort Lupton Produce Co., Onion Shed	5WL5941	No	No
716-720 3rd St.	Ewing Duplex	5WL5942	No	No
721 3rd St.	Davis-Menagh House	5WL5943	No	No
807 3rd St.	Ralph & Mabel Haynes House	5WL5944	**Yes**	**Yes**
813 3rd St.	Safford-McKissick House	5WL5945	No	No
816 3rd St.	Eliza A. Ozment House	5WL5946	No	No
821 3rd St.	Edgar S. St. John House	5WL5947	No	No
718 4th St.	McAnaney Barbershop	5WL5948	No	No
720 4th St.	Millinery Shop	5WL5814	No	No
803 4th St.	Charles Safford House & Shoe Store	5WL5949	No	No
808 4th St.	Rental House	5WL5950	No	No
817 4th St.	G. G. Philip & Son Lumberyard Boise Payette Lumber Company	5WL5951	No	No
620 5th St.	Community Cold Storage	5WL5953	No	No
721 5th St.	Whitney Buick	5WL5805	No	No
805 5th St.	Ozment-Hamilton House	5WL5806	No	No
713 6th St.	Bennett House	5WL5807	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
721 6th St.	Marks House	5WL5808	No	No
815 6th St.	Whitney House	5WL5809	No	No
817 6th St.	Haynes House	5WL5810	No	No
821 6th St.	Armstrong House	5WL5811	No	No
623 7th St.	Christy House	5WL5952	No	No
711 7th St.	Monson-Corcoran House	5WL5812	No	No
721 7th St.	Isabella Fegan House	5WL5813	No	No

Appendix D

Properties Designated Locally by the City of Fort Lupton

Type of Designation	Property Name	AM/RES/ORD Number	Date of Designation
Historic Landmark	Independence Schoolhouse	ORD 94-665	2/10/95
Historic Mural	201 S. McKinley Ave.	AM 95-015 ORD 95-670	4/12/95
Historic Structure	Fort Lupton Museum	AM 96-032	3/13/96
Historic Landmark	Donelson Homestead House	AM 97-016 ORD 97-706	4/7/97
Historic Landmark	St. Andrews Episcopal Church	AM 98-109 RES 98-027	10/28/98
Historic Landmark	Ewing Barn	AM 02-089 ORD 02-799	7/17/02
Historic Landmark	St. John Building	AM 04-074 ORD 04-827	6/21/04
Historic Structure	Seymour & Birdie Rhode House	AM 2008-073 ORD 2008-903	7/23/08

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Winbourn-Drake Plat of the Fort Lupton Townsite, 1882.

Winbourn Plat of the Fort Lupton Townsite, 1890.

Historic Resources Survey Summary

Property Address	Property Name	State ID Number	SR/NRHP Eligibility	Fort Lupton Eligibility
104 Denver Ave.	Standard Oil Company Filling Station	5WL5643	No	No
127 Denver Ave.	Adam & Daisy Apel House	5WL5644	No	**Yes**
130 Denver Ave.	Fort Lupton Masonic Lodge	5WL5645	**Yes**	**Yes**
135 Denver Ave.	Knowles-Lewis House	5WL5782	No	No
140 Denver Ave.	J. L. Sears & Associates Building	5WL5783	No	No
149 Denver Ave.	Seymour & Birdie Rhode House	5WL5646	**Yes**	**Yes**
211 Denver Ave.	Fischer-Davis House	5WL5784	**Yes**	**Yes**
227 Denver Ave.	Mountain States Telephone & Telegraph Company, Fort Lupton Exchange	5WL5647	No	No
229 Denver Ave.	Clock Pharmacy	5WL5648	No	No
237 Denver Ave.	Hotel McEvers	5WL5649	**Yes**	**Yes**
300-306 Denver Ave.	Odd Fellows Building Busy Corner Building	5WL5785	**Yes**	**Yes**
301 Denver Ave.	Gambles Building	5WL5650	No	No
308 Denver Ave.	Brown's Cash Store Fort Lupton Light & Power Co. Golden Rule Store	5WL5786	No	No
322 Denver Ave.	Cash Grocery & Meat Market Dabney Jewelry Lupton Cleaners & Clothiers	5WL5787	No	No
323 Denver Ave.	Midway Garage Colorado Central Power Co.	5WL5788	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
326 Denver Ave.	Fort Lupton Post Office Fort Lupton Press Building	5WL5789	No	No
327 Denver Ave.	Monismith Clinic Platte Valley State Bank Columbine Cafe	5WL5790	No	No
332 Denver Ave.	Platte Valley Pharmacy Clock Pharmacy	5WL5791	No	No
337 Denver Ave.	Hubbell's Pharmacy E. K. Smith & Co. Dry Goods Philip & Allsebrook Hardware Co.	5WL5792	No	No
435 Denver Ave.	Vincent Harness Company Vincent Harness & Implement Vincent Hardware & Implement	5WL5793	No	No
507-509 Denver Ave.	Brown & Riley Garage	5WL5794	No	No
522 Denver Ave.	Capitol Hill Creamery	5WL5795	No	No
528 Denver Ave.	Hager-Hayes House	5WL5796	No	No
536 Denver Ave.	Etta P. Frink House	5WL5797	No	No
601 Denver Ave.	Mabrey Chevrolet Dellenbach Chevrolet	5WL5798	No	No
701 Denver Ave.	Winbourn-Christy-Holmes House	5WL5799	No	No
720 Denver Ave.	Wilkins-Frink House G & R Hotel Fort Lupton Cafe	5WL5800	No	No
801 Denver Ave.	Manly Triplex	5WL5801	No	No
803 Denver Ave.	McDonald House	5WL5802	No	No
806 Denver Ave.	Methodist Episcopal Church Silver State Grange No. 171 Lefferdink Funeral Home Vetter Mortuary	5WL5803	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
818 Denver Ave.	Methodist Episcopal Church Parsonage	5WL5804	No	**Yes**
220 Main Ave.	Albert & Dora Bracy House	5WL5924	No	No
322 Main Ave.	Colorado Telephone Company, Fort Lupton Exchange	5WL5925	No	No
334-336 Main Ave.	Funk Picture Frames, Furniture & Undertaking Shop Silver Moon Bar & Cafe	5WL5936	No	No
516 Main Ave.	Hamilton Coal Company Office	5WL5926	No	No
555 Main Ave.	A. H. Bell House	5WL5927	No	No
565 Main Ave.	A. H. Bell House	5WL5928	No	No
575 Main Ave.	A. H. Bell Residence	5WL5929	No	No
621 Main Ave.	Haynes House	5WL5930	No	No
629 Main Ave.	Haynes House	5WL5931	No	No
639 Main Ave.	Haynes House	5WL5932	No	No
735 Main Ave.	Reed House	5WL5933	No	No
745 Main Ave.	A. H. Bell House	5WL5934	No	No
825 1st St.	Fort Lupton Produce Company, Onion Shed	5WL5937	No	No
712-716 2nd St.	Residential Duplex	5WL5938	No	No
720 2nd St.	Burns House	5WL5935	**Yes**	**Yes**
803 2nd St.	Margaret M. Smith House	5WL5939	No	No

Property Address	Property Name	State ID Number	NRHP Eligibility	Fort Lupton Eligibility
811 2nd St.	William H. Hepner House	5WL5940	No	**Yes**
815 2nd St.	E. P. Welsh Coal Co., Coal Shed Fort Lupton Produce Co., Onion Shed	5WL5941	No	No
716-720 3rd St.	Ewing Duplex	5WL5942	No	No
721 3rd St.	Davis-Menagh House	5WL5943	No	No
807 3rd St.	Ralph & Mabel Haynes House	5WL5944	**Yes**	**Yes**
813 3rd St.	Safford-McKissick House	5WL5945	No	No
816 3rd St.	Eliza A. Ozment House	5WL5946	No	No
821 3rd St.	Edgar S. St. John House	5WL5947	No	No
718 4th St.	McAnaney Barbershop	5WL5948	No	No
720 4th St.	Millinery Shop	5WL5814	No	No
803 4th St.	Charles Safford House & Shoe Store	5WL5949	No	No
808 4th St.	Rental House	5WL5950	No	No
817 4th St.	G. G. Philip & Son Lumberyard Boise Payette Lumber Company	5WL5951	No	No
620 5th St.	Community Cold Storage	5WL5953	No	No
721 5th St.	Whitney Buick	5WL5805	No	No
805 5th St.	Ozment-Hamilton House	5WL5806	No	No
713 6th St.	Bennett House	5WL5807	No	No
721 6th St.	Marks House	5WL5808	No	No

Property Address	**Property Name**	**State ID Number**	**NRHP Eligibility**	**Fort Lupton Eligibility**
815 6th St.	Whitney House	5WL5809	No	No
817 6th St.	Haynes House	5WL5810	No	No
821 6th St.	Armstrong House	5WL5811	No	No
623 7th St.	Christy House	5WL5952	No	No
711 7th St.	Monson-Corcoran House	5WL5812	No	No
721 7th St.	Isabella Fegan House	5WL5813	No	No

Fort Lupton – Downtown Commercial District

Historic Resources Survey Summary

State ID Number	Property Address	Property Name	SR/NRHP Eligibility	Fort Lupton Eligibility
5WL5643	104 Denver Ave.	Standard Oil Company Filling Station	No	No
5WL5644	127 Denver Ave.	Adam & Daisy Apel House	No	**Yes**
5WL5645	130 Denver Ave.	Fort Lupton Masonic Lodge	**Yes**	**Yes**
5WL5646	149 Denver Ave.	Seymour & Birdie Rhode House	**Yes**	**Yes**
5WL5647	227 Denver Ave.	Mountain States Telephone & Telegraph Company, Fort Lupton Exchange	No	No
5WL5648	229 Denver Ave.	Clock Pharmacy	No	No
5WL5649	237 Denver Ave.	Hotel McEvers	**Yes**	**Yes**
5WL5650	301 Denver Ave.	Gambles Building	No	No
5WL5782	135 Denver Ave.	Knowles-Lewis House	No	No
5WL5783	140 Denver Ave.	J. L. Sears & Associates Building	No	No
5WL5784	211 Denver Ave.	Fischer-Davis House	**Yes**	**Yes**
5WL5785	300-306 Denver Ave.	Odd Fellows Building Busy Corner Building	**Yes**	**Yes**
5WL5786	308 Denver Ave.	Brown's Cash Store Fort Lupton Light & Power Co. Golden Rule Store	No	No
5WL5787	322 Denver Ave.	Cash Grocery & Meat Market Dabney Jewelry Lupton Cleaners & Clothiers	No	No
5WL5788	323 Denver Ave.	Midway Garage Colorado Central Power Co.	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5789	326 Denver Ave.	Fort Lupton Post Office Fort Lupton Press Building	No	No
5WL5790	327 Denver Ave.	Monismith Clinic Platte Valley State Bank Columbine Cafe	No	No
5WL5791	332 Denver Ave.	Platte Valley Pharmacy Clock Pharmacy	No	No
5WL5792	337 Denver Ave.	Hubbell's Pharmacy E. K. Smith & Co. Dry Goods Philip & Allsebrook Hardware Co.	No	No
5WL5793	435 Denver Ave.	Vincent Harness Company Vincent Harness & Implement Vincent Hardware & Implement	No	No
5WL5794	507-509 Denver Ave.	Brown & Riley Garage	No	No
5WL5795	522 Denver Ave.	Capitol Hill Creamery	No	No
5WL5796	528 Denver Ave.	Hager-Hayes House	No	No
5WL5797	536 Denver Ave.	Etta P. Frink House	No	No
5WL5798	601 Denver Ave.	Mabrey Chevrolet Dellenbach Chevrolet	No	No
5WL5799	701 Denver Ave.	Winbourn-Christy-Holmes House	No	No
5WL5800	720 Denver Ave.	Wilkins-Frink House G & R Hotel Fort Lupton Cafe	No	No
5WL5801	801 Denver Ave.	Manly Triplex	No	No
5WL5802	803 Denver Ave.	McDonald House	No	No
5WL5803	806 Denver Ave.	Methodist Episcopal Church Silver State Grange No. 171 Lefferdink Funeral Home Vetter Mortuary	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5804	818 Denver Ave.	Methodist Episcopal Church Parsonage	No	**Yes**
5WL5805	721 5th St.	Whitney Buick	No	No
5WL5806	805 5th St.	Ozment-Hamilton House	No	No
5WL5807	713 6th St.	Bennett House	No	No
5WL5808	721 6th St.	Marks House	No	No
5WL5809	815 6th St.	Whitney House	No	No
5WL5810	817 6th St.	Haynes House	No	No
5WL5811	821 6th St.	Armstrong House	No	No
5WL5812	711 7th St.	Monson-Corcoran House	No	No
5WL5813	721 7th St.	Isabella Fegan House	No	No
5WL5814	720 4th St.	Millinery Shop	No	No
5WL5924	220 Main Ave.	Albert & Dora Bracy House	No	No
5WL5925	322 Main Ave.	Colorado Telephone Company, Fort Lupton Exchange	No	No
5WL5926	516 Main Ave.	Hamilton Coal Company Office	No	No
5WL5927	555 Main Ave.	A. H. Bell House	No	No
5WL5928	565 Main Ave.	A. H. Bell House	No	No
5WL5929	575 Main Ave.	A. H. Bell Residence	No	No
5WL5930	621 Main Ave.	Haynes House	No	No
5WL5931	629 Main Ave.	Haynes House	No	No

5WL5932	639 Main Ave.	Haynes House	No	No

State ID Number	Property Address	Property Name	NRHP Eligibility	Fort Lupton Eligibility
5WL5933	735 Main Ave.	Reed House	No	No
5WL5934	745 Main Ave.	A. H. Bell House	No	No
5WL5935	720 2nd St.	Burns House	**Yes**	**Yes**
5WL5936	334-336 Main Ave.	Funk Picture Frames, Furniture & Undertaking Shop Silver Moon Bar & Cafe	No	No
5WL5937	825 1st St.	Fort Lupton Produce Company, Onion Shed	No	No
5WL5938	712-716 2nd St.	Residential Duplex	No	No
5WL5939	803 2nd St.	Margaret M. Smith House	No	No
5WL5940	811 2nd St.	William H. Hepner House	No	**Yes**
5WL5941	815 2nd St.	E. P. Welsh Coal Co., Coal Shed Fort Lupton Produce Co., Onion Shed	No	No
5WL5942	716-720 3rd St.	Ewing Duplex	No	No
5WL5943	721 3rd St.	Davis-Menagh House	No	No
5WL5944	807 3rd St.	Ralph & Mabel Haynes House	**Yes**	**Yes**
5WL5945	813 3rd St.	Safford-McKissick House	No	No
5WL5946	816 3rd St.	Eliza A. Ozment House	No	No
5WL5947	821 3rd St.	Edgar S. St. John House	No	No
5WL5948	718 4th St.	McAnaney Barbershop	No	No
5WL5949	803 4th St.	Charles Safford House & Shoe Store	No	No

5WL5950	808 4th St.	Rental House	No	No
State ID Number	**Property Address**	**Property Name**	**NRHP Eligibility**	**Fort Lupton Eligibility**
5WL5951	817 4th St.	G. G. Philip & Son Lumberyard Boise Payette Lumber Company	No	No
5WL5952	623 7th St.	Christy House	No	No
5WL5953	620 5th St.	Community Cold Storage	No	No

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 6)

I. Identification

1. Resource Number: **5WL5953**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Community Cold Storage**
6. Current Building Name: **Not Applicable**
7. Building Address: **620 5th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Rosa Elda Rodriguez**
   1508 Carmelita Ct.
   Platteville, CO 80651

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **SE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516160** Northing: **4436890**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **West ½ of Lots 1 & 2, Block 18**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Square Plan**

15. Dimensions in Feet (approximate): **42' x 42'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **False Front**

21. General Architectural Description: **Located on the south side of 5th St. west of Denver Ave., this property contains a masonry commercial building that faces toward the north. The building rests upon a concrete foundation and its exterior walls are primarily finished with polychrome brickwork. A modern wood false front on the upper façade hides a tall original brick parapet wall. The building has a flat roof with stepped parapet walls along the sides. The rear addition is constructed of concrete blocks and its east end is two stories in height.**

The north (front) elevation holds the main entrances, which contain three modern panel doors. Fenestration is limited to two large pairs of sliding windows and a single one-over-one double hung sash window, all of which are modern.

The east (side) elevation holds a second floor entry with a wood panel door. The entrance is reached by way of a wood stairway, at the top of which is a small deck. Fenestration is limited to two windows, one of which is boarded closed, and a single one-over-one double hung sash window.

The south (rear) elevation holds what appears to be a former west-facing entry in a small concrete block addition that is boarded closed. Another entry near the building's southeast corner contains a modern panel door. Fenestration on the main floor is limited to one window space that contains a modern two-light sliding window in the upper and an air conditioner unit below. The upper floor in the southeast corner of the building has one pair of sliding windows and two one-over-one double hung sash windows.

The west (side) elevation holds an entry into the rear addition that has been boarded closed. Fenestration is limited to a single window space near the front of the building that is boarded closed.

22. Architectural Style/Building Type: **Commercial Style**

23. Landscaping or Special Setting Features: **The building abuts the sidewalk along the north and the alley on the west. A narrow parking area is found on the building's east side.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1935** Actual

    Source of Information: **Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Community Cold Storage**

    Source of Information: **Colorado State Business Directories**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The northwest quadrant of the building on this property was constructed around 1935. Sometime around the late 1930s it was expanded to the east, more doubling its original size. It appears to have been expanded to the rear around the 1950s with a partial one-story and partial two-story concrete block addition. The façade was remodeled with the addition of a wood false front on the upper wall around the 1970s. In recent years, the front doors and windows were replaced.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Warehouse**
Commerce & Trade / Specialty Store

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Specialty Store**
Domestic / Single Dwelling

34. Site Type(s): **Cold Storage Facility / Bakery / Residence**

35. Historical background: **This property was first developed around 1935 when a small cold storage facility was constructed there. This original building now forms the western half of the current facility. It was expanded toward the east sometime around the 1950s, essentially doubling its size. From the 1930s through at least the late 1950s, the property was operated as Community Cold Storage. This business, owned by Lloyd and Ray Hodge, offered several services to the community. First, it rented frozen food lockers to anyone who needed one. Second, the owners offered custom slaughtering and meat processing. And finally, they sold groceries and fifteen flavors of ice cream from their facility. By the mid-1950s, the business was owned by George & Evelyn Burrus.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106121009)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This is a heavily altered example of an early 20th century commercial building and exhibits no distinctly significant architectural style. While it was used for several decades as a cold storage warehouse, it does not have any strongly significant historical associations. In recent decades the building has experienced extensive non-historic alterations, especially to its facade. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building has experienced extensive non-historic alterations in the past few decades. These changes include replacement**

of the front doors and windows and the installation of a large wood false front on the upper façade. Because of these alterations, it exhibits a diminished degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

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45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **620 5th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

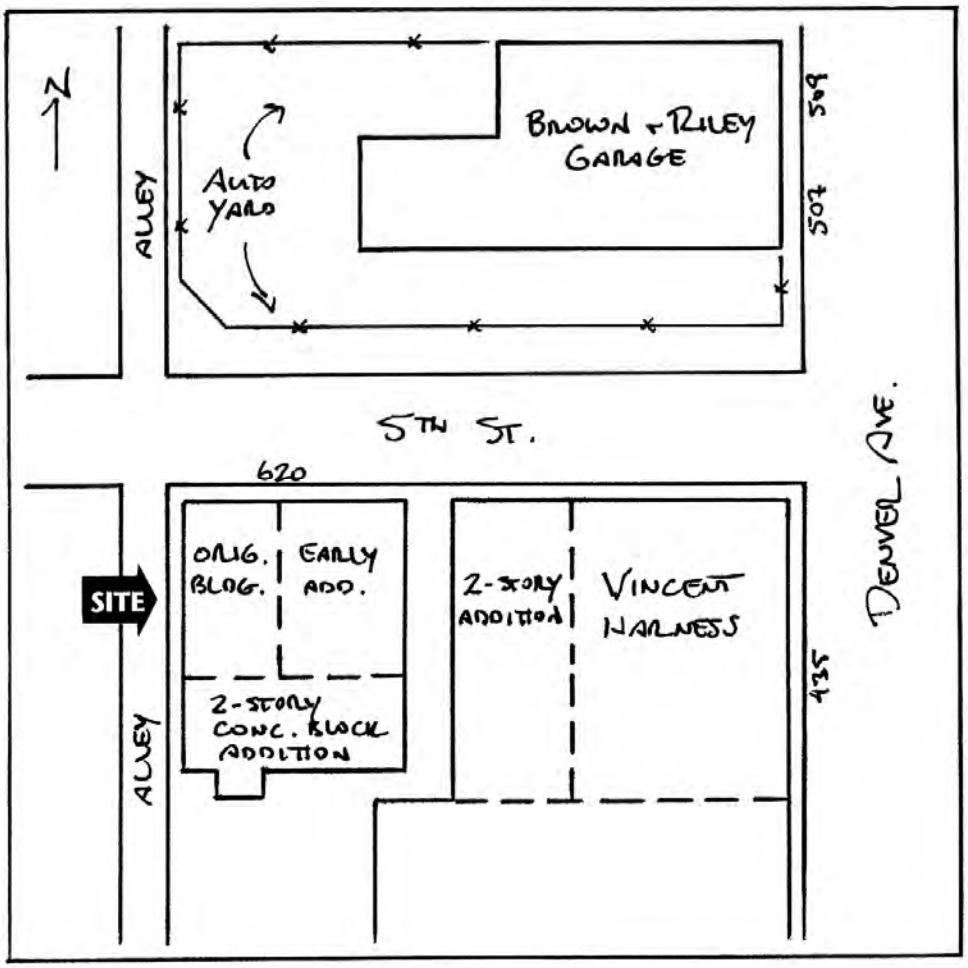
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

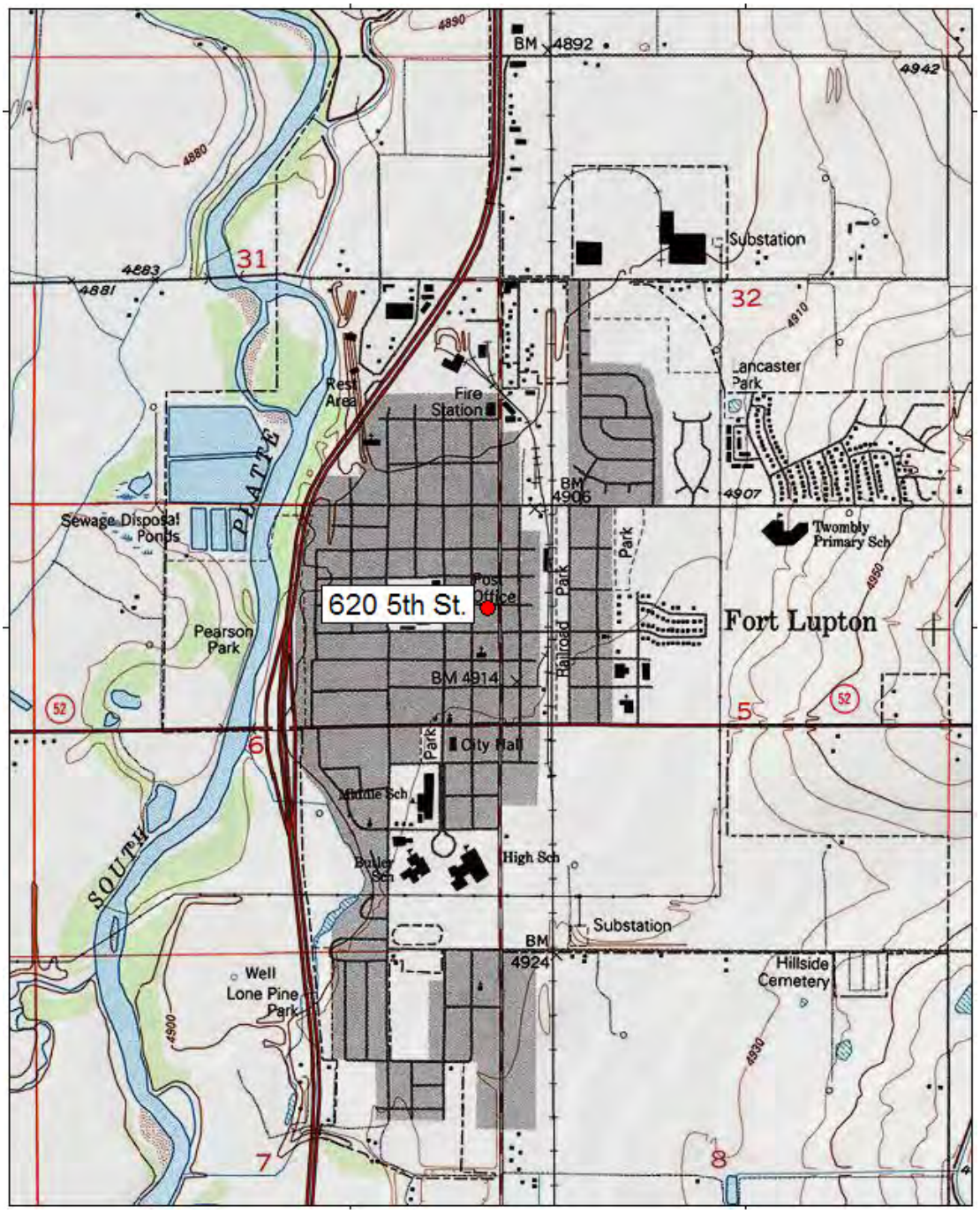
Resource Number: **5WL5953** Address: **620 5th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5953** Address: **620 5th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5952**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Christy House**
6. Current Building Name: **Not Applicable**
7. Building Address: **623 7th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Ken Burough**
   c/o Duane & Christine Foss
   701 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516160** Northing: **4437120**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **West ½ of Lots 17-18, Block 15**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Square Plan**

15. Dimensions in Feet (approximate): **24' x 24'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (no more than two): **Steel Siding**

18. Roof Configuration: (enter no more than one): **Pyramidal Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Chimney, Fence**

21. General Architectural Description: **Located on the north side of 7th St., ½ block west of Denver Ave., this property contains a one-story 24' x 24' wood frame residence that faces toward the south. Resting upon a concrete foundation, the home's exterior walls are clad in modern metal clapboard-style siding. Capping the building is a pyramidal roof with asphalt shingles and exposed rafter ends. A short brick chimney is found at the peak of the roof. Behind the home on the north elevation is a small wood frame addition with horizontal siding and a shed roof.**

The south (front) elevation holds the main entrance, with a modern panel door with nine lights and a storm door. In front of this entry is a small projecting open porch with a concrete floor, square posts, and a hipped roof with asphalt shingles and exposed rafter ends. Fenestration consists of one ten-light casement window and a pair of twelve-light casements with arched tops, all of which are modern.

The west (side) elevation has no entries. Fenestration consists of two one-over-one double hung sash windows, along with a small two-light sliding window in the rear addition.

The north (rear) elevation is clad in siding and does not hold any windows. A rear entrance to the home is located on this elevation, with what appears to be a slab door.

The east (side) elevation has no entries. Fenestration consists of two one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The home is surrounded by landscaping and a low chain link fence encloses the yard.**

24. Associated Buildings, Features or Objects: **See separate documentation for the house at 701 Denver Ave., which is located on the east half of this property.**

IV. Architectural History

25. Date of Construction: Estimate **1917** Actual

    Source of Information: **County Assessor's Records; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Unknown**

28. Original Owner: **Ida May Christy**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The house on this property was constructed around 1917. It appears to have remained largely unchanged through the 1930s. Sometime between 1936 and 1968, a small open porch was constructed on the rear of the building. This was enclosed sometime after 1976. In addition, most of the windows and entries on the house were altered or replaced in 2001. This renovation also involved replacement of the original wood siding with the metal clapboard-style siding that remains there today.**

30. Original Location: **Yes**

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

V. Historical Associations

35. Historical background: **In 1905, local businessman W. J. Winbourn appears to have constructed the concrete block house that remains on the front of this property at 701 Denver Ave. (Site #5WL5799). Winbourn sold the property in 1917 to Ida May Christy, who evidently built the wood frame residence at 623 7th St. in the back yard at that time, most likely as a rental home. She held on to it for almost a decade before selling it in 1926 to Charles Holmes, a local tire dealer, and his wife Anna. While Charles and Anna resided in the house at 701 Denver Ave., the house at 623 7th St. was occupied during the 1930s by Pete Lahr. In the 1940s it was occupied by Matrissa Bowles and her grandson Jack. The Holmes continued to own the property into the 1970s.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106101009)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The small wood-frame residence on this property dates from around 1917 and appears to have been used for decades as a rental home. This building was significantly altered in 2001, with changes to its windows, doors and exterior. Because of this, the home no longer retains a good degree of integrity and the property is not architecturally significant. The home also has no record of significant historical associations. For these reasons, it is not eligible for listing on the National Register.**

<u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, this property is ineligible for individual designation due to the alterations described.

43. Assessment of historic physical integrity related to significance: **This 1917 residence appears to have been relatively intact for many years. However, significant changes were completed in 2001. This work involved replacement or alteration of many of the doors and windows. In**

addition, the rear porch was enclosed and the entire home re-clad in modern metal siding. These alterations significantly diminished the integrity of the home. Due to these characteristics, the building no longer retains an adequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **623 7th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

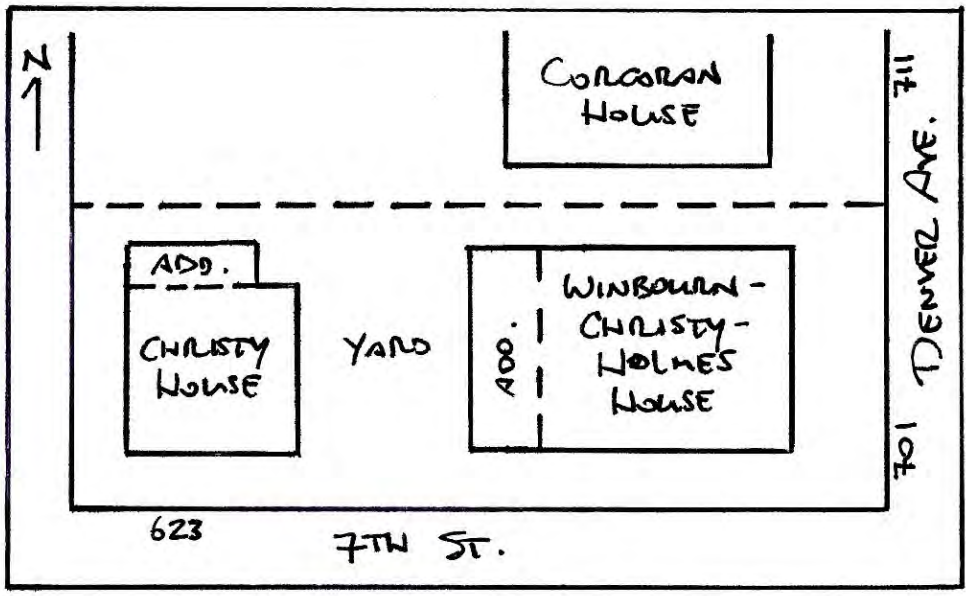
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

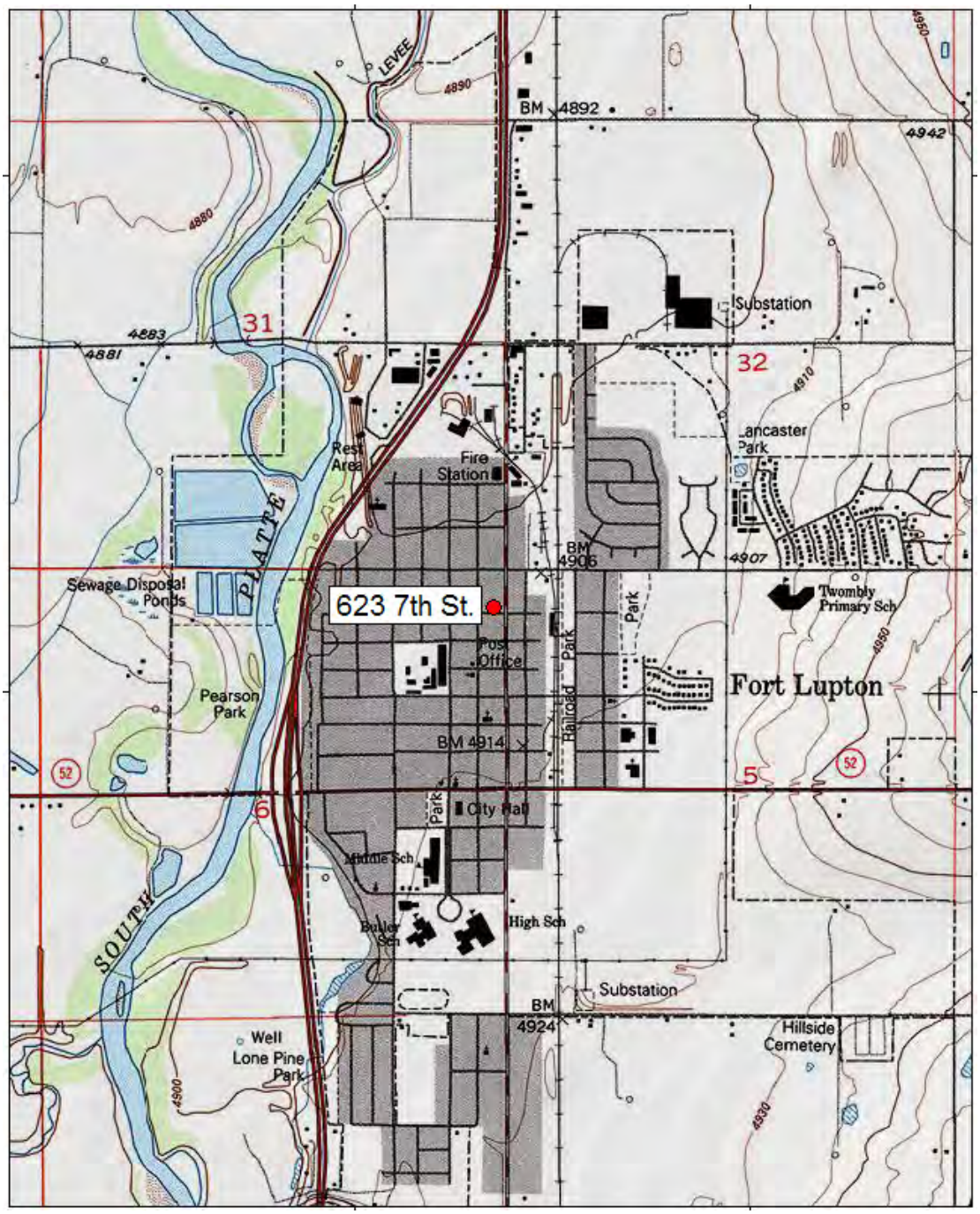
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5952** Address: **623 7th St.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west (side) elevation of the home.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5812**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Monson-Corcoran House**
6. Current Building Name: **Not Applicable**
7. Building Address: **711 7th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Gray Oil Company Inc.**
   804 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516240** Northing: **4437120**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 9-10, Block 14, Except the North 35' of Lot 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **L-Shaped Plan**

15. Dimensions in Feet (approximate): **20 x 40'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Metal Siding**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Chimney**

21. General Architectural Description: **Located on the north side of 7th St., halfway between Denver Ave. and Main Ave., this property contains a one-story residence that faces toward the south. The wood frame building rests upon a concrete foundation and its exterior walls are finished with what appears to be modern metal horizontal siding. The roof consists of two intersecting gables over the two wings of the house – the west wing is the original home and the more recent east wing holds a two-car garage. The roof is finished with boxed eaves and asphalt shingles. A short brick chimney is centered on the original home's ridge line.**

The south (front) elevation holds the main entrance, which contains a modern panel door and a metal storm door. A double-wide modern overhead garage door is found on the east wing. Fenestration includes a pair of sliding windows and a modern window with a fixed central light that is flanked by sliding windows. The attic level holds a pair of sliding windows. All of these are modern and appear to have metal frames.

The west (side) elevation holds no entries. Fenestration is limited to a single window, but its details could not be seen.

The north (rear) elevation holds an entry that contains a modern door with several lights. Fenestration includes a single one-over-one double hung sash window and three pairs of sliding windows. The attic level holds a pair of sliding windows. All of these appear to be modern with metal frames.

The east (side) elevation holds no entrances. Fenestration includes a pair of sliding windows in the attic level that appear to be modern with metal frames.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by a residential yard that is bordered by a chain link fence.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1892**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Mary E. Monson**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1892. In 1996, it was expanded to the east with a large garage addition. It appears that at the same time the building was clad in modern siding and the doors and windows were replaced. Today the home exhibits little of its original appearance.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In March 1892, town founder W. G. Winbourn sold Lots 9 & 10 in Block 14 to Mary E. Monson for one hundred dollars. It appears that during the next few months she had a residence constructed on the property, which she sold in June for $450 to Katie Corcoran. John and Katie Corcoran resided in the home for the next decade and raised their children there. However, around 1903 they had a new home constructed at 711 Denver Ave. (Site #5WL4752). After moving to the new house, the Corcorans likely rented out the small home at 711 7th St. and retained it as an income property. Katie died in 1925, after which John gave the small house on 7th St. to his adult daughters, Bessie Schallenberger, Florence Padfield, Ethel Hicks and Hattie Zeiss. The sisters evidently never lived in the house after they gained ownership, but instead rented it to tenants. During the early 1930s, it was occupied by laborer C. A. Davenport and his wife Elsie, and by laborer Ensino Padilla and his wife Lupe. In 1937, the women sold the property to Homer and Ollie Holmes. The Holmes resided there until 1945, when they transferred the property to pool hall proprietor Carl Bateman and his wife Marguerite. The Batemans lived there into the 1950s.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105204003)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The home on this property is a heavily altered example of a late 19th century residence. Today it exhibits no distinctly significant architectural style, and its historic appearance has been diminished due to an addition and alterations completed just over a decade ago. In addition, the property has no significant historical associations. Due to these factors, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, this property is ineligible for individual designation due to the exterior alterations described, combined with a lack of significant historical associations.

43. Assessment of historic physical integrity related to significance: **This building may have been largely unchanged for decades. However, in 1996 it was extensively altered when it was enlarged to**

the east with a sizable garage addition. At the same time, it appears that the exterior was clad in modern siding, and the doors and windows were replaced. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **711 7th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

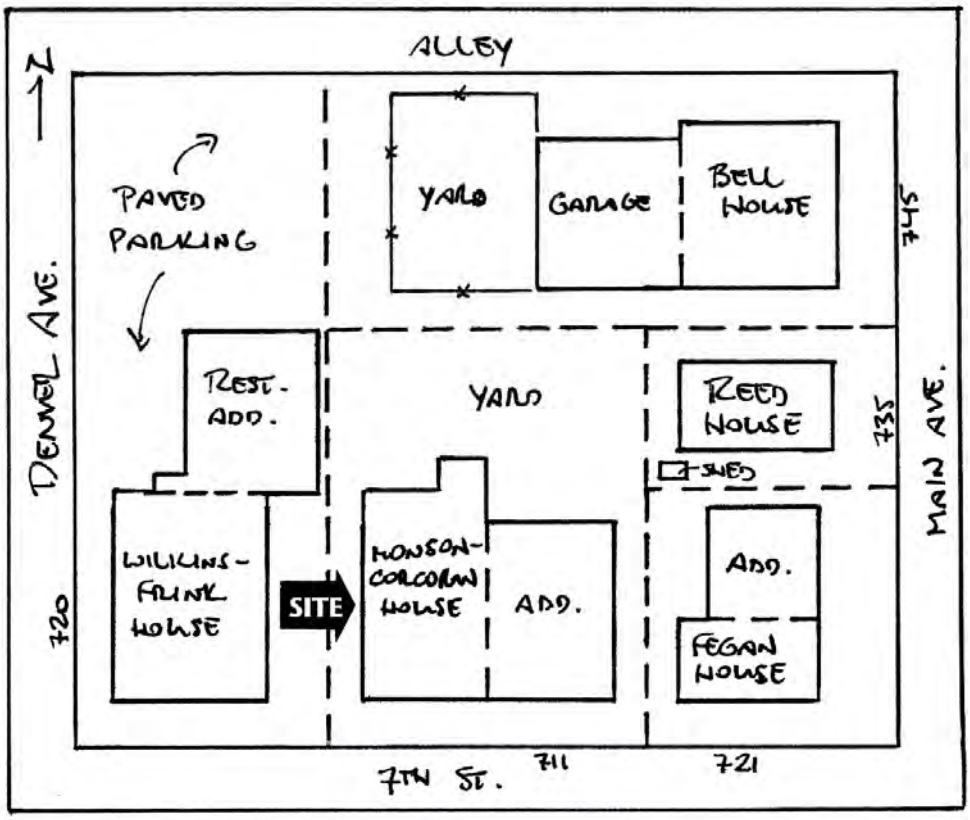
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

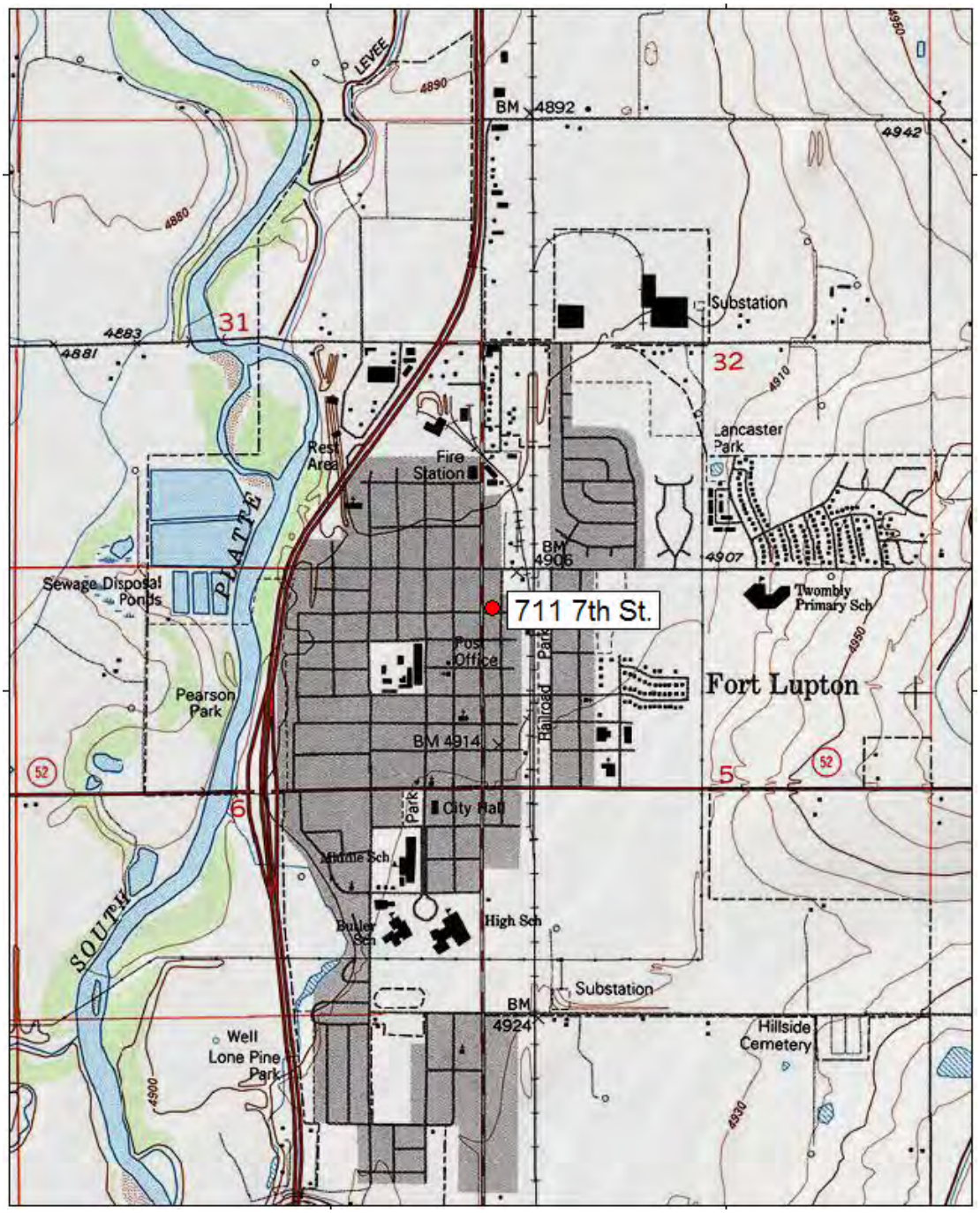
Resource Number: **5WL5812** Address: **711 7th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5812** Address: **711 7th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5812** Address: **711 7th St.**

Additional Photographs

View of the north elevation of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5938**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Residential Duplex**
6. Current Building Name: **Not Applicable**
7. Building Address: **712-716 2nd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Stinnett Investment Group LLC**
   1041 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516240** Northing: **4436450**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **West ½ of Lot 2 & All of Lot 3, Block 8**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **30' x 48'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a one-story masonry building that faces toward the west. While it was originally a residential duplex, it has been remodeled and is now an office building containing two rental units. Resting upon a poured concrete foundation, the building's exterior walls are constructed of brickwork laid in running bond coursing. The hipped roof has boxed eaves and asphalt shingles.**

    The west (front) elevation holds two main entrances, each holding a single metal-framed commercial door with a single light. Fenestration includes two small single-light horizontal fixed windows with metal frames and angled brick sills.

The north (side) elevation has no entries and two windows. Fenestration is limited to one two-light fixed window and one single-light horizontal fixed window, both with metal frames and angled brick sills.

The east (rear) elevation holds two door spaces that have been infilled with wood siding. Fenestration consists of two single-light fixed windows with metal frames and angled brick sills.

The south (side) elevation has no entries and two windows. Fenestration is limited to one two-light fixed window and one single-light horizontal fixed window, both with metal frames and angled brick sills.

22. Architectural Style/Building Type: **Ranch Type**

23. Landscaping or Special Setting Features: **The building occupies much of the northern area of the site, with a small grass area to the north and vacant ground to the south. Concrete aprons adjoin the building to the north and west, with a detached sidewalk to the east. The building fronts onto a paved parking lot on the adjacent parcel to the west.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1966**

    Source of Information: **Weld County Assessor, Property Profile**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Ken & Mary Louise Weatherman**

    Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1966 as a residential duplex. It was remodeled in more recent years into a two-unit office building. At that time, the original western doors were replaced, the eastern doors were boarded closed, and the windows were all replaced. It appears that the east elevation may have originally held the front entrances, however the remodel has shifted the facade to the west elevation.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Multiple Dwelling**

32. Intermediate Use(s): **Commerce & Trade / Business**

33. Current Use(s): **Vacant**

34. Site Type(s): **Office Building**

35. Historical background: **This property sat vacant until 1966, when it was developed with the building that remains there today. It was originally owned by Ken and Mary Louise Weatherman, who also owned the adjacent house to the east. The new masonry building on the site was originally used as a residential duplex. In later years it was remodeled into an office building, which is currently vacant.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147105223007)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

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Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

Resource Number: **5WL5938** Address: **712-716 2nd St.**

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42. Statement of significance: **This building was originally a modest example of the ranch type of architecture. Because it was altered with new windows and doors, and the east doors have been closed with siding, it no longer exhibits an adequate degree of the characteristics of this style. In addition, the building is not fifty years old and does not have a history of use that is significant enough to be considered National Register eligible. For all of these reasons, it is not eligible for individual designation to the National Register of Historic Places.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to its loss of architectural integrity.

43. Assessment of historic physical integrity related to significance: **This 1966 building experienced significant changes to its architecture in recent years as it was remodeled from a residential duplex to an office building. These alterations focused upon changes to its windows and doors, and its façade appears to have shifted from the east to the west. Because of these changes, the building no longer exhibits an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **N7122.1-4**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

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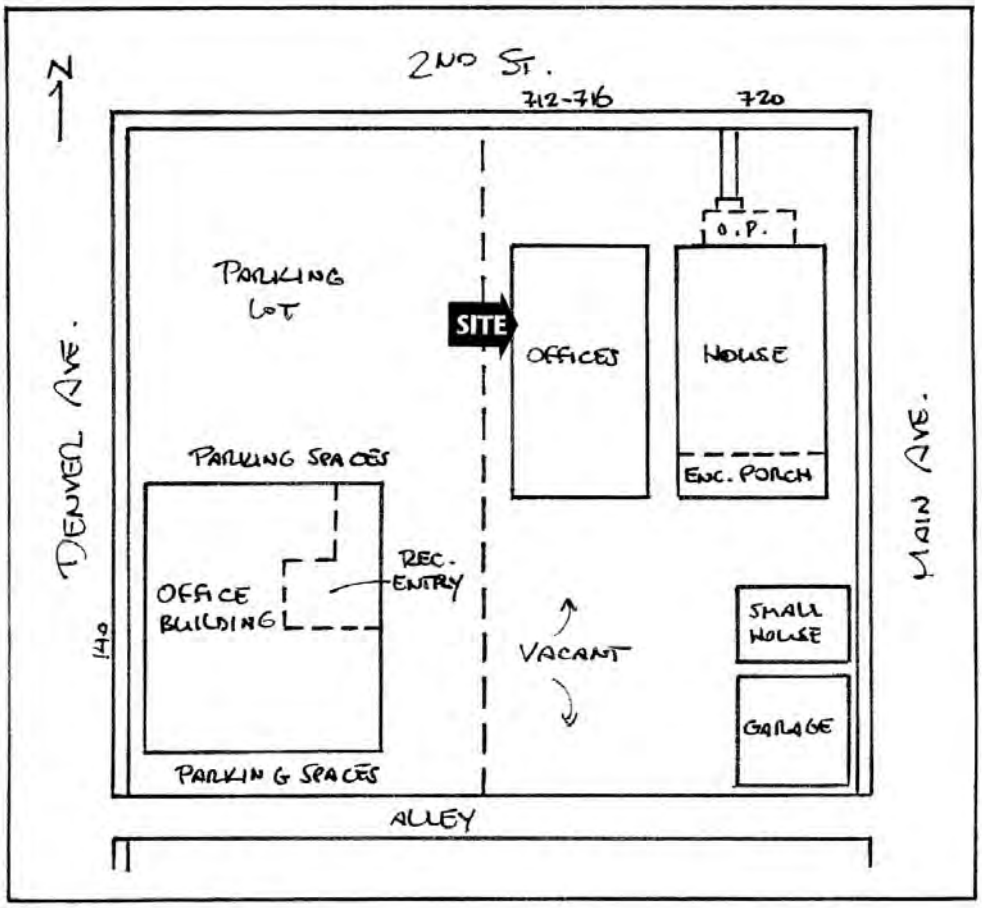
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

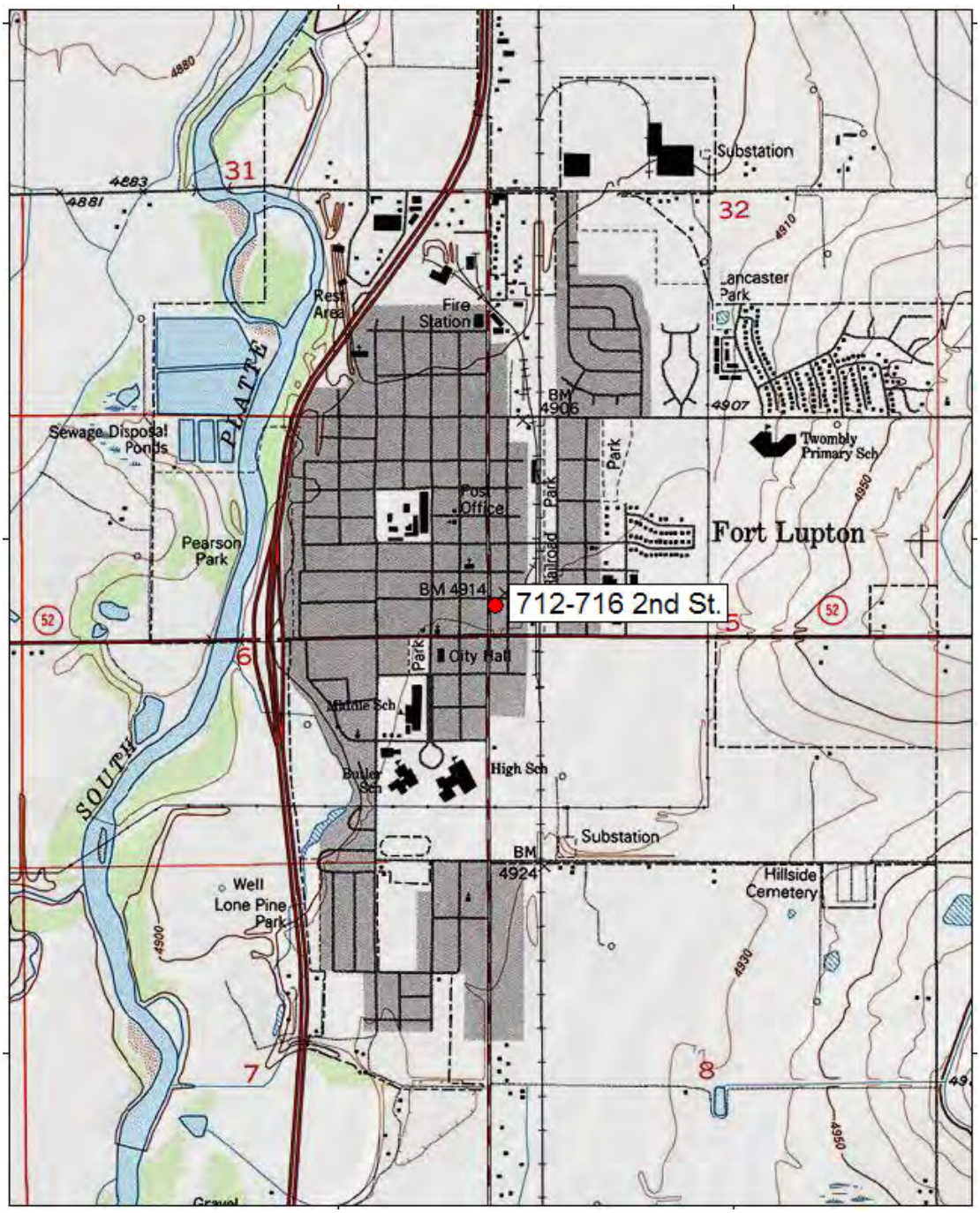
Resource Number: **5WL5938** Address: **712-716 2nd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5938** Address: **712-716 2nd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5938** Address: **712-716 2nd St.**

Additional Photographs

View of the west and south elevations. View to the northeast.

View of the east elevation. View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5807**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Bennett House**
6. Current Building Name: **Purifoy Used Auto Sales Office**
7. Building Address: **713 6th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Roland Purifoy**
   P. O. Box 165
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4437020**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7-10 & the South ½ of Lots 3-6, Block 13**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 26'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front-Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **Located on the northeast corner of 6th St. and Denver Ave., this property contains a small one-story building that faces toward the south. The building rests upon a concrete foundation and its exterior walls are finished with modern wide profile clapboard siding. The front-gabled roof is finished with asphalt shingles and boxed eaves.**

    The south (front) elevation holds the main entrance, which contains a modern commercial door with a single light. Fenestration is limited to two modern single-light fixed windows.

The west (side) elevation holds no entries. Fenestration is limited to three modern single-light fixed windows.

The north (rear) elevation holds a secondary entrance with a modern glass sliding door and a large adjacent fixed light. No other windows are found on this elevation.

The east (side) elevation holds no entrances or windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by a large paved lot that is used for the sale of used autos.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Annie & Herman Bennett**

    Source of Information: **Weld County, Title Records, Chain of Ownership; US Census Records (1910)**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed as a residence around 1905. It is not known to have changed much over the following decades, and by the early 1990s was very much intact as a historic residential building. However, in 1994-95 the home was extensively remodeled when the property was converted from a residence to an auto sales office with an adjacent sales lot. This remodel included updating the entire exterior with new siding, doors and windows. Additional non-historic windows were installed along the west elevation, and the chimney and a rear addition were removed. The grounds were paved for parking.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Business**

34. Site Type(s): **Residence / Auto Sales Office**

35. Historical background: **While this building is now located on a much larger property with an expanded legal description, it was originally limited to Lots 9 and 10 of Block 13.**

Accordingly, it is the history of this smaller property that also tells the history of the building there. By the very early 1900s, this property was in the hands of Annie Bennett, who appears to have had a home constructed there around 1905. She was married to blacksmith Herman Bennett, who by 1910 owned a hardware store in town. In 1913, Annie Bennett sold the residence to George W. Oliver for $1,300. By 1919, the home had ended up in the hands of Laurana Oliver, who sold it that year for $1,000 to Pearl Oliver and Fannie Blackburn. Pearl Oliver was an unmarried woman who worked as a clerk. She remained in the home into the 1940s. By the early 1960s, the property was in the hands of Fannie Blackburn's children. They sold it in 1963 to Truman and Esther Gray.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105205010)
Weld County, Title Records, Chain of Ownership
US Census Records (1910 & 1920)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

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B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This small building is a heavily altered example of an early 20th century residence and is not representative of any significant architectural style. In recent years, the home experienced extensive non-historic alterations as it was converted to an office. In addition, the property has no significant historical associations. For these reasons, the former house is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described and its lack of significant historical associations.

43. Assessment of historic physical integrity related to significance: **This building and its surroundings have experienced extensive non-historic alterations in recent years. These changes include replacement of the doors and windows, removal of an exterior wall chimney and a rear addition, and replacement of the exterior siding. Because of these alterations, the building has been stripped of its historic features and appearance, and today exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **713 6th St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

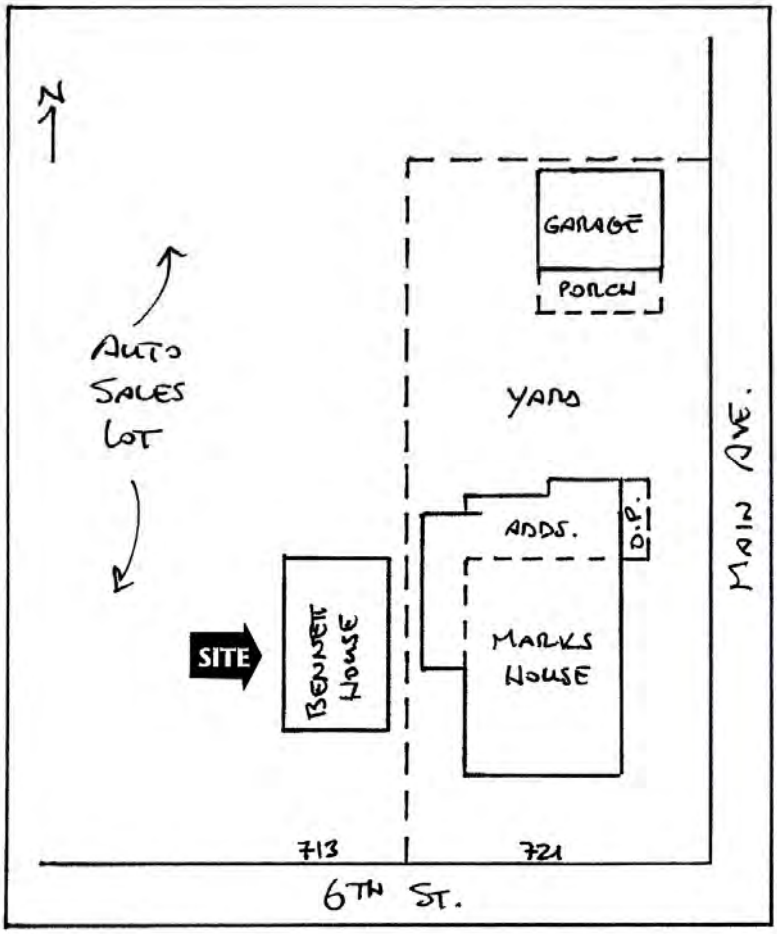
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

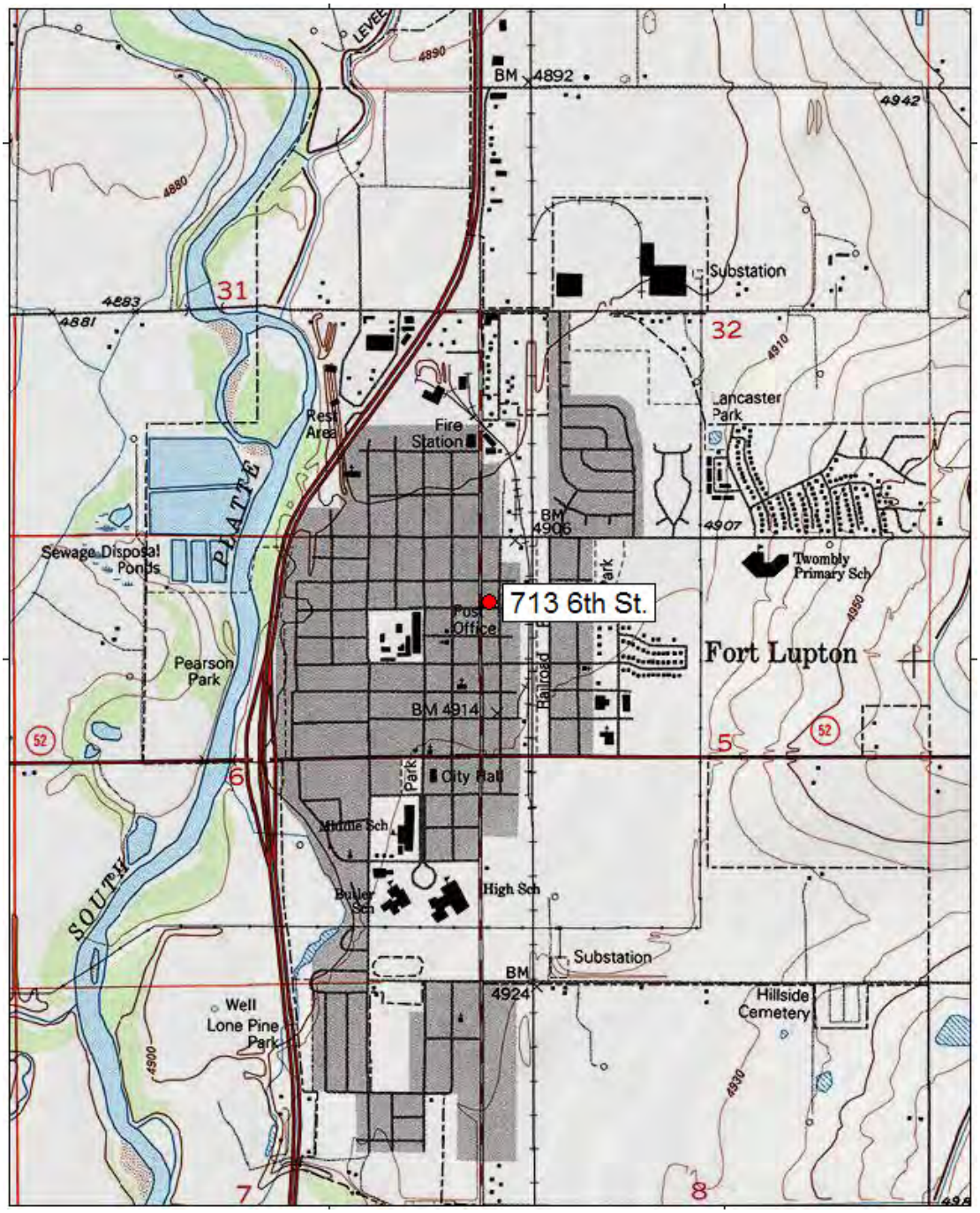
Resource Number: **5WL5807** Address: **713 6th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5807** Address: **713 6th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5807** Address: **713 6th St.**

Additional Photographs

View of the north and west elevations of the building.
View to the southeast.

View of the south and east elevations of the building.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5942**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Ewing Duplex**
6. Current Building Name: **Not Applicable**
7. Building Address: **716-720 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Alberto Paz**
   130 S. 15th Ave. Dr.
   Brighton, CO 80601

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436690**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1 & 2, Block 9**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **U-Shaped Plan**

15. Dimensions in Feet (approximate): **38' x 45'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch**

21. General Architectural Description: **Located on the southwest corner of 3rd St. and Main Ave., this property contains a one-story masonry residential duplex that faces toward the north. Resting upon a concrete foundation that rises about 12" above grade, the exterior walls are predominantly finished with stucco. The building's roof is flat and bordered by a stuccoed parapet. Stuccoed chimneys are located on the upper east and west walls.**

    The north (front) elevation holds the main entries into the two side-by-side residential units. In front of these entries, which both contain modern panel doors, are concrete stoops with metal handrails. Fenestration consists of four modern one-over-one double hung sash windows.

The east (side) elevation holds four modern one-over-one double hung sash windows.

The south (rear) elevation holds an entry into each residential unit. These entrances are located in two projecting enclosed wood frame porches. Each porch is constructed with vertical wood siding along with a storm door and shed roof. Fenestration in the main body of the home

consists of a single one-over-one double hung sash window. Each porch holds several four-light windows in wood frames.

The west (side) elevation holds several one-over-one double hung sash windows.

22. Architectural Style/Building Type: **Terrace Type**

23. Landscaping or Special Setting Features: **Surrounding the building are yard areas, with a partially fenced yard to the rear.**

24. Associated Buildings, Features or Objects:

    <u>Garage</u> – Constructed around 1933 on the site of an earlier horse shed, the garage is located in the southeast corner of the property and faces toward the east. This 20' x 20' wood frame building's exterior walls and gabled roof are finished with corrugated metal sheeting. The east elevation holds one overhead wood plank garage door and another door space that has been boarded closed. A modern panel door is found on the west elevation.

IV. Architectural History

25. Date of Construction: Estimate Actual **1889**

    Source of Information: **Weld County Assessor's Records; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Harry Ewing**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residential duplex on this property was constructed in 1889. It appears to have remained largely intact, with no significant additions or alterations to its basic form. Whether the building was originally stuccoed is not known. In recent years, the front doors and many of the windows have been replaced.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Multiple Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Multiple Dwelling**

34. Site Type(s): **Residential Duplex**

35. Historical background: **In 1889, this property was sold by town founder W. G. Winbourn to Harry Ewing for a fee of $75. Ewing constructed the duplex there that year, and it appears to have been used as an income-generating rental property throughout most, if not all, of its history. In 1896, Ewing sold the building to Mary Beatty of Denver for $300. She held onto it until 1920, when it was sold to Laura McEvers for a much larger sum of $4000. Five years later, Laura transferred the property to Samuel A. McEvers for a token fee. The McEvers owned the nearby McEvers Hotel at 237 Denver Ave. During the early 1930s, blacksmith Ernest Calkins and his wife Marietta occupied one of the duplex units. The building at 716-720 3rd St. remained in the McEvers family until 1936, when it was sold to Florence McCoy. In the 1940s, J. W. Boydston, the owner of a local filling station, and his wife Grace resided there. Also living there was Miss Osie Jones. During the 1950s, one of the units was occupied by Herman Otto. Florence McCoy apparently held the property until 1960, when it was sold to Charles Stillie.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105222003)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a good example of a late 19th century Terrace Type residential duplex and exhibits distinctive elements of this architectural style. It was used for decades as a rental property and has no historically significant historical associations. In recent years, the home has experienced significant non-historic alterations. These changes, specifically the removal of original doors and windows, diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building's basic Terrace Type form appears be largely unchanged since it was erected in 1889. However, it has been significantly changed in recent years with the removal and replacement of the front doors and**

many of the windows. In addition, it is not known whether the building was originally stuccoed and when this took place. Due to these alterations, it exhibits a diminished degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **716-720 3rd St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

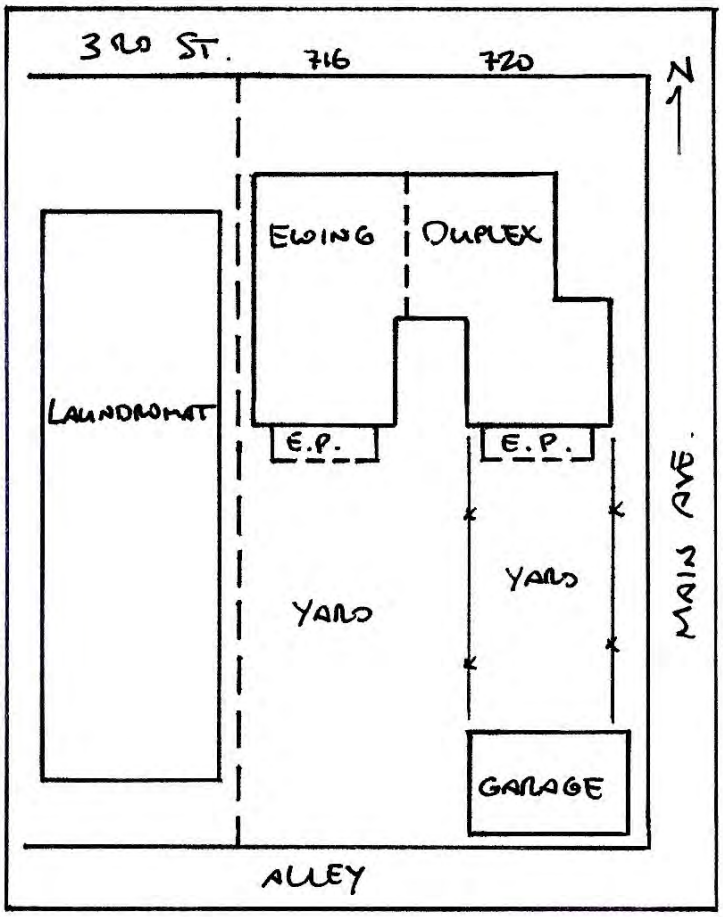
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

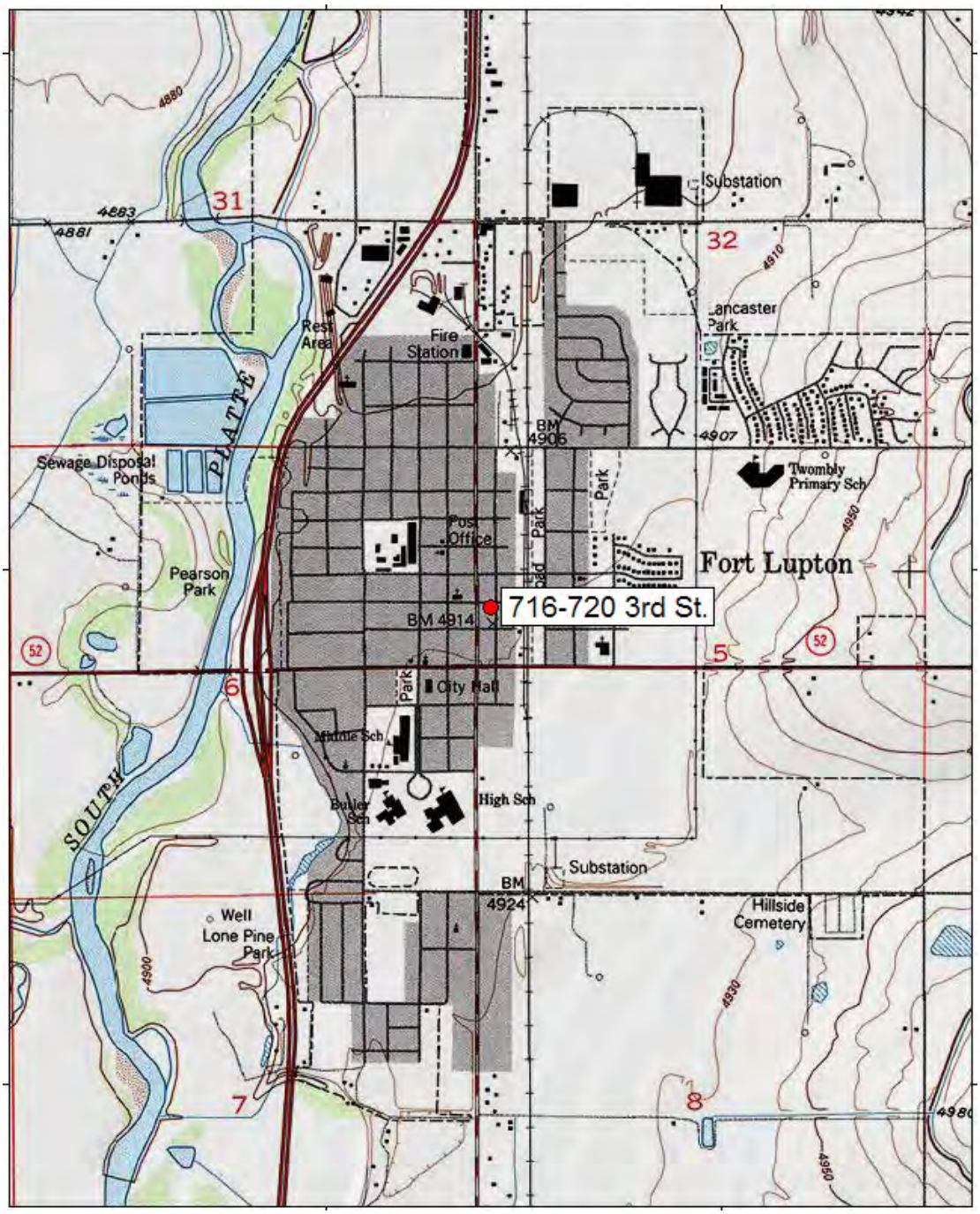
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5942** Address: **716-720 3rd St.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



View of the back of the building at 716-720 3rd St. (at center) along with the earlier horse shed where the garage is located today.

View from the southeast

Photo taken in 1900

Additional Photographs

View of the south (rear) elevation of the building.
View to the north.

View of the garage at the rear alley.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5948**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **McAnaney Barbershop**
6. Current Building Name: **Not Applicable**
7. Building Address: **718 4th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Maria Isaguirre**
   P.O. Box 83
   Henderson, CO 80640

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436790**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **West 20' of Lot 2, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **21' x 46'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco, Vinyl Siding**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **Located one lot west of the small building on the southwest corner of 4th St. and Main Ave., this property contains a small one-story commercial building that faces toward the north.**

    The building measures 21' x 46' and rests upon a concrete foundation. Its exterior walls have been covered until recently with modern vinyl siding. During the course of this project, the siding was removed from the facade, exposing the historic stucco underneath. The north (front) elevation holds a recessed main entrance containing non-historic commercial doors. The angled sidewalls of the entry contain two one-over-one double hung sash windows and the façade holds two fixed windows. All of these windows appear to be non-historic.

The east (side) elevation contains no entries or windows. Behind the building is a wood frame addition with modern horizontal siding and a shed roof. The south (rear) elevation holds a single entry with a modern panel door with multiple lights and a modern screen door. Fenestration consists of three pairs of sliding windows.

22. Architectural Style/Building Type: **Early Twentieth Century Commercial**

23. Landscaping or Special Setting Features: **The building abuts the sidewalk on the north and the adjacent commercial building on the east. Behind the building to the south is a rear yard.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

Source of Information: **Sanborn Fire Insurance Maps; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Hugh & Alice May McAnaney**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed early in the twentieth century and was expanded and remodeled since that time. It appears to have been erected around 1905, although it was smaller than what is found there today. This initial building was expanded to the rear around 1925. It appears to have been enlarged again shortly after World War II so that it would occupy the full available frontage along 4th St. The exterior was extensively altered in recent decades as the building was clad in modern siding and tied visually to the adjacent building to the east. This gave them the exterior appearance of one rather than two distinct buildings. The doors and windows were replaced at that time. The non-historic siding was recently removed and the building appears to be undergoing another remodel.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Domestic / Single Dwelling**

33. Current Use(s): **Vacant / Not in Use**

34. Site Type(s): **Barber Shop / Retail Store / Residence**

35. Historical background: **In 1903, Lots 1 & 2 were purchased by barber Hugh J. McAnaney for a cost of four hundred dollars. Shortly after that, he constructed the small building at 718 4th St. to hold his barbershop. The building was expanded to the rear around 1925 and it held a retail**

store through the late 1930s. It appears to have been used as a rental residential unit for decades after that. In 1909, McAnaney transferred the property to his wife, Alice May. She retained ownership of the lots until 1930, when the property was transferred to their daughter, Mildred. At that time both of them were residing in Ohio, where the family originated prior to coming to Fort Lupton. In recent decades, the building appears to have been used as a residence although it is currently vacant.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215010)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
US Census Records (1910)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The small commercial building on this property was constructed in the early 1900s to house a barbershop. It remained in use as a barbershop and then a retail store and residence throughout the first half of the 20th century. While it may have originally been a good example of early 20th century commercial architecture, the storefront has been significantly altered in recent decades. For this reason, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, this property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **The small commercial building on this property dates from the early 1900s. It experienced extensive non-historic alterations several decades ago. Among the more significant changes were the installation of siding over the original walls, and replacement of the original storefront windows and doors. Although the building is currently undergoing remodeling that has exposed the earlier facade, the storefront remains heavily altered. Because of these alterations, the building exhibits a diminished degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

Resource Number: **5WL5948** Address: **718 4th St.**

VIII. Recording Information

47. Photograph numbers: **718-720 4th St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

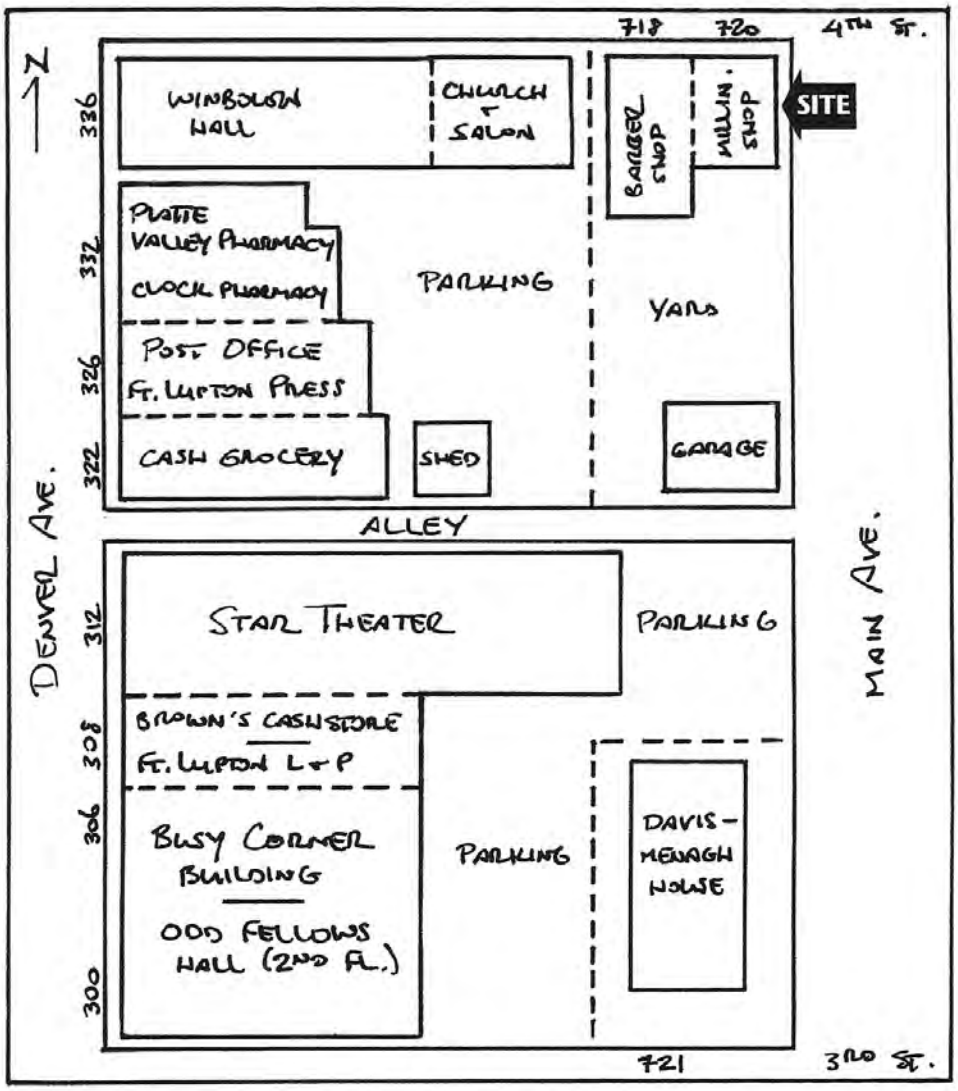
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

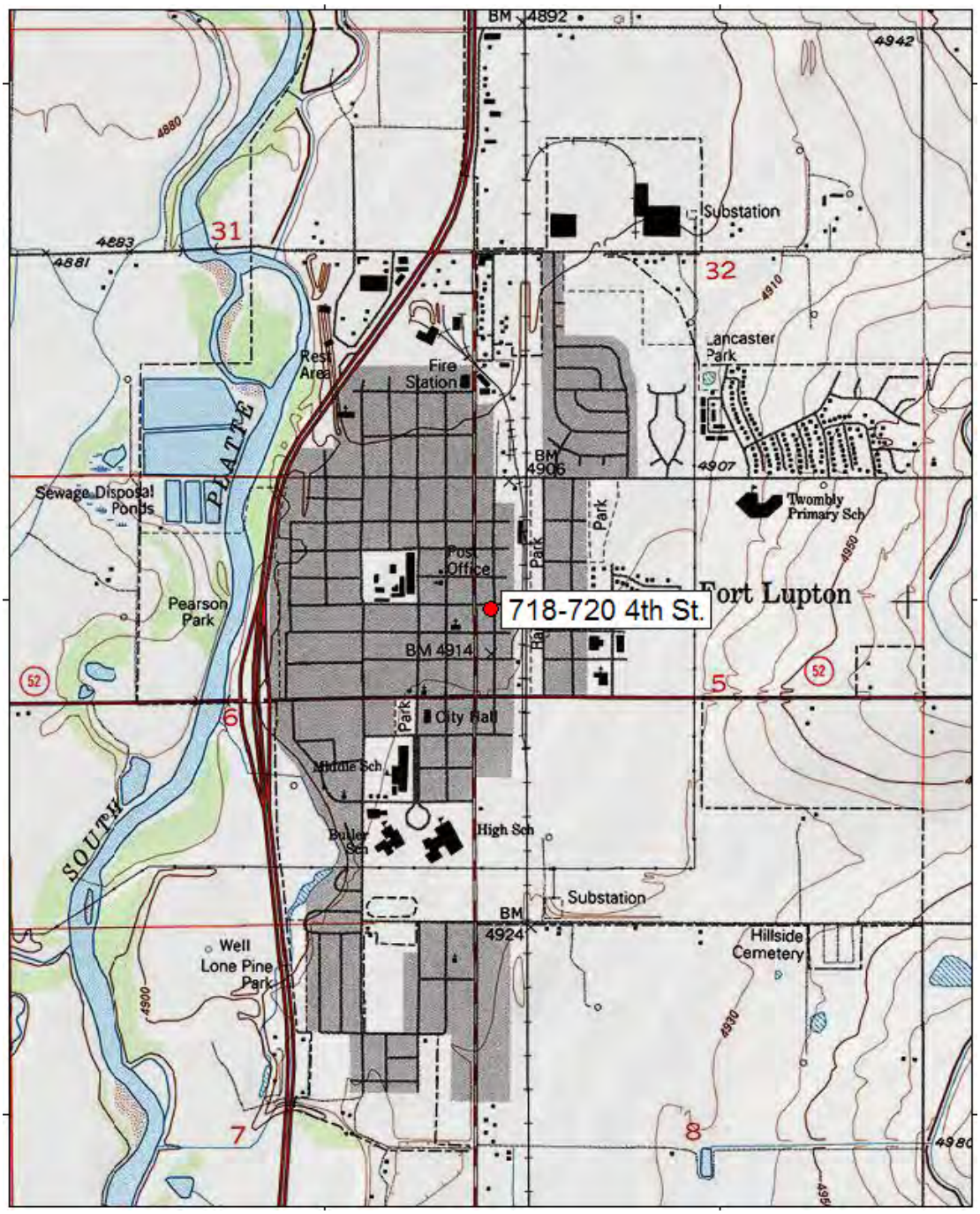
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5948** Address: **718 4th St.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the north elevation of the building (on the right).
View to the southwest.

View of the south elevation of the building.
View to the north.

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Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5935**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Burns House**
6. Current Building Name: **Not Applicable**
7. Building Address: **720 2nd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Roberto & Nora Cardenas**
   720 2nd St.
   Fort Collins, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436590**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 1 & the East ½ of Lot 2, Block 8**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 41'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Dormer, Chimney, Porch**

21. General Architectural Description: **This property contains a 1½-story wood frame residence that faces toward the north onto 2nd Street. The foundation rises about 8" above grade and is constructed of concrete blocks that are shaped like stones. The walls are finished with horizontal clapboard siding, with fishscale shingles ornamenting the gable end walls. The roof is front gabled and finished with asphalt shingles and boxed eaves. A dormer is located on each of the east and west slopes. The east dormer is constructed with clapboard siding, a hipped roof with asphalt shingles, and two one-over-one double hung sash windows. The west dormer is constructed with clapboard siding, a hipped roof with asphalt shingles, and a single one-over-one double hung sash window. A brick chimney is located on the west slope.**

The north (front) elevation holds the main entry, which contains a wood panel door with nine lights, along with a metal storm door. In front of the entry is a projecting open porch that rests upon concrete piers and is constructed with an open wood rail and turned wood posts that support a hipped roof. The porch is reached from the front sidewalk by way of wood steps with wood handrails. Fenestration on the main floor consists of a single one-over-one double hung sash window. The upper level holds a pair of one-over-one double hung sash windows.

The east (side) elevation holds no entries. Fenestration on the main floor consists of two one-over-one double hung sash windows and a square bay with one nine-over-nine and two six-over-six double hung sash windows. Two one-over-one double hung sash windows are located in the roof dormer.

The south (rear) elevation is dominated by an early full width one-story wood frame addition constructed with clapboard siding and a hipped roof. The entrance into the addition contains a wood panel door with a single light, along with a metal storm door. Outside of this is a wood stoop with three steps. Fenestration on the addition consists of three sets of two-light sliding windows. The upper floor has two one-over-one double hung sash windows.

The west (side) elevation holds an entry containing a wood panel door with a single light. Outside of this is a concrete stoop with two steps. Fenestration on the main floor includes two one-over-one double hung sash windows and two fixed windows with single lights. The rear addition holds a two-light sliding window. On the upper level is a single one-over-one double hung sash window in the roof dormer.

22. Architectural Style/Building Type: **Late Victorian**

23. Landscaping or Special Setting Features: **The residence is surrounded by a landscaped yard.**

24. Associated Buildings, Features or Objects:

<u>Small House (135 Main Ave.)</u> – This building, constructed in 1946, is located in the rear yard to the south of the main house. It faces toward the north but has an address on Main Ave. The 16' x 28' one story wood frame residence rests upon a concrete foundation and its walls are constructed with horizontal wood siding. It is side gabled and the roof is finished with asphalt shingles and exposed rafter ends with fascia boards. A brick chimney with a metal cap rests upon the ridge line.

The main entry is found on the north elevation. This holds a panel door and a storm door. Another entrance is located on the west elevation. Fenestration includes a combination of one-over-one, two-over-two, and three-over-three double hung sash windows, all with modern storm windows.

<u>Garage</u> – This building, constructed around 1946, is located south of the small house near the rear alley. It is a 26' x 30' wood frame garage that rests upon a concrete foundation. Its exterior walls and roof are clad in corrugated metal sheeting. The east elevation holds two pairs of wood plank swinging doors. A small window space is found on the east elevation. The west elevation has two metal doors.

IV. Architectural History

25. Date of Construction: Estimate **1910** Actual

    Source of Information: **Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Mary Burns**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1910. It appears to have remained largely intact through the present time. The only alteration noted is the construction, most likely during the 1940s or 1950s, of a one-story addition to the rear.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **This property was acquired in 1908 by a widow named Mary Burns, who evidently built the house there within the next year or two. By the early 1930s, it was occupied by a widow named Katherine Gorman. The home remained in the Burns family until 1941, when it was sold to William S.**

Goodrich for a price of $2,250. Goodrich was a local merchant who owned the Fort Lupton Variety Store at 226 Denver Ave. Residing in a different home in town, Goodrich apparently purchased the property at 720 2nd St. as an investment. In 1946, it seems that Goodrich constructed the second house and garage behind the house to increase the rental income on the property. By the 1960s, the property was in the hands of Ken & Mary Louise Weatherman.

36. Sources of information:
    Fort Lupton City Directories (1933, 1942, 1952)
    Colorado State Business Directories (1890-1956)
    Fort Lupton Telephone Directory (1952)
    Weld County, Assessor's Records (parcel #147105223006)
    Weld County, Title Records, Chain of Ownership
    City of Fort Lupton, Building Permits File
    Sanborn Fire Insurance Maps (1930-1936)
    Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
    Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
    Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X **C.** 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1910**

41. Level of significance: National **No** State **No** Local **Yes**

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42. Statement of significance: **This building is a good example of an early 20th century, 1½-story, Late Victorian style cottage. It exhibits elements of this architectural style, particularly the steeply pitched front-gabled roof with decorative wood shingles on the gable end walls, the ornamental front porch with turned posts, and the squared bay on the east elevation. While the building is not known to have been occupied by persons of great historical significance, it appears to be eligible for listing in the National Register on the local level under Criterion C for embodying the distinctive characteristics of the Late Victorian style of architecture.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, this property may be eligible for individual designation due to its embodiment of the distinguishing characteristics of the Late Victorian style of architecture under Criterion B-2. It does not appear to be related to any historically significant individuals or themes.

43. Assessment of historic physical integrity related to significance: **This building appears be largely unchanged from its construction around 1910, other than the rear addition that was built in the 1940s or 1950s. Today the building exhibits a good degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **N7202.1-7**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

Architectural Inventory Form

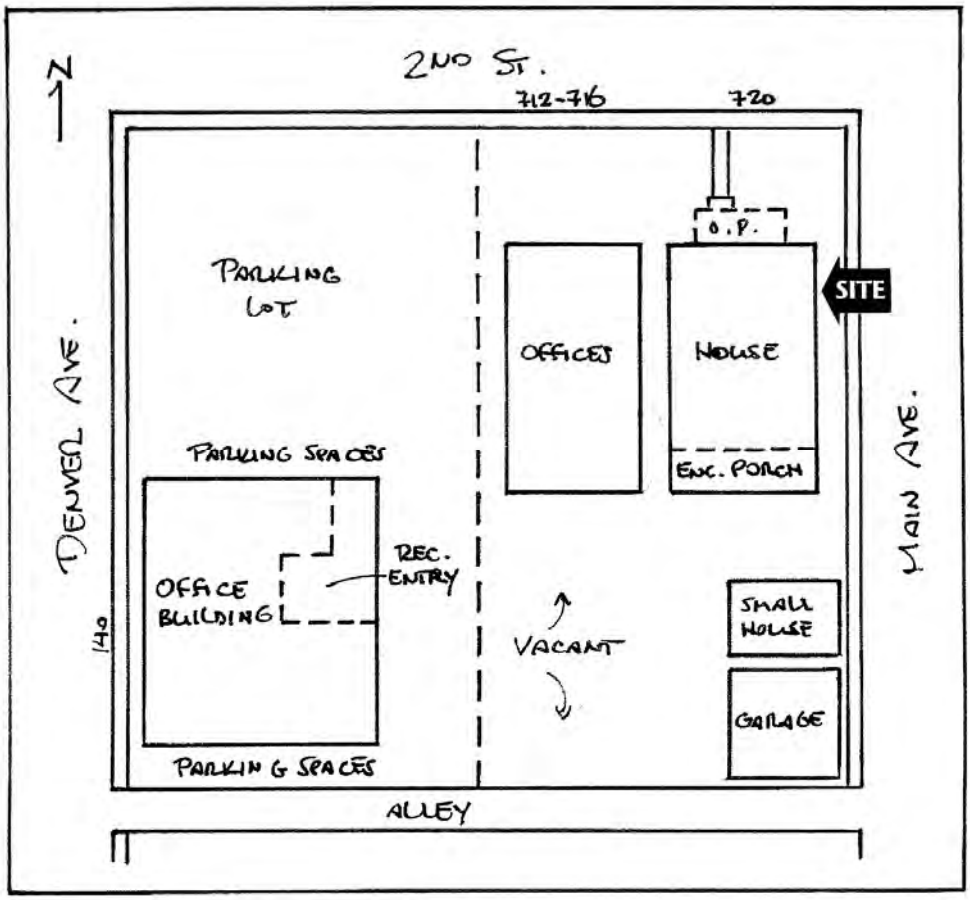
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

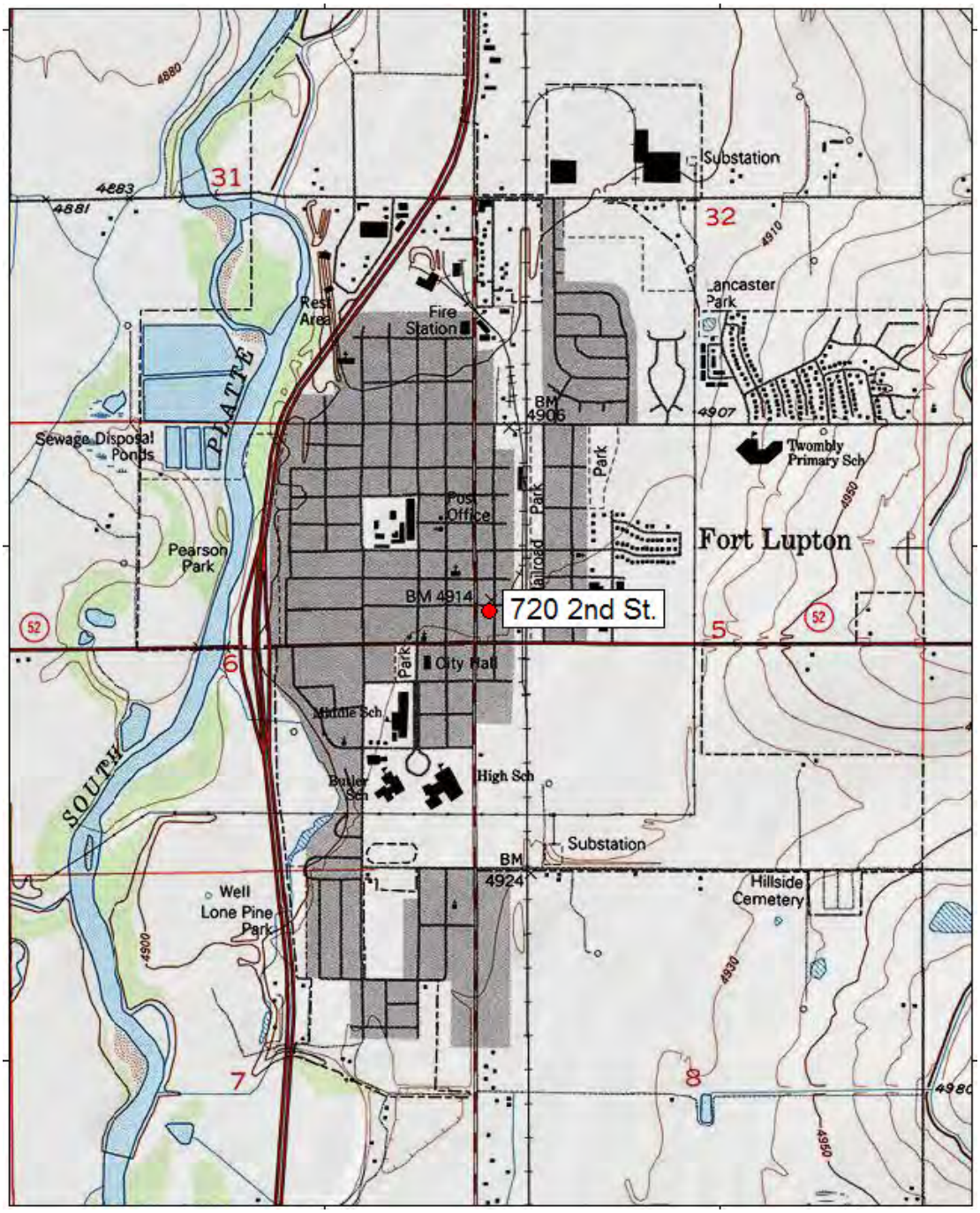
Resource Number: **5WL5935** Address: **720 2nd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5935** Address: **720 2nd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5935** Address: **720 2nd St.**

Additional Photographs

View of the buildings on the property from across Main Ave.
View to the southwest.

View of the south and east elevations of the main home.
View to the northwest.

Resource Number: **5WL5935** Address: **720 2nd St.**

Additional Photographs

View of the east and north elevations of the small house.
View to the southwest.

View of the west elevation of the small house.
View to the northeast.

Resource Number: **5WL5935** Address: **720 2nd St.**

Additional Photographs

View of the east elevation of the garage.
View to the southwest.

View of the west and south elevations of the garage.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5814**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Millinery Shop**
6. Current Building Name: **Not Applicable**
7. Building Address: **720 4th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Maria Isaguirre**
   P.O. Box 83
   Henderson, CO 80640

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516270** Northing: **4436790**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 1 & the East 8' of Lot 2, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **16' x 30'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on the southwest corner of 4th St. and Main Ave., this property contains a small one-story masonry commercial building that face toward the north.**

    The building measures 16' x 30' and rests upon a concrete foundation. Its exterior walls have been covered until recently with modern siding. During the course of this project, the siding was removed, exposing the historic brickwork underneath. This brickwork is laid in running bond coursing. Dogtooth banding ornaments the parapet on the façade. On the sides, the parapet steps downward toward the back of the building. The north (front) elevation holds a main entrance containing a commercial door with a single light, along with a

square transom above. Fenestration is limited to a single horizontal fixed window that fills the lower half of an earlier window space. The remainder of the window space has been filled with modern siding. The east (side) elevation holds no entries or windows. The south (rear) elevation holds two entries. These appear to contain modern panel doors and screens. Fenestration is limited to two one-over-one double hung sash windows. The roof is flat.

22. Architectural Style/Building Type: **Early Twentieth Century Commercial**

23. Landscaping or Special Setting Features: **The building abuts the sidewalks on the north and east, and a commercial building on the west. Behind the building to the south is a rear yard. A woven wire fence runs along the east side of the rear yard.**

24. Associated Buildings, Features or Objects: **Garage – This 15' x 21' concrete block building rests upon a concrete foundation and faces toward the east. It is located in the southeast corner of the property. The exterior walls have been clad in stucco, except for rolled tar paper on the east gable end wall and wood planks on the west. The east elevation holds a pair of vertical wood plank swinging doors. The north elevation has a door and a window space that has been closed with metal siding panels. The front gabled roof is finished with asphalt shingles and exposed rafter ends.**

IV. Architectural History

25. Date of Construction: Estimate **1910** Actual

    Source of Information: **Sanborn Fire Insurance Maps; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Hugh & Alice May McAnaney**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed early in the twentieth century and was expanded and remodeled since that time. It was constructed around 1910 and did not change in size through the late 1930s. In recent decades, the exterior was extensively altered as it was clad in modern siding, giving it and the adjacent building to the west the appearance of one rather than two distinct**

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buildings. In addition, the doors and windows were replaced at that time. The non-historic siding was recently removed as the building is undergoing another remodel. The garage appears to have been constructed around 1948.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Restaurant**
    Commerce & Trade / Business
    Domestic / Single Dwelling

33. Current Use(s): **Vacant / Not in Use**

34. Site Type(s): **Retail Store / Restaurant / Office / Residence**

35. Historical background: **In 1903, Lots 1 & 2 were purchased by barber Hugh J. McAnaney for a cost of four hundred dollars. He initially constructed the small building to the west at 718 4th St. to hold his barbershop. In 1909, McAnaney transferred the property to his wife, Alice May. She retained ownership of the lots until 1930, when the property was transferred to their daughter, Mildred. At that time both of them were residing in Ohio, where the family originated prior to coming to Fort Lupton.**

The small masonry building at 720 4th St. was constructed around 1910. This was used for years as a millinery shop that may have been operated by dressmaker Elizabeth Hogelin. Around 1930 it was occupied by an office. During the mid-1930s, the building housed the M & M Lunch Room, owned by Leota McDonald and Edith McCain. In the 1940s, loan and insurance agent L. H. Dent occupied this building. Joe Trujillo Insurance occupied the building in the 1950s. In recent decades, it appears to have been used as a rental residence.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215010)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
US Census Records (1910)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The small commercial building on this property was constructed in the early 1900s to house a millinery shop. It remained in use as an office and then a residence throughout the first half of the 20th century. While it may have originally been a good example of early 20th century commercial architecture, the storefront has been significantly altered in recent decades. For this reason, the property is ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, this property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **The small commercial building on this property dates from the early 1900s. It experienced extensive non-historic alterations several decades ago. Among the more significant changes were the installation of siding over the original walls and replacement of the original storefront windows and doors. Although the building is currently undergoing remodeling that has exposed the original walls, the storefront remains heavily altered. Because of these alterations, the building exhibits a diminished degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **718-720 4th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

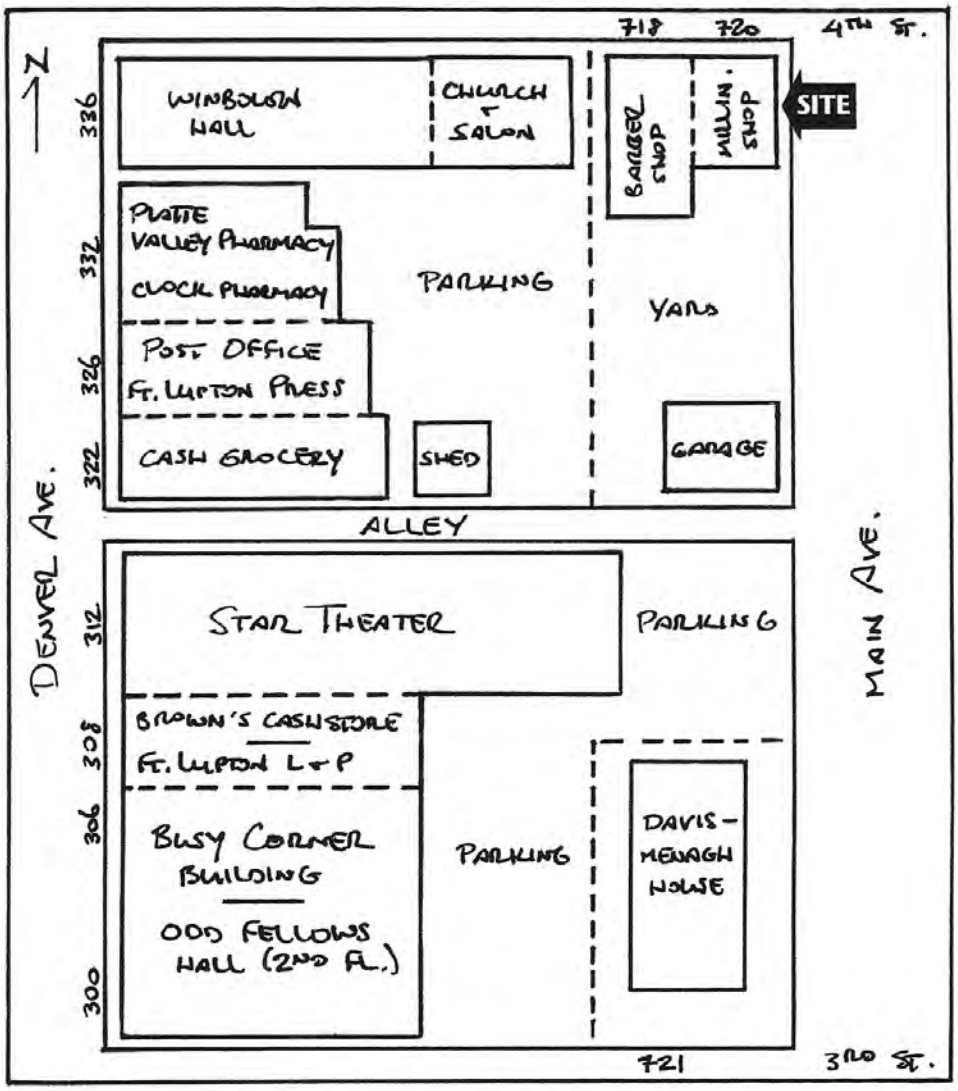
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

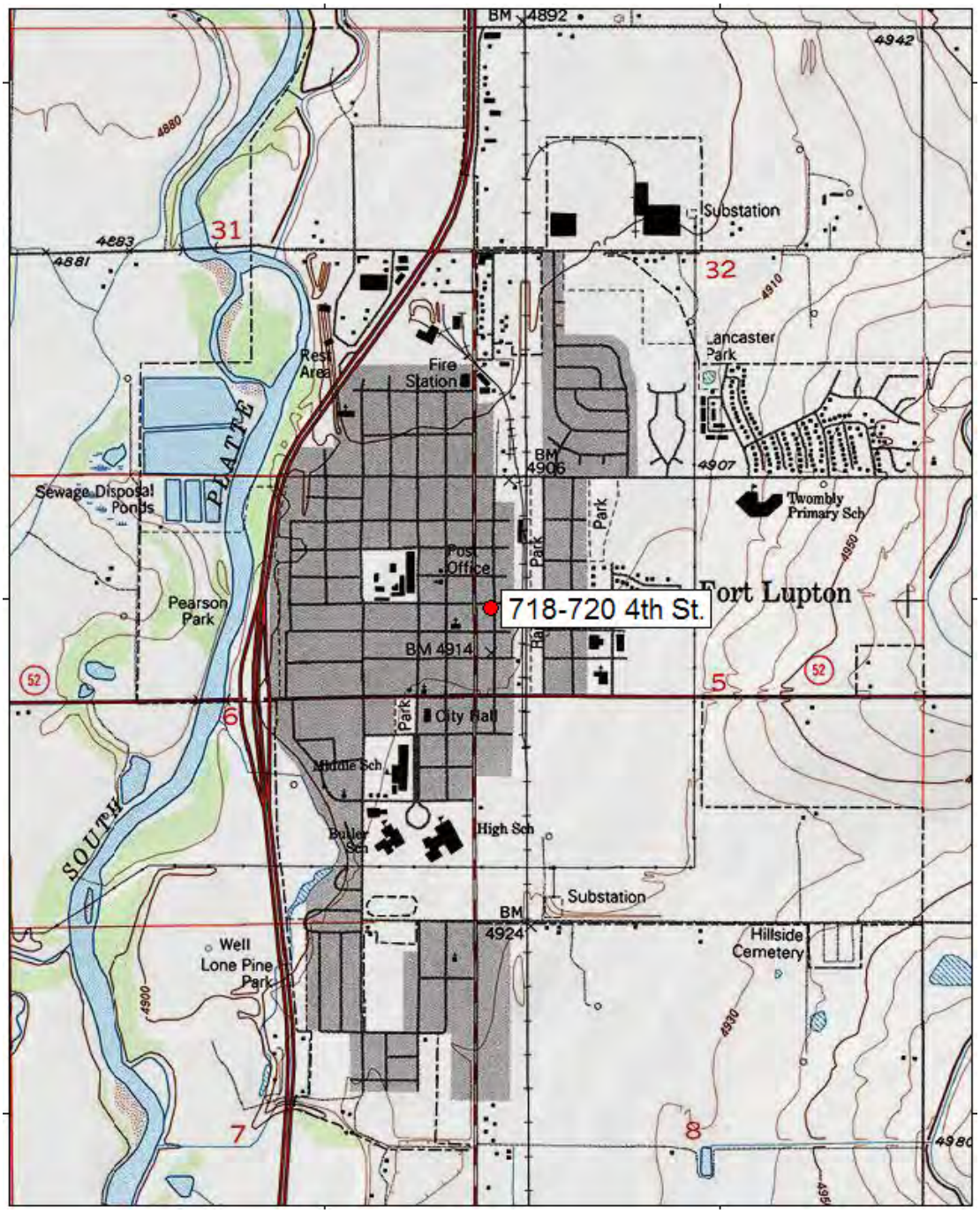
Resource Number: **5WL5814** Address: **720 4th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5814** Address: **720 4th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5814** Address: **720 4th St.**

Additional Photographs

View of the north (front) elevation of the building (on the left).
View to the southwest.

View of the east elevation of the garage.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5943**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Davis-Menagh House**
6. Current Building Name: **Not Applicable**
7. Building Address: **721 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Selwin M. Spray**
   721 3rd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436710**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 11 & 12, Block 10, Excluding the North 47.25' of Lot 11 and Excluding the North 47.25' of the West 7' of Lot 12**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 60'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch, Dormer, Glass Block, Attached Garage**

21. General Architectural Description: **Located on the northwest corner of 3rd St. and Main Ave., this property contains a two-story wood frame residence that faces toward the south. Behind this to the north are two one-story additions. Resting upon a concrete foundation, the exterior walls are finished with clapboard siding. The building's roof is gabled and finished with boxed eaves and asphalt shingles. One short brick rectangular chimney is located on the western slope. A two-story exterior wall chimney is found on the northwest corner of the original portion of the house. The east and west slopes of the**

larger rear one-story addition each hold identical roof dormers with clapboard siding, a shed roof, and a pair of sliding windows.

The south (front) elevation holds the main entrance, with a wood door and metal storm door. Projecting from the entry is a small open porch with a concrete floor, square posts, and a gabled roof. Fenestration on the main floor consists of a three-sided oriel window with a central fixed light and flanking one-over-one double hung sash windows. The upper floor has one two-light casement window. A circular window with wood spoke mullions is located in the upper gable wall. The doors, windows and porch on this elevation are all modern.

The west (side) elevation holds a combination of sliding, fixed and one-over-one double hung sash windows. All of these features are modern.

The north (rear) elevation holds an entry that contains a modern door with a single light. A metal hood projects over this entry and a large adjacent window. Fenestration on the main body of the home consists of two pairs of modern sliding windows. A circular window with wood spoke mullions is located in the upper gable wall.

The east (side) elevation holds an overhead garage door constructed with sixteen wood panels. Above this door is a circular window with wood spoke mullions. The main floor of the building holds an oriel window that is identical to the one found on the south elevation. In addition, it holds three one-over-one double hung sash windows, a pair of casements, and a sixty-light glass block window. All of the windows on this elevation are modern.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **Surrounding the building are yard areas. The property is bordered by a wood picket fence on the east and south, and by a wood privacy fence on the north and west.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1919**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Sanford & Etta Davis**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original two-story residence on this property was constructed in 1919 and featured a wrap-around open front porch. While most of the building remained intact for decades, it started to experience changes when a small rear addition was constructed in 1925. Between the 1980s and early 2000s, the building was greatly expanded with two additions to the north. In addition, the front porch, doors, windows, and siding were replaced in recent years.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In May 1919, this property was purchased by Sanford and Etta Davis. They evidently constructed the house there over the following months and continued to own the property until 1932. Sanford was an early pioneer in the Fort Lupton area and was the brother of the town's first marshal, Till Davis. In 1933, this home was occupied by George Ogle, a laborer, and his wife Helen. Benjamin Brown appears to have owned the property for a time during the 1930s. From the late 1930s through the early 1960s, the home was owned by E. K. and Betty Menagh. E. K. was the owner and manager of the Star Theater on Denver Ave. They lived in the house at 721 3rd St. with Betty's widowed mother, Anna Boisot.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215008)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a heavily altered example of an early 20th century residence and exhibits no distinctly significant architectural style. The most significant person associated with the home is E. K. Menagh, owner of the Star Theater. However, the theater itself is still standing and is a more intact association with him than the house. In recent decades the home has experienced extensive non-historic alterations. These changes diminished its**

architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building has experienced extensive non-historic alterations in recent decades. These include two large and very visible additions to the rear, along with replacement of the siding, front porch, doors and windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **721 3rd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

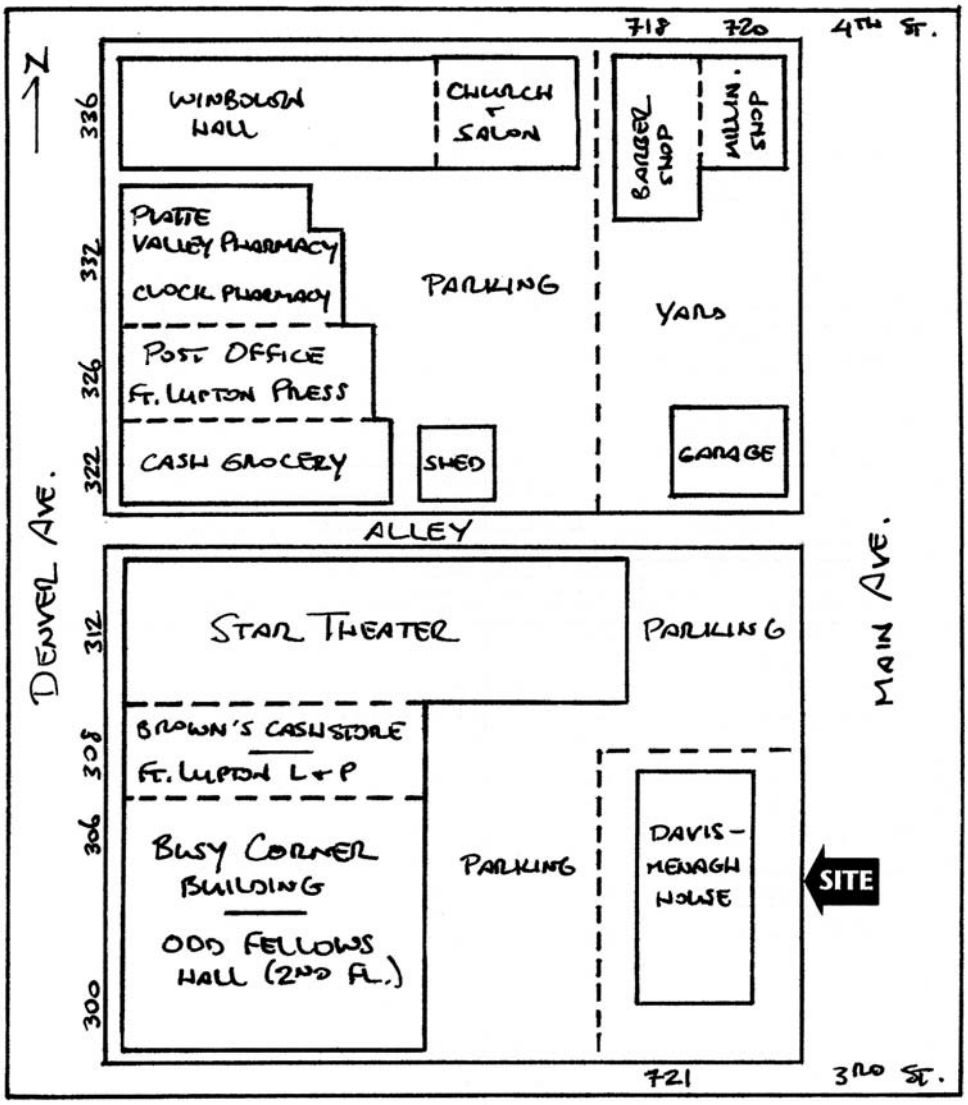
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

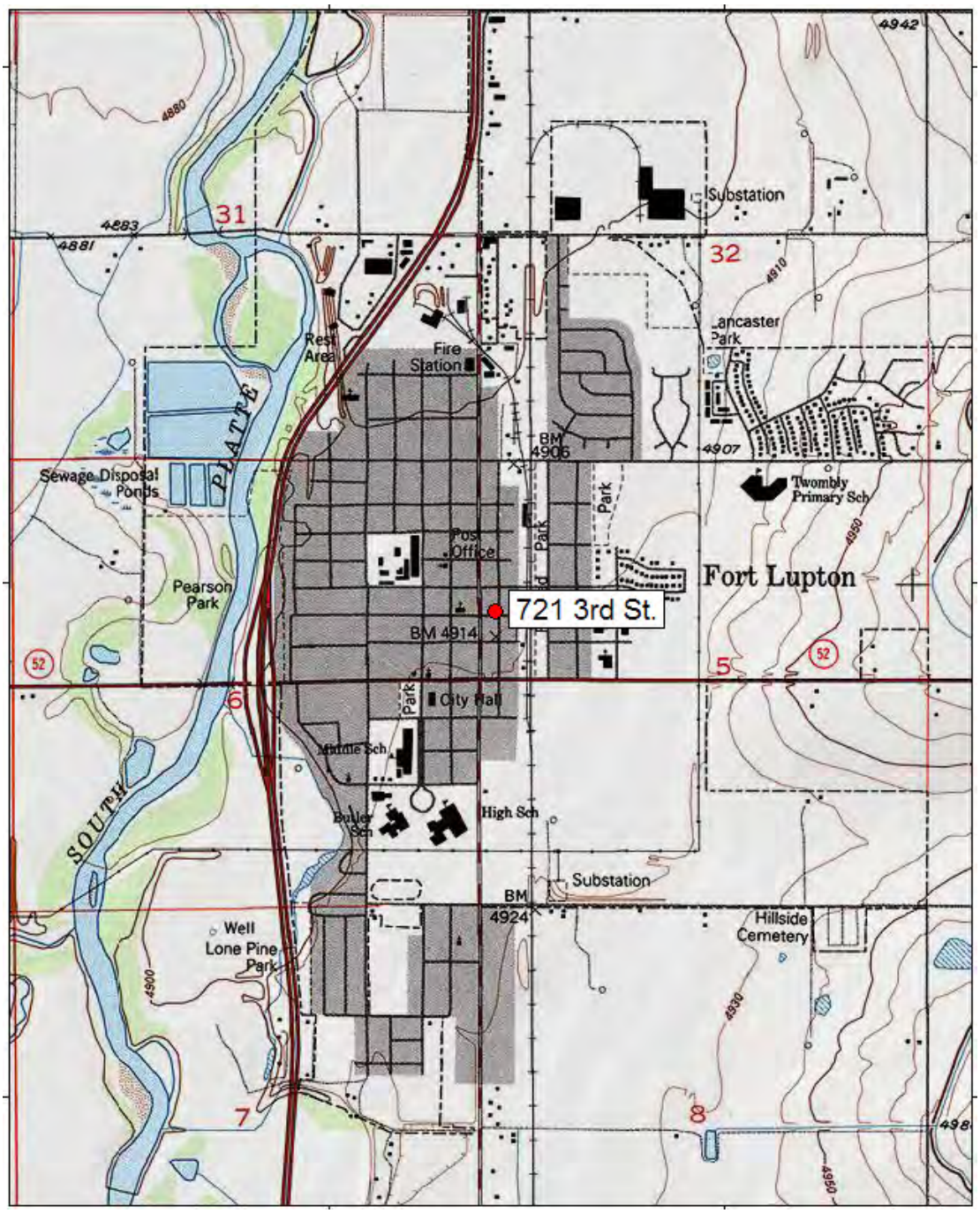
Resource Number: **5WL5943** Address: **721 3rd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5943** Address: **721 3rd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5943** Address: **721 3rd St.**

Additional Photographs

View of the west elevation of the building.
View to the east.

View of the east and north elevations of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5805**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Whitney Buick**
6. Current Building Name: **CarQuest Auto Parts**
7. Building Address: **721 5th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Donald & Luann Patton**
   Evelyn Van Buskirk
   4502 Weld County Road 31
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436920**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 10-12, Block 12**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **50' x 116'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Concrete Block**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Asphalt Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **Located on the northwest corner of 5th St. and Main Ave., this property contains a tall one-story commercial building that faces toward the south. The building rests upon a concrete foundation and its exterior walls are constructed of concrete blocks, with brick facing on the facade. This brickwork is laid in running bond coursing. The gabled roof has a very low slope. A stepped brick parapet is found on the façade.**

    The south (front) elevation holds the main entrance, which contains a commercial door with a large single light. Fenestration is limited to four pairs of large fixed storefront windows with brick sills.

The west (side) elevation holds an overhead shop door space that has recently been infilled with modern siding and a slab door. Fenestration is limited to four large multi-light shop windows with metal frames. Centered among the multiple small fixed lights in each window are two two-light awning windows.

The north (rear) elevation holds no entries. Fenestration is limited to two large multi-light shop windows with metal frames. Centered among the multiple small fixed lights in each window are three two-light awning windows. Both windows are covered with metal security meshes.

The east (side) elevation holds a modern metal overhead shop door and a slab door with one light. Fenestration is limited to two small single-light windows and three large multi-light shop windows with metal frames. Two of these contain two two-light awning windows and the third has a single two-light awning window. All of the windows are covered with metal security meshes.

22. Architectural Style/Building Type: **Commercial Style**

23. Landscaping or Special Setting Features: **The building occupies the eastern 2/3 of the property and abuts the sidewalks along the south and east, and the alley to the north. To the west is a narrow paved parking lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1947**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Whitney Buick**

    Source of Information: **City Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1947 and replaced a smaller auto garage at this location. It appears to have changed little since that time, other than the replacement of an overhead shop door on the east and the recent infilling of a shop door space on the west.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Auto Dealership & Repair Shop / Auto Parts Store**

35. Historical background: **The building at 721 5th St. was constructed in 1947 to replace an earlier, smaller auto garage at this same location. The new building's occupant through the 1950s was Whitney Buick, an auto dealership with repair shops. During the 1950s, the dealership operated out of two locations, one at 721 5th St. and the other at 140 S. Denver Ave. The front area of the building presumably held offices and a parts storage room, and the rear held repair shop bays. Due to a lack of showroom and lot space to display vehicles for sale, this facility was likely utilized solely as a repair shop and parts outlet. The dealership vacated the building at an unknown date, possibly in 1971, and it appears to have been used as an auto parts store and repair shop since that time.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212004)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

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B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a relatively intact example of a mid-20th century auto repair garage. It exhibits features of a utilitarian commercial building from that time period. While the property was occupied by a Buick dealership during the 1940s and 1950s, it appears likely to have been used only for auto repairs and parts sales, a use that has no strong historical associations. In recent years the building has experienced non-historic alterations limited to the replacement or infilling of two shop doors. These changes minimally diminished its historic appearance. However, the building is not representative of a particular style of architecture and has no clear historical associations. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to its lack of historical associations and the fact that it is not representative of a particular architectural style.

43. Assessment of historic physical integrity related to significance: **This building has experienced minimal alterations since it was constructed. The only notable changes have involved the replacement or infilling of one shop door on each of the east and west elevations. Because the alterations have been minimal, the building exhibits a good degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **721 5th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

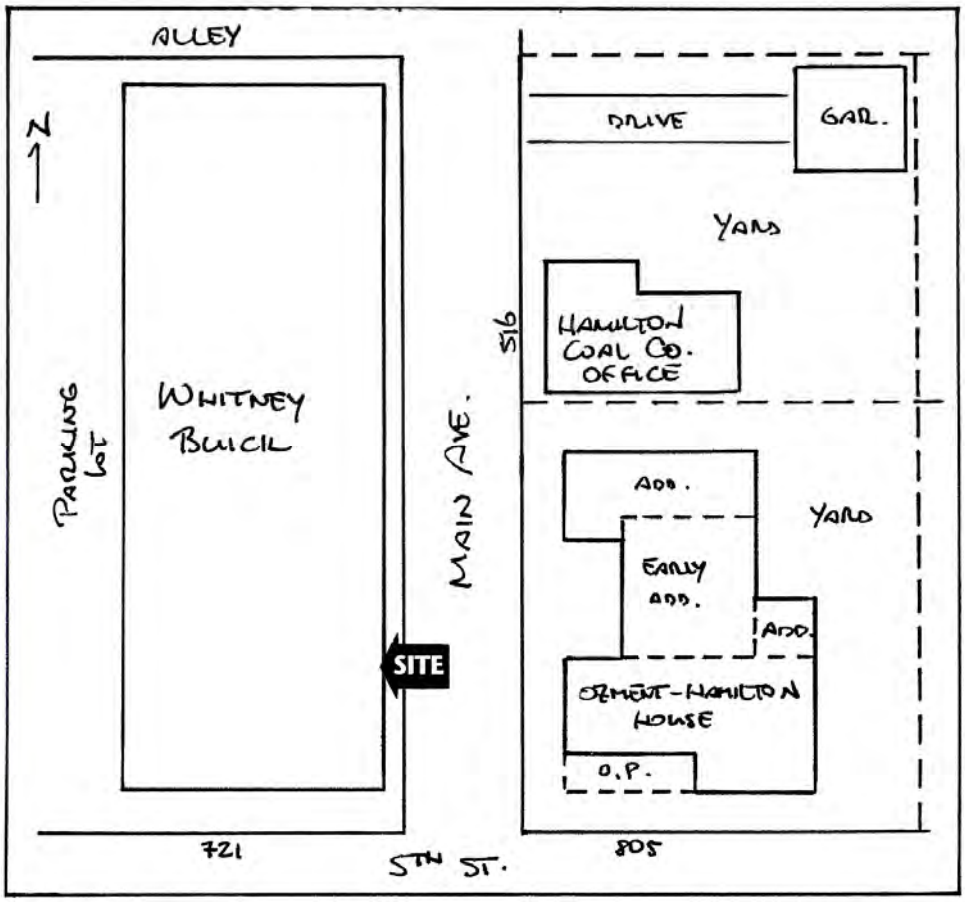
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

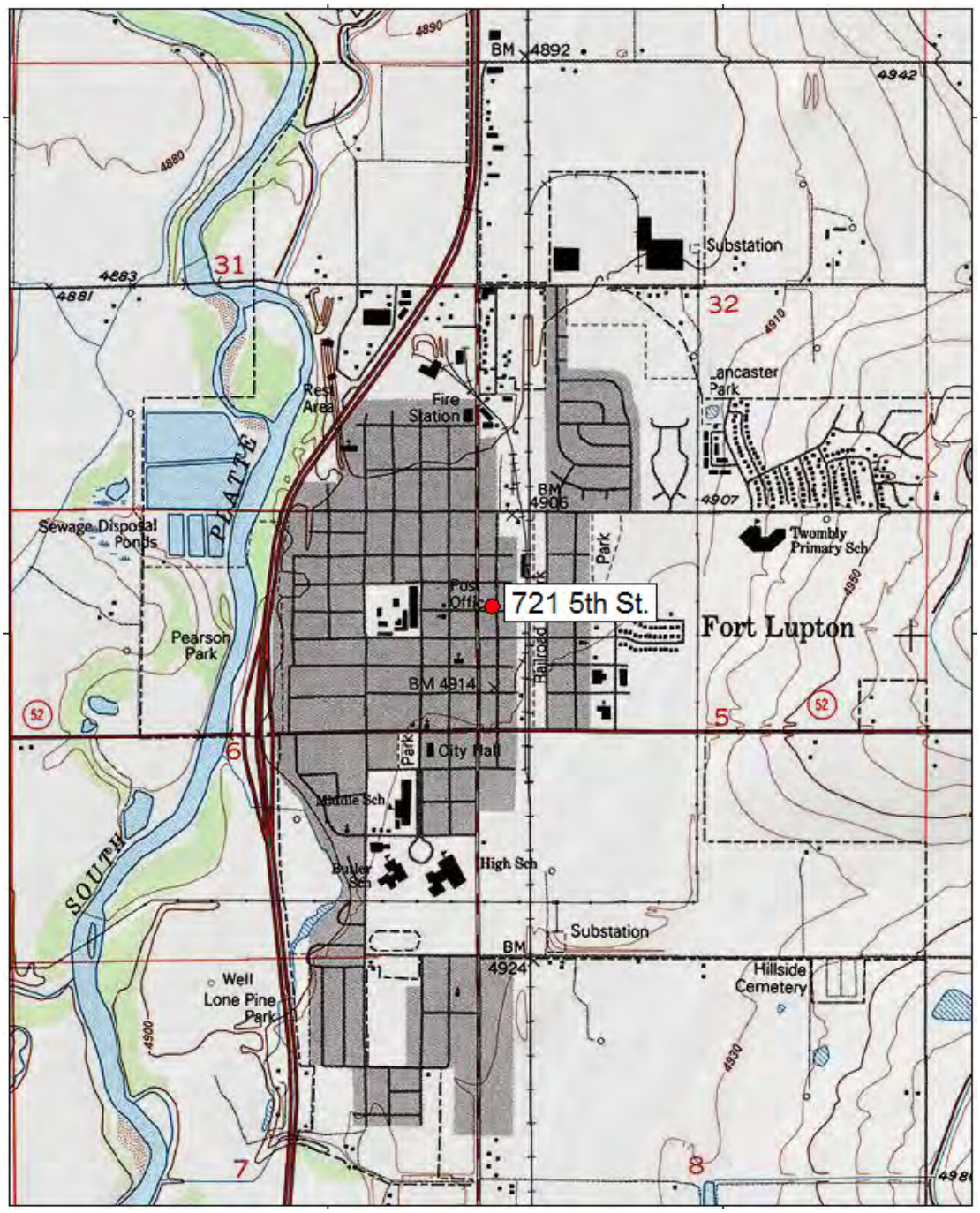
Resource Number: **5WL5805** Address: **721 5th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5805** Address: **721 5th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5805** Address: **721 5th St.**

Additional Photographs

View of the east and north elevations of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5808**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Marks House**
6. Current Building Name: **Not Applicable**
7. Building Address: **721 6th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Leticia Cruz**
   c/o Leticia Perez
   721 6th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437020**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 11-12, Block 13**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **22' x 45'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding / Stone**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Porch**

21. General Architectural Description: **Located on the northwest corner of 6th St. and Main Ave., this property contains a one-story residence that faces toward the south. The building rests upon what is likely to be a stone foundation and its exterior walls are clad in modern horizontal metal siding. The lower approximately 3' of the walls are clad in randomly coursed stone facing. A gabled addition is located to the west and a shed roof addition is located to the rear of the original home. The building has a front-gabled roof that is finished with boxed eaves and asphalt shingles.**

The south (front) elevation holds two entrances, each containing a modern panel door with multiple lights and a storm door. In front of the main entry is a small open concrete patio. Fenestration is limited to two pairs of metal-framed sliding windows in the main house and a single pair of sliding windows in the west addition.

The west (side) elevation holds no entries or windows.

The north (rear) elevation holds no entries. Fenestration is limited to a single one-over-one double hung sash window with a wood frame, a pair of sliding windows with a metal frame, and a pair of modern nine-light sliding windows.

The east (side) elevation holds a secondary entrance that contains a wood panel door with one light and a metal storm door. Projecting from the entry is an open porch that consists of a concrete floor, ornamental metal posts, and a shed roof. Fenestration is limited to three pairs of metal-framed sliding windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a fenced yard.**

24. Associated Buildings, Features or Objects: **Garage – This building is located behind the house in the northeast corner of the property. The wood frame garage faces toward the east. Its exterior walls are clad in a combination of vertical and horizontal siding. The building has a gabled roof with boxed eaves and asphalt shingles. The east elevation holds a wood multi-panel overhead single car garage door. On the south elevation is a single entrance holding a wood panel door with a single light. Fenestration consists of a two-light sliding window. Projecting from the south elevation is an open porch with square and round posts and a shed roof.**

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

---

28. Original Owner: **Arthur J. Marks**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1905 and appears to have remained largely unchanged through the 1950s and 1960s. However, it was expanded to the north and west, and the exterior was significantly altered, starting in the 1970s. The most notable change involved cladding of the building's original brick walls with siding and stonework. In addition, the windows and doors have all been replaced. The original portion of the garage was constructed prior to the 1930s. It also appears to have been expanded around the 1970s.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The residence on this property appears to have been constructed sometime around 1905, when it was owned by Arthur J. Marks. In 1909, he sold the property to Gracie Beeten, who transferred it a few months later to her husband Forde. Forde Beeten was employed at the time as the foreman in the Colorado Condensed Milk Company plant. In 1919, Forde sold the home to local hardware merchant Rollie Vincent for one thousand dollars. The next month, Shintaro Takahashi purchased it for twelve hundred dollars. Shintaro was a fish merchant, and he lived in this house with his wife Naka and their two sons. The Takahashis held onto the property until 1926, when they sold it to K. Osaki. Osaki may have rented out the home, which in the early 1940s was occupied by trucker R. W. Dana and his wife Alta. In 1944, the property was transferred to Frank Redd, who sold it a few months later to widow Leafy Smith. She resided there into the 1950s, and has been described as a Seventh Day Adventist who looked after many of the town's needier residents.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105205005)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File

Sanborn Fire Insurance Maps (1930-1936)
US Census Records (1900-1920)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a heavily altered example of an early 20th century residence and exhibits no distinctly significant architectural style. In addition, it has no significant historical associations. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described along with the property's lack of significant historical associations.

43. Assessment of historic physical integrity related to significance: **The residence on this property has experienced extensive non-historic alterations that began in the 1970s. These changes included additions to the north and west, re-cladding of the entire exterior, and replacement of the doors and windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **721 6th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

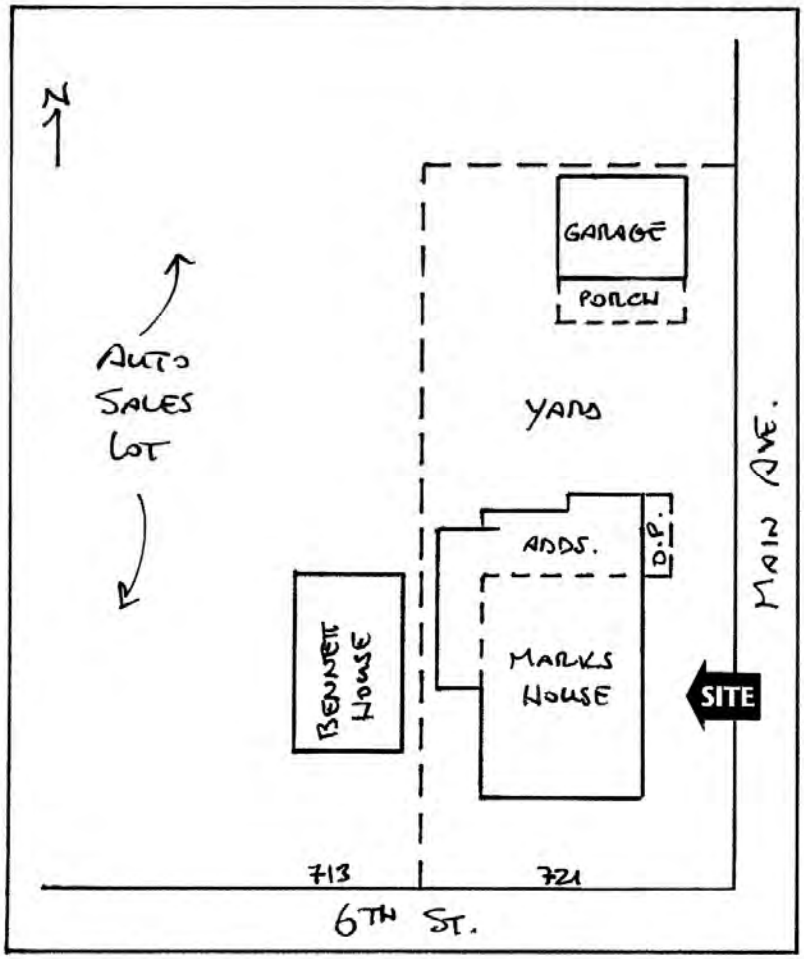
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

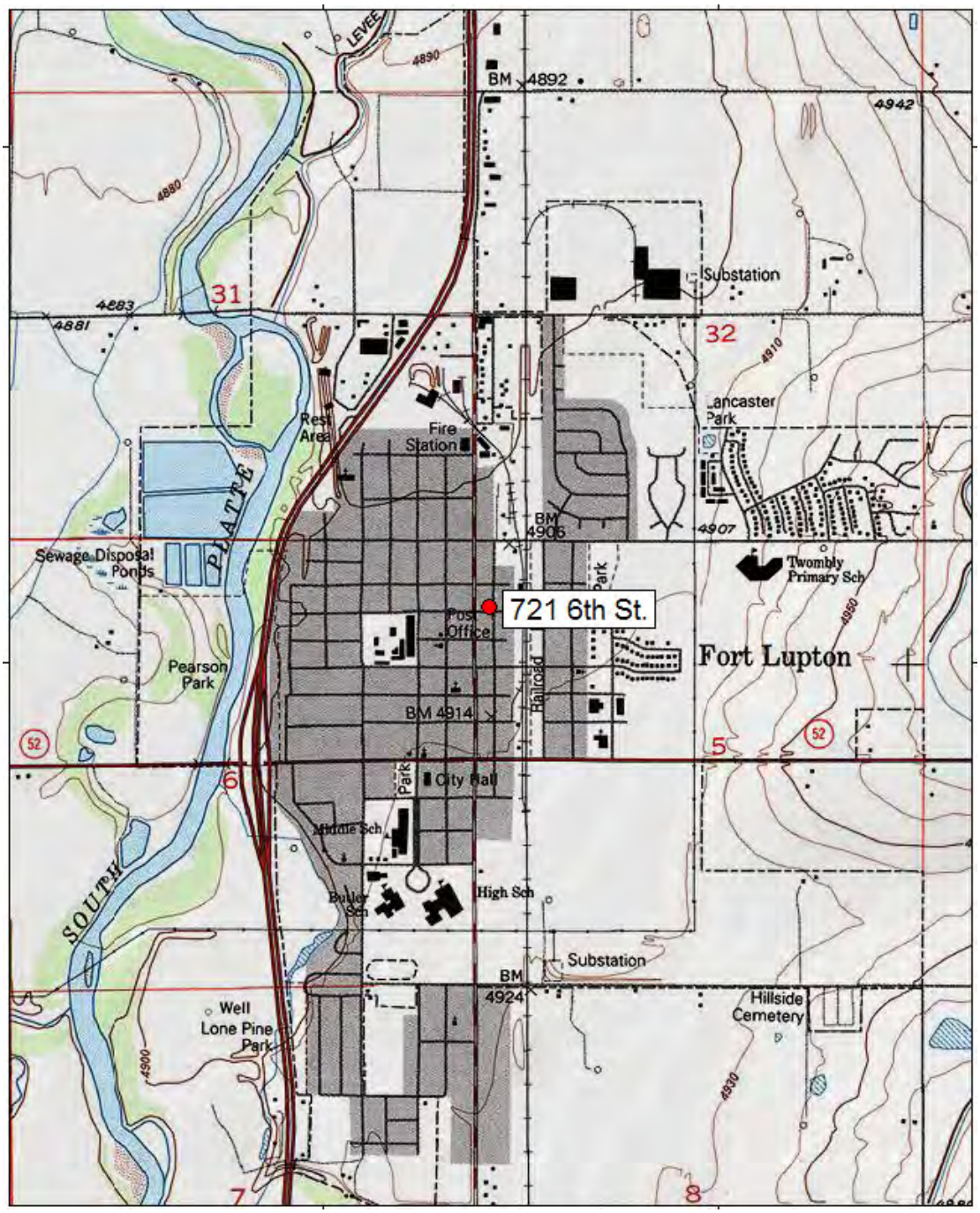
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5808** Address: **721 6th St.**

Additional Photographs

View of the east and north elevations of the residence.
View to the southwest.

View of the south and east elevations of the garage.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5813**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Isabella Fegan House**
6. Current Building Name: **Not Applicable**
7. Building Address: **721 7th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Nora Esparsen & Thomas Perales Jr.**
   721 7th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437120**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot B, Lobato Replat, Block 14**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **L-Shaped Plan**

15. Dimensions in Feet (approximate): **20' x 50'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Dormer, Fence**

21. General Architectural Description: **Located on the northwest corner of 7th St. and Main Ave., this property contains a wood frame residence that faces toward the south. The building consists of an original 1½-story side-gabled southern portion, with an early one-story gabled addition to the north. The exterior walls are finished with modern metal horizontal siding. The roof is finished with asphalt shingles and boxed eaves. Two short brick chimneys are present, one on the ridgeline of the original home and the other on the north ridge of the rear addition.**

The south (front) elevation holds the main entrance, which contains a modern wood door with diamond lattice lights, and a modern metal screen door. Fenestration on the main floor is limited to two modern one-over-one double hung sash windows. The upper floor holds a gabled dormer with an original two-over-two double hung sash window. A tall metal stovepipe projects from the roof next to this dormer.

The west (side) elevation holds no entries. Fenestration on the original house is limited to two one-over-one double hung sash windows, one on each floor. The lower floor window appears to be modern and the upper floor window is original. The rear addition holds what appears to be a two-light sliding window.

The north (rear) elevation holds no entries. Fenestration is limited to a single window space that has been boarded closed.

The east (side) elevation holds a secondary entrance into the north addition that consists of a modern wood panel door with one light, and a metal screen door. Fenestration on the original portion of the home is limited to a large non-historic fixed window on the main floor and a single one-over-one double hung sash window on the upper floor. The north addition holds three small fixed windows and a pair of sliding windows. None of the windows on this elevation appear to be historic.

22. Architectural Style/Building Type: **I-House**

23. Landscaping or Special Setting Features: **The building is surrounded by a residential yard, with a chain link fence running along the property's northern boundary.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1900** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Isabella Fegan**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original, southern portion of the home on this property was constructed around 1900. This was expanded to the north sometime during the early decades of the 1900s, bringing the building to its current configuration by 1930. Over the past few decades, the residence has experienced exterior alterations that have included replacement of the entry doors and a number of the windows, along with the installation of modern metal horizontal siding.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence, Grocery Store**

35. Historical background: **In December 1896, town founder W. G. Winbourn sold Lot 11 in Block 14 to Isabella Fegan for a cost of twenty-five dollars. She soon acquired the adjacent Lot 12, and around 1900 had a small 1½-story, wood frame house constructed on the property. In 1907, Fegan sold the home for $850 to widow Minnie Hindahl. Hindahl then sold the property in 1918 to Constantine Reiger for $800. By 1930, the house had been expanded with a rectangular one-story addition to the rear. Constantine and his wife Irene lived in the home into the 1930s, by which time they were retired. By the 1940s, the property was in the hands of Charles and Esther Long. While Charles worked as a laborer, Esther operated Long's Grocery, which was evidently housed in the rear one-story addition. The Longs retained ownership until 1950, when they sold the property to local merchant and property investor A. H. Bell. Bell did not live in this home, but most likely rented it out to tenants.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105204009)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a significantly altered example of a late 19th century I-House style residence. While the I-House is a recognized architectural form, and this home retains its basic appearance, it has been significantly altered in recent years, resulting in a loss of important architectural features such as original doors and windows. In addition, the home has no significant historical associations. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described, along with the building's lack of significant historical associations.

43. Assessment of historic physical integrity related to significance: **This building has experienced extensive non-historic alterations in the past few decades. These include cladding of the entire**

exterior with modern metal siding, and replacement of the doors and many of the windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **721 7th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

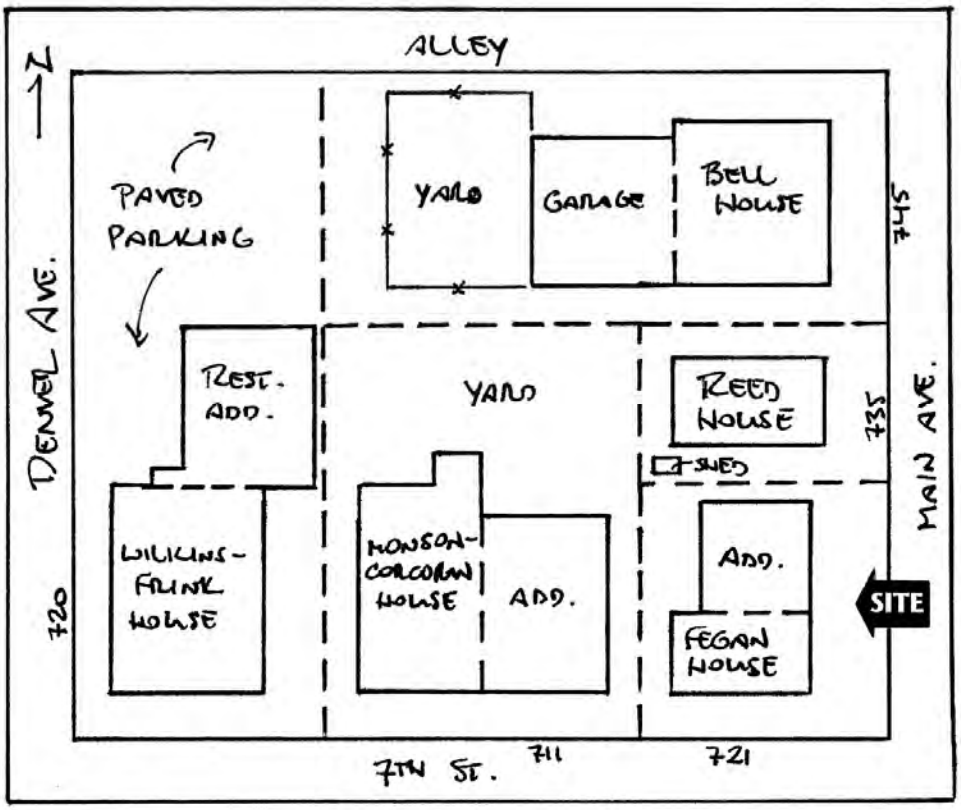
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

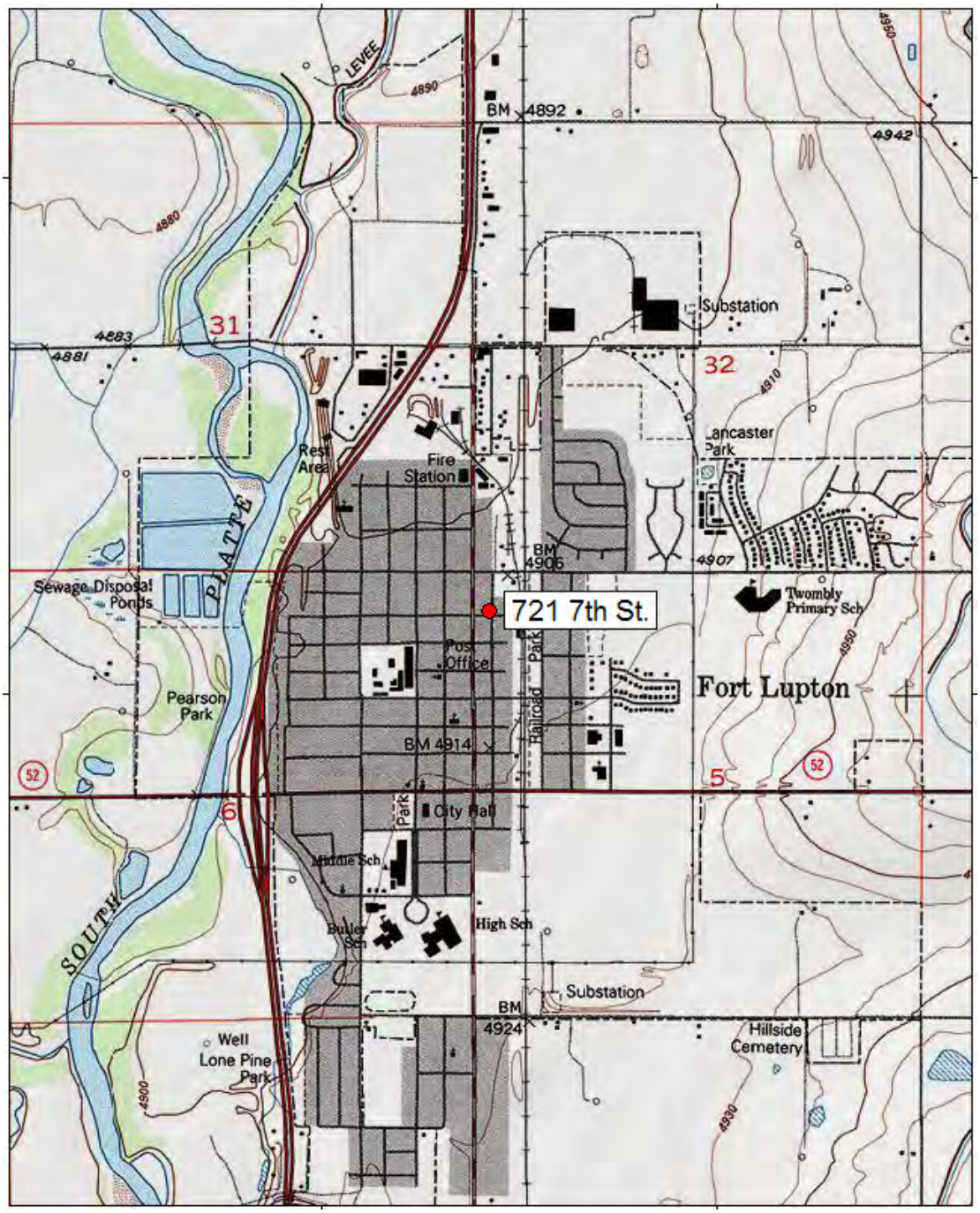
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5813** Address: **721 7th St.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the east and north elevations of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5939**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Margaret M. Smith House**
6. Current Building Name: **Not Applicable**
7. Building Address: **803 2nd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Felix Lozano**
   803 2nd St.
   Fort Collins, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436610**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 6**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 34'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Porch, Fence**

21. General Architectural Description: **Located on the northeast corner of Main Ave. and 2nd St., this property contains a one-story wood frame residence that faces toward the south. Resting upon a concrete foundation, the walls are finished with horizontal weatherboard siding. The building's roof is hipped and finished with asphalt shingles and boxed eaves. A short brick chimney is located on the ridge line.**

    The south (front) elevation holds the main entry, which contains a modern wood panel door with nine lights, along with a wood screen door. In front of the entry is a projecting open porch with a wood floor, turned wood posts, ornamental

trimwork, and a low-sloped hipped roof. Fenestration consists of two one-over-one double hung sash windows with wood frames and surrounds.

The west (side) elevation holds an entry containing a wood panel door with a single light and a metal storm door. Fenestration includes three modern nine-over-nine double hung sash windows (two in a square bay), one six-over-six double hung sash window, and a window space filled with an air conditioner unit

The north (rear) elevation holds an entry that contains a wood panel door with a single light. Behind the building is an almost full-width wood frame addition with wood siding and a shed roof. Also present is an open porch with a concrete floor, wrought iron post, and shed roof. Fenestration consists of one modern six-over-six double hung sash window.

The east (side) elevation holds no entries. Fenestration consists of four one-over-one double hung sash windows with wood frames and surrounds.

22. Architectural Style/Building Type: **Late Victorian / Queen Anne**

23. Landscaping or Special Setting Features: **The residence is surrounded by concrete paving in front, a landscaped yard in back, and a picket fence along the Main Ave. length of the property.**

24. Associated Buildings, Features or Objects:

<u>Garage</u> – Constructed around 1950, the garage is located in the rear yard to the north of the house. This 14' x 20' one story wood frame building faces toward the west. Its walls and gabled roof are finished with corrugated metal sheeting. A pair of swinging doors is located on the west elevation. Another door and window are found on the east elevation.

<u>Shed</u> – Constructed around 1950, the shed is located directly east of the garage. This approximately 12' x 16' wood frame building faces toward the east. Its walls and gabled roof are finished with corrugated metal sheeting. The east elevation holds a pair of swinging doors with multiple lights. Two multi-light windows are also found on the south elevation.

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

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27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Margaret M. Smith**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1905 and appears to have remained largely intact. A small addition was constructed to the rear of the house in 1967. The front door has**

been replaced in recent years. The picket fence was installed in 2004, replacing a wire fence that was previously there.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The home on this property was constructed around 1905, shortly after it was purchased by Margaret "Maggie" M. Smith. Her husband Mark worked as a farmer. Maggie continued to own the property into the early 1940s in conjunction with her daughters, Margaret May Robbins and Alice Gertrude Smith. Around 1920, Maggie was no longer with her husband and was working as a housekeeper in a nursing home. In 1942, she sold the property at 803 2nd St. to Frank Ottesen, who owned the Ottesen Feed Mill in town. However, Ottesen sold the property a couple of months later to Viola Goodrich, who together with her husband W. S. owned the Fort Lupton Variety Store on Denver Ave. That year, the property appears to have been rented to Tom and Esther Kingery. During the early 1950s, Sheldon Lackmann rented the home. The residence ended up in the hands of Henry and Betty Coursey, who in 1964 sold it to Sheldon & Arlene Lackmann.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105221003)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File

Sanborn Fire Insurance Maps (1908-1936)
US Census Records (1900 & 1920)
Photograph of the property at 803 2nd St., 1900, Archives of the Fort Lupton Museum
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The residence on this property is a modest example of an early 20th century Queen Anne style cottage. While it is largely intact from when it was constructed around 1905, the home is not a particularly fine example of this style. Its most notable characteristic is its ornamental front porch. In addition, the property has no significant historical associations. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: This property is occupied by a relatively intact modest early 20th century residence with no strong historical associations. In light of Fort Lupton's criteria for local designation, the property does not appear to be eligible for individual designation.

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43. Assessment of historic physical integrity related to significance: **This building appears be largely unchanged since it was constructed around 1905. The only alterations noted have involved the construction of a small rear addition in 1967 and replacement of the front door in recent years. Today it exhibits a good degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **803 2nd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

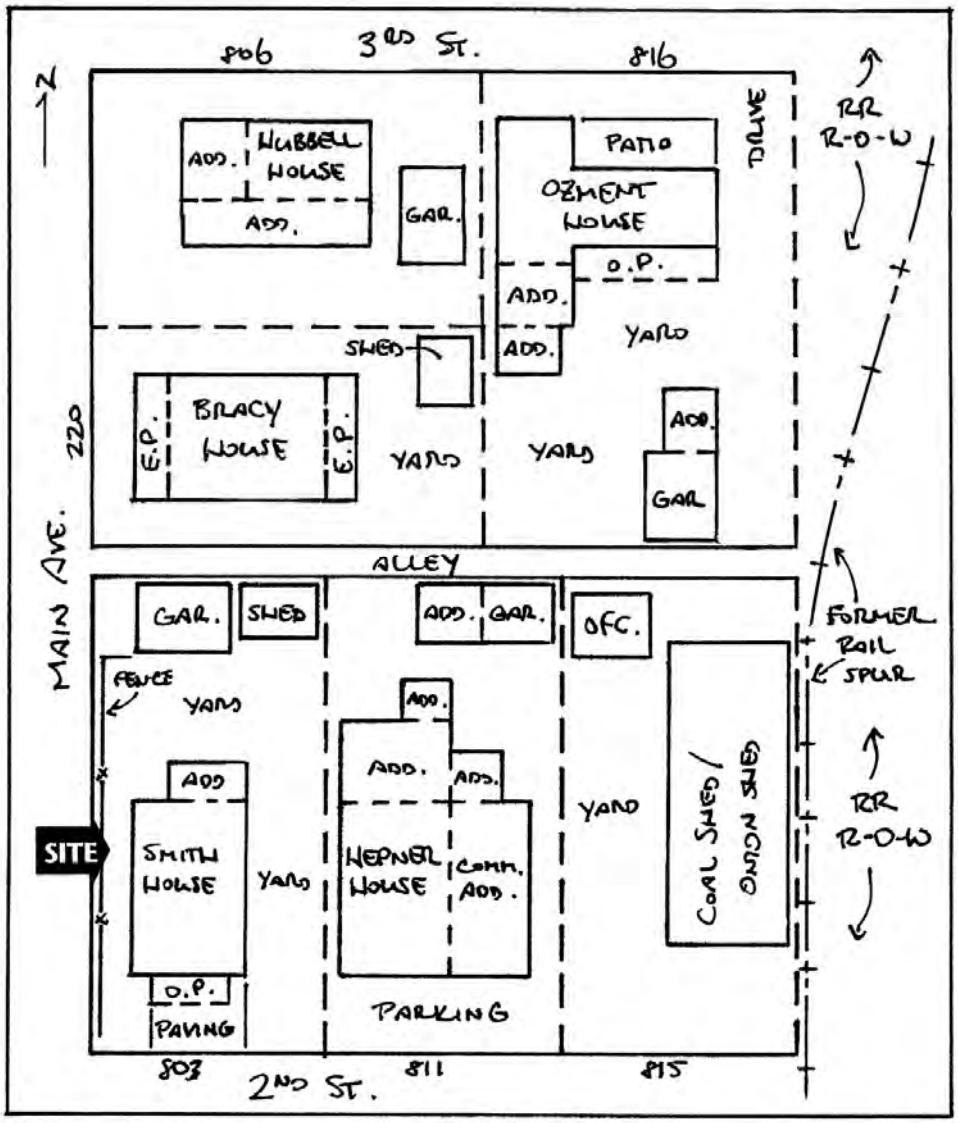
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

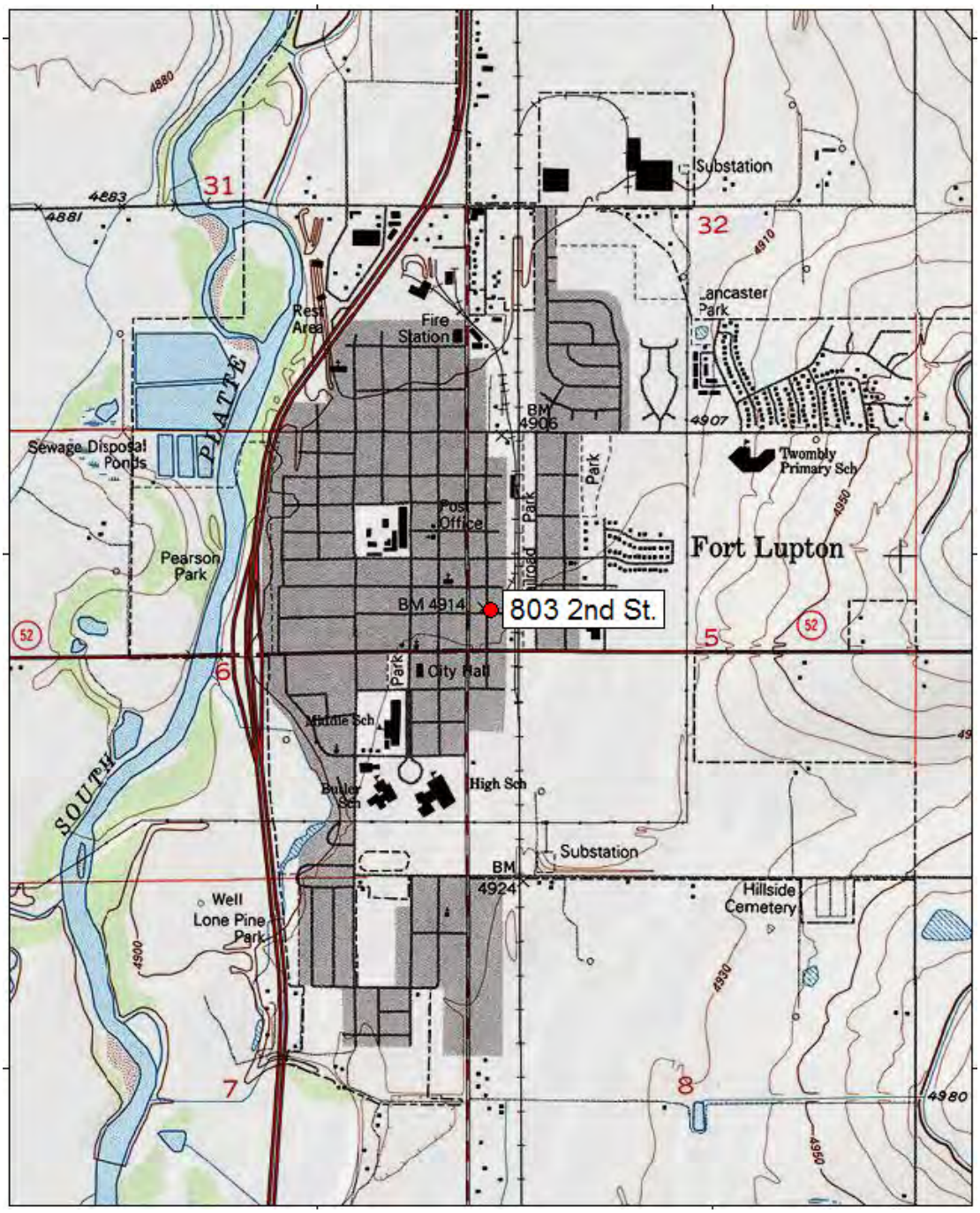
Resource Number: **5WL5939** Address: **803 2nd St.**

Site Diagram
(not to scale)



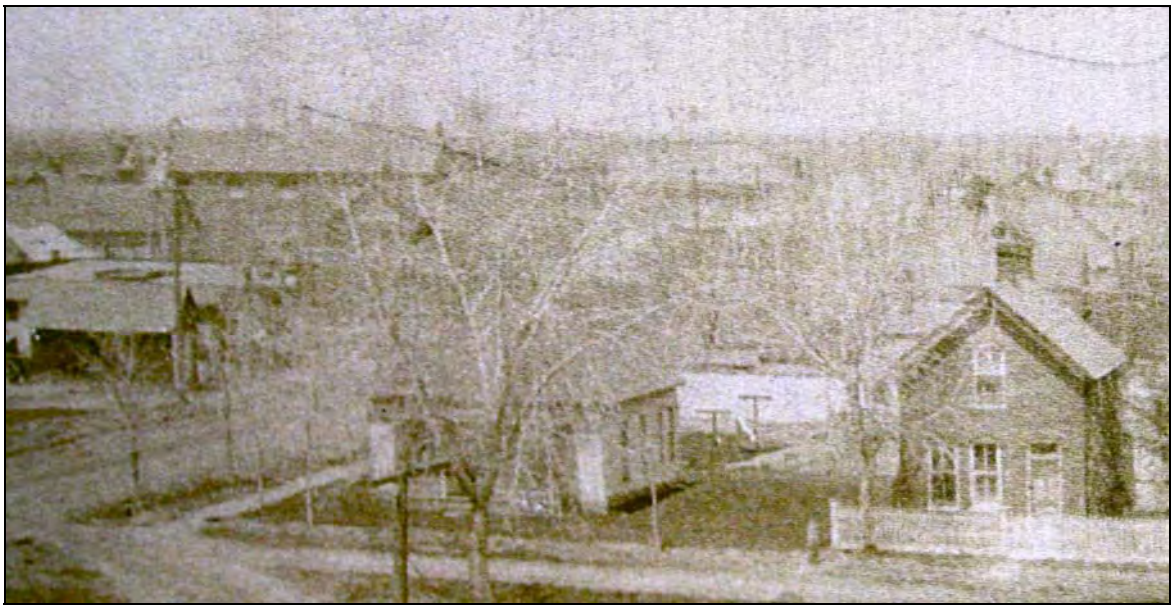
Resource Number: **5WL5939** Address: **803 2nd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5939** Address: **803 2nd St.**

Additional Photographs



View of the property at 803 2nd St. (on the left) from 1900.
Photo from the Fort Lupton Pioneer Museum.

View of the west elevation of the residence.

View to the southeast.

Resource Number: **5WL5939** Address: **803 2nd St.**

Additional Photographs

View of the west and south elevations of the garage.
View to the northeast.

View of the east and north elevations of the garage.

View to the southwest.

Resource Number: **5WL5939** Address: **803 2nd St.**

Additional Photographs

View of the south elevation of the shed.
View to the northeast.

View of the east and north elevations of the shed.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5949**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Charles Safford House & Shoe Store**
6. Current Building Name: **Not Applicable**
7. Building Address: **803 4th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Victoriano Benavides**
   803 4th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436820**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 7 & the West 1/2 of Lot 8, Block 4**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 37'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Plywood**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on the northeast corner of 4th St. and Main Ave., this property contains a one-story residence that faces toward the south. The masonry building rests upon a concrete foundation and its exterior walls are constructed of brickwork laid in running bond coursing. The front wall has been covered with modern plywood, with asbestos (Transite) siding on the gable end wall. The building has a front-gabled roof that is finished with asphalt shingles and boxed eaves. Projecting from the back of the building is a small early addition with brick walls, an entry on the east, a small window on the west, and a shed roof with asphalt shingles.**

The south (front) elevation holds the main entrance, which contains a modern wood panel door. In front of this is a concrete ramp. Fenestration is limited to two modern six-over-six double hung sash windows.

The west (side) elevation holds no entries. Fenestration includes two boarded window spaces and a one-over-one double hung sash window, all with wood lintels and sills.

The north (rear) elevation holds an east-facing entry in the addition that has been boarded closed. Fenestration is limited to one boarded window space on the main floor and a partially boarded space in the attic.

The east (side) elevation holds a secondary entrance at the northeast corner. Fenestration is limited to one one-over-one double hung sash window with a wood lintel and sill.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building almost abuts the sidewalks along the south and west street elevations. To the north and east is a yard with no landscaping. A short wood fence runs along the south edge of the property.**

24. Associated Buildings, Features or Objects:

    Shed – This approximately 8' x 18' wood frame building rests upon a concrete foundation and faces toward the east. It is located directly north of the main building along the western property line. The shed's exterior walls have been clad in corrugated metal sheeting. Its roof is side gabled and finished with asphalt shingles and exposed rafter ends. The east elevation holds an entry and a boarded window space. The north and south elevations hold wide entries that have been boarded closed.

IV. Architectural History

25. Date of Construction: Estimate Actual **1905**

    Source of Information: **Weld County, Title Records, Chain of Ownership; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **Charles Safford**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1905, and appears to have changed little over the following two decades. It was expanded to the rear around 1925 with the small addition that remains there today. In the 1970s it still exhibited its early façade detailing, with two side-by-side entries with transoms, along with two windows. The historic shoe store that was housed in this building was located in its southwest corner, with the remainder used as a residence. The building's facade was extensively altered in 1998 as it was re-clad in plywood siding, the double entries were reduced to one with a modern door, and the windows were changed in both size and materials. Today the façade no longer resembles it original appearance. The shed**

appears to have been constructed in the 1920s, and its doors have been boarded closed in recent years.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
Commerce & Trade / Specialty Store

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence / Shoe Store**

35. Historical background: **The building on this property was constructed in 1905 by cobbler Charles Safford, who acquired Lot 7 that year and the west half of Lot 8 the following year. Its dual purpose was to serve as a residence and to hold his shoe store. Safford had been operating a shoe store in Fort Lupton since the 1880s and was one of its well-known pioneers. He was among the men who signed the town's incorporation papers in 1889 and by the late 1890s was serving as a town trustee. It appears that he may also have served a term as mayor, and participated in the town's brass band. Around the time he built the home and shop at 803 4th St., Safford was serving a term as town clerk. His shoe store was located in the southwest corner of the new building and had its own separate entrance. The remainder of the building was Safford's home, and he lived there until around 1930 with his wife Miriam and daughter Alice.**

During the 1930s, merchant Sam Meloy occupied the building. He resided in the home and used its store space for his business, the Fort Lupton Produce Company. In 1936, when he was well into his eighties, Charles Safford transferred the property to Alice. She sold it the next year to Grace Bergandi,

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about whom little is known. By the late 1930s, the building was occupied by pool hall proprietor Oak Dean and his wife Myrtle. They remained there into the early 1940s, and the pool hall itself might have been located in this building. Around 1950, the building held the Jalisco Café, owned by Leon Zarzoza. In the mid-1950s, it was occupied by Don's Shoe Repair, whose proprietor was Donald Thompson.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105213002)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
US Census Records (1900, 1910, 1920)
"Charles Safford: Boot & Shoe Maker," advertisement, *Fort Lupton Spirit*, 16 May 1906
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Resource Number: **5WL5949** Address: **803 4th St.**

Architectural Inventory Form
(Page 6 of 8)

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **This building is a heavily altered example of an early 20th century residence and store, and today exhibits no distinctly significant architectural style. While it is associated with significant Fort Lupton pioneer merchant Charles Safford, in recent years the building has experienced extensive non-historic alterations. These changes largely erased its historic appearance, particularly on the façade, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **The building on this property was used as a residence and store throughout most of the first half of the 20th century. While it retained its historic appearance into the 1990s, in 1998 it underwent extensive alterations that stripped the building of its historic appearance and integrity. These changes include d cladding of the façade with plywood, closure of the historic store entrance, and replacement of the doors and windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **803 4th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

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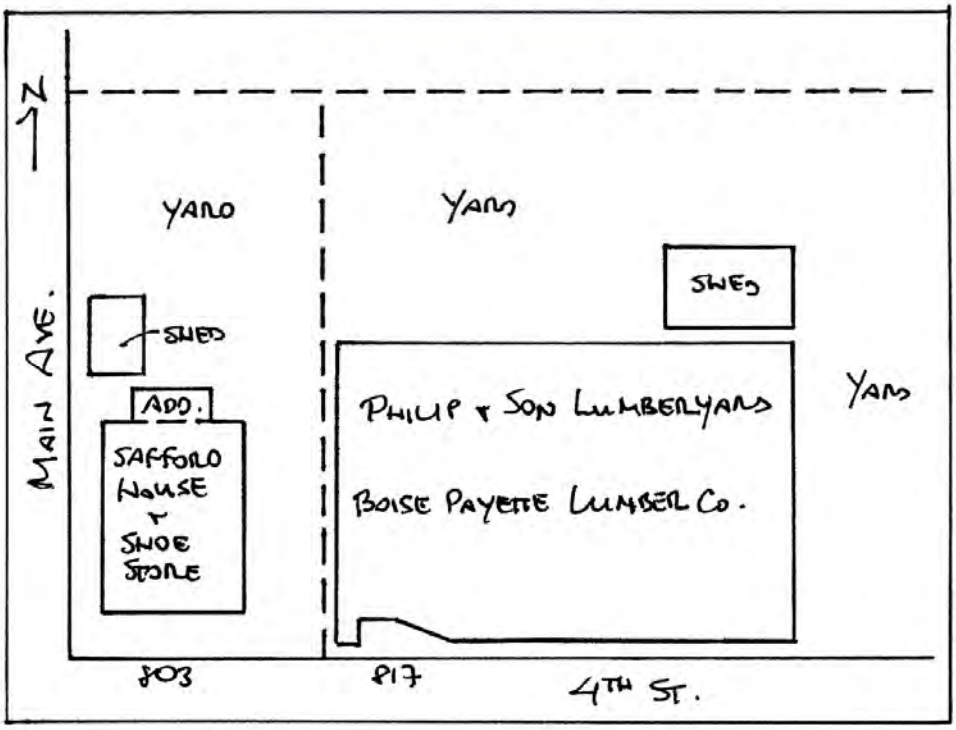
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

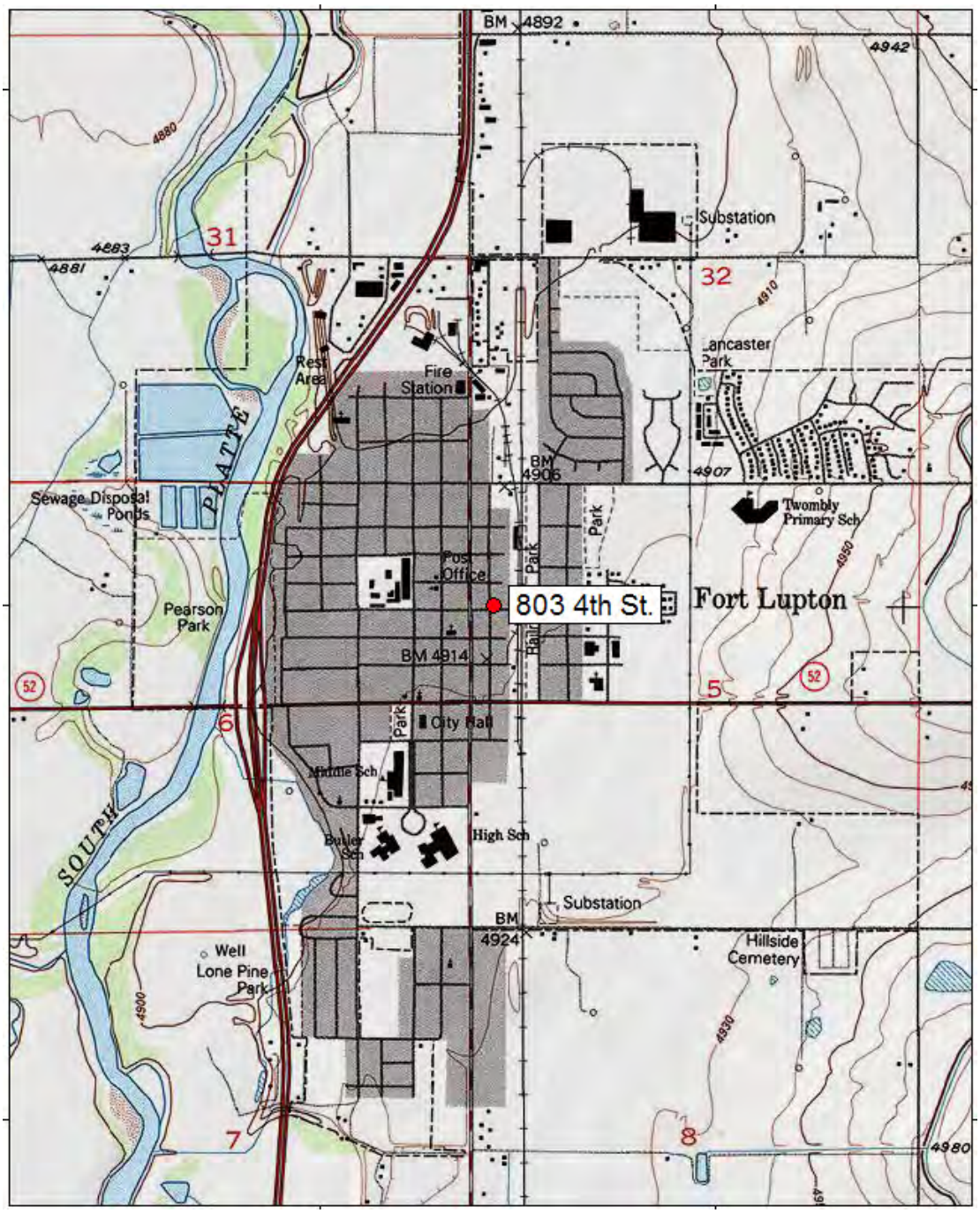
53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



Resource Number: **5WL5949** Address: **803 4th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5949** Address: **803 4th St.**

Additional Photographs

View of the north and west elevations of the building.
View to the southeast.

View of the north elevation of the building and of the shed.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5806**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Ozment-Hamilton House**
6. Current Building Name: **Not Applicable**
7. Building Address: **805 5th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Kurt & Karen Hohnstein**
   P.O. Box 445
   Red Feather Lakes, CO 80545

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516300** Northing: **4436920**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South ½ of Lots 7-9, Block 3**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **38' x 53'**

16. Number of Stories: **1-1/2**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Dormer, Porch**

21. General Architectural Description: **Located on the northeast corner of 5th St. and Main Ave., this property contains a masonry residence that faces toward the south. The building rests upon what is likely to be a stone foundation and its exterior walls are constructed of brickwork laid in running bond coursing. A horizontal dogtooth band ornaments the street elevations at the first floor lintel level. Fishscale shingles ornament the gable end walls.**

    The home originally had an L-shaped footprint. However, this was enlarged with additions to the north. The larger of these is an early brick gabled addition and the other two are smaller wood frame additions with shed roofs. Three brick chimneys are present on the building. The first is located on the west slope of

the east wing. The second is located on the ridge line of the north wing. Finally, a tall chimney is found on the north wall of the west wing.

Two dormers are also present on the home. The first is located on the south slope of the west wing. This has a hipped roof and a single one-over-one double hung sash window. The second dormer is located on the west slope of the east wing. This has a shed roof and a single one-over-one double hung sash window.

The south (front) elevation holds the main entrance, which contains a modern door with nine lights. In front of this is a modern open porch with a brick paver floor, square posts, and a shed roof. Fenestration on the main floor is limited to three one-over-one double hung sash windows. One of these has a wood frame and the other two have what appear to be metal frames. These have stone sills and segmental arch shaped brick lintels. The upper floor contains a single one-over-one double hung sash window with a wood frame and a shaped wood lintel.

The west (side) elevation holds a north-facing entry that has been bricked closed. Fenestration on the main floor is limited to two single one-over-one double hung sash windows with brick segmental arch lintels. In addition, the rear addition has a modern six-over-six double hung sash window. The upper floor holds a pair of one-over-one double hung sash windows with a shaped wood lintel.

The north (rear) elevation is obscured from view and its architectural details could not be recorded.

The east (side) elevation holds an entrance that appears to contain a modern glass door with a large fixed sidelight. Fenestration includes a modern window that has been set into an older space with an arched brick lintel. The rear addition contains a modern large central fixed window that is flanked by what appear to be sliding windows.

22. Architectural Style/Building Type: **Late Victorian**

23. Landscaping or Special Setting Features: **The residence is surrounded by a small yard, with a modern wood privacy fence along the frontage east of the house. The grounds to the south and west of the house have been paved with concrete.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1905**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Robert & Emma Ozment**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The southern, L-shaped, 1-1/2 story masonry residence on this property was constructed in 1905. By 1930, it had been expanded to the rear with a sizable rectangular masonry addition. Off the north end of this was a small early wood frame addition. Another wood frame addition was made sometime before the mid-1970s to the northwest corner of the northern additions. Finally, a modern wood frame addition has been constructed in the past few decades off the northeast corner of the home.**

The house originally had an ornamental open front porch with turned posts, a flat roof, and a carved balustrade along the leading edge of its upper level. With these features, it contributed substantially to the house's Queen Anne appearance. By the mid-1970s, the porch had been removed and replaced with a new open porch with thicker posts and pilasters, what appears to have been a closed brick rail, and a shed roof. None of the earlier ornamental features were retained. The porch found there today is the third one to be present on the building.

At the intersection of the façade's gabled roof lines, above the east end of the front porch, was a square wood-frame tower that rose upward through the west-facing roof slope. This tower featured fishscale shingles, square windows with spoked mullions, a pyramidal roof, and a west-facing doorway that provided access to the upper level of the front porch. By the mid-1970s, the tower had been removed and replaced with the shed-roof dormer that remains there today. The dormer's window occupies what was originally the upper portion of the historic doorway.

Above the front porch is a non-historic hipped dormer that was present by the mid-1970s and is not original to the building. An early north-facing rear entry to the original home, located at its northwest corner, has been bricked closed. Several of the building's original windows appear to have been replaced in recent years.

In 1992, the former Hamilton Coal Company office in the eastern area of the property was demolished. The privacy fence along the 5th St. frontage was installed in recent years, and the grounds to the south and west of the house have been paved with concrete.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In February 1905, long-time Fort Lupton brick manufacturer and mason Robert L. Ozment purchased this property for six hundred dollars. The warranty deed mentioned the presence of improvements on the property. While this may have referred to an existing house, all available evidence strongly suggests that in 1905 Ozment demolished whatever buildings were there and constructed the house that remains on the property today. Over the next fourteen years, Robert resided in the home with his wife Emma and their daughter Marbelle. In 1909, he transferred the south ½ of the lots containing the residence to his wife.**

In 1919, Emma Ozment sold the home to blacksmith John Funk for $2,000. Funk resided there with his wife Alta and their three children. In 1926, they sold the property for $3,500 to Ervin L. Hamilton. Hamilton was a coal dealer whose business, the Hamilton Coal Company, occupied

the entire eastern half of the block. He resided in the home at 805 5th St. with his wife Violet, and then his second wife Minnie, from the 1920s through the 1950s. During the late 1920s, Hamilton constructed a small rectangular wood frame building in the yard to the east of the house. This was used for years as the coal company's office. This building was then rented out to residential tenants in the 1940s and 1950s, and was demolished in the early 1990s.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105211003)
Weld County, Title Records, Chain of Ownership
US Census Records (1910 & 1920)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Historic Photograph of the Ozment House, Fort Lupton Museum Collection, 1908
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a significantly altered example of an early 20th century masonry Late Victorian cottage. While its basic form and some of its ornamental detailing remain present (specifically its masonry walls and fishscale- shingled gable end walls), the stylistically important front porch and tower were removed sometime around the 1960s or early 1970s. These changes are in addition to a host of other alterations. The home was constructed and occupied in 1905 by prominent local brick manufacturer Robert Ozment. It later served as the home of local coal merchant Ervin Hamilton, who located his company office in a late 1920s building that he constructed east of the house (this was demolished in the early 1990s). Although the house may have been eligible for the NRHP for its architecture and/or association with these locally important men, extensive non-historic alterations have significantly impacted its integrity. For these reasons, the property is no longer eligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: This home was constructed and occupied by prominent local brick manufacturer and mason Robert Ozment. It later served as the home of Ervin Hamilton, an important local coal merchant. However, the house's integrity has been compromised due to a variety of non-historic alterations. For this reason, the property is no longer eligible for individual designation.

43. Assessment of historic physical integrity related to significance: **Although this home's masonry walls are intact, the building has experienced extensive non-historic alterations in the past fifty years. These changes have included two wood frame additions to the rear, removal of the front**

porch, removal of the front tower, closure of a rear entry that is visible from Main Ave., the installation of two dormers on the façade, the apparent replacement of a few of the original

windows, paving of the front grounds with concrete, and the installation of a wood privacy fence. In addition, the historic Hamilton Coal Company office to the east was demolished in 1992. Because of these alterations to the home and its surroundings, its original Late Victorian style detailing has been compromised and the house today exhibits a diminished degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **805 5th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

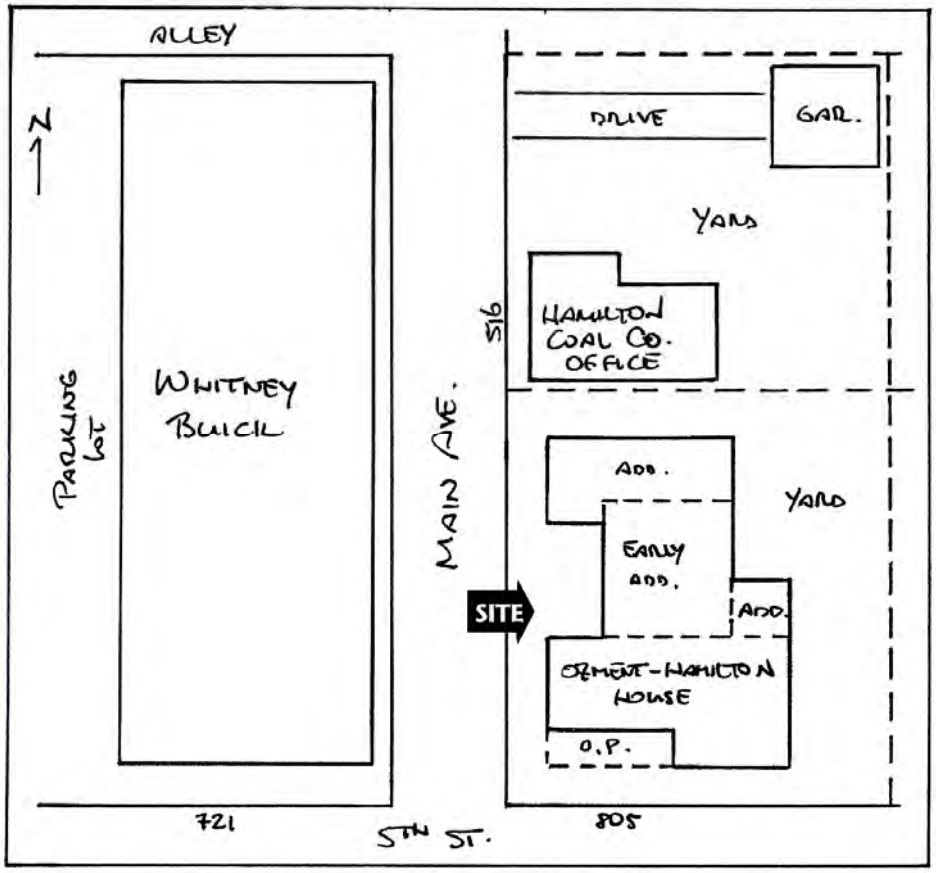
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



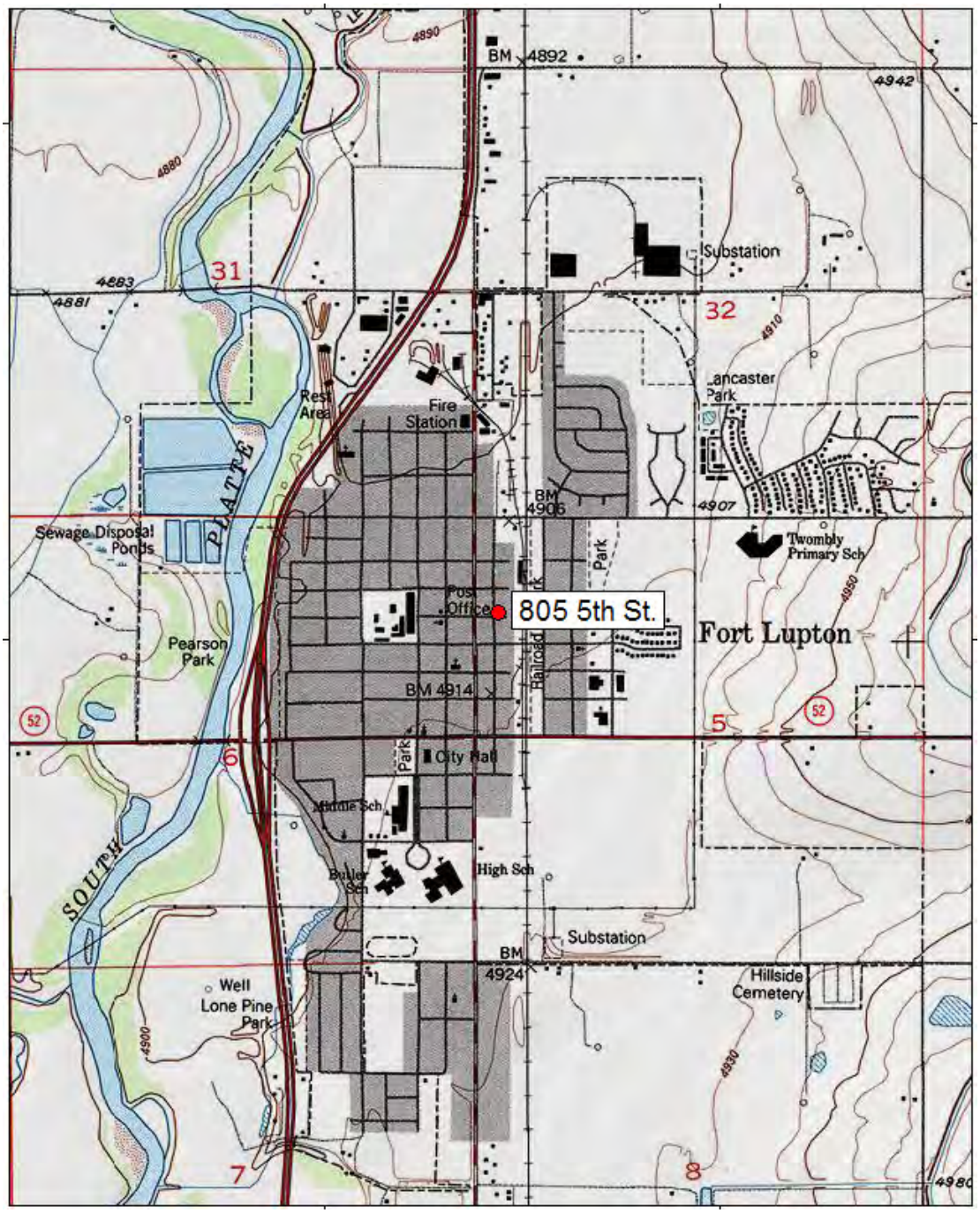
Resource Number: **5WL5806** Address: **805 5th St.**

Historic Photograph

View of the Ozment-Hamilton House in 1908.
Collection of the Fort Lupton Museum.

Resource Number: **5WL5806** Address: **805 5th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5806** Address: **805 5th St.**

Additional Photographs

View of the south and east elevations of the house.
View to the northwest.

View of the north and west elevations of the house.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5944**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Ralph & Mabel Haynes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **807 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **John & Rebecca Salazar**
   807 3rd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436710**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **27' x 36'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Pyramidal Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch, Dormer**

21. General Architectural Description: **Located on the northeast corner of 3rd St. and Main Ave., this property contains a 1½-story masonry residence that faces toward the south. Resting upon a raised concrete foundation, the exterior walls are finished with stucco. The building's primary roof is pyramidal, with gabled extensions to the north, south and west. The roof is finished with boxed eaves and asphalt shingles. A short brick chimney is located at the peak. The east slope holds a small roof dormer with shingle siding, a shed roof, and a pair of small metal-framed windows.**

The south (front) elevation holds the main entrance, which contains a wood slab door with a single diamond-shaped light. Projecting from the entry is a small open porch with a concrete floor, turned posts, and a shed roof. Fenestration on the main floor consists of a three-sided bay that contains three one-over-one double hung sash windows with arched lintels. The upper

floor has a one-over-one double hung sash window with a Queen Anne-style upper sash that consists of a single light surrounded by multiple small lights.

The west (side) elevation contains no entries. Fenestration on the main floor consists of a single one-over-one double hung sash window and a pair of one-over-one double hung sash windows, both with arched lintels. The upper floor holds a single one-over-one double hung sash window set in a gable end wall that is ornamented with fishscale shingles.

The north (rear) elevation contains no entries. Fenestration on the main floor is limited to an original window space that has been infilled with a smaller two-light metal framed sliding window. The upper floor holds a Palladian window consisting of a central arched one-over-one double hung sash window with flanking narrow one-over-one double hung sash windows. These share a common shaped wood lintel and surrounds, and are set in a gabled end wall that is ornamented with fishscale shingles.

The east (side) elevation has a storm door at a secondary entrance into an enclosed porch. Fenestration on the main floor consists of a pair of one-over-one double hung sash windows with a shared arched lintel. Set into the wall slightly above these is another one-over-one double hung sash window with a Queen Anne-style upper sash that contains a central light surrounded by numerous smaller lights.

22. Architectural Style/Building Type: **Late Victorian / Queen Anne**

23. Landscaping or Special Setting Features: **Surrounding the building is a fenced yard bordered by a chain link fence.**

24. Associated Buildings, Features or Objects: **Garage – Located in the northwest corner of the property, the 18' x 20' double-wide wood frame garage faces toward the west. Two pairs of vertical wood plank swinging doors are found on the west elevation. A wood panel door is located on the east elevation. Two fixed windows are found on the north elevation. The building's walls and gabled roof are finished with corrugated metal sheeting.**

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

Source of Information: **Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Mabel Haynes & R. W. Haynes**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1915 and appears to have changed little since it was built. It is possible that the home was not originally stuccoed. However, the stucco**

that is present today appears to have been applied many years ago. While the front door has been replaced, the windows appear to be predominantly original.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The home on this property was constructed around 1915, at which time it appears to have been owned by mail carrier Ralph Haynes and his wife Mabel. In 1921, the couple sold it to the Philip & Allsebrook Hardware Company of Fort Lupton. The company held onto the property for a number of years and rented it to tenants. One of these was painter Laurence Gann and his wife Helen, who raised three children there in the early 1930s. In 1937, the house was sold to Mary McCoy Johnson, a widow who lived there into the 1940s with her three children. Also residing in the home during the early 1940s were machinist Charles Stillie and his wife Cassie. In 1950, Johnson transferred the property to D. E. and Lenore O'Connor. An osteopath, physician and surgeon, D. E. both lived in the home and operated his clinic there during the 1950s.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216004)
Weld County, Title Records, Chain of Ownership

City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X **C.** 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1915**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **This building is a little altered example of an early 20th century residence. Although it does not appear to have any strong historical associations, the home**

exhibits many features of the Queen Anne cottage, including its asymmetrical massing, steeply pitched pyramidal roof with intersecting gables, open porch with turned posts and ornamental woodwork, and fishscale shingles decorating the gable end walls. Additional research may uncover more information about the home's owners and occupants. The property appears to be eligible for listing in the National Register under Criterion C for embodying the distinctive characteristics of the Queen Anne style of architecture.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property appears to be eligible for individual designation due to its good integrity and the fact that it embodies the distinguishing characteristics of a Queen Anne cottage (Criterion B-2).

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43. Assessment of historic physical integrity related to significance: **This building appears to have experienced few non-historic alterations to its exterior over the past fifty years. Because of this, it exhibits a very good degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **807 3rd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

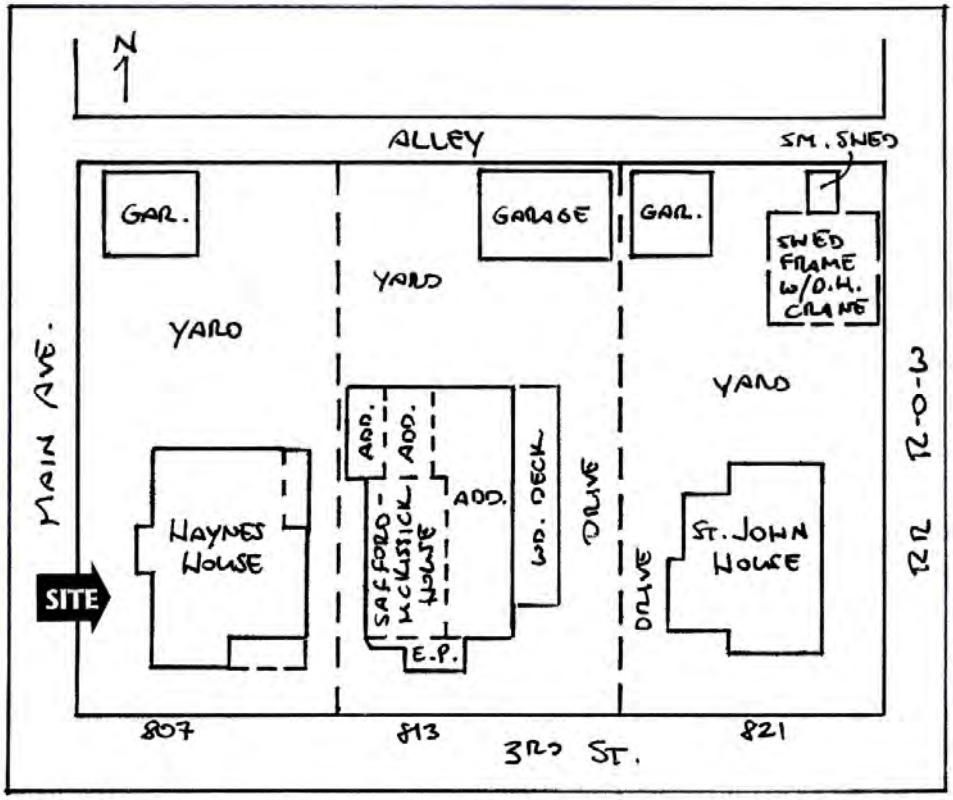
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

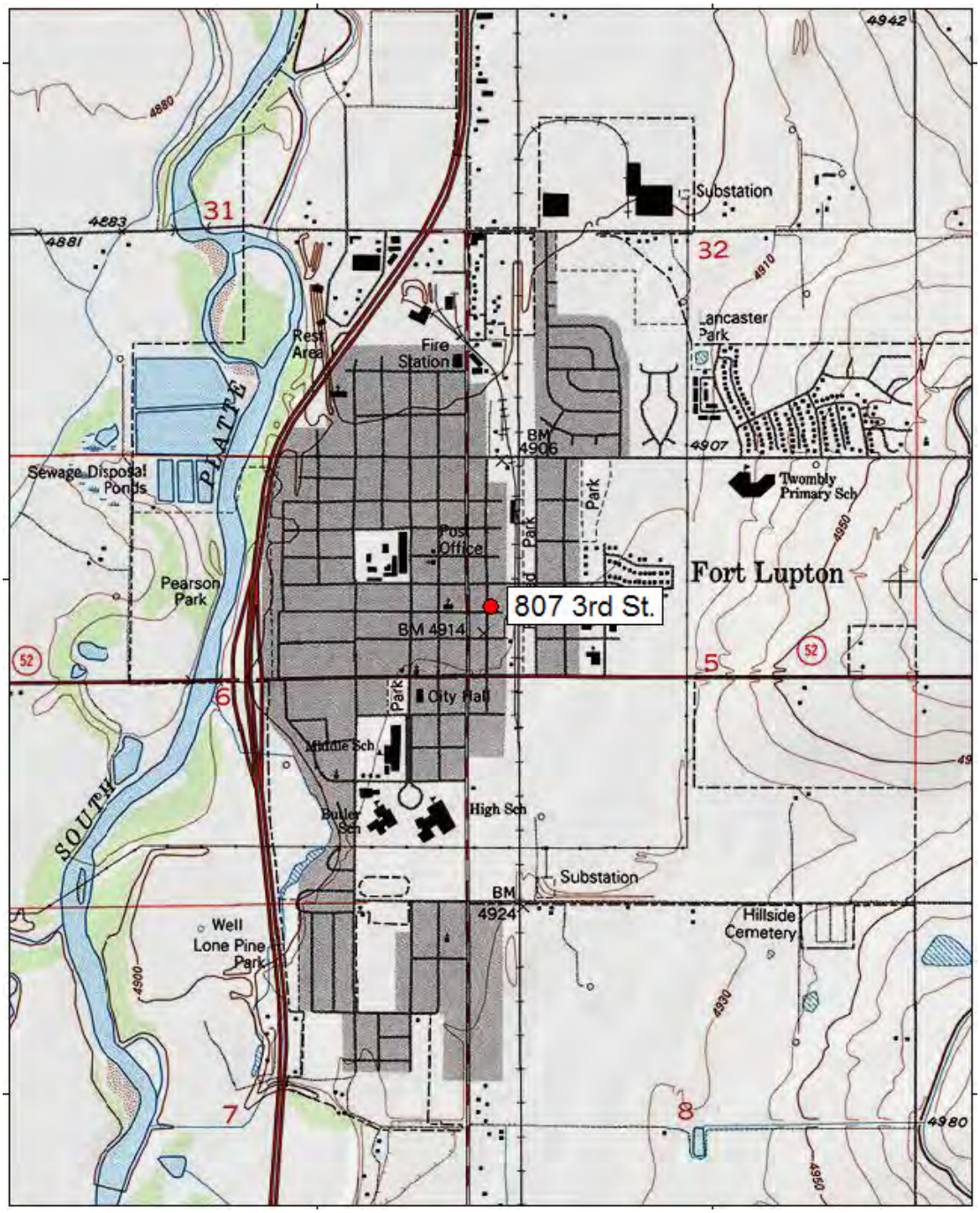
Resource Number: **5WL5944** Address: **807 3rd St.**

Site Diagram
(not to scale)

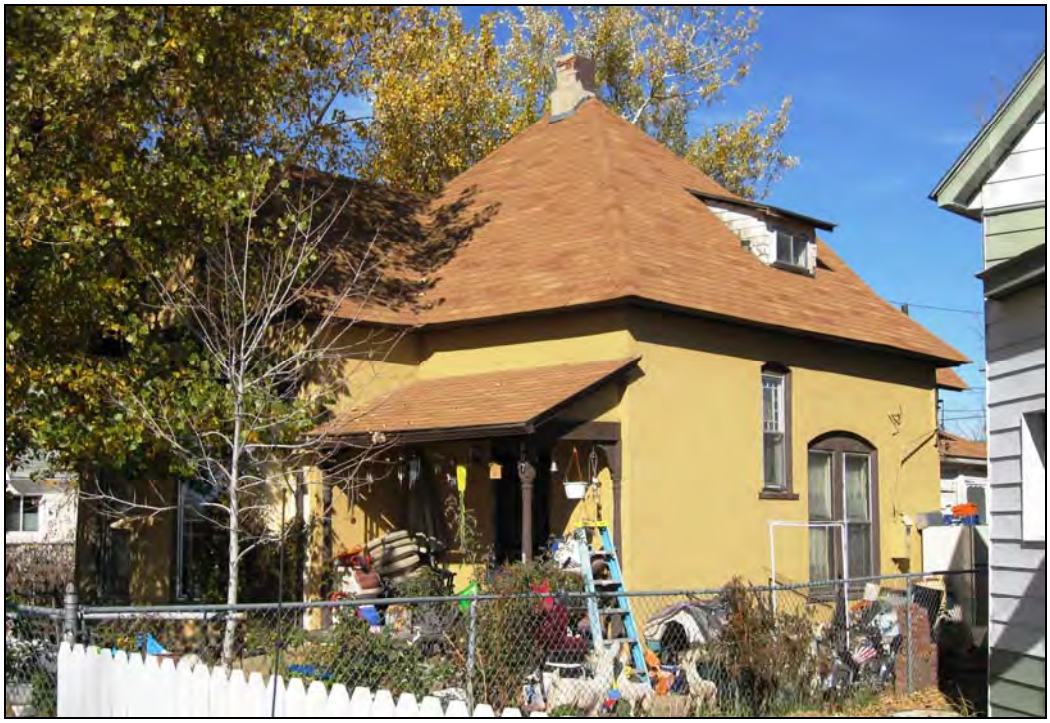


Resource Number: **5WL5944** Address: **807 3rd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



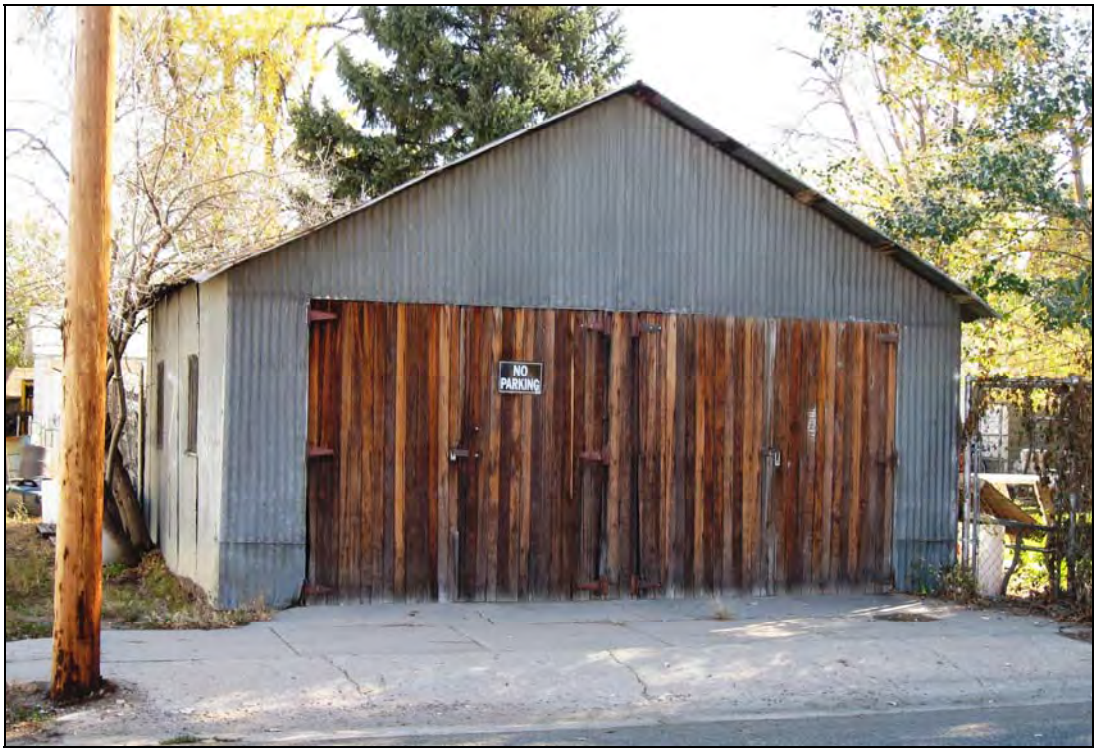
Additional Photographs



View of the south and east elevations of the residence.
View to the northwest.

View of the north elevation of the residence.
View to the southwest.

Additional Photographs



View of the west elevation of the garage.
View to the east.

View of the east elevation of the garage.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5950**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Rental House**
6. Current Building Name: **Not Applicable**
7. Building Address: **808 4th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Roberto & Nora Cardenas**
   120 Valle Dr.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516300** Northing: **4436780**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 4, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **23' x 39'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **False Front, Porch**

21. General Architectural Description: **Located on the south side of 4th St. east of Main Ave., this property contains a one-story residence that faces toward the north. The building rests upon a concrete foundation and its exterior walls are finished with stucco. A false front hides the gabled roof, which is finished with asphalt shingles. The false front is capped by a vertical brick dogtooth band.**

    The north (front) elevation holds the main entrance, which contains a modern panel door and a screen door. In front of this is a narrow concrete patio, above which is a modern hood supported by brackets and covered with Spanish tiles. Fenestration includes a pair of metal-framed sliding windows and a pair of older three-light casement windows with metal frames and two fixed lights above.

The east (side) elevation holds no entries. Fenestration is limited to two metal-framed casement windows with angled sills.

The south (rear) elevation holds an entry that contains a modern panel door and screen door. Fenestration is limited to two pairs of what appear to be modern sliding windows with angled sills. The gable end wall is finished with wood shingles and a louvered attic vent.

The west (side) elevation holds no entrances. Fenestration is limited to two one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building abuts the sidewalk along the north. To the south is a residential yard.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1888** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Unknown**

    Source of Information: **Not Applicable**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed around 1888. However, from that time through the late 1930s it consisted solely of its western half. Sometime after the late 1930s, it was expanded to the east, almost doubling its original size. The building then appears to have changed little over the following decades. It appears to have been remodeled to its current appearance in the 1970s or 1980s. This involved replacement of the entry doors and some of the windows, along with installation of the tiled hood over the front patio. Whether the building's exterior walls were originally stuccoed is not known.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The western half of the small residence on this property was constructed sometime around 1888. It was expanded toward the east, almost doubling its size, after the mid-1930s. Throughout the period from the 1880s to the 1950s, the home was owned by a series of investors who appear to have utilized it as a rental. All of these persons were well known in the community's early history. In chronological order, these owners were town founder W. G. Winbourn, Dr. Stephen Hubbell, cobbler Charles Safford, and merchants E. S. St. John, George Twombly, and Rollie Vincent. Who occupied the home prior to the 1940s is no longer known. During the 1940s, the property was partially occupied by an unemployed widow, Martha Dearcas, and her five children. Also there were laborer Louis Sena, his wife Madeline, and their two children. In the 1950s, the property was occupied by G. V. Ramirez.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216012)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a significantly altered example of a late 19th century working-class residence. Today its Spanish architectural detailing is due to non-historic changes rather than its historic appearance. In addition, the property was used as a rental and has no significant historical associations. Due to these factors, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations and lack of historical associations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been intact for many decades. However, sometime around the 1970s or 1980s it experienced extensive non-historic alterations. These appear to have included stuccoing of the exterior, replacement of doors and windows, and the installation of a tiled hood above the front porch. Because of these alterations, the building exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

Resource Number: **5WL5950** Address: **808 4th St.**

Architectural Inventory Form
(Page 7 of 7)

VIII. Recording Information

47. Photograph numbers: **808 4th St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

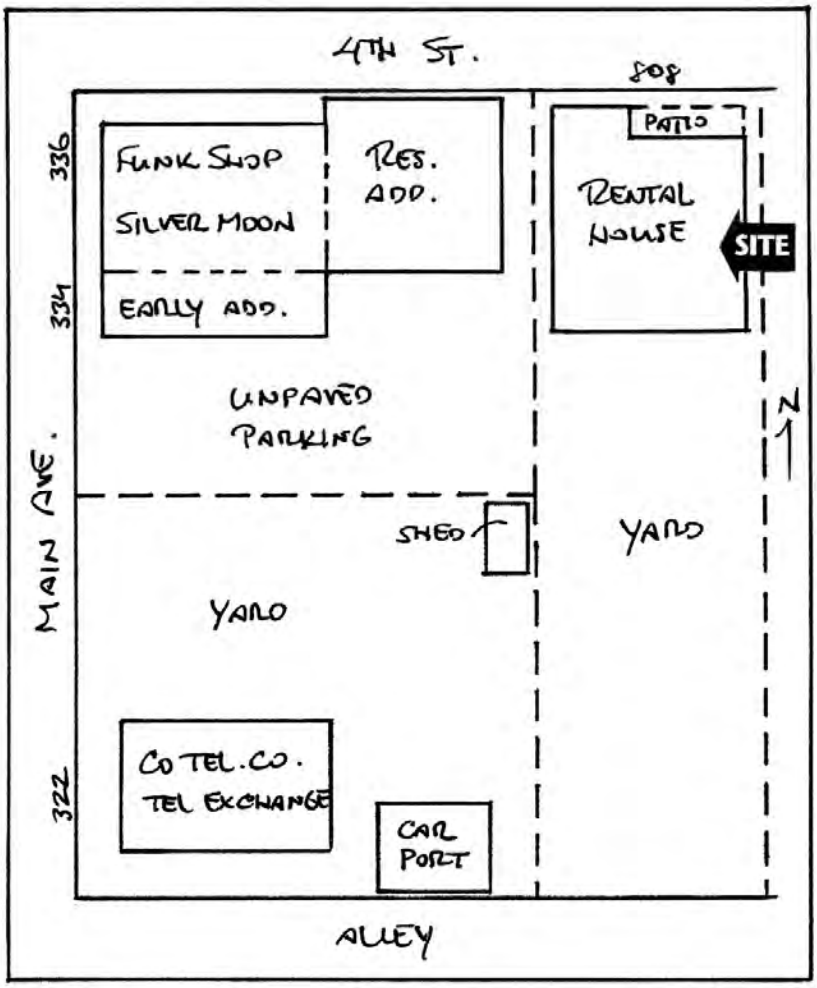
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

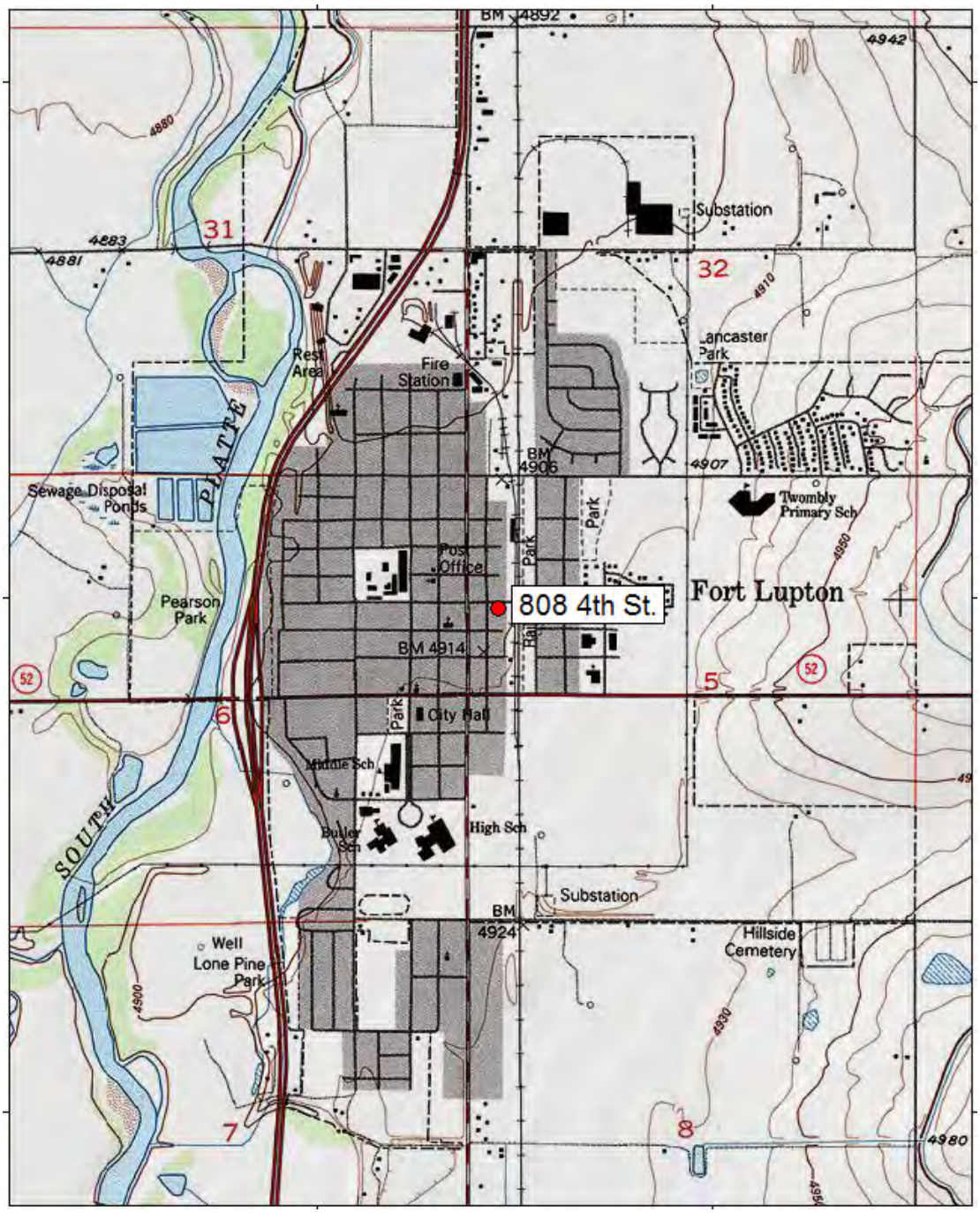
Resource Number: **5WL5950** Address: **808 4th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5950** Address: **808 4th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5950** Address: **808 4th St.**

Additional Photographs

View of the south elevation of the building.
View to the north.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5940**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **William H. Hepner House**
6. Current Building Name: **Not Applicable**
7. Building Address: **811 2nd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Property Solution Inc.**
   c/o H. Ortiz
   811 2nd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516300** Northing: **4436610**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 9 & 10, Block 6**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **30' x 56'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence**

21. General Architectural Description: **Located on the north side of 2nd St. east of Main Ave., this property contains a 1½-story masonry residence that faces toward the south. Resting upon a concrete foundation, the walls are constructed of painted brickwork laid in common bond coursing. The building's roof is front gabled and finished with asphalt shingles and boxed eaves. A short brick chimney is located on the ridge line. Masonry additions that are all over fifty years old are found to the east and north of the original house. To the east of the original house is a flat-roofed commercial addition.**

The south (front) elevation holds the main entry, which contains a wood panel door with two lights, along with a metal screen door, boarded transom, and shaped brick lintel. Fenestration on the main floor of the original portion of the house consists of two two-over-two double hung sash windows with wood frames and surrounds. The second floor holds a single one-over-one

double hung sash window. All of these have shaped brick lintels. The commercial addition to the east holds a band of five four-light windows with wood frames and surrounds.

The west (side) elevation holds a one-over-one and a two-over-two double hung sash windows with wood frames and surrounds and shaped brick lintels

The north (rear) elevation holds several one-over-one double hung sash windows.

The east (side) elevation holds an entry with a panel door with one light. Fenestration in the front commercial addition consists of a band of five four-light windows with wood frames and surrounds. The rear addition holds a pair of one-over-one double hung sash windows.

22. Architectural Style/Building Type: **Late Victorian**

23. Landscaping or Special Setting Features: **Surrounding the residence is a small unpaved parking area along the 2nd St. frontage, along with a fenced yard to the rear.**

24. Associated Buildings, Features or Objects:

<u>Garage / Shed</u> – Constructed around 1940, the garage/shed is located in the northeast corner of the property. This wood frame building, which faces toward the south, consists of a garage on the east with two small shed additions to the west. A pair of wood swinging doors is found on the south elevation. The building's walls are finished with rolled asphalt with a faux brick pattern. The combination saltbox and shed roofs are finished with corrugated metal sheeting.

IV. Architectural History

25. Date of Construction: Estimate Actual **1885**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **William H. Hepner**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*; Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1885 and appears to have remained intact for many decades. The house was expanded with one-story additions to the north and east in the 1940s and 1950s that were designed to accommodate the building's post-war use as a residence combined with a dry cleaning shop.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence / Dry Cleaning Shop**

35. Historical background: **This property was purchased from town founder William G. Winbourn in April 1885 by William H. Hepner. All that is known about Hepner is that he constructed a brick home there that year. Two years later, Hepner sold the property, along with other lands, to Janet Scott of Arapahoe County. By the late 1890s, Scott had apparently moved to Washington State. She sold the Fort Lupton property in 1898 to Joseph Gorman for five hundred dollars. By the early 1910s, the home had passed into the hands of Gorman's widow and sons, who resided in Denver. The property remained in the Gorman family for many years, although they apparently used it as a rental home. In the 1930s it was occupied by M. Bateman, a trucker, and his wife Alice. In the early 1940s, it was occupied by L.O. Willey, a watchman with the Colorado Condensed Milk Company, and his wife Ione. In 1944, the Gormans sold the property to William and Viola Goodrich. Throughout the 1950s and into the 1960s, the property was owned by Charles Stillie, who operated a drive-in dry cleaning shop there.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105221004)
Weld County, Title Records, Chain of Ownership

City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Photograph of the property at 811 2nd St., 1900, Archives of the Fort Lupton Museum
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of a late 19th century masonry residence that was modified in the late 1940s or early 1950s with a commercial addition to the side. It appears to have been occupied by persons of no great historical significance and was used for several decades after World War II as a dry cleaning shop and residence. While the**

building retains a moderately good degree of integrity and historic appearance dating from the late 1800s and mid-1900s, it does not exhibit a level of significance that would make it eligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property may be eligible for individual designation due to its architectural style as a Late Victorian residence with a commercial addition. In addition, this building is one of the oldest homes still standing in the town of Fort Lupton. For these reasons, it appears to be eligible for local designation under Criterion B-2.

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43. Assessment of historic physical integrity related to significance: **The original masonry residential portion of this building, constructed in 1885, was altered with the construction of a post-WWII commercial addition to the side and at least one addition to the rear. Due to these changes, it now exhibits a style that is more common to the post-war period of the late 1940s and 1950s.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **811 2nd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

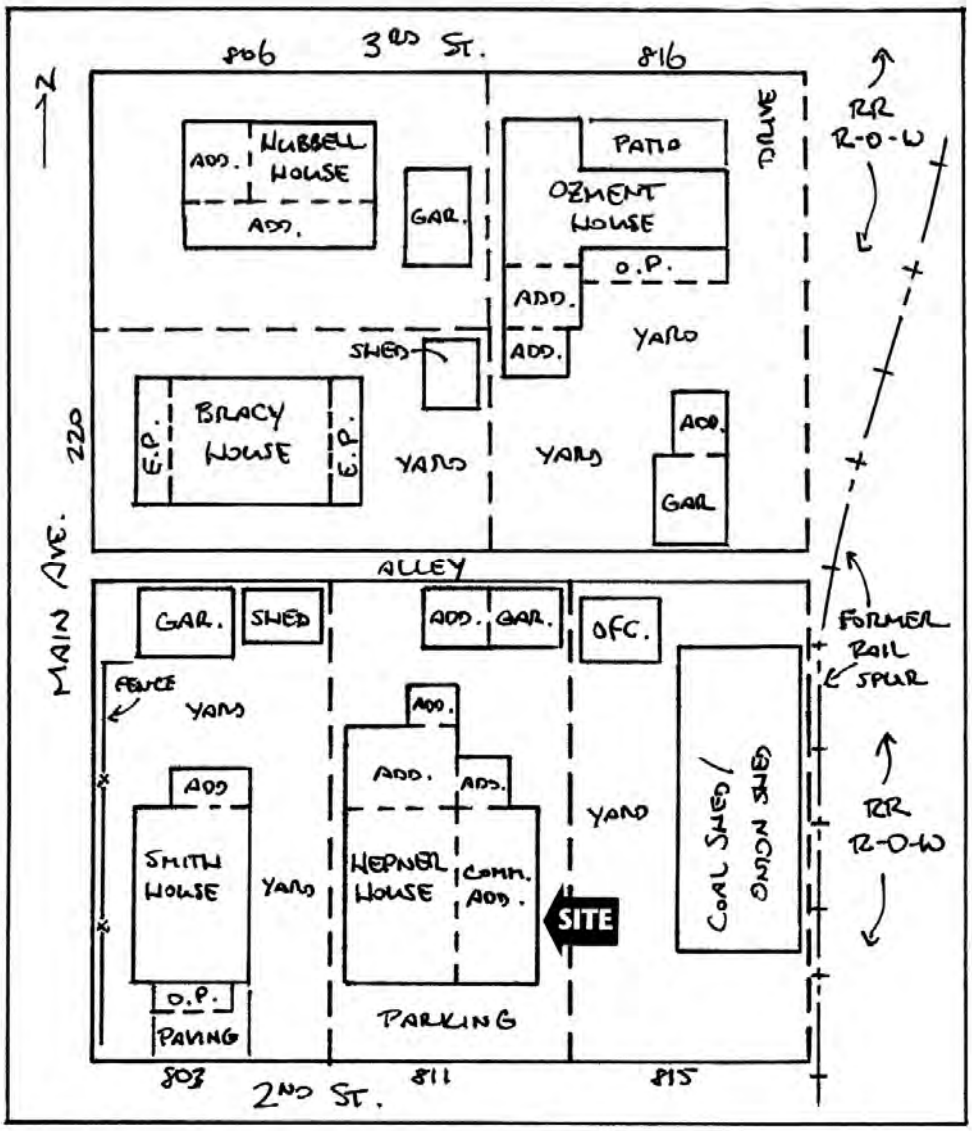
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

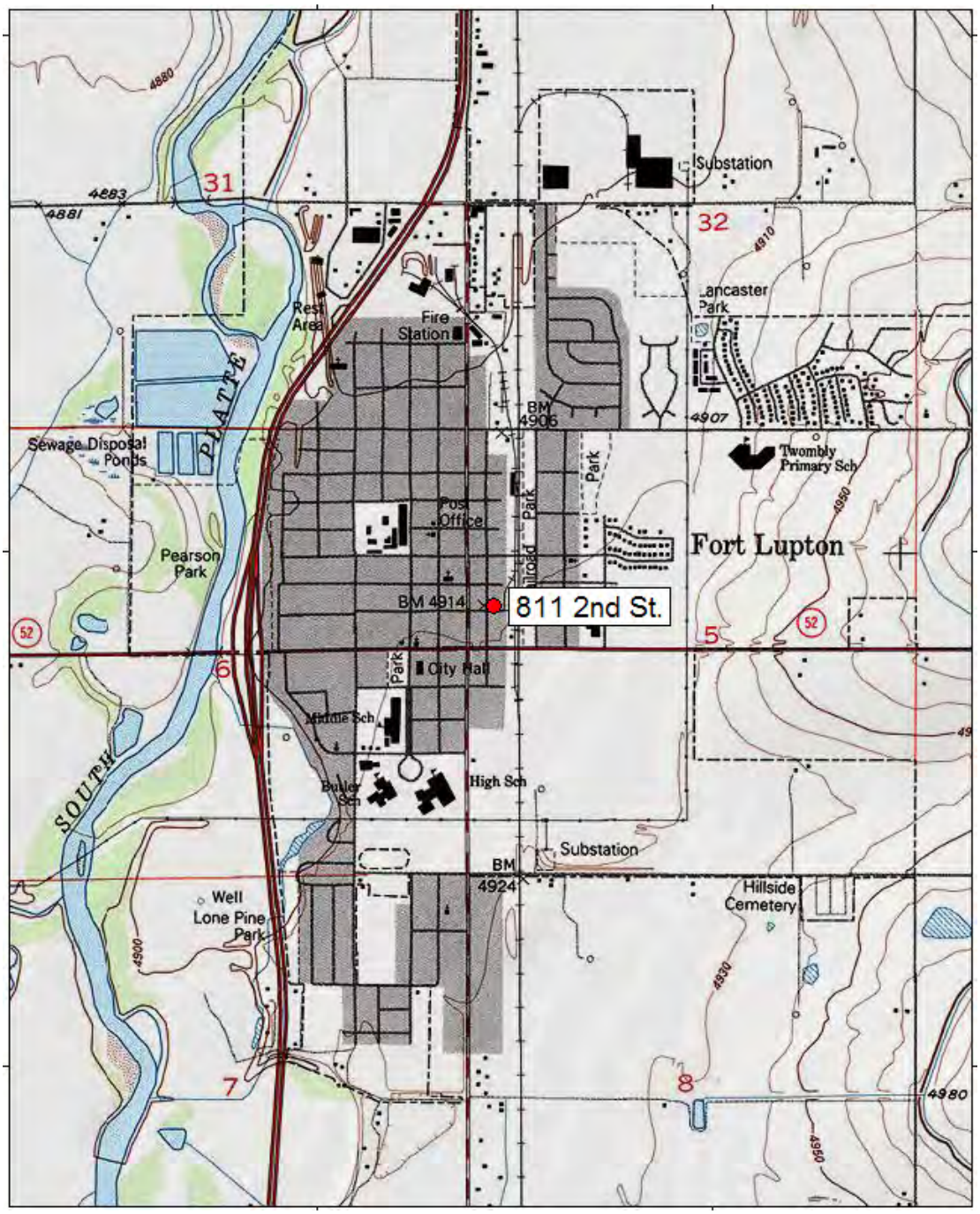
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5940** Address: **811 2nd St.**

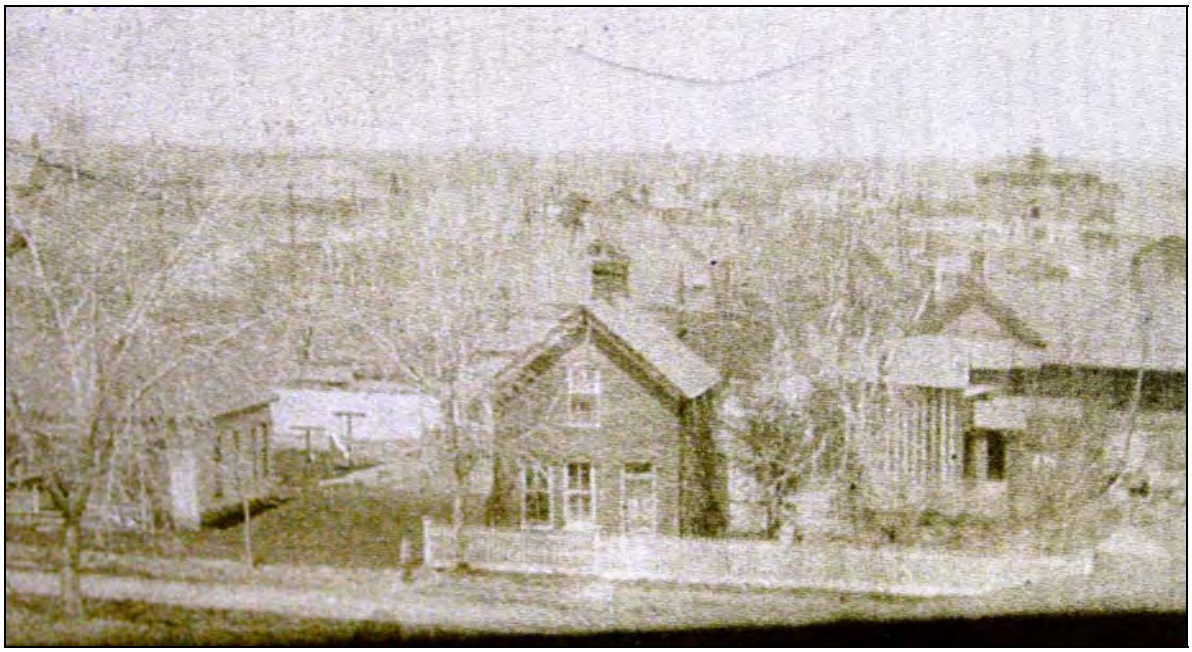
Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs



House at 811 2nd St. at center.
1900

Resource Number: **5WL5940** Address: **811 2nd St.**

Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the west elevation of the building.
View to the southeast.

Resource Number: **5WL5940** Address: **811 2nd St.**

Additional Photographs

View of the east and north elevations of the garage/shed.
View to the southwest.

View of the north and west elevations of the garage/shed.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5945**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Safford-McKissick House**
6. Current Building Name: **Not Applicable**
7. Building Address: **813 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Juan Pena**
   813 3rd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516300** Northing: **4436720**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 9 & 10, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **32' x 42'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Dormer**

21. General Architectural Description: **Located on the north side of 3rd St. east of Main Ave., this property contains a 1½-story wood frame residence that faces toward the south. Resting upon a concrete foundation, the exterior walls are finished with wide-profile horizontal siding. The building's roof is front-gabled, with a shed-roof extension to the east. The roof is finished with boxed eaves and asphalt shingles. Two small wall dormers are found on the west elevation, each with a gabled roof and a one-over-one double hung sash window.**

    The south (front) elevation holds the main entrance, which contains a wood panel door with one light, and a metal storm door. Projecting from the front of the building is a small enclosed porch with wide clapboard siding and a hipped

roof. This holds four pairs of what appear to be metal-framed sliding windows. Next to the porch on the front of the house is a three-sided bay window, one side of which has been obscured by the enclosed porch. The remaining two sides hold two pairs of metal-framed

sliding windows. The upper floor has a two light window in the gable end wall that appears to also be a metal-framed sliding window.

The west (side) elevation contains no entries. Fenestration on the main floor consists of a single one-over-one double hung sash window and two pairs of metal sliding windows. The upper floor holds a single one-over-one double hung sash window in each of the two dormers.

The north (rear) elevation holds three phases of main floor additions, two with gabled roofs and one with a shed roof. The rear entry to the home holds a wood slab door with a diamond-shaped light, along with a metal storm door. In front of this entry is a concrete stoop with a metal handrail. Fenestration on the main floor is limited to a one-over-one double hung sash window. The upper floor holds what appears to be a pair of sliding windows with metal frames.

The east (side) elevation holds a large one-story addition with a shed roof. An entrance with a metal storm door provides access into the addition from a modern wood deck. On the north end of the addition is a sliding door with a large fixed light. Fenestration consists of several pairs of sliding windows with metal frames.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **Surrounding the home is a yard bordered by a combination of chain link and wood picket fencing. A dirt drive runs northward along the east end of the property, from the street on the south to the garage in the northeast corner of the property.**

24. Associated Buildings, Features or Objects: **Garage – Located in the northeast corner of the property, the 20' x 24' double-wide wood frame garage faces toward the south. A single overhead garage door with 12 wood panels and four fixed windows is found on the south elevation. A side entrance holding a wood panel door is located on the west elevation. Also on the west elevation is a pair of sliding windows with metal frames. The building's walls are finished with wide horizontal wood siding and the front gabled roof is finished with asphalt shingles and exposed rafter ends with fascia boards.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1885**

Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Charles Safford**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1885. It appears to have changed little throughout the remainder of the 1800s and the first half of the 1900s. However, the home was**

altered and greatly enlarged around the 1950s, and again in the early 1980s, through the construction of an enclosed porch on the façade and a large shed-roof addition on the east. In addition, the exterior has been re-clad in wide profile clapboard siding and many of the windows and doors have been replaced. The garage was constructed in 1981.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The home on this property was constructed in 1885 by Fort Lupton shoemaker Charles Safford. He participated in signing the town's incorporation papers and also served as an early town clerk. Safford lived in this house through 1900, when he sold it to Harriett St. John. Harriett was president of the St. John Mercantile Company and the wife of pioneer Fort Lupton merchant Edgar S. St. John. She apparently bought the property as an investment and in 1904 sold it to Clara McKissick. Clara and her husband John continued to own and reside in this house through the 1950s. During the late 1800s and early 1900s, John McKissick was a stockman and was involved in the wholesale meat trade. Later he became a mail carrier, mayor, and served as Fort Lupton's town marshal and fire chief.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216005)

Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Historic Photograph of Fort Lupton, circa 1885, Archives of the Fort Lupton Museum
"John McKissick," (advertisement) *Fort Lupton Spirit*, 16 May 1906
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building was one of Fort Lupton's earliest residences. However, it has been significantly altered over the past fifty years and no longer exhibits anything of its historic appearance. The building served as the home of two prominent Fort Lupton families, the Saffords and the McKissicks. However, it no longer meets standards of integrity and is consequently ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described. While it was associated with two prominent members of the historic Fort Lupton community, the home no longer conveys its historic appearance.

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43. Assessment of historic physical integrity related to significance: **This building has experienced extensive non-historic alterations. These include sizable additions to the front, rear and east side, along with replacement of the siding, front porch, doors and windows. The alterations are so extensive that the home no longer resembles its historic appearance from prior to fifty years ago. Today it exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **813 3rd St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

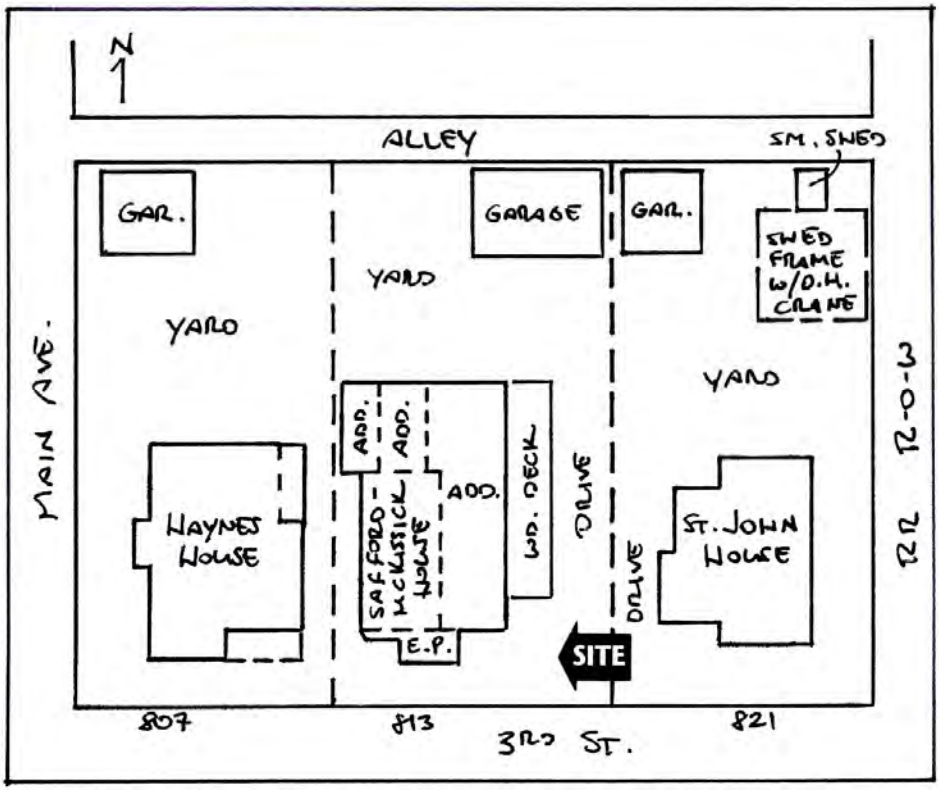
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

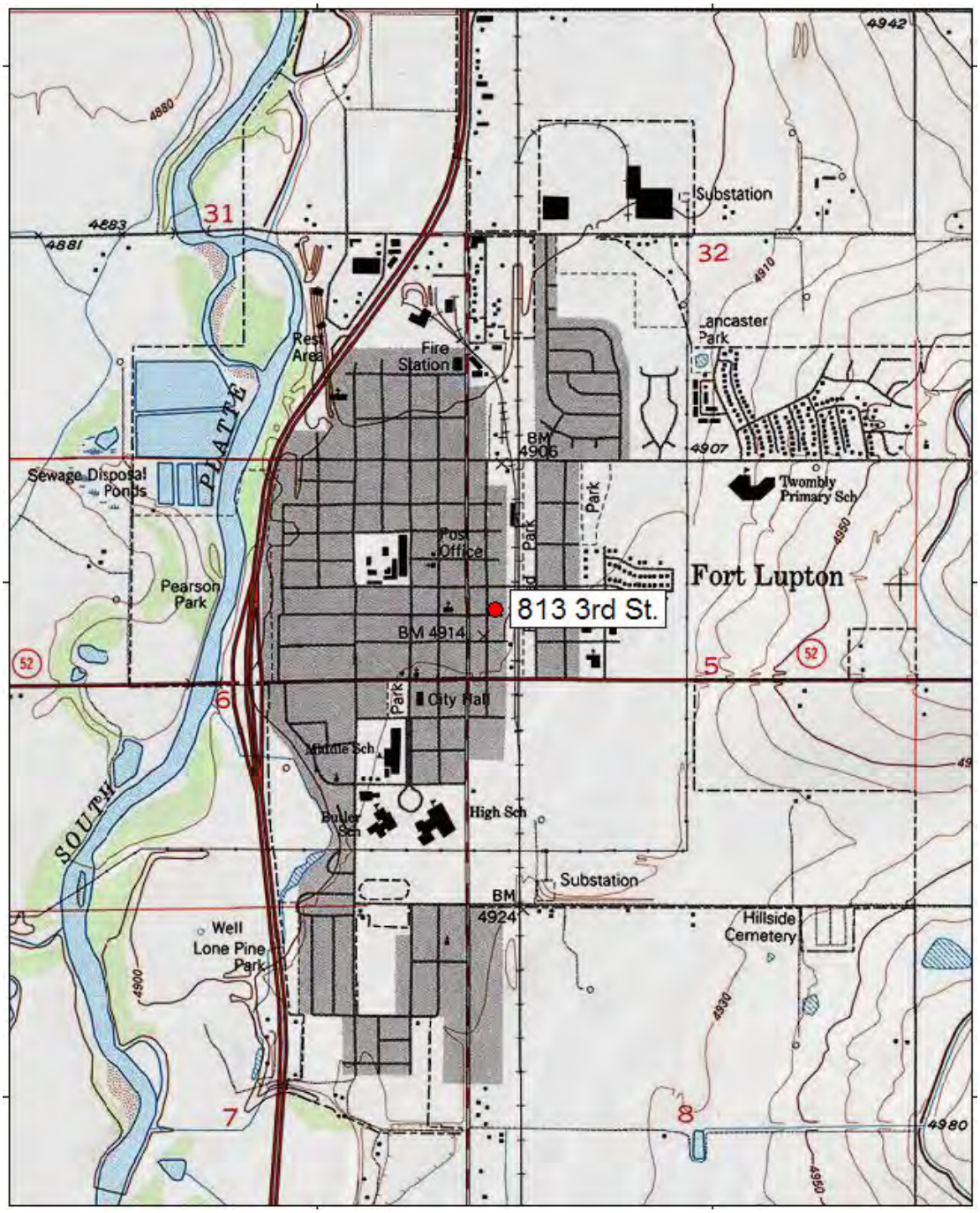
Resource Number: **5WL5945** Address: **813 3rd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5945** Address: **813 3rd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the north elevation of the building.
View to the south.

Additional Photographs

View of the south elevation of the garage.
View to the north.

View of the north and west elevations of the garage.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5941**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **E. P. Welsh Coal Co. - Coal Shed**
   Fort Lupton Produce Co. - Onion Shed
6. Current Building Name: **Not Applicable**
7. Building Address: **815 2nd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **James Creel & James Geiger**
   730 G Street
   Golden, CO 80401

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516320** Northing: **4436620**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 11 & 12, Block 6**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 80'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood / Vertical & Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Steel Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a 24' x 80' one-story shed that faces toward the south onto 2nd St. The wood frame building rests upon a raised foundation consisting of wood piers. Its exterior walls are finished with a combination of vertical and horizontal wood planks, much of them clad in corrugated metal siding. The front-gabled roof is covered with corrugated metal sheeting, with eaves that are flush with the gable end walls and slightly overhang the side walls. A metal stovepipe is located on the east slope.**

The south (front) elevation holds the main entrance, which consists of a large sliding freight door constructed of vertical wood planks. In front of the door is a narrow wood plank dock. No windows are found on this elevation.

The east and west (side) elevations are characterized by metal-clad walls with no doors or windows. However, the east elevation along the rail spur has several locations where earlier doors and windows appear to have been covered with metal paneling.

The north (rear) elevation has an entry with a large sliding freight door constructed of vertical wood planks. Outside of this door is an open concrete vault and a concrete block that may have supported a raised wooden dock.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by an unpaved yard. Adjacent to the site to the east is a rail spur line.**

24. Associated Buildings, Features or Objects: **Office - The northwest corner of the property is occupied by a 16' x 20' wood frame building that faces toward the south. This building has a main entry that has been boarded closed. Next to the entry is a pair of two-over-two double hung sash windows. These have also been boarded closed from the inside. Wood siding covers the south elevation, and the other elevations are finished with Transite siding. The side-gabled building has a roof that is finished with asphalt shingles.**

IV. Architectural History

25. Date of Construction: Estimate **1925** Actual

    Source of Information: **State Business Directories; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **E. P. Welsh Coal Company**

    Source of Information: **State Business Directories; Sanborn Fire Insurance Maps**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The southern 1/3 of the main building on this property was constructed around 1925 and appears to have remained largely unchanged through the 1930s. Around 1943 it was enlarged toward the north, bringing it to its current size. The building experienced a number of alterations since then, although when these took place is no longer known. These included the removal of freight docks and the apparent closure of eastern windows and doors with metal cladding.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Warehouse**

32. Intermediate Use(s): **Agriculture / Storage**

33. Current Use(s): **Vacant**

34. Site Type(s): **Coal Sales & Storage / Produce Sorting & Storage**

35. Historical background: **Around 1925, this property was developed by the E. P. Welsh Coal Company with two small buildings used as coal storage sheds. The firm also advertised that it was in the business of selling ice and animal feed. The sheds on the site were both situated next to the railroad siding and the southern of these appears to have been the south 1/3 of the wood frame shed that remains there today. Sometime after 1936, and likely by the early 1940s, this shed was expanded to the north, tripling it in size and bringing it to its current configuration. The Fort Lupton Produce Company, owned by Leslie Penfold, used the shed from that time through the late 1960s for the sorting and storage of onions. The smaller building in the northwest corner of the property was installed to serve as an office.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1925-1943)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105221005)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The buildings on this property do not appear to have been architecturally significant, but served as the home of a local coal company from approximately 1925 to the early 1940s and then a produce company from the early 1940s to the late 1960s. These uses do not appear to have been historically significant. In addition, the large shed on the site has suffered from non-historic alterations, specifically the removal of loading docks and closure of freight doors and windows along the railroad siding elevation. These changes diminished the building's integrity, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **The shed was originally much smaller than it is today and was greatly expanded around the early 1940s. Non-historic**

alterations to the exterior, specifically the closure of freight doors and removal of docks, have diminished its integrity. The small office has been boarded closed and is in deteriorated condition. It does not appear to exhibit a high degree of physical integrity.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **815 2nd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

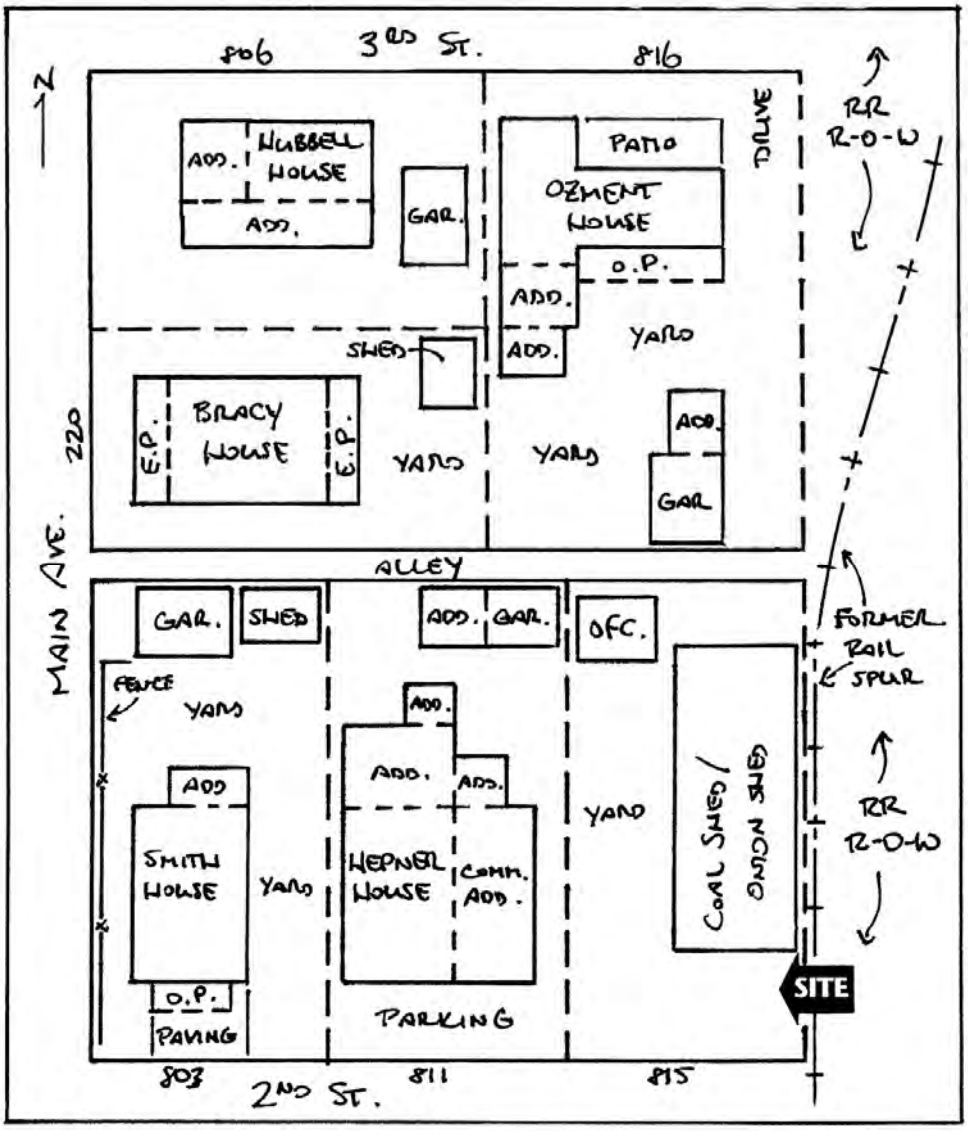
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

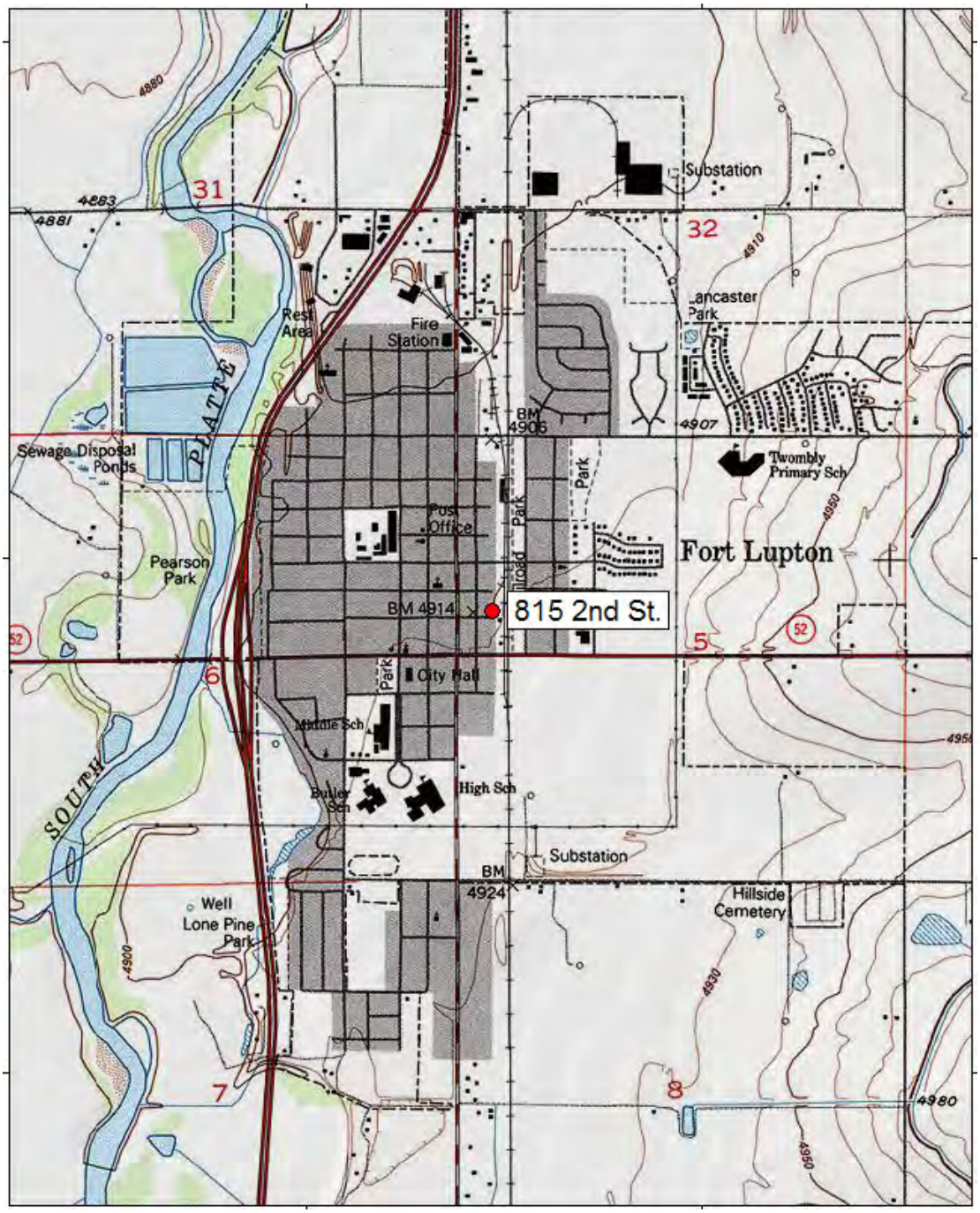
Resource Number: **5WL5941** Address: **815 2nd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5941** Address: **815 2nd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5941** Address: **815 2nd St.**

Additional Photographs

View of the east and north elevations of the shed. View to the southwest.

View of the west elevation of the shed. View to the northeast.

Resource Number: **5WL5941** Address: **815 2nd St.**

Additional Photographs

View of the south elevation of the office. View to the north.

View of the north elevation of the office. View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 7)

I. Identification

1. Resource Number: **5WL5809**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Whitney House**
6. Current Building Name: **Not Applicable**
7. Building Address: **815 6th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Camerino Sanchez**
   815 6th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4437020**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7-8, Block 2, Excepting the East 11' of Lot 8**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **15' x 25'**

16. Number of Stories: **1-1/2**

17. Primary External Wall Material(s) (enter no more than two): **Asbestos**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on the northeast corner of 6th St. and Main Ave., this property contains a 1-1/2 story residence that faces toward the south. The wood frame building rests upon a concrete foundation and its exterior walls are finished with asbestos (Transite) siding. The building has a gabled roof that is finished with asphalt shingles and boxed eaves.**

    The south (front) elevation holds the main entrance, which contains a wood slab door and a metal storm door. In front of this is a small concrete stoop. Fenestration on the main floor is limited to a single one-over-one double hung sash window. The upper floor also contains a single one-over-one double hung sash window.

The west (side) elevation holds no entries. Fenestration is limited to two one-over-one double hung sash windows.

The north (rear) elevation holds an entry that contains a wood slab door and a metal storm door. Fenestration on the main floor is limited to a single tall two-light sliding window. The upper floor contains a one-over-one double hung sash window.

The east (side) elevation holds no entrances. Fenestration on the main floor is limited to a small two-light sliding window and another window space that has been boarded closed. The upper floor holds a two-light sliding window.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The home is surrounded by a minimally landscaped residential yard that is bordered by a combination of chain link and wood privacy fencing.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1940** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Fred & Frances Whitney**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1940, or perhaps moved there at that time. It replaced a larger building that was previously found there. It appears to have remained unchanged for a decade or two. However, its exterior was clad in asbestos siding, most likely during the 1950s or 1960s. In addition, the doors and a few of the windows have been replaced in recent years.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In November 1939, this property (together with lot twelve at the eastern end of the block) was sold by the Oregon Lumber Company to Fred and Frances Whitney. The couple either constructed the home there in 1940, or perhaps moved an older home onto lots seven and eight at that time. The owners of Whitney Hardware & Furniture at 507 Denver Ave. (later 422 Denver Ave.), the Whitneys retained ownership of the home at 815 6th St. until 1942. That year, they sold the property to the Foster Lumber Company, which was located just north of the house at 638 Main St. Foster Lumber continued to own the home into the early 1970s.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105206006)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is an altered example of a mid-20th century (possibly late 19th or early 20th century) residence and exhibits no distinctly significant architectural style. In addition, it was found to have no significant historical associations. Due to these factors, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **While this building may have been constructed on this property around 1940, it exhibits characteristics of an older building that could have been moved to this property at that time. In addition to this lingering question of origin and integrity, the building has experienced non-historic alterations. First, the entire exterior has been clad in asbestos siding that appears to date from the 1950s or 1960s. Perhaps more important, the doors and windows have been replaced in recent years. Because of these alterations, the home exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **815 6th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

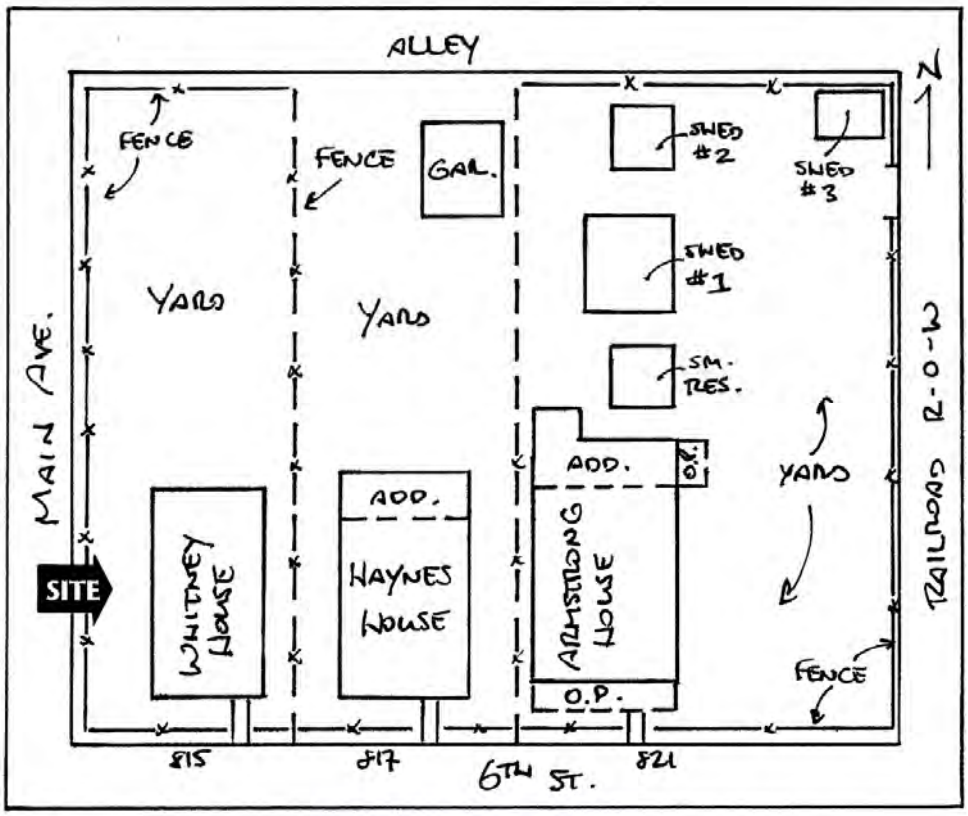
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

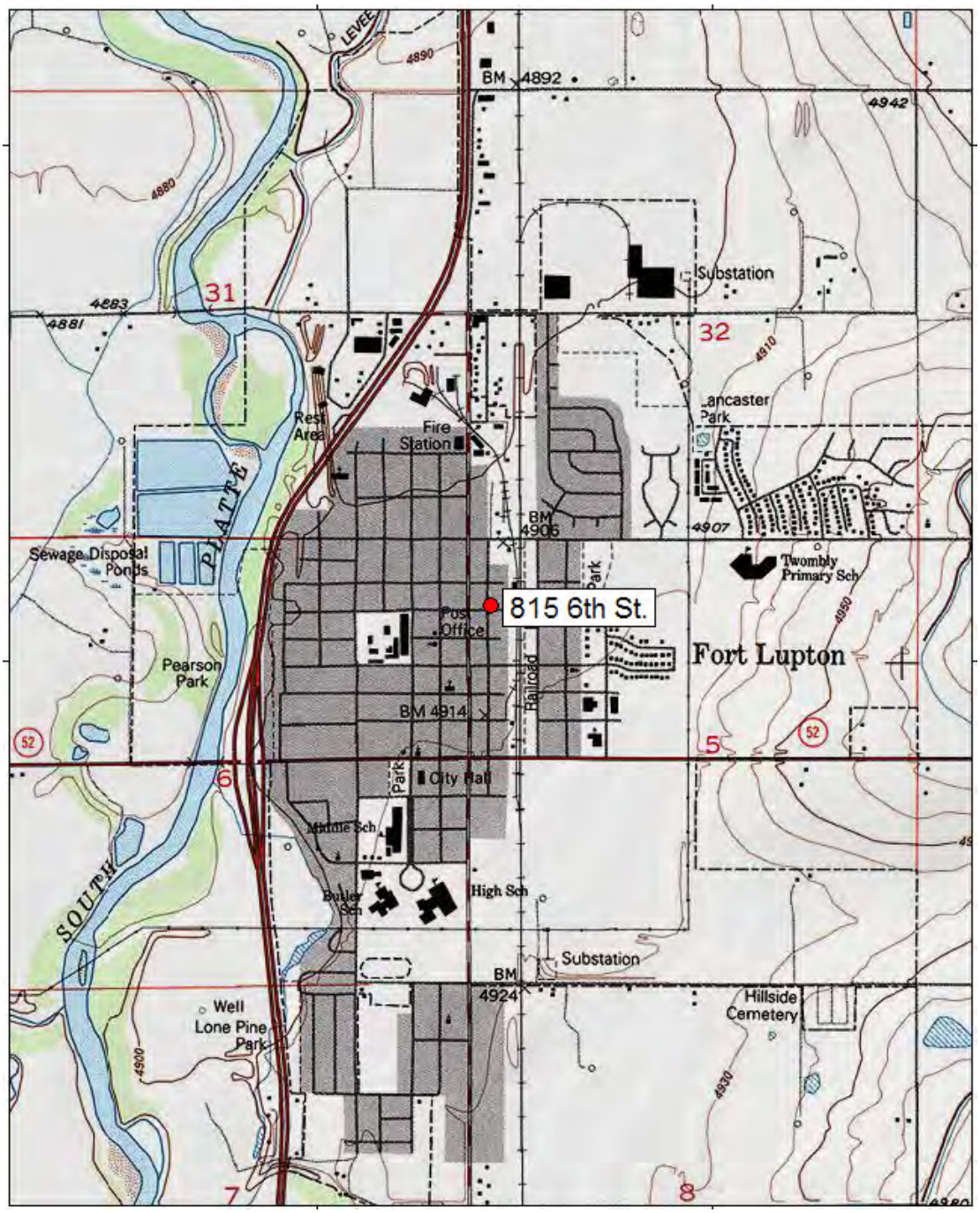
Resource Number: **5WL5809** Address: **815 6th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5809** Address: **815 6th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5809** Address: **815 6th St.**

Additional Photographs

View of the north and west elevations of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5946**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Eliza A. Ozment House**
6. Current Building Name: **Not Applicable**
7. Building Address: **816 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Vitali & Nedezhda Ostrikov**
   816 3rd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516320** Northing: **4436690**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 2 & 3, Block 6**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **L-Shaped Plan**

15. Dimensions in Feet (approximate): **34' x 55'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Chimney, Porch**

21. General Architectural Description: **Located on the south side of 3rd St. west of the railroad corridor, this property contains a one story masonry residence that faces toward the north. Resting upon a concrete foundation, the brick walls are predominantly finished with stucco. The remaining exposed brickwork is in the process of being stuccoed. The L-shaped building's roof consists of two intersecting gables. A shed-roofed addition with stuccoed walls projects toward the south. A short brick chimney is located on the west wing near the intersection of the two gabled roofs.**

The north (front) elevation holds the main entrance, which contains a modern panel door with one light. A porch with a concrete floor and concrete block pillars is under construction. Fenestration consists of one fixed modern window and two modern one-over-one double hung sash windows with metal frames and stuccoed surrounds.

The east (side) elevation contains no entries. Fenestration consists of a single window that is closed with plastic, a modern four-over-four double hung sash window, and a louvered opening in the west wing's upper gable end wall.

The south (rear) elevation is dominated by an open porch and the south addition. The open porch projects from the full length of the east wing, and is characterized by a concrete floor, square wood posts and a shed roof. An east-facing entry into the south addition holds a modern panel door with nine lights. Fenestration includes a modern two-light window.

The west (side) elevation holds no entries and what appear to be a few modern windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **Surrounding the home is a yard bordered by a combination of modern chain link, vinyl, and wood privacy fencing. A concrete drive enters the property through a chain link gate at its northeast corner.**

24. Associated Buildings, Features or Objects: **Shed – Located in the southeast corner of the property, the wood frame shed includes a large early concrete block addition to the north. The building's walls are almost entirely finished with stucco. The windows, which have concrete sills, are sealed with boards or infilled with concrete blocks. A door opening is found on the west elevation. The south half of the building has a gabled roof and the north addition has a hipped roof. A short stuccoed chimney is found at the northwest corner of the original building.**

IV. Architectural History

25. Date of Construction: Estimate **1890** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **Eliza A. Ozment**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1890. It was expanded to the rear sometime after the mid 1930s. For the remainder of the century, it changed little. In the past few years, the building has undergone extensive alterations. These changes included stuccoing of the entire exterior, replacement of many of the windows and the front door, and removal of the front porch. A new porch is currently being constructed and chain link and privacy fencing have recently been installed around the perimeter. The shed at the rear alley was constructed around 1925 and was expanded early during its history.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The residence on this property appears to have been constructed around 1890, shortly after the lots were sold by town founder W. G. Winbourn to Eliza A. Ozment. It is not known if Eliza lived in this home or built it as an investment to rent out to tenants. Eliza died in 1907 and the property was transferred to her sons, who had been in the brick business for almost thirty years with their father. The house remained in the Ozment family until 1931, when it was sold to Marbel Wallace. She rented out the home, which was occupied by laborer Norval Gate and his wife Bertha. Wallace then sold it in 1939 to local pool hall proprietor Oak Dean and his wife Myrtle. They held the property until 1941, when it was transferred to W. G. and Theodora Hubbell. The Hubbells did not live there but were in the property investment business and rented out the home, this time to T. M. Redding, his wife Pauline, and their seven children. The Hubbells sold the property within a few years to Mary Torrez, who in 1946 sold it again to Juan Bermudez. Bermudez continued to reside there into the 1960s.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105221007)

Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The residence on this property may have at one time been a good example of a late 19th century home. However, it has been heavily altered in recent years and no longer exhibits any distinctly significant architectural style. In addition, the home appears to**

have been primarily used as a rental and has no strong historical associations. Due to these factors, the property is ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described, along with the fact that it holds no significant historical assocations.

43. Assessment of historic physical integrity related to significance: **This residence has experienced extensive non-historic alterations in the past few years. These include stuccoing of the entire brick exterior, removal of the front porch, and**

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replacement of the front door and windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **816 3rd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): 1 **February 2009**

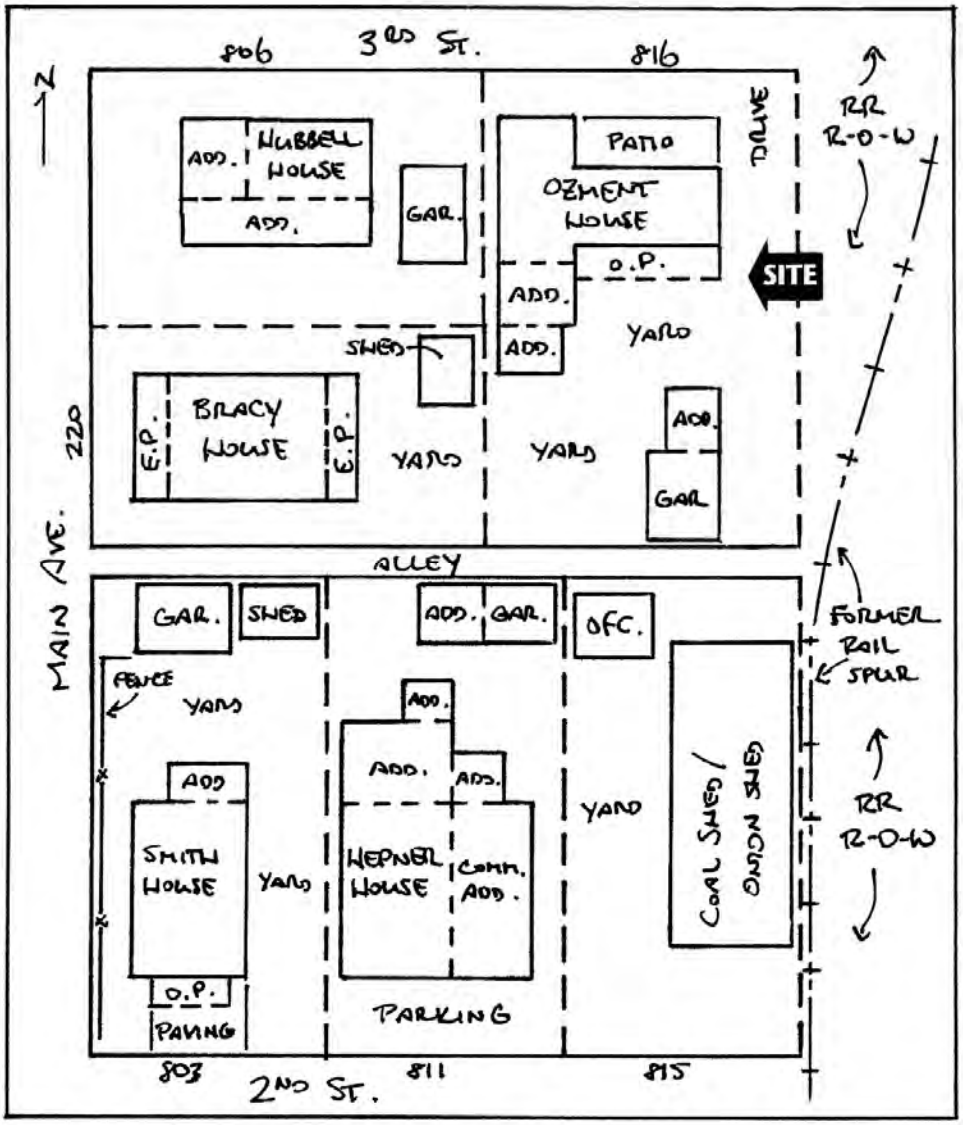
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

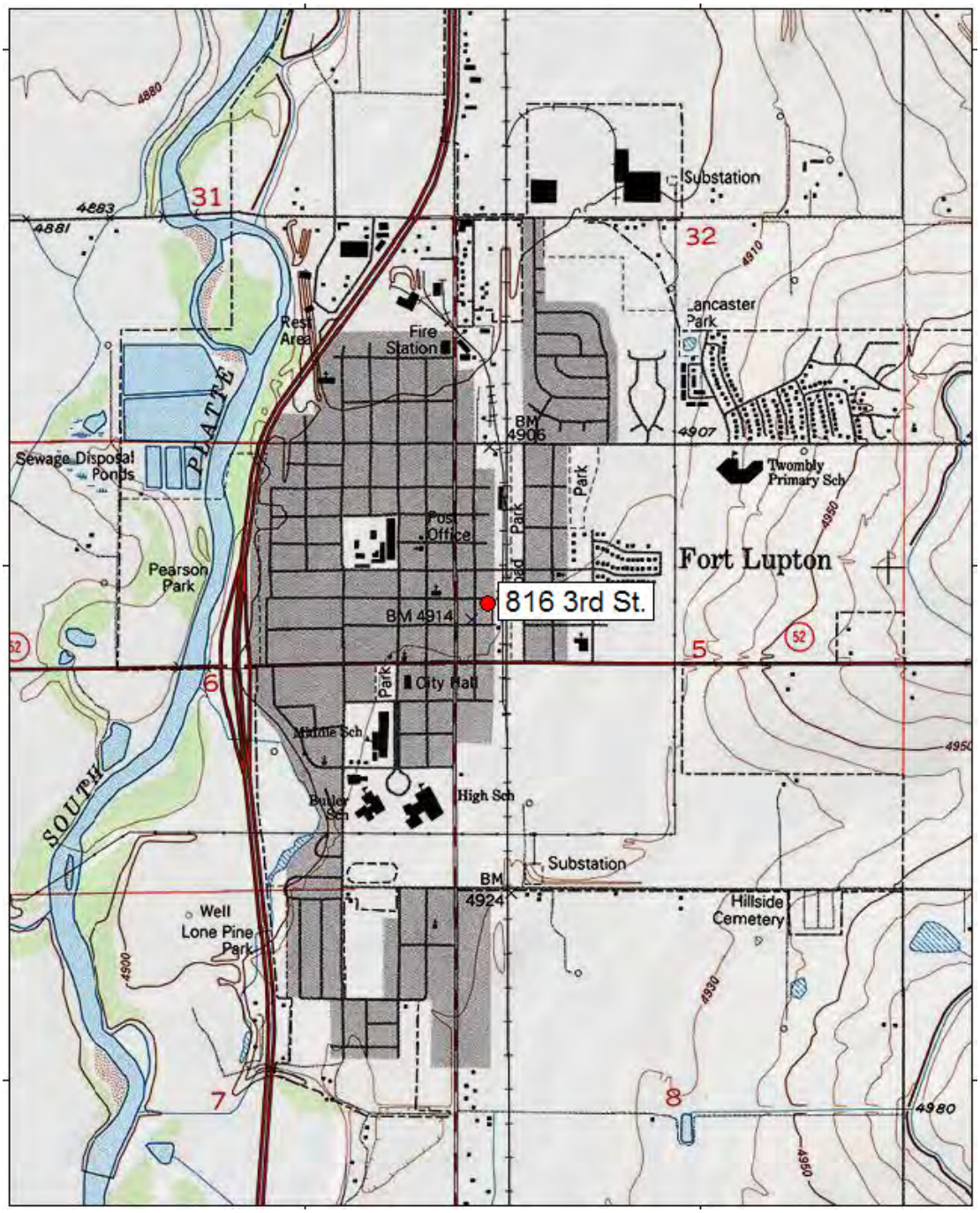
Resource Number: **5WL5946** Address: **816 3rd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5946** Address: **816 3rd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the south elevation of the residence.
View to the northwest.

View of the north and east elevations of the shed.
View to the southwest.

Additional Photographs

View of the west elevation of the shed.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5951**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **G. G. Philip & Son Lumberyard**
   Boise Payette Lumber Company
6. Current Building Name: **Not Applicable**
7. Building Address: **817 4th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Jess & Irene Ramirez**
   329 Park Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516300** Northing: **4436830**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **East ½ of Lot 8 & Lots 9 through 11, Block 4**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **57' x 86'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick / Concrete Block**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Metal Roof**

20. Special Features (enter all that apply): **False Front / Fence**

21. General Architectural Description: **This property contains a 57' x 86' one-story commercial building that faces toward the south onto 4th St. The masonry building rests upon a concrete foundation. Its false front is faced with blonde brickwork laid in running bond coursing. Roman bricks ornament the southwest corner near the main entrance. The west side wall is constructed of brown brickwork, capped with a single course of rowlocks. The north and east elevations are constructed of concrete blocks, suggesting that the original building was expanded in these directions. A low-sloped gabled roof covers the building, and this is finished with metal sheeting. Stepped parapets are found along the north, south and west edges of the roof.**

The south (front) elevation holds the recessed main entrance, which consists of a glass commercial door with a metal frame. This is located at the building's southwest corner. East of the main entrance is a former freight door space that has been boarded closed. A secondary entrance is found at the building's southeast corner. This has been partially infilled and

contains a non-original wood slab door. Fenestration on this elevation consists of eight fixed storefront windows with metal frames. These are flanking the main entrance (a band of six to the east and pair of two to the west), and all have brick header sills. Mounted above the main entry and windows is a flat wood awning that is curved at the front corners.

The west (side) elevation is characterized by a brick wall punctuated only by window spaces. Fenestration on this elevation consists of one two-over-two double hung sash window and two spaces that have been boarded closed. These all have angled brick rowlock sills.

The north (rear) elevation holds a wood slab door and a large metal overhead door. Fenestration is limited to a pair of sliding windows in metal frames.

The east (side) elevation holds a secondary entrance with a pair of metal commercial doors with no lights. Fenestration consists of one fixed single-light window, one multi-light window, and three window spaces that are boarded closed. All have concrete sills and lintels.

22. Architectural Style/Building Type: **Commercial**

23. Landscaping or Special Setting Features: **The building is surrounded by unpaved storage yards to the north and east. The east yard is bordered by chain link fencing. On the south, the main building abuts the sidewalk along 4th St.**

24. Associated Buildings, Features or Objects: **Shed – This wood frame 16' x 24' building is located in the yard behind the main building. It appears to have a concrete foundation, is finished on the exterior with wood weatherboard siding, and has a gabled roof with asphalt shingles and exposed rafter ends. The east elevation holds a wood sliding door that appears to have been rebuilt. The sliding door on the west elevation has been replaced with a non-original wood slab door. Fenestration consists of two spaces on the north that hold what appear to be sheets of Plexiglas and an open space on the west. The building appears to be a former residential garage, dating from the early 1900s, that was moved to this location and converted into a storage shed.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1919**

Source of Information: **Weld County Assessor's Records (parcel #147105213004)**

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26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **G. G. Philip & Son**

Source of Information: **State Business Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1919. It has experienced a number of non-historic alterations. Most important among these is the re-facing of the façade with blonde brickwork**

sometime around the 1960s, the installation of modern doors in several locations, and the closure of several doors and windows. The building may also have been expanded, or its exterior walls rebuilt, toward the north and east.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Vacant**

34. Site Type(s): **Lumberyard**

35. Historical background: **Between the late 1800s and early 1900s, this property was partially occupied by the G. G. Philip & Son Lumber Company, which also occupied grounds to the east and northeast. In 1919, the firm constructed the masonry building that remains there today. This served as a lumber warehouse and also held the company's offices. In addition to lumber, the company also sold building materials, farm machinery, agricultural implements, and hardware. During the 1930s, the firm was owned by Cecil Philip. Around 1940, it was sold to the Boise Payette Lumber Company. This facility, managed by H. L. Wallington, continued to operate at the site through the following decades. Sometime around 1960, the façade was remodeled with blonde brick facing, evidently to update its earlier appearance.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1943-1956)
Fort Lupton Telephone Directory (1952)
Sanborn Fire Insurance Maps (1908-1936)

Weld County, Assessor's Records (parcel #147105213004)
City of Fort Lupton, Building Permits File
***Fort Lupton Spirit*, advertisement, 16 May 1906**
***Blue & White Courier*, advertisements, 15 May 1925 & 19 November 1929 & 3 May 1948**
***Fort Lupton Press*, advertisement, 22 December 1949**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building does not appear to have been architecturally significant, but was the home of a local lumberyard from the late 1800s into the 1960s. Because of its use,**

it could have been historically significant as representative of the local economy. However, the building has suffered from non-historic alterations. These changes seriously diminished the building's integrity, rendering the property ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **Constructed in 1919, this building appears to have been largely intact for several decades. However, it was altered around 1960 when the façade was clad in blonde brickwork. The main entry also appears to date from that time period. In addition, the north and east concrete block walls do not appear to be original and the building may have been expanded in these directions. Several of the doors and windows have either been closed or replaced with modern features, including two of the doors in the façade (one is a large freight door). All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **817 4th St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

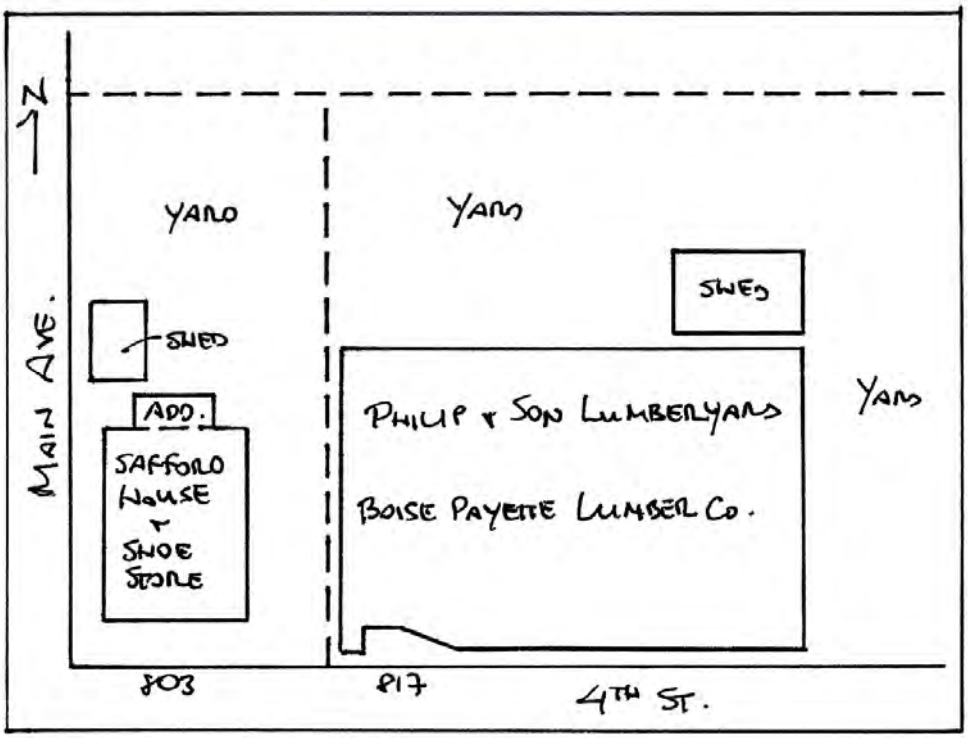
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

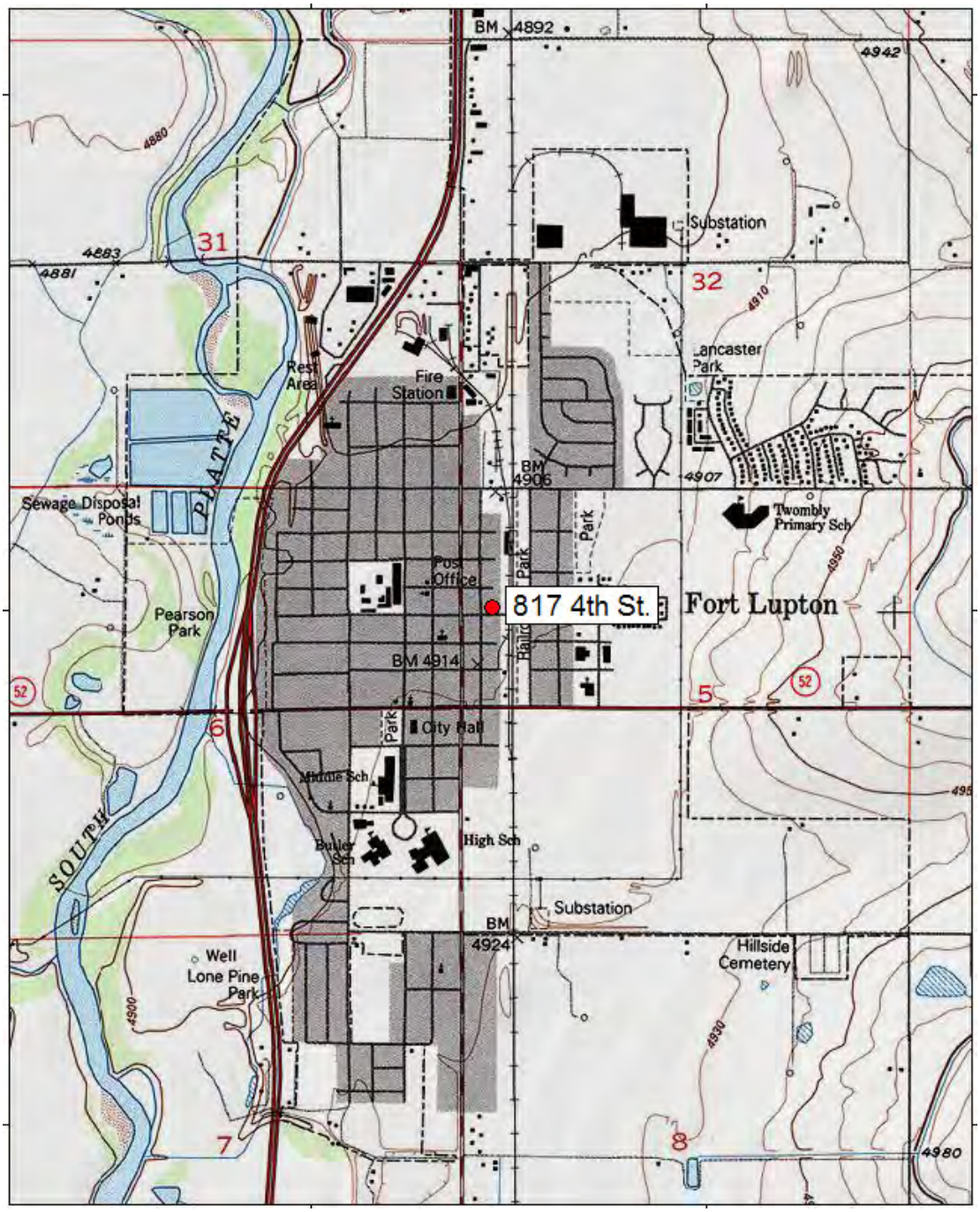
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5951** Address: **817 4th St.**

Additional Photographs

View of the north (rear) elevation of the main building.
View to the southeast.

View of the storage shed behind the main building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5810**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Haynes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **817 6th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Chris Wrigley**
   817 6th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516200** Northing: **4437020**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **East 11' of Lot 8 & All of Lot 9, Block 2**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **14' x 35'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on the north side of 6th St. two properties east of Main Ave., this property contains a one-story wood frame residence that faces toward the south. The building rests upon a concrete foundation and its exterior walls are finished with modern wide profile clapboard siding. The house has a front gabled roof that is finished with boxed eaves and asphalt shingles.**

    The south (front) elevation holds the main entrance, which contains a modern panel door with an arched light. Fenestration is limited to a fixed single-light window and a single two-over-two double hung sash window, both with wood frames.

The west (side) elevation holds at least two windows. However, these were largely obscured by a privacy fence and could not be documented.

The north (rear) elevation holds an entry and one window. However, these were largely obscured by a privacy fence and could not be documented.

The east (side) elevation was obscured by a privacy fence and could not be documented.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by a residential yard, along with both chain link and wood privacy fencing.**

24. Associated Buildings, Features or Objects: **Garage – Behind the residence at the rear alley is a wood frame garage. This building appears to have a garage door on the north elevation, although this was obscured by a large collection of stored items. The exterior is entirely clad in rolled asphalt siding and roofing. The siding on the walls is designed to look like brickwork. A window on the west elevation is boarded closed.**

IV. Architectural History

25. Date of Construction: Estimate **1885** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **George Haynes**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed around 1885. During its early decades, the only known alteration was the construction of a rear shed-roof addition prior to 1930 – this remains on the building today. In recent years, the home has been more significantly altered as the front door and at least some of the windows have been replaced. In addition, the exterior has been clad in wide profile horizontal siding.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **This distinct property first appeared in the county title records in 1884, when Lot 9 was sold by town founder W. G. Winbourn to George Haynes. In 1890, it ended up in the hands of Mary Haynes. At that time, it was described as holding a "house with a**

kitchen attached. . . also stable and fence and. . . a well on the east line." Mary Haynes sold the property in 1902 to Isabella Fegan for a fee of $200. Somehow, by 1911 the property ended up with Maude Dean of Waterloo, Iowa and a co-owner, J. F. Harding of Adams County, Colorado. The two sold it that year to Linda Armstrong. Two years later, the property was transferred again, this time from Linda Armstrong to Charles Davis. In 1917, Charles sold the house to Ida Davis. She held onto it until 1924, when it was sold for $450 to Margie Lloyd, who may have been the proprietor of Lloyd's Beauty Shop on Denver Ave. By the early 1940s, the property was in the hands of Fort Lupton attorney Herman Crist, who sold it in 1943 to Jesus & Felipa Oviedo. Three years later, the couple sold the house for $700 to Ralph and Laura Grajeda. The Grajedas continued to live there into the 1950s.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105206007)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

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C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a heavily altered example of a modest late 19th century residence and exhibits no distinctly significant architectural style. It was used as a single family home and has no strong historical associations. Due to these factors, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building has experienced extensive non-historic alterations in recent years. These include cladding of the exterior with modern wide profile horizontal siding and replacement of the front door and at least some of the windows. Because of these alterations, it exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

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46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **817 6th St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

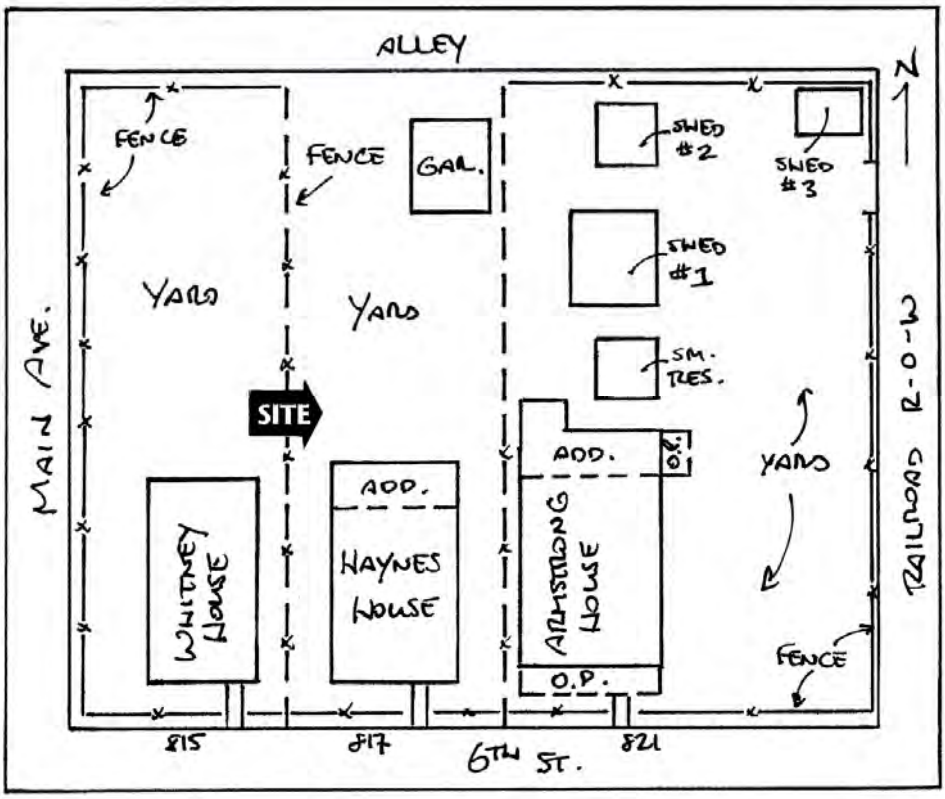
49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

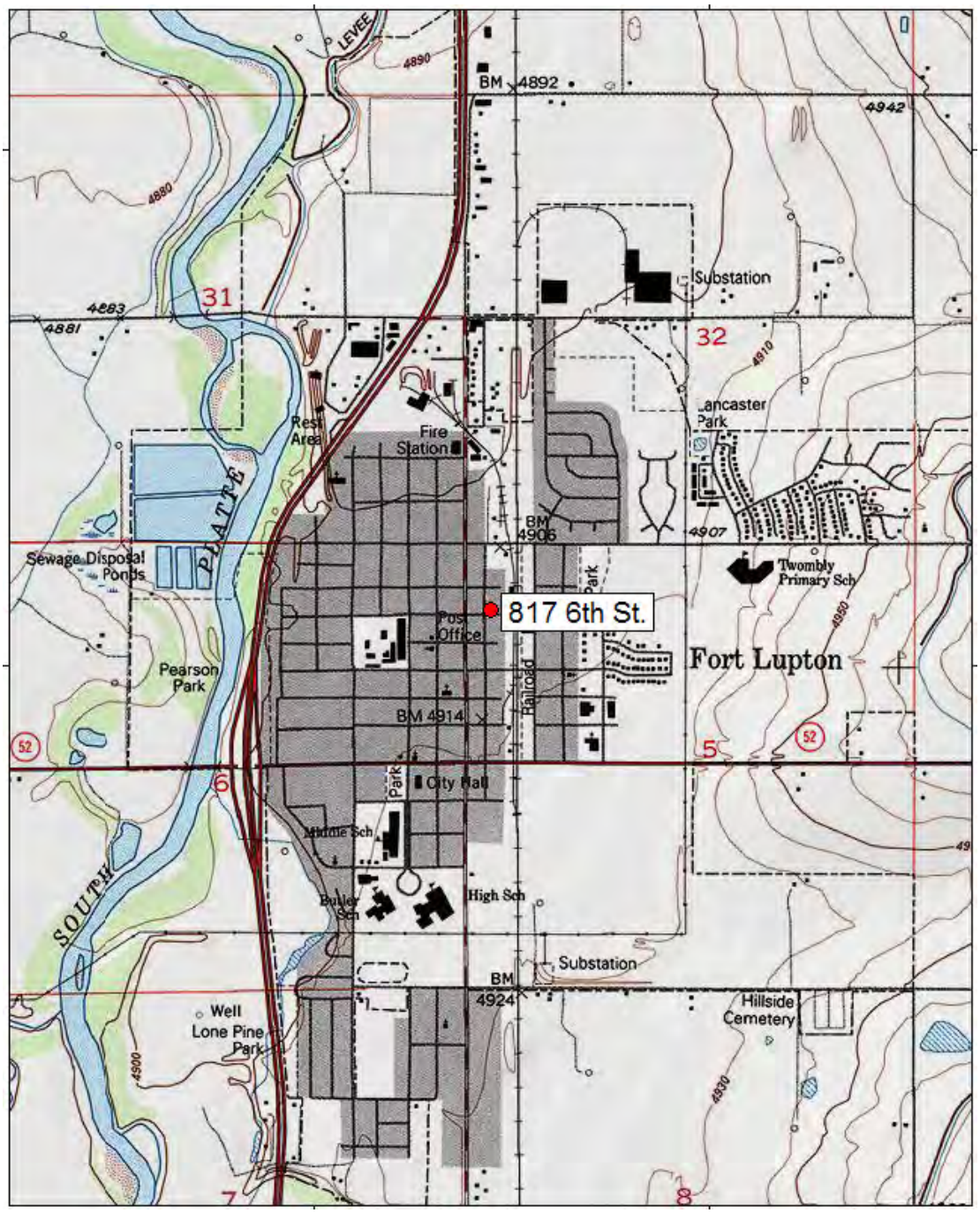
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)

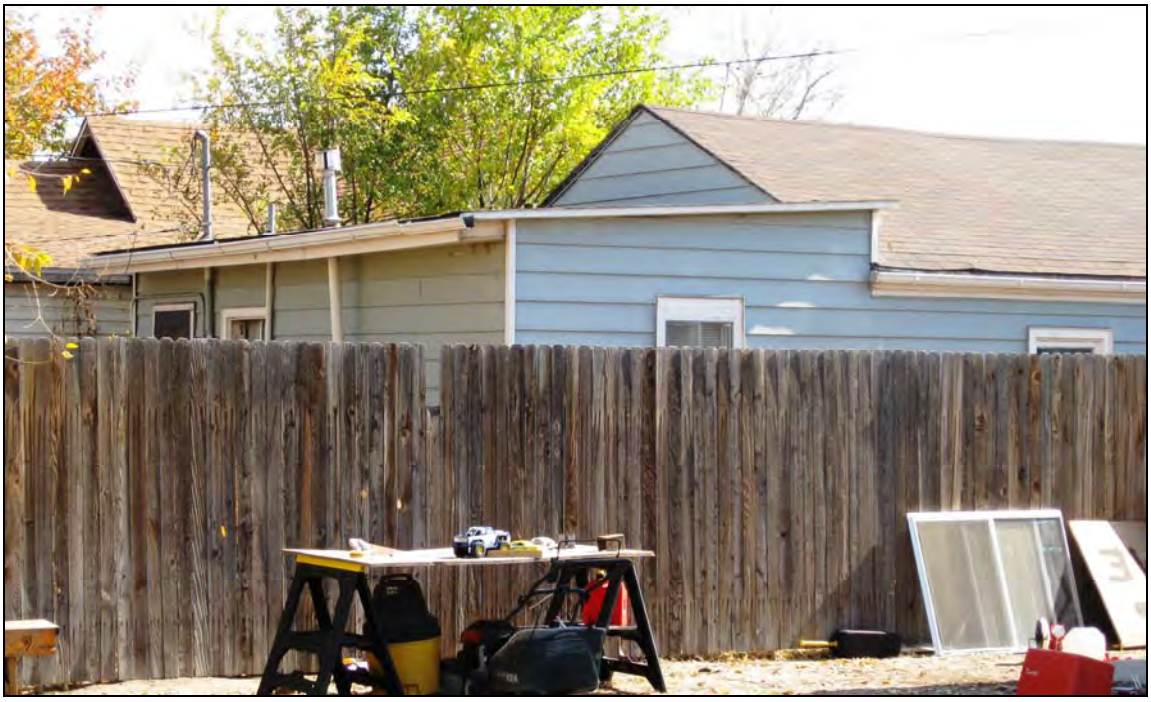


USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5810** Address: **817 6th St.**

Additional Photographs



View of the north elevation of the building.
View to the southeast.

View of the north and west elevations of the garage.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5947**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Edgar S. St. John House**
6. Current Building Name: **Not Applicable**
7. Building Address: **821 3rd St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **David Ellis**
   P.O. Box 446
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516320** Northing: **4436710**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 11 & 12, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **25' x 35'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood / Asphalt**

18. Roof Configuration: (enter no more than one): **Gable Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence, Chimney**

21. General Architectural Description: **Located on the north side of 3rd St. just west of the railroad corridor, this property contains a one story wood frame residence that faces toward the south. The exterior walls have recently been stripped of about half of their cladding, exposing a new layer of particle boards that have been installed. The rest of the walls are still clad in old rolled asphalt siding designed to look like brickwork. The building is capped by a small central pyramidal roof with primary intersecting gables, along with boxed eaves and asphalt shingles. A short brick chimney is located on the east side of the roof. The building has experienced uneven settling and is sagging toward the west.**

The south (front) elevation holds the main entrance, which contains a wood panel door with four lights and a modern storm door with twelve lights. Fenestration consists of an old two-over-two double hung sash window and a modern one-over-one double hung sash window.

The west (side) elevation contains no visible entries and the windows could not be seen from the public right-of-way.

The north (rear) elevation has an entry that is boarded closed. Fenestration appears to be limited to a single modern horizontal fixed single light window.

The east (side) elevation has an entry with a modern metal storm door. Fenestration consists of three modern one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **Surrounding the home is a yard that is partially bordered by chain link fencing. A driveway runs along the west edge of the property.**

24. Associated Buildings, Features or Objects:

<u>Shop</u> – Located in the northeast corner of the property, this building faces toward the south and consists of a metal frame that also supports an overhead crane. The metal siding panels and roof have been removed.

<u>Shed</u> – This small building is also located in the northeast corner of the property and abuts the north wall of the shop. It faces toward the south, with wood frame walls that are clad in rolled tar paper. The building has a gabled roof with asphalt shingles.

<u>Garage</u> – This cinder block building faces toward the south and is located to the northwest of the house. The south elevation holds a pair of corrugated metal sliding doors. The east elevation has a wood door and a window. The front gabled roof is finished with asphalt shingles and a short brick chimney is located near the back of the building.

IV. Architectural History

25. Date of Construction: Estimate Actual **1886**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*; Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

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27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Edgar S. St. John**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*; Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original residence on this property was constructed in 1886. At the time, it consisted of the rectangular gabled portion that now makes up the eastern half of the house. By 1908, this had been expanded with the construction of an addition to the west that turned the house's plan**

into an L-shape. The building changed again sometime around 1925 when another addition was made to the house's northwest corner. This change added the pyramidal roof that is now found there. Other historic changes were limited to cladding of the exterior in rolled asphalt designed to look like brickwork.

In recent decades, the building began to suffer from significant deterioration and its western additions were slumping. The front porch has been removed and the current owner has been begun to renovate the home. This has involved replacement of the siding, along with the front door and windows. The shed at the rear alley may be the original auto garage dating from the 1920s. The shop and garage were constructed since the late 1930s and appear likely to date from the 1950s (garage) to the 1970s (shop).

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **The home on this property was constructed in 1886, shortly after pioneer merchant Edgar S. St. John acquired the lots. Edgar was born in 1861 in Augusta, Illinois and in 1870 moved to a farm in the Fort Lupton area with his mother and stepfather. After finishing school, he obtained employment as a railroad telegraph operator in Brighton with the Union Pacific Railway. St. John married Susie Wright in 1885, however she died six months later. In December 1885, by then working as the new railroad agent in Fort Lupton, St. John purchased two residential lots next to the railroad right-of-way**

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in the emerging town. The following year he erected a small house on the property. In 1887, St. John married again, this time to Harriett Reynolds of Illinois. The couple moved into the small house at 821 3rd St. that Edgar had built the previous year.

During the early 1890s, Edgar St. John established a Fort Lupton store where he sold baked goods and groceries. He soon became involved with pioneer merchant George Twombly, who since 1882 had been operating a general merchandise store and meat market on prime real estate on the northeast corner of 4th St. and Denver Ave. In 1895, St. John acquired a 50% share in Twombly's business and the name was changed to the Twombly-St. John Mercantile Company. In 1901, he acquired the remaining 50% of the business and dropped the name Twombly from his St. John Mercantile Company. While Edgar became the enterprise's secretary and manager, Harriett served as company president.

Edgar St. John had become a successful and respected businessman in Fort Lupton, and in 1903 he began a two-year term as mayor. In 1910, he sold the grocery portion of his business, but continued to operate the general merchandise store. Although the store burned down in 1912, St. John was back in business within days and soon had a new building erected that remains there today (Site #5WL4754). He sold the business in 1918 and moved to Denver. In addition to serving as mayor, St. John also served on the school board and accepted terms as president of the Fort Lupton and Weld County Commercial Clubs. He is remembered today as one of Fort Lupton's most notable early business and community leaders.

The small residence at 821 3rd St. continued to be owned and occupied by Edgar and Harriet St. John until they sold it in 1897 to their business partner, George Twombly. This sale may have been related to St. John's increasing acquisition of additional stock in the mercantile store.

In 1898, Twombly transferred the residence to Mary Decker for $600. Mary's husband was stockman and meat market owner William S. Decker. While the family appears to have lived in this home for a number of years, they later rented it to tenants. During the 1930s and 1940s the house was still owned by Mary Decker. However it was occupied in the 1930s by laborer Owen Phillips and his wife Lela. In the 1940s, widow Katherine Grady and her daughter Cindy, along with Katherine's parents, machinist Tom Mitchell and his wife Gladys, occupied the home. In 1947, Mary Decker sold the property to Albert and Mary Scholl.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216006)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File

Sanborn Fire Insurance Maps (1908-1936)
Stone, Wilbur Fiske, *History of Colorado*, "Edgar St. John," Chicago: S. J. Clarke, 1918
Thomas, Adam, Colorado Architectural Inventory Form, St. John Building, 701 4th St., (Site #5WL4754), 26 March 2003
Photograph of the Town of Fort Lupton, Circa 1885, Fort Lupton Museum Collection
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a heavily altered example of a late 19th century residence and exhibits no distinctly significant architectural style. While it is associated with pioneer merchant and community leader Edgar St. John, the home no longer reflects the family's period of occupation from 1886 to 1897. In addition, the extant St. John Building at 4th St. and Denver Ave. is a better representation of his impact upon the community. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, this property is ineligible for individual designation. Although it is associated with prominent early business and community leader Edgar St. John, the home has been significantly altered and no longer exhibits its early appearance. The St. John Mercantile Company building at 4th St. and Denver Ave. remains standing and is a much more intact building associated with the life of this Fort Lupton pioneer.

43. Assessment of historic physical integrity related to significance: **This building has experienced extensive historic and non-historic alterations. The building underwent significant expansions and alterations in the early decades of the 1900s that resulted in the construction of additions to the north and west, changes to the roofline, and cladding of the exterior in rolled asphalt with a faux brick pattern. These alterations alone caused the home to no longer look like it did during the early period when the St. Johns resided there. In recent years, the house has suffered from deterioration and additional changes. In addition to slumping of the west addition, recent owners have removed the home's original front porch, replaced the front door and windows, and removed the siding. Due to the extent of these alterations, the house today exhibits a poor degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **821 3rd St.**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

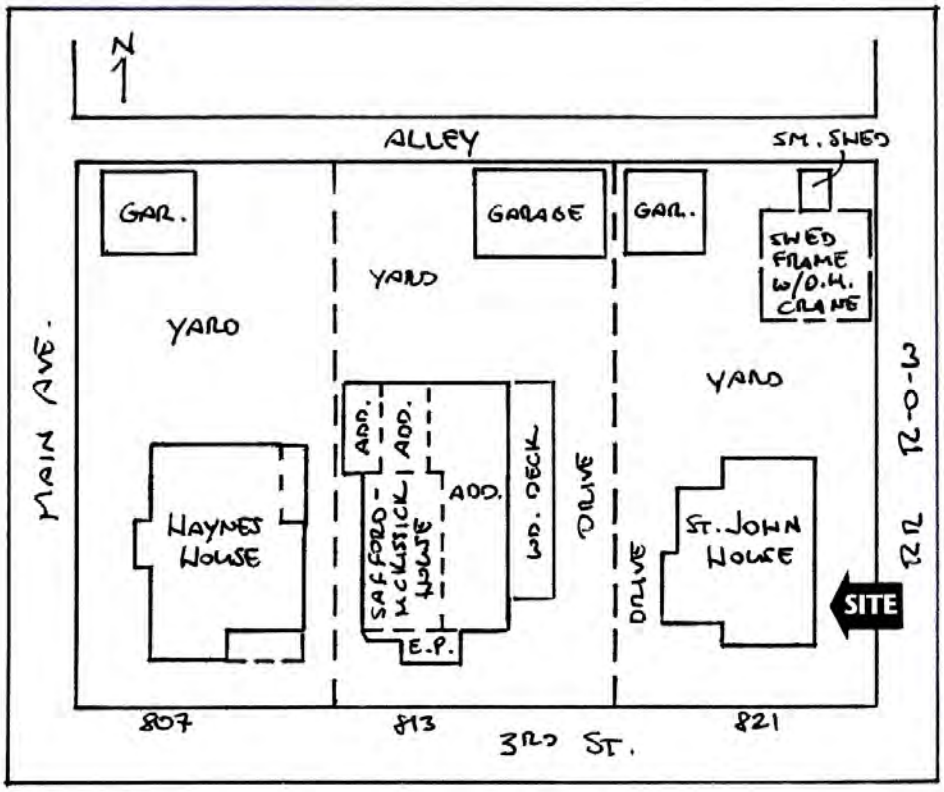
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

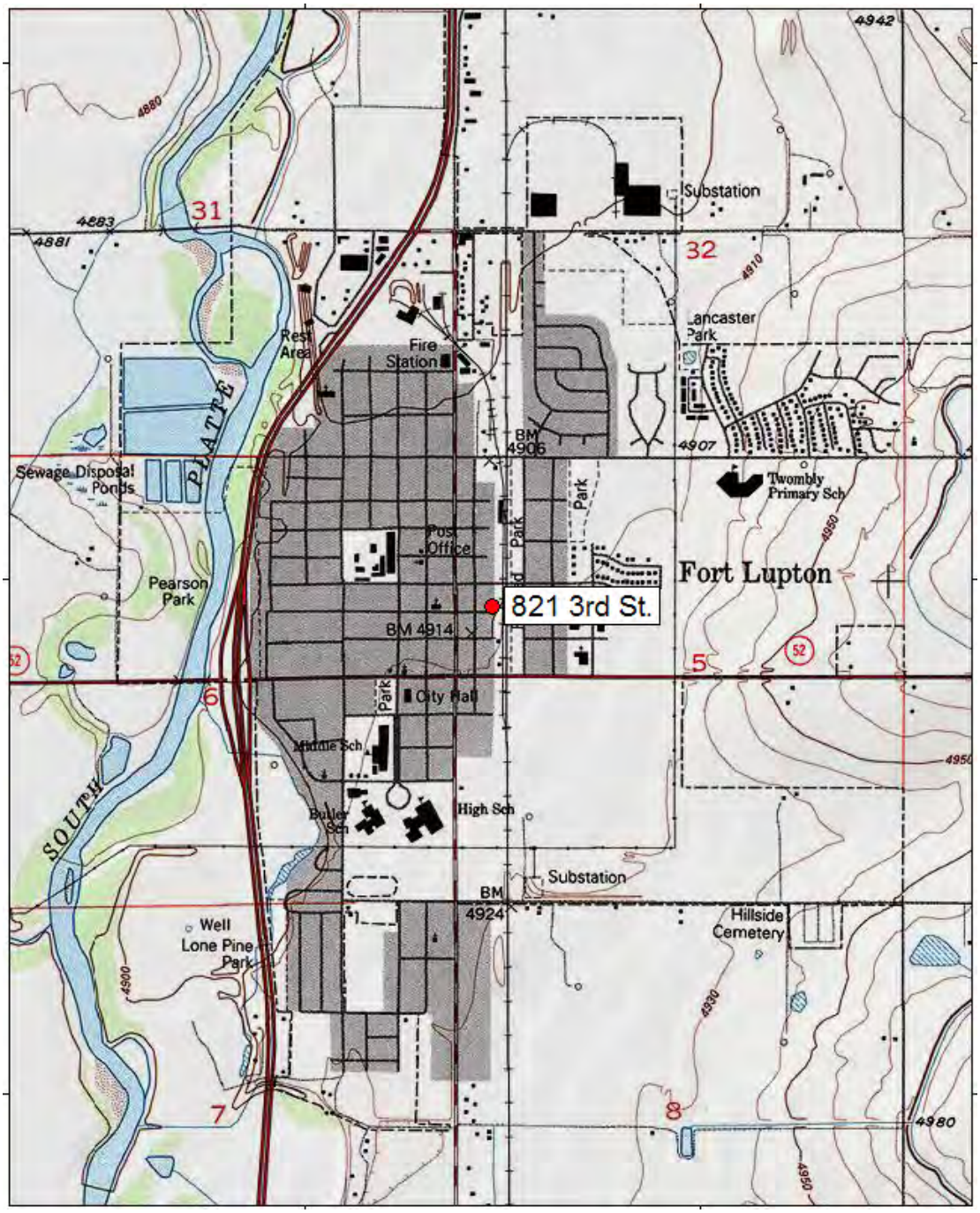
Resource Number: **5WL5947** Address: **821 3rd St.**

Site Diagram
(not to scale)



Resource Number: **5WL5947** Address: **821 3rd St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5947** Address: **821 3rd St.**

Additional Photographs

View of the east elevation of the residence.
View to the west.

View of the east elevation of the garage.
View to the northwest.

Resource Number: **5WL5947** Address: **821 3rd St.**

Additional Photographs

View of the south elevation of the shop.
View to the northwest.

View of the west elevation of the shed.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5811**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Armstrong House**
6. Current Building Name: **Not Applicable**
7. Building Address: **821 6th St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Salvador & Vicky Lerma**
   1050 Fulton Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516320** Northing: **4437020**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 10-12, Block 2**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **25' x 38'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Metal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on the north side of 6th St. west of the railroad right-of-way, this property contains a one-story residence that faces toward the south. The wood frame building rests upon a concrete foundation and its exterior is clad in modern metal siding that looks like weatherboard. The home has a front gabled roof that is finished with boxed eaves and asphalt shingles. Gabled additions to the original home are found to the north and west.**

    The south (front) elevation holds the main entrance, which contains a modern door with an oval light. Projecting from the building is a full-width open porch that is characterized by a concrete floor, square posts, and a shed roof. Fenestration is limited to a single large two-light sliding window with a metal

frame and a single one-over-one double hung sash window. The sliding window is set into a larger window space that has been partially filled with siding.

The west (side) elevation holds no entries. Fenestration is limited to what appear to be three windows. However, these were obscured by a privacy fence and could not be documented.

The north (rear) elevation was obscured and could not be documented.

The east (side) elevation holds a side entrance, which contains a modern panel door with nine lights. Projecting from the building at this entry is a small open porch with a concrete floor, square posts, and a shed roof. Fenestration is limited to two one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by a landscaped residential yard that is bordered by a chain link fence.**

24. Associated Buildings, Features or Objects:

<u>Small Residence</u> – Located directly north of the house, this small building faces toward the east. It was constructed sometime after 1940. Its design gives it the appearance of a small residence. The wood frame building has exterior walls clad in rolled asphalt designed to look like brickwork. It has a side-gabled roof with asphalt shingles. The east elevation holds the main entrance, which consists of a wood panel door. Projecting from the building is a small open porch with a concrete floor, square posts, open rail, and a hipped roof.

<u>Shed #1</u> – Located two buildings directly north of the house, this small building faces toward the east. It was constructed sometime after 1940, and appears likely to date from the 1970s. The wood frame shed has exterior walls clad in horizontal siding. It has a shed roof. The east elevation holds a pair of large plywood swinging doors.

<u>Shed #2</u> – Located three buildings directly north of the house, this small building faces toward the south. It was constructed sometime prior to 1930. The wood frame shed has exterior walls clad in rolled asphalt siding that is designed to look like brickwork. It appears to have at least one door of wood planks. The building has a shed roof.

<u>Shed #3</u> – Located in the northeast corner of the property, this small building faces toward the east. It was constructed sometime after 1940 and appears likely to date from the 1950s or 1960s. The shed is prefabricated and made of metal. It appears to have a metal frame, and is finished on the exterior walls and gabled roof with corrugated metal siding. A pair of sliding metal doors is found on both the east and west elevations.

IV. Architectural History

25. Date of Construction: Estimate **1911** Actual

Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Linda Armstrong**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed around 1911. It appears to have been expanded to the rear with a small addition that was constructed sometime prior to 1930. Another gabled addition was constructed to the west of the original home after 1936, most likely during the late 1940s or 1950s. In 1994, the building was resided with metal siding. The doors and some of the windows have also been replaced in the past decade.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In 1890, Lot 10 was sold by town founder W. G. Winbourn to Mary Hanes. Seven years later, it was transferred to Adeline Harding for a sum of $250. No building seems to have been located on the property throughout these years. In 1911, the lot was sold to Linda Armstrong, who appears to have constructed a house there that year. She sold the property six years later to Mrs. Louie Hemmitt. Hemmit owned the property for a short time before selling it in 1919 to John Robledo for a sum of $800. In 1925, the home was transferred to miner Ira Brown and his wife Mabel. They added to the property in 1937 when the couple purchased the adjacent vacant Lot 11 for fifty dollars. In 1941, the Browns sold the lots to Alvin Whiteside, a**

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local real estate investor. During the 1940s, the home was owned by laborer Salvador and Isabelle Rojo and then by Jesus and Felipa Oviedo.

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105206003)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building was constructed around 1911 and is now a significantly altered example of a modest early 20th century residence. It is representative of no distinctly significant architectural style. In addition, the home has no significant historical associations. In recent decades the home has experienced non-historic alterations that altered its historic appearance. Due to these factors, the property is ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the alterations and lack of historical associations described.

43. Assessment of historic physical integrity related to significance: **This building has experienced significant non-historic alterations over the past two decades. These include replacement of the siding, and replacement of the doors and some of the windows. Because of these alterations, it exhibits a diminished degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **821 6th St.**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

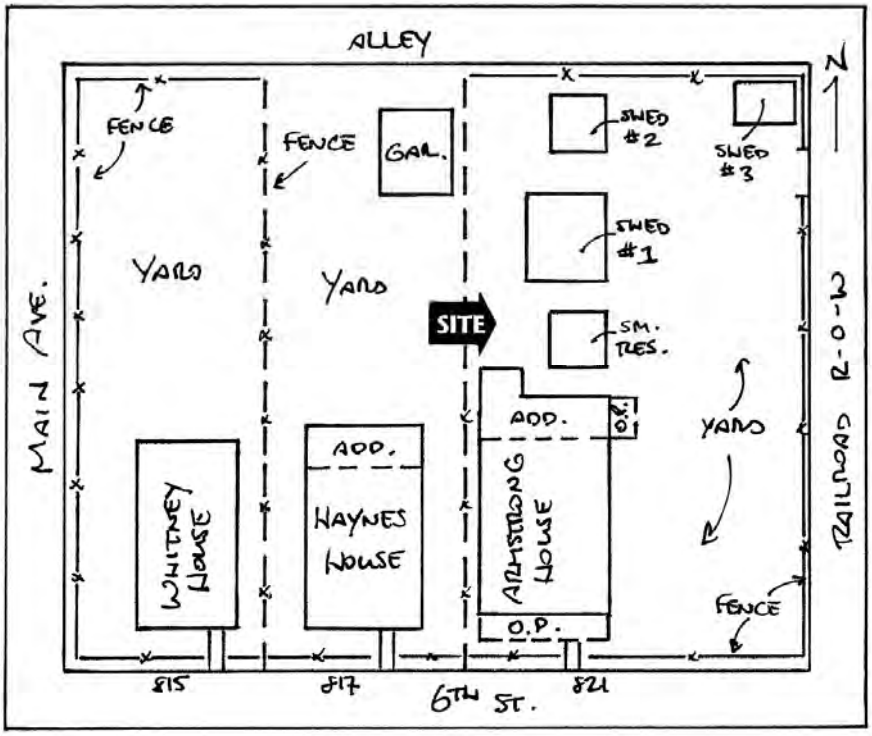
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

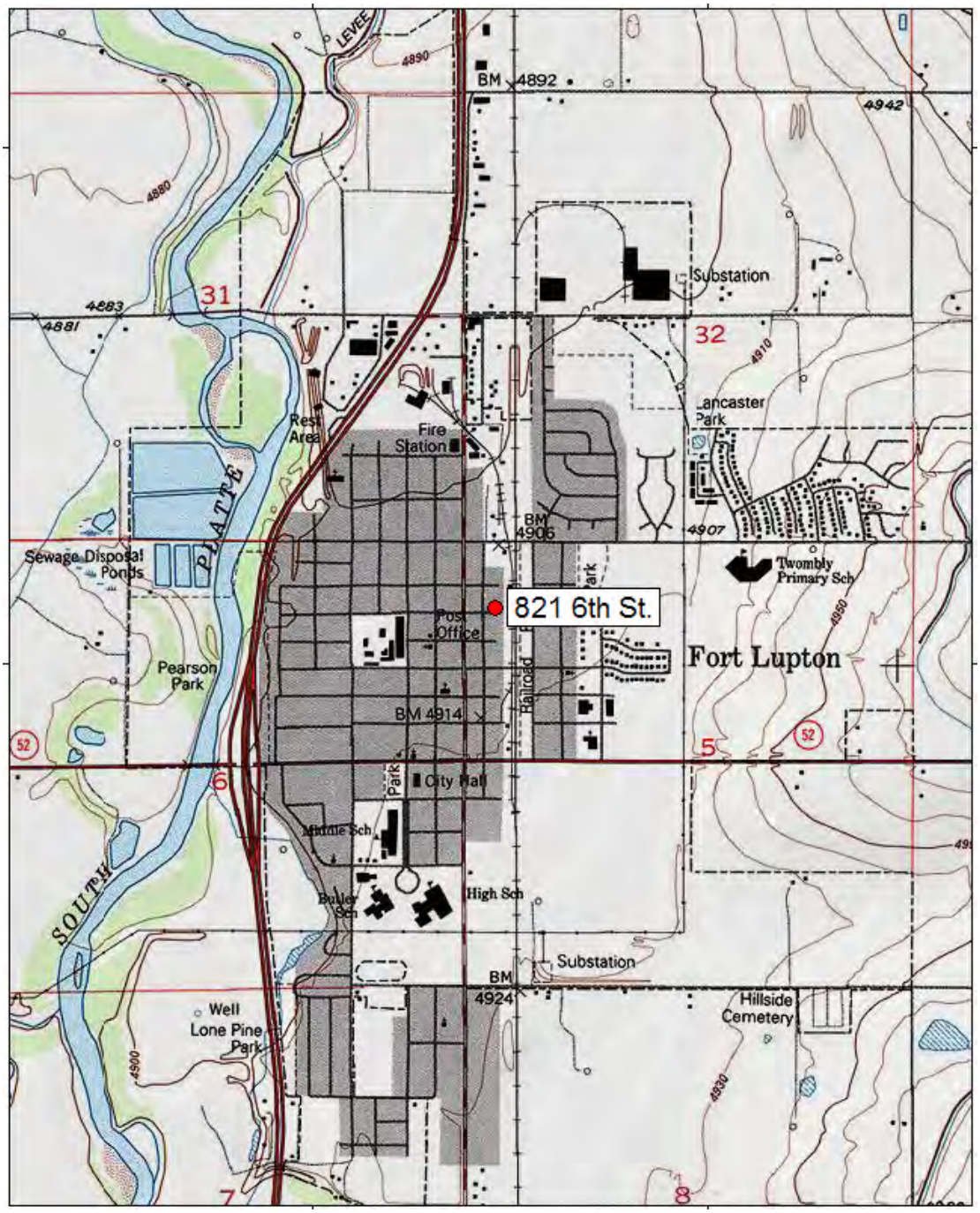
Resource Number: **5WL5811** Address: **821 6th St.**

Site Diagram
(not to scale)



Resource Number: **5WL5811** Address: **821 6th St.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west and south elevations of the residence.
View to the northeast.

View of the small residence just north of the house.
View to the west.

Additional Photographs

View of sheds #1 and #2 north of the house.
View to the west.

View of shed #3 in the northeast corner of the property.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5937**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Fort Lupton Produce Company Onion Shed**
6. Current Building Name: **Not Applicable**
7. Building Address: **825 1st St.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **John & Martina Malara**
   1029 Hoover Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516360** Northing: **4436520**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Improvements Only on the Railroad Right-of-Way, SW ¼ of the NW ¼ of Section 5, Township 1 North, Range 66 West**

    Addition: **Railroad R-O-W** Year of Addition: **Not Applicable**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **30' x 76'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood / Weatherboard**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Steel Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **This property contains a 30' x 76' one-story shed that faces toward the south onto 1st St. The wood frame building rests upon a raised foundation consisting of wood piers that are hidden by wood planking. Its exterior walls are finished with wood weatherboard siding. The front-gabled roof is covered with corrugated metal sheeting, with eaves that are flush with the walls. Metal stovepipes are located on the east and west slopes near the rear of the building.**

The south (front) elevation holds the main entrance, which consists of a modern wood panel door with a single light. The entry is reached by way of a modern wood deck with a ramp. Fenestration consists of one horizontal fixed single-light window, along with one eight light fixed window, both with wood frames and surrounds.

The west (side) elevation has three entries, each consisting of a sliding freight door constructed of vertical wood planks. In front of one of the doors is a wood frame dock. Fenestration consists of two tall narrow single-light fixed windows, along with one large window space that has been boarded closed. These have wood frames and surrounds.

The north (rear) elevation has an entry that holds a modern wood panel door with nine lights. This is reached by way of a small wood stoop. Fenestration consists of one modern six-over-six double hung sash window.

The east (side) elevation has three entries, each consisting of a sliding freight door constructed of vertical wood planks. Fenestration consists of a small two-light sliding window and two sets of central fixed windows with flanking sliding windows. All of these windows are modern.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by an unpaved storage yard that is bordered by chain link fencing. Adjacent to the site to the east is the main rail line.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1943**

    Source of Information: **Weld County Assessor's Records; State Business Directories**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Fort Lupton Produce Company**

    Source of Information: **State Business Directories; Interview with Nancy Penfold**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1943. It had the same basic footprint as today, but included a gabled projection to the west. For many years the building had freight doors and no windows. It has experienced a number of non-historic alterations in recent decades. These included removal of the western projection around the mid- to late-1980s; installation of interior retail and office space in the front half of the building in 1995; installation of a wood deck and chain link fence in 2001; and paving of some of the grounds in 2002. Also noted on the building are a number of modern doors and windows that have been installed in recent years.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Agriculture / Storage**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Other Use**

34. Site Type(s): **Landscaping Contractor Shed**

35. Historical background: **During the 1930s, this property was occupied by a small building used as a produce crate house, with a larger vegetable loading platform behind it to the north. Along the east edge of the building was a railroad siding. Although located close to where the current building is found, these do not appear to have been the same buildings. In 1943, the Fort Lupton Produce Company constructed a larger wood frame shed adjacent to the railroad spur, apparently replacing the 1930s building that was previously found there. Owned by Leslie Penfold, the firm used the building from that time through the late 1960s for the sorting and storage of onions and other produce.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1943-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105200006)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building does not appear to have been architecturally significant, but was the home of a local produce company from the early 1940s to the late 1960s. Because of its use as an onion sorting and storage shed, it could have been historically significant as representative of the local agricultural economy. However, the building has suffered from extensive non-historic alterations in the past few decades. These changes seriously diminished the building's integrity, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact for many decades. However, significant non-historic alterations to the exterior have significantly changed its appearance and altered its integrity. This work included the removal of a western gabled projection, construction of a large deck on the front of the building, and the installation in recent years of modern doors and windows (the building previously had**

no windows). All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **N8251.1-3**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

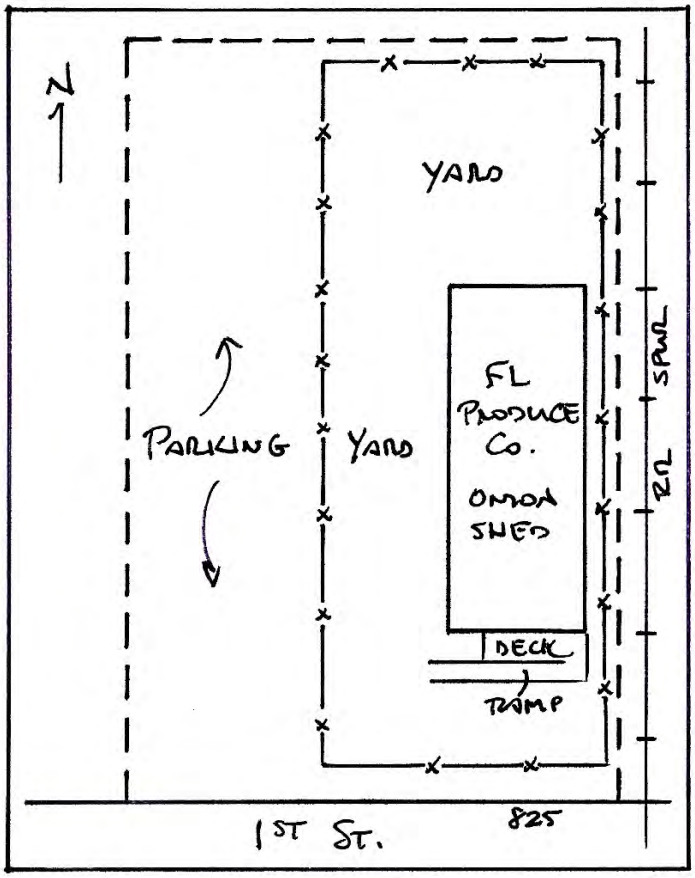
49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

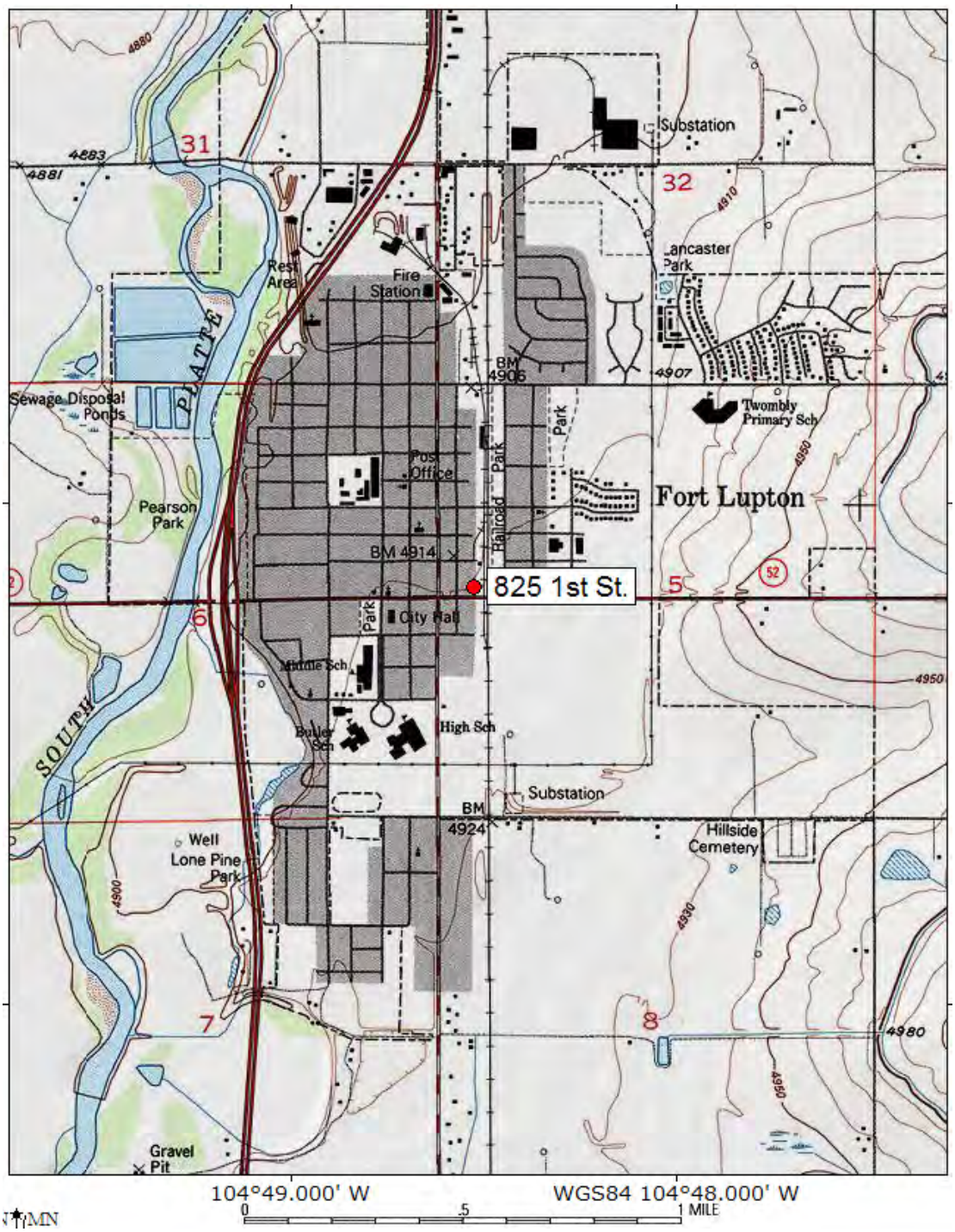
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5937** Address: **825 1st St.**

Additional Photographs

View of the north and west elevations of the building.
View to the southeast.

View of the south and east elevations of the building.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5924**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Albert & Dora Bracy House**
6. Current Building Name: **Not Applicable**
7. Building Address: **220 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Anne Gonnella & Bryan Smith**
   220 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436660**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South 42' of Lots 4-6, Block 6**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **27' x 54'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Aluminum Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a 27' x 54' one-story residence that faces toward the west onto Main Ave. The building rests upon a concrete foundation that rises about 16" above grade. Its primary walls are finished on the exterior with brickwork laid in running bond coursing. The front-gabled roof is finished with exposed shaped rafter ends, asphalt shingles, and a stovepipe on the north slope that is surrounded by a sheet metal box.**

    The west (front) elevation holds the main entrance, which consists of a modern panel door and a metal storm door. Outside of these doors is a four-step concrete stoop with wrought iron handrails and a small wooden hood with a shed roof and brackets. The front of the house is occupied by a full-width enclosed

porch with exterior walls clad in metal drop siding. Fenestration consists of four sets of two-light sliding windows with metal frames. Centered above the entrance is a small six-light fixed window flanked by louvered attic vents.

The north (side) elevation has no entrances. Fenestration includes one set of two-light sliding windows with metal frames in the front enclosed porch. The other windows are limited to one-over-one double hung sash windows and a four-light fixed window, all with wood frames.

The east (rear) elevation has a secondary entrance holding a modern slab door and a storm door. Fenestration consists of five five-over-one double hung sash windows in an enclosed porch.

The south (side) elevation has no entrances. Fenestration includes one set of two-light sliding windows with metal frames in the front porch, along with three one-over-one double hung sash windows with wood frames.

22. Architectural Style/Building Type: **Bungalow**

23. Landscaping or Special Setting Features: **The residence is surrounded by minimally landscaped yard areas to the north, east and west, and by an alley to the south.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located in the northeast corner of the property. It is of wood frame construction and finished on the exterior with vertical wood siding. A wood swinging door is found on the south elevation. One two-light sliding window is located on the west elevation. The gabled roof has exposed rafter ends and asphalt shingles.**

IV. Architectural History

25. Date of Construction: Estimate **1926** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Albert & Dora Bracy**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

---

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1926. It appears to have remained largely intact from that time through the early 1990s. In 1994, the front porch was enclosed and clad in siding, significantly changing the overall appearance of the building.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Single-Family Residence**

35. Historical background: **During the late 1800s and early 1900s, this property was located in the backyard of the home of Dr. Stephen Hubbell, who owned and resided in the house to the north at 806 3rd St. (5WL.4760). In 1919, Hubbell sold the entire property to Nina Porter for $2,200. Two years later, she transferred the south 42' of the lots to John Anderson. Anderson held on to this property for just two years before he evidently lost it in 1923 to the Platte Valley State Bank. In November 1925, the land was purchased from the bank by Albert & Dora Bracy, who proceeded to build the home that remains there today. Albert was a local barber, with a shop at 325 Denver Ave. He was also involved with the Fort Lupton Masonic Lodge. Albert died by the early 1950s and Dora continued to live there into the 1960s.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105221002)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building may have originally been a good example of an early 20th century bungalow or Craftsman home, it has suffered from extensive non-historic alterations. These changes, particularly to the façade, have diminished the building's architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact for many decades. However, significant alterations to the façade in recent years**

have significantly changed its appearance and altered its historic integrity. This work involved enclosing what appears to have originally been an open or screened porch with wood framed walls, modern siding, and modern doors and windows. These changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M220.1-4**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

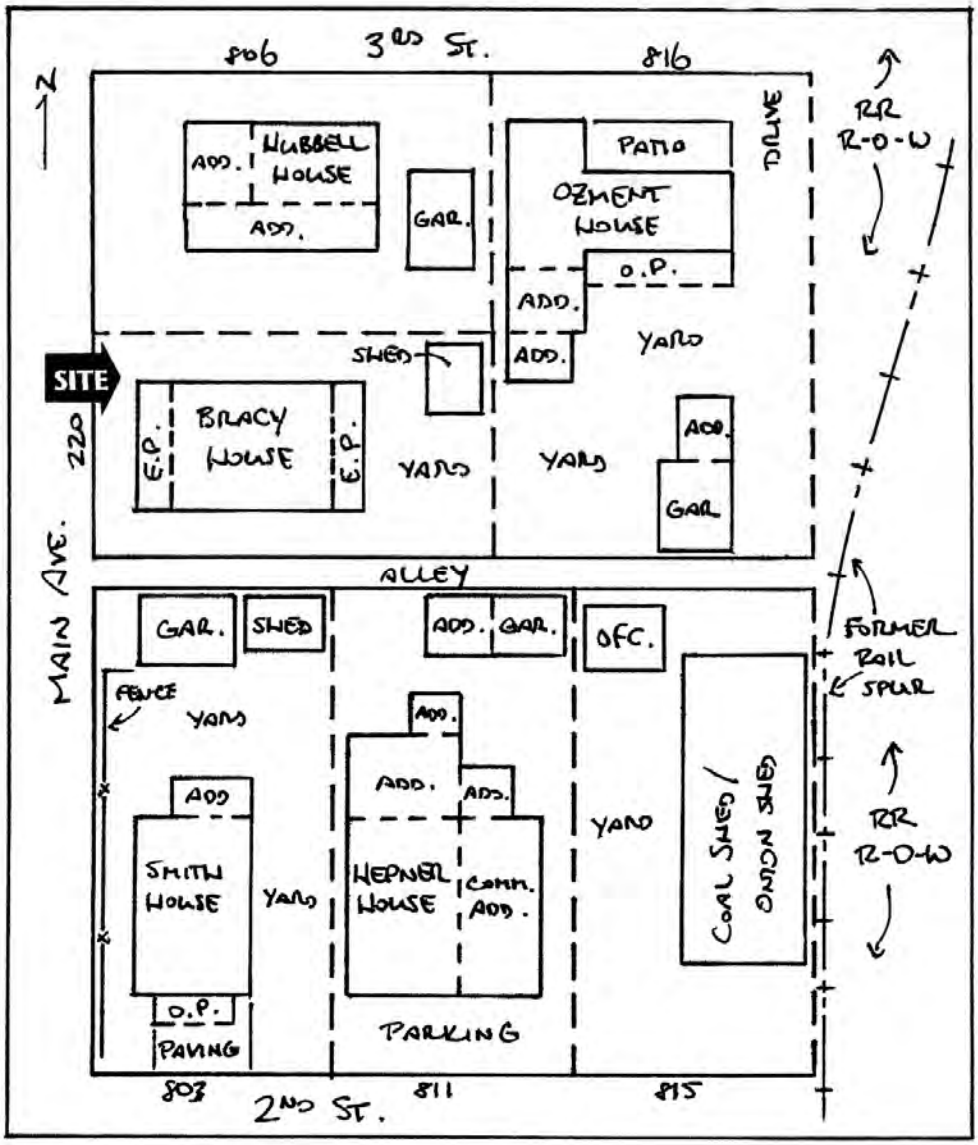
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

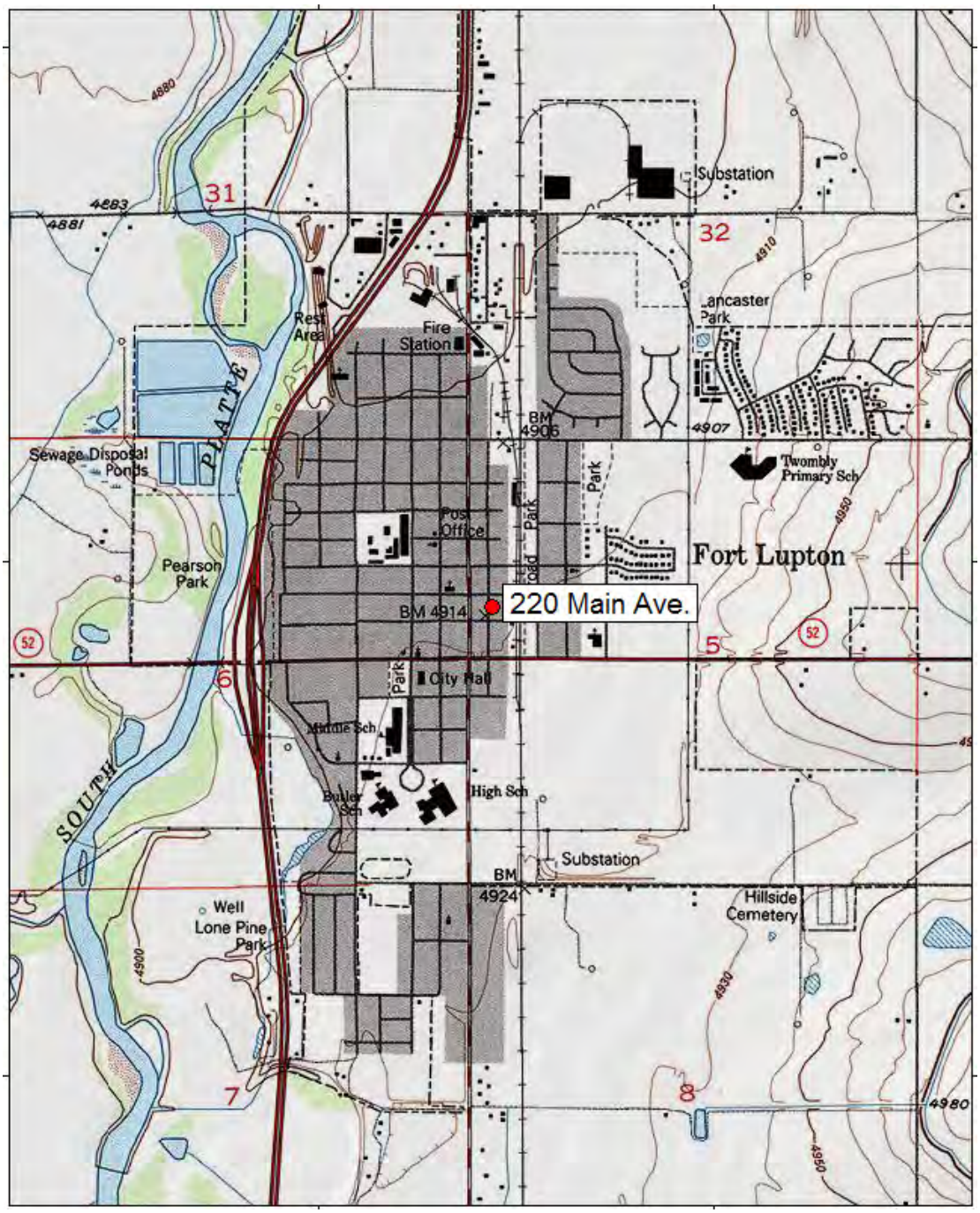
Resource Number: **5WL5924** Address: **220 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5924** Address: **220 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5924** Address: **220 Main Ave.**

Additional Photographs

View of the north elevation of the building.
View to the southeast.

View of the shed in the northeast corner of the property.

View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5925**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Colorado Telephone Company, Telephone Exchange**
6. Current Building Name: **Not Applicable**
7. Building Address: **322 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Jesus & Esther Barron**
   710 S. Broadway Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436760**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South ½ of the South ½ of Lots 5-6, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 32'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Steel Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **This property contains a 20' x 32' one-story residence that faces toward the west onto Main Ave. The building rests upon a concrete foundation that rises about 4" above grade. Its primary walls are finished on the exterior with metal siding. The front-gabled roof is finished with boxed eaves and asphalt shingles. A metal stovepipe is found on the south slope near the building's southeast corner.**

    The west (front) elevation holds the main entrance, which consists of a modern panel door with an arched light and a metal security door. Fenestration consists of two pairs of sliding windows with metal frames. The lower front wall is clad in metal sheeting designed to look like stonework.

The north (side) elevation has no entrances, windows or other features other than a blank wall clad in metal siding. The south (side) elevation also has no entrances. Fenestration includes two pairs of sliding windows with metal frames.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by an unpaved drive to the south and minimally landscaped yard areas to the north and east. A metal pipe fence runs along the north yard's Main Ave. frontage.**

24. Associated Buildings, Features or Objects:

Carport – This small structure is located in the southeast corner of the property. It is constructed of a metal frame, with open sides and a gabled roof.

Shed – This small wood frame building is located in the northeast corner of the property. It is constructed with vertical wood siding and a gabled roof with asphalt shingles and exposed rafter ends.

IV. Architectural History

25. Date of Construction: Estimate **1895** Actual

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado***

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Colorado Telephone Company**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado***

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed around 1895. It appears to have remained largely intact from that time through the 1910s. Around 1930, its use changed and the building appears to have undergone alterations as it was enlarged somewhat toward the east. Sometime around the 1970s, the building's entire exterior was clad in the metal siding that remains there today. In addition, all of the windows and doors were replaced. The fence along the Main Ave. frontage was installed in 1994 and the carport was constructed in 1995.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Industry / Communications Facility**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Telephone Exchange / Residence**

35. Historical background: **The small building on this property appears to have been constructed by the Denver-based Colorado Telephone Company around 1895. That year, the firm received**

authorization from the town board to provide the first phone service to the community, with a concession to last for twenty years. During the early 1900s, the exchange's managers were B. E. Newton followed by O. H. Barney.

Beyond supplying the town with phone service, the Colorado Telephone Company advertised in the *Fort Lupton Spirit* for area ranchers and farmers to join their network through the Fort Lupton Exchange. By 1925, the company's concession had expired (it had probably been extended for another ten years beyond the original) and it was replaced by the Mountain States Telephone & Telegraph Company's new facility that opened that year at 227 Denver Ave.

By the early 1930s, the building at 322 Main Ave. appears to have housed a restaurant owned by J. M. McConnel. This commercial use ended around 1940, when it was converted into a single-family home. During the early 1940s, it was occupied by LeRoy Brannon, an unemployed laborer. Since then, the property has continued to serve as a residence.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216003)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Fort Lupton Spirit*, 16 May 1906**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building may have originally been a good example of an early telephone exchange, it has suffered from extensive non-historic alterations. These changes have diminished the building's architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the extensive alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact for several decades. However, alterations to the exterior, particularly since the 1970s, have significantly changed its appearance and altered its integrity. This involved the installation of metal siding and replacement of all of the original doors and windows. These changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M322.1-3**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

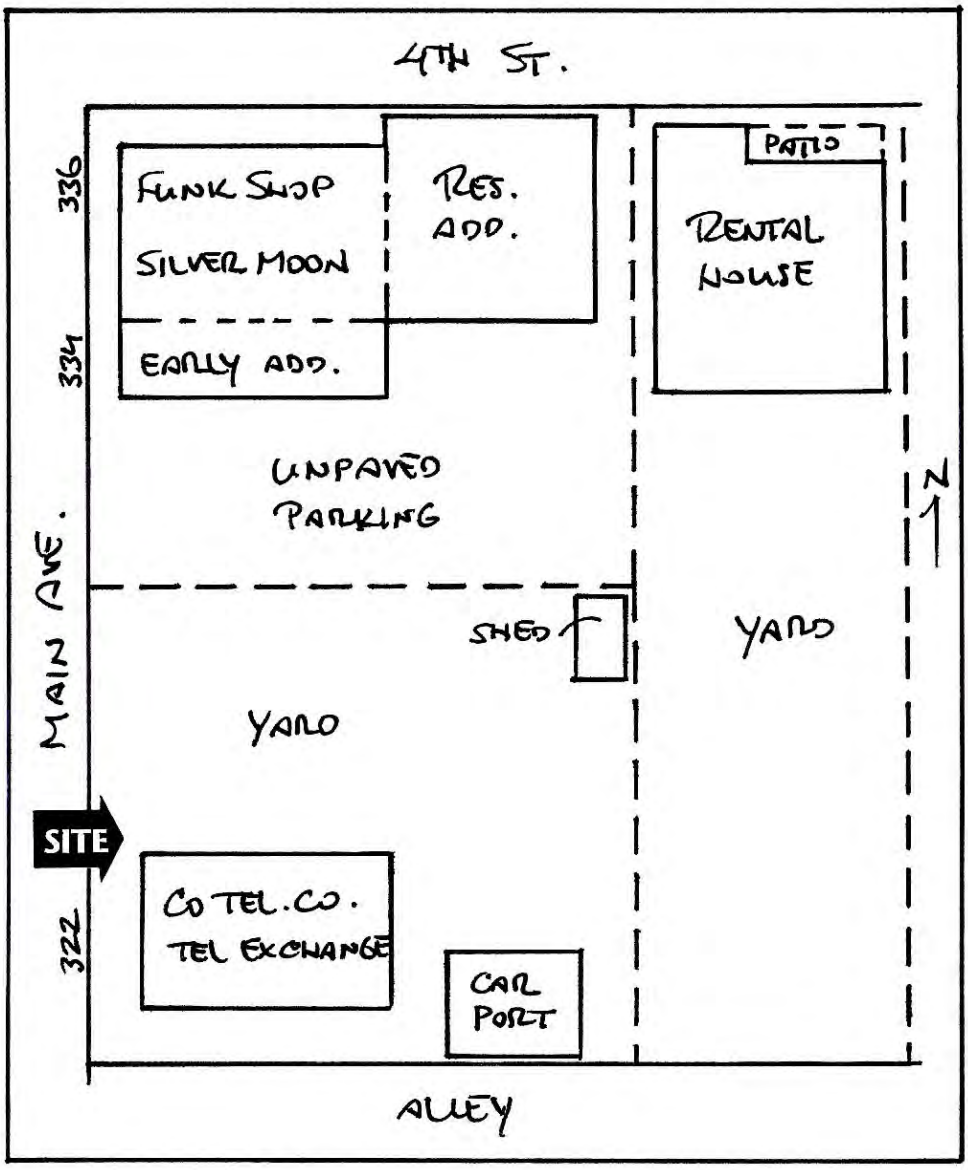
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

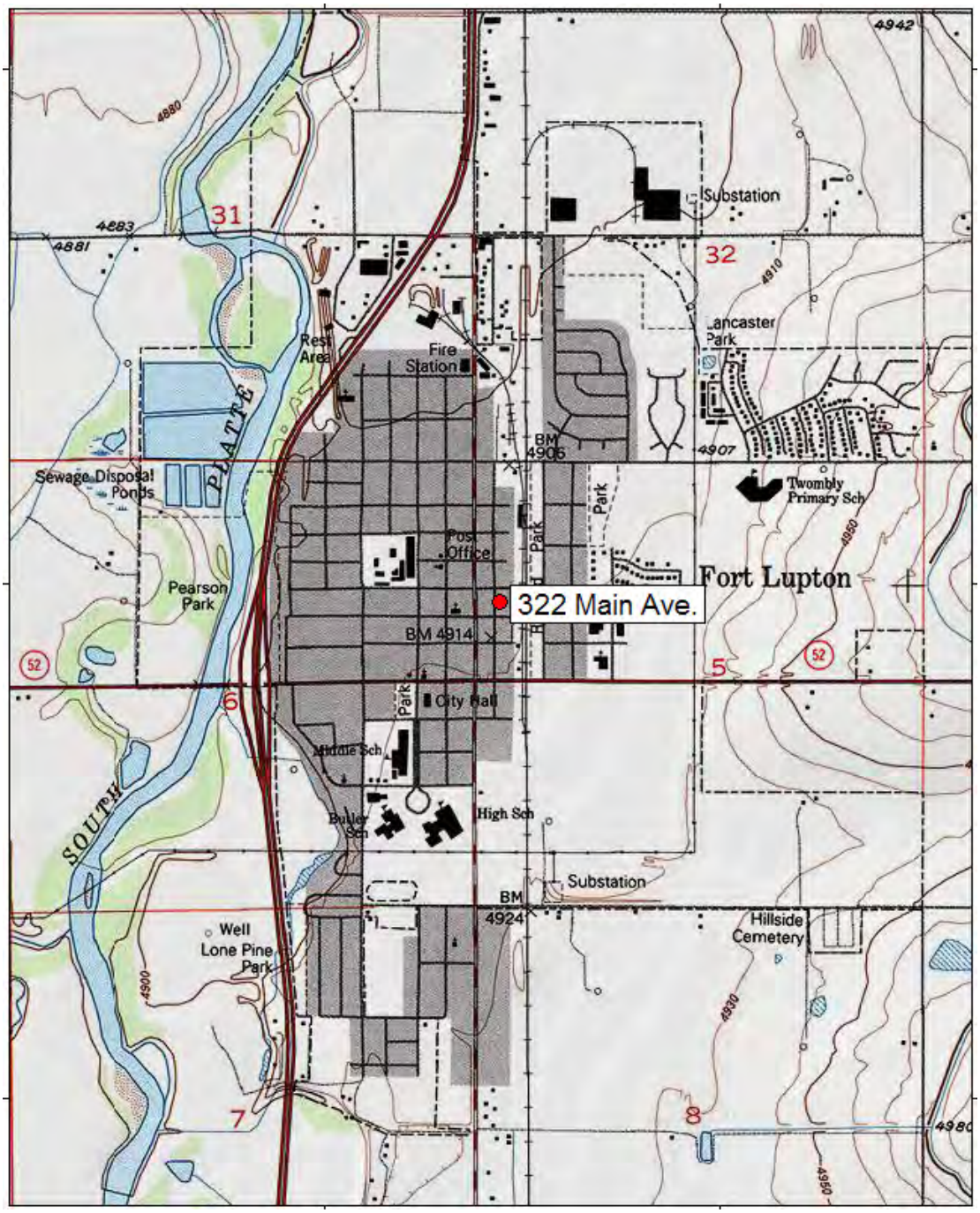
Resource Number: **5WL5925** Address: **322 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5925** Address: **322 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the north elevation of the building.
View to the southeast.

View of the shed in the northeast corner of the property.
View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5936**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Funk Picture Frames, Furniture & Undertaking Shop**
   Silver Moon Bar & Cafe
6. Current Building Name: **Silver Moon Bar & Cafe**
7. Building Address: **334-336 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Gilberto & Estella Cardenas**
   120 Valle Dr.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516290** Northing: **4436790**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **North 1/2 of Lots 5-6, Block 5**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **38' x 52'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco, Vertical Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Glass Block, False Front, Chimney**

21. General Architectural Description: **This property contains a 38' x 52' one-story commercial building that faces toward the west onto Main Ave. The building rests upon a concrete foundation that rises about 4" above grade. Its exterior walls are finished on the west and south with stucco, and on the north with modern vertical wood siding. The primary body of the building has a front-gabled roof. An intersecting gable facing onto 4th St. is located at the rear of the building, and a shed-roof addition is located to the south. The façade has two side-by-side false wood fronts, one covering the main body gable and the other over the south addition. The roof is finished with boxed eaves, asphalt shingles, and a short brick chimney located on the north slope near the main body's ridge line.**

The west (front) elevation holds the main entrance, which is recessed at the northwest corner of the building. This consists of a wood slab door with a single square light. Above the door is a boarded transom and to the side is a narrow vertical glass block window with 32 lights. The door and lights appear to be set into what was an earlier, and maybe original, larger entryway. A second entrance is found into the south addition. This holds a wood slab door near the

southwest corner of the building. The two levels of false fronts are ornamented with small bands of faux Spanish tiles. Fenestration consists of one fixed single-light window with a metal awning in the southern addition and the main body of the building has a single window that has been boarded closed and stuccoed.

The north (side) elevation has a secondary entrance with a wood slab door near the building's northeast corner. No features other than vertical wood siding are found along this elevation. The east (rear) elevation has no entrances, windows or other features. The south (side) elevation has no entrances. Fenestration is limited to one four-light window with a wood frame and two window spaces that have been boarded closed and stuccoed.

22. Architectural Style/Building Type: **Commercial Style**

23. Landscaping or Special Setting Features: **The building borders the adjacent sidewalks to the north and west and the adjacent building to the east. To the south is a small unpaved parking lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1900** Actual

    Source of Information: **Newspaper Clippings, Fort Lupton Museum**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Herman Funk Sr.**

    Source of Information: **Newspaper Clippings, Fort Lupton Museum**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original, northwestern portion of the building on this property was constructed around 1900. The south addition was constructed early in the property's history, no later than 1908. Around 1910 the building was expanded**

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with a rear addition to the east. Since then, the building's footprint has not changed. Sometime around 1960, the exterior was stuccoed. The windows and doors were extensively altered, no earlier than around 1970. These changes included the replacement of earlier doors and closure of most of the original windows with stucco or wood siding. In addition, the false front above the main entry appears to have been added around that time. The various non-historic changes significantly altered the overall appearance of the building.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Restaurant**
Domestic / Single Dwelling

33. Current Use(s): **Commerce & Trade / Bar**

34. Site Type(s): **Furniture, Picture Frame & Casket Shop / Billiard Hall / Second Hand Store / Café & Bar / Residence**

35. Historical background: **Herman Funk Sr. was born in Switzerland and lived in New York before moving to Colorado in 1893. After working for an undertaker in Denver and then ranching near Platteville, in 1900 Herman and his wife Mary moved to Fort Lupton. Herman worked for a time as a carpenter and then established a picture framing shop. This evolved into a furniture, casket and undertaking business. Funk had the commercial building at 334-336 Main Ave. erected sometime right after 1900. The store initially held the furniture business in the main building and the picture framing shop in the south addition.**

Funk launched into the undertaking business by 1906. That year he also advertised himself as engaged in carpentry, cabinet repairs, and picture frames. He promoted himself as the local agent of Denver undertakers Davis & Voorhees. House painter and wallpaper contractor John Mattisen advertised his services out of Funk's shop. Around 1910 the building was enlarged to the east with an addition that was originally used as a residential unit. Funk appears to have closed or sold his business around 1917. For a time, he held the position of town clerk and served as Justice of the Peace and police magistrate during the period from 1905 to 1920. Because of this, he was known locally as Judge Funk. Herman also served as caretaker of Fort Lupton's Hillside Cemetery for a few years. He died in Fort Lupton in 1939.

In 1917, a billiard shop occupied the building, with an office in the southern addition and a residence in the eastern addition. During at least part of the 1930s, the building appears to have been vacant. For a time it was occupied by Slover's Second Hand Store, with a residence in the southern addition. By the

early 1940s, it was converted into the Silver Moon Café. This was owned during the 1940s by Alfonso and Hermina Hurtado and during the 1950s by G. V. and Eloise Ramirez, all of whom apparently lived in the residence on the site. The Silver Moon Bar & Café continued to occupy the property into the early 2000s.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105216001)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Newspaper Clippings on Herman Funk, Fort Lupton Museum
Fort Lupton Spirit
Advertisement for Herman Funk's business, 16 May 1906
Fort Lupton Press
Advertisement for Silver Moon Café, 22 December 1949
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **This altered early 20th century commercial building no longer has any significant architectural associations. In addition, it has no significant historical associations. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **Not Applicable**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M334.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

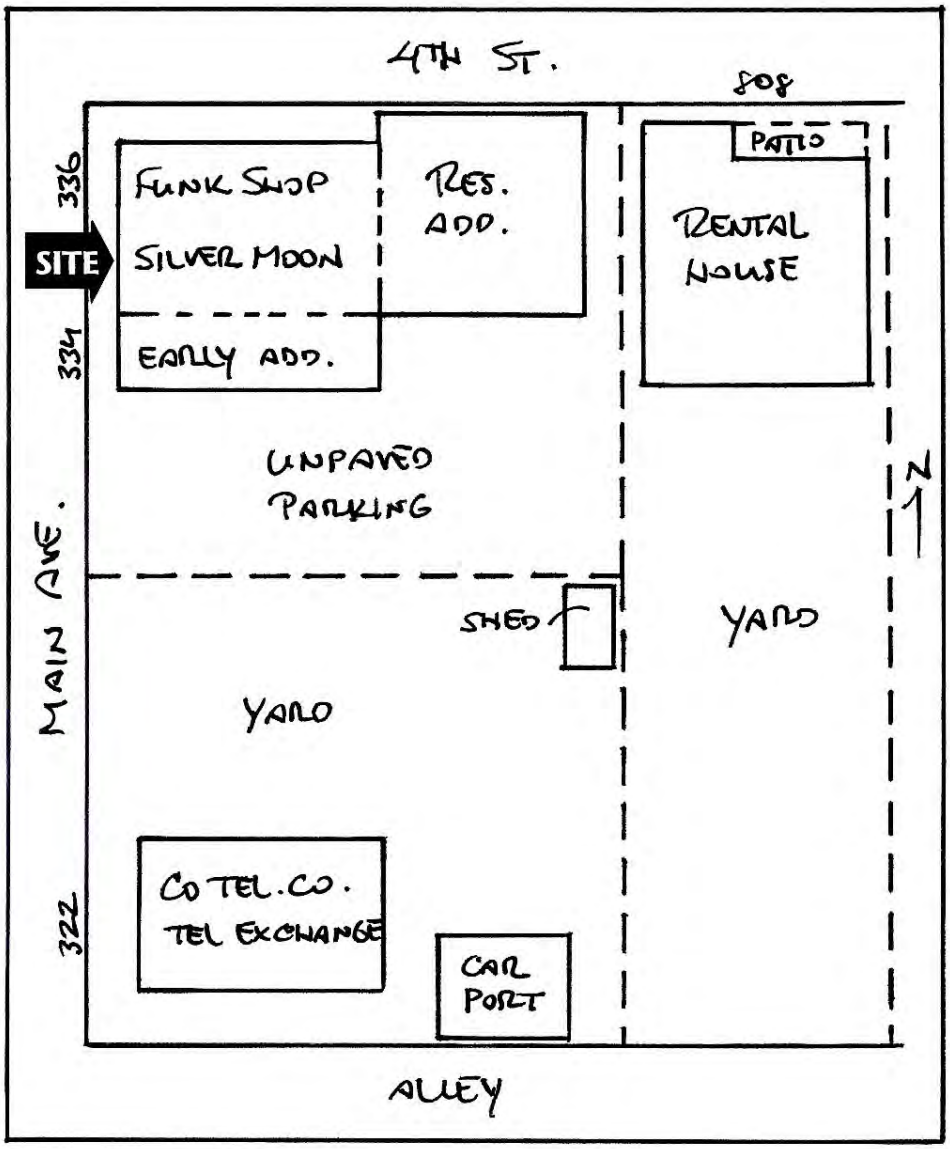
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

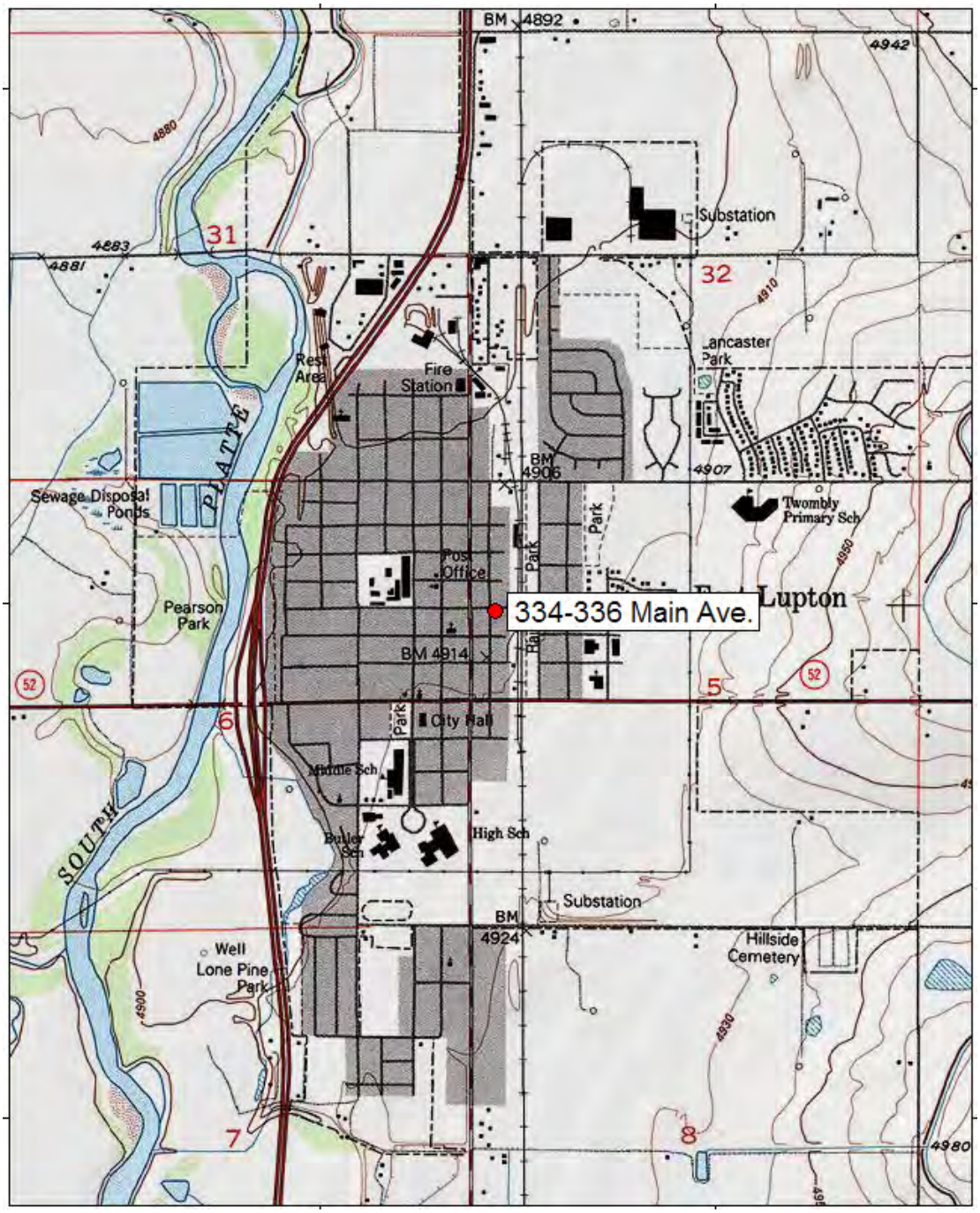
Resource Number: **5WL5936** Address: **334-336 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5936** Address: **334-336 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5936** Address: **334-336 Main Ave.**

Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the north elevation of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 7)

I. Identification

1. Resource Number: **5WL5926**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **E. L. Hamilton Coal Company Office**
6. Current Building Name: **Not Applicable**
7. Building Address: **516 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Ignacio Salinas**
   516 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516190** Northing: **4436940**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **North ½ of Lots 7-9, Block 3**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **32' x 44'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Porch, Fence**

21. General Architectural Description: **This property is occupied by a rectangular masonry residence that faces toward the west onto Main Ave. The one-story building rests upon a concrete foundation. Its exterior walls are finished with stucco, underneath which may be concrete blocks. The building has a flat roof with stepped parapets.**

    The west (front) elevation holds the main entrance, which consists of a circa 1960s wood door with a fan light, and a metal screen door. Fenestration is limited to two two-light sliding windows with metal frames and angled brick sills.

The north (side) elevation has a secondary entrance into the rear area of the building. This holds what appears to be a wood door with a single light, along with a wood screen door. At this entry is a small projecting open porch with a concrete floor, metal pipe posts, and a shed roof. Fenestration on this elevation is limited to two two-light sliding windows with metal

frames. The window in the front portion of the building has an angled brick sill. Stone veneer ornaments the lower 24" of the north wall.

The south (side) elevation has no entries. Fenestration is limited to two two-light sliding windows with metal frames and angled brick sills.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building occupies the southwest quadrant of the site, with a fenced yard to the north and east. Along the north edge of the property is a gravel driveway that runs from Main Ave. toward the east to a garage that is located in the northeast corner of the property.**

24. Associated Buildings, Features or Objects:

    Garage - In the northeast corner of the property is a 20' x 24' wood frame garage that appears to have been constructed around 1950. The building faces toward the west. Its exterior walls are clad in corrugated metal siding. The west elevation holds two pairs of wood plank swinging doors that provide access to the two auto bays. Above these, the gable end wall is finished with plywood. The building has a gabled roof with asphalt shingles and exposed rafter ends with fascia boards.

IV. Architectural History

25. Date of Construction: Estimate Actual **1926**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Dora Large & Mack Large**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1926. It was enlarged with an addition to the east sometime after the late 1930s. In addition, the building was significantly altered sometime around 1970 when the windows and doors were replaced with those that remain there today.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Business**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Office Building / Residence**

35. Historical background: **During the late 1800s and early 1900s, this property was located in the backyard of the house to the south at 805 5th St. In 1919, the north half of the lots were purchased from Robert Ozment by Dora Large and Mack Large. The Larges appear to have constructed the building there in 1926, and this was used for a number of years as an office. Which early businesses may have been located there are no longer known. In 1947, they sold the property to E. L. Hamilton, who lived in the house to the south and owned the adjacent coal yard to the east. Hamilton appears to have used the building as an office, although it was expanded to the rear and was also in use as a residence by the early 1950s. The property remained in the Hamilton family until the mid-1960s.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105211002)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The building on this property was originally constructed in the 1920s as an office and was used for that purpose for the next few decades. By the early 1950s it had been expanded to the rear with a residence. In general, it is a modest and significantly altered example of an early 20th century office building with no architectural or historical significance. As such, it does not exhibit an adequate degree of significance and integrity to be eligible for listing in the National Register under any criteria.**

<u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, the property has experienced significant non-historic alterations and does not exhibit an adequate degree of significance to be eligible for individual designation.

43. Assessment of historic physical integrity related to significance: **The building on this property was constructed in 1926. However, it was dramatically changed sometime after 1936 when it was enlarged to the east. In addition, the exterior has been stuccoed and sometime around 1970 all of the doors and windows were replaced. Due to the extent of these alterations, the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M516.1-5**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

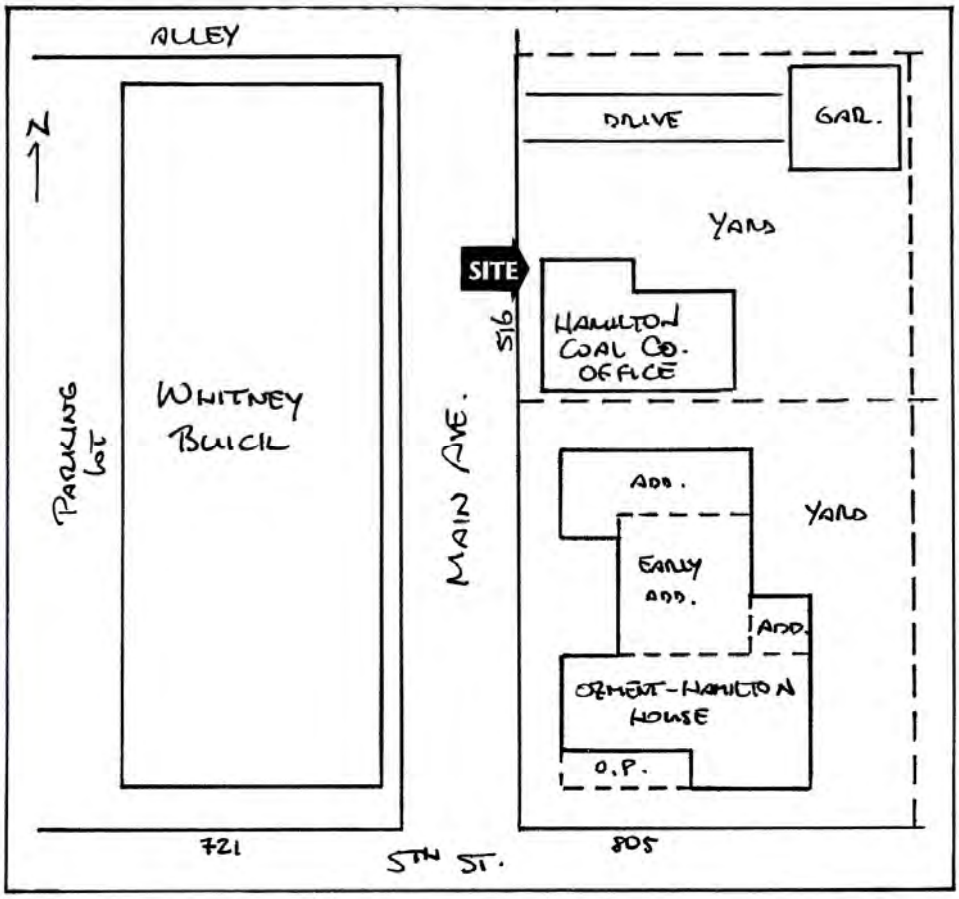
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

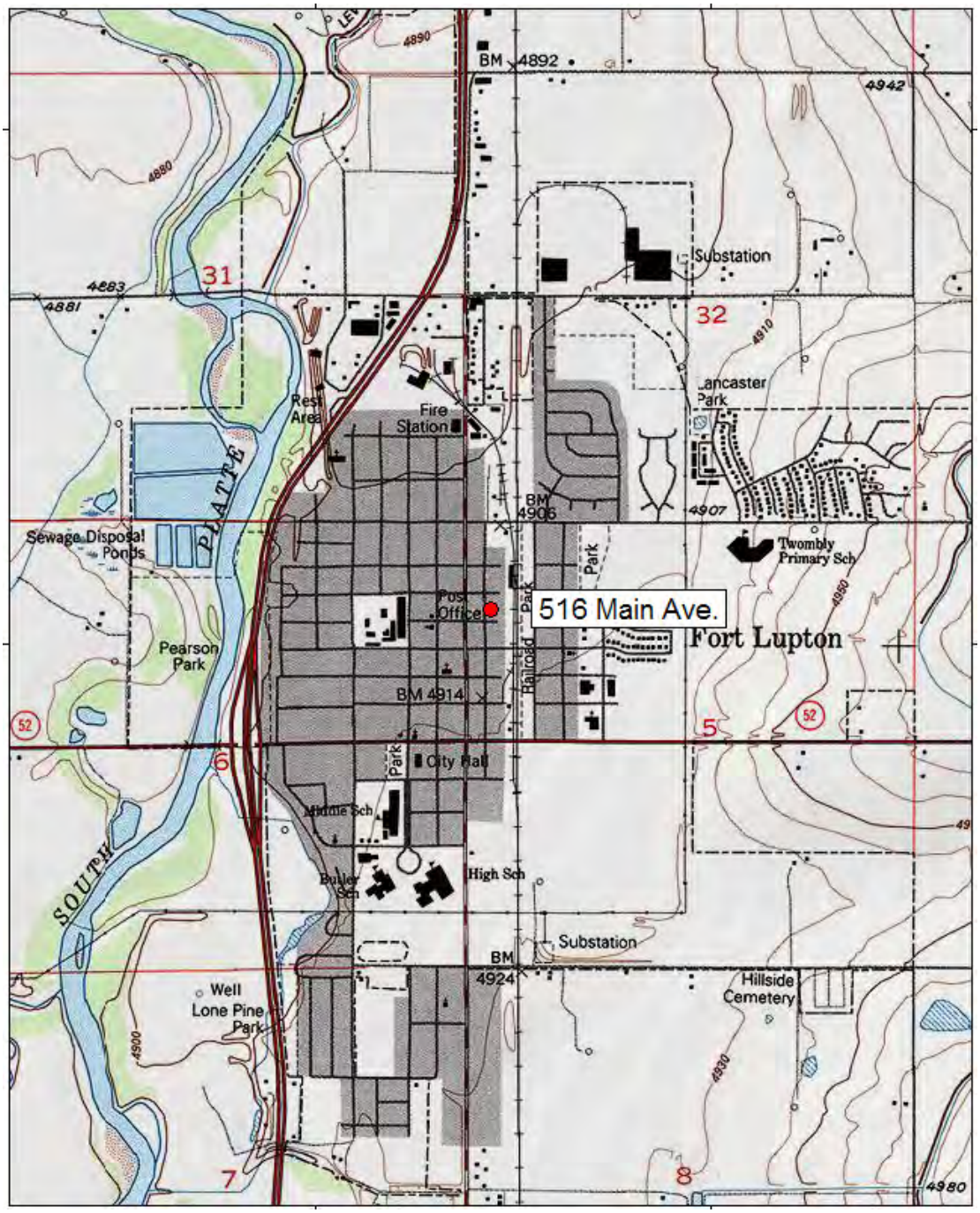
Resource Number: **5WL5926** Address: **516 Main Ave.**

Site Diagram
(not to scale)



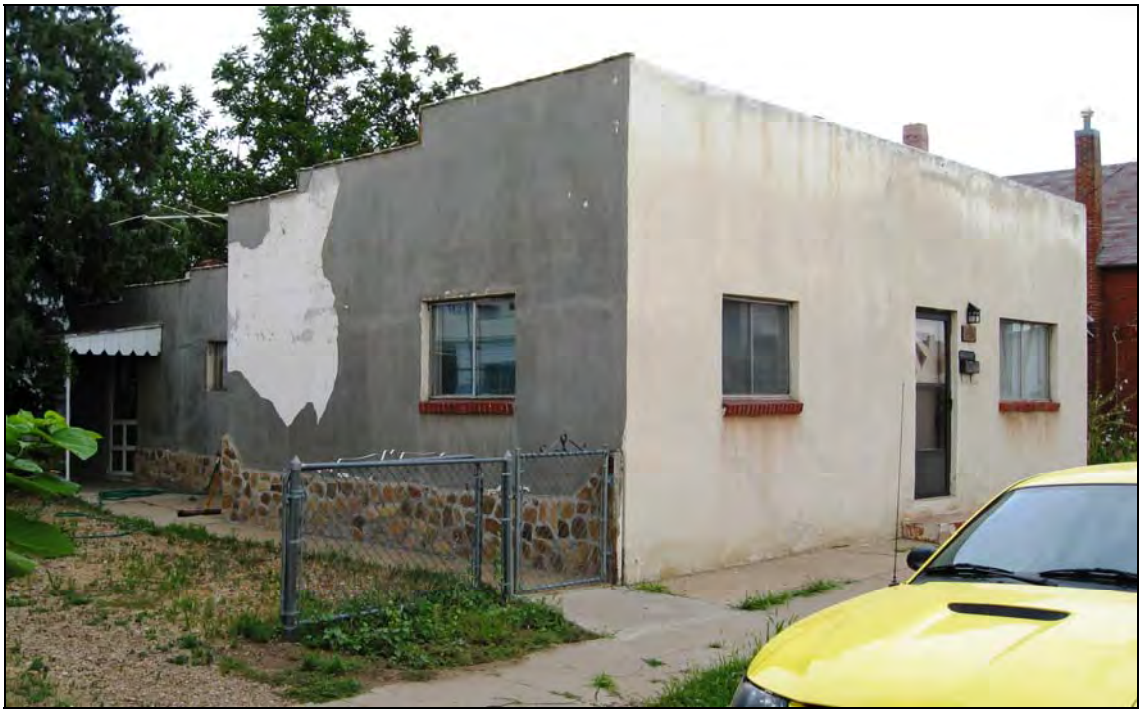
Resource Number: **5WL5926** Address: **516 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5926** Address: **516 Main Ave.**

Additional Photographs



View of the north (side) and west (front) elevations of the building.
View to the southeast.

View of the north (side) and west (front) elevations of the garage.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5927**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **A. H. Bell House**
6. Current Building Name: **Not Applicable**
7. Building Address: **555 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Juan DeDios & Rosaura Gastelum**
   555 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436950**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot C, Block 12, Parker Replat**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 28'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney**

21. General Architectural Description: **This property contains a 20' x 28' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 16" above grade. Its walls are finished with polychrome brickwork laid in running bond coursing. Modern horizontal siding fills the gable end walls. The front-gabled roof is finished with asphalt shingles and exposed rafter ends. A short brick chimney is found on the south slope. Although not identical, this house shows a strong resemblance to the adjacent residence to the north at 565 Main Ave.**

The east (front) elevation holds the main entrance, which consists of a modern panel door and a modern metal security door. Outside of the entry is a small concrete stoop with square wood posts supporting a gabled roof. Tucked beneath this roof is the home's original gabled hood with its angled brackets. Fenestration is limited to a pair of modern ten-light sliding windows.

The south (side) elevation has no entrances. Fenestration is limited to two nine-over-nine double hung sash windows with angled brick sills. The basement level has one small two-light sliding window. All of the windows are covered with metal security bars.

The west (rear) elevation has a secondary entrance holding a wood slab door and a metal storm door. Fenestration consists of one nine-over-nine double hung sash window with an angled brick sill and one window space that has been infilled with brickwork that does not match that found on the adjacent exterior walls. Two two-light sliding windows are found on the basement level, both of them covered with metal security bars.

The north (side) elevation has no entrances. Fenestration is limited to two nine-over-nine double hung sash windows with angled brick sills.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a small landscaped yard to the east, unpaved alley to the south, a small unpaved yard to the west, and a paved driveway to the north.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located behind the house in the northwest corner of the property. It is of wood frame construction and finished on the exterior with horizontal wood siding. A wood slab door with a diamond light is found on the east elevation. The roof is side-gabled with asphalt shingles.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1953**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **Arthur H. Bell**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1953. In recent years, its gable end walls have been clad in modern siding and its doors and windows have all been replaced. While the front concrete stoop is original, its current roof and support posts are recent additions. The rear storage shed was installed in 2001.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **This property was acquired in 1909 by Arthur H. Bell for use by the Bell Coal & Ice Company. It continued to be used as part of the company yard from that time through the 1940s. By the early 1950s, it appears that Bell had decided to pursue rental income and in 1953 he constructed the small residence that remains there today (along with the adjacent home to the north). Since then, the property has continued to be used as a single-family home.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212008)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of a mid-20th century residence and exhibits no distinctly significant architectural style. It is also not known to have been involved with, or representative of, anything of historic significance. The home has suffered from non-historic alterations. These changes have diminished its integrity, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact for several decades. However, significant alterations in recent years have significantly changed its appearance and altered its integrity. This work involved the installation of modern siding in the gable end walls, construction of a new roof with support**

posts over the main entry, and replacement of the original doors and windows. All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M555.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

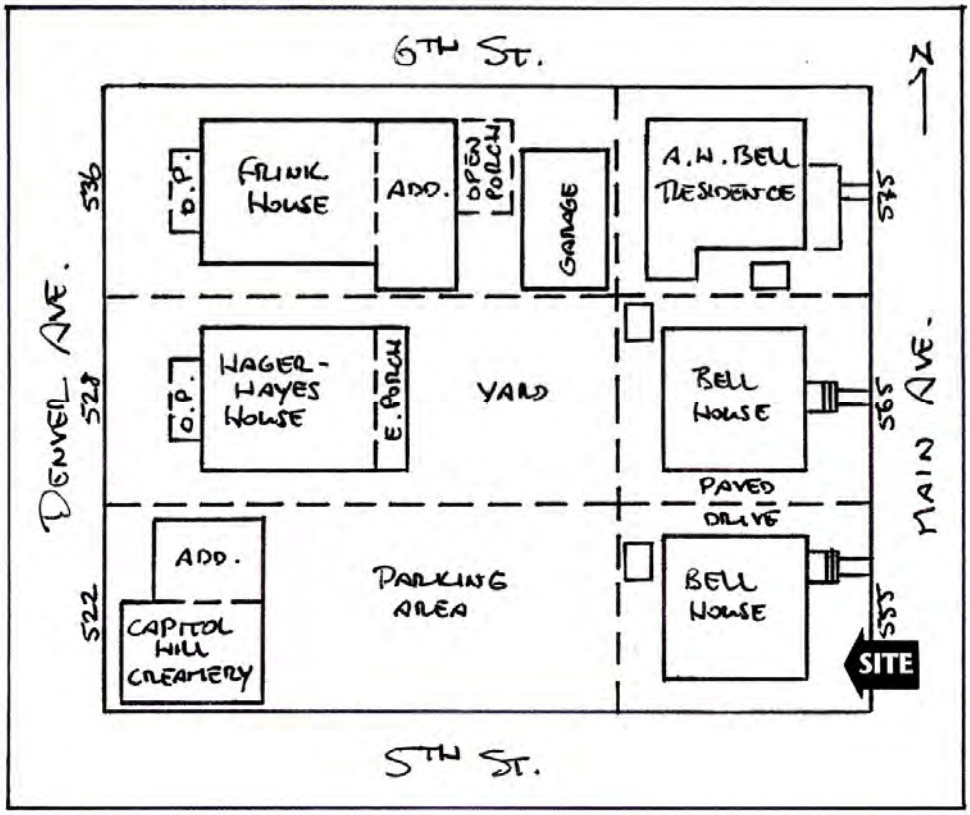
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

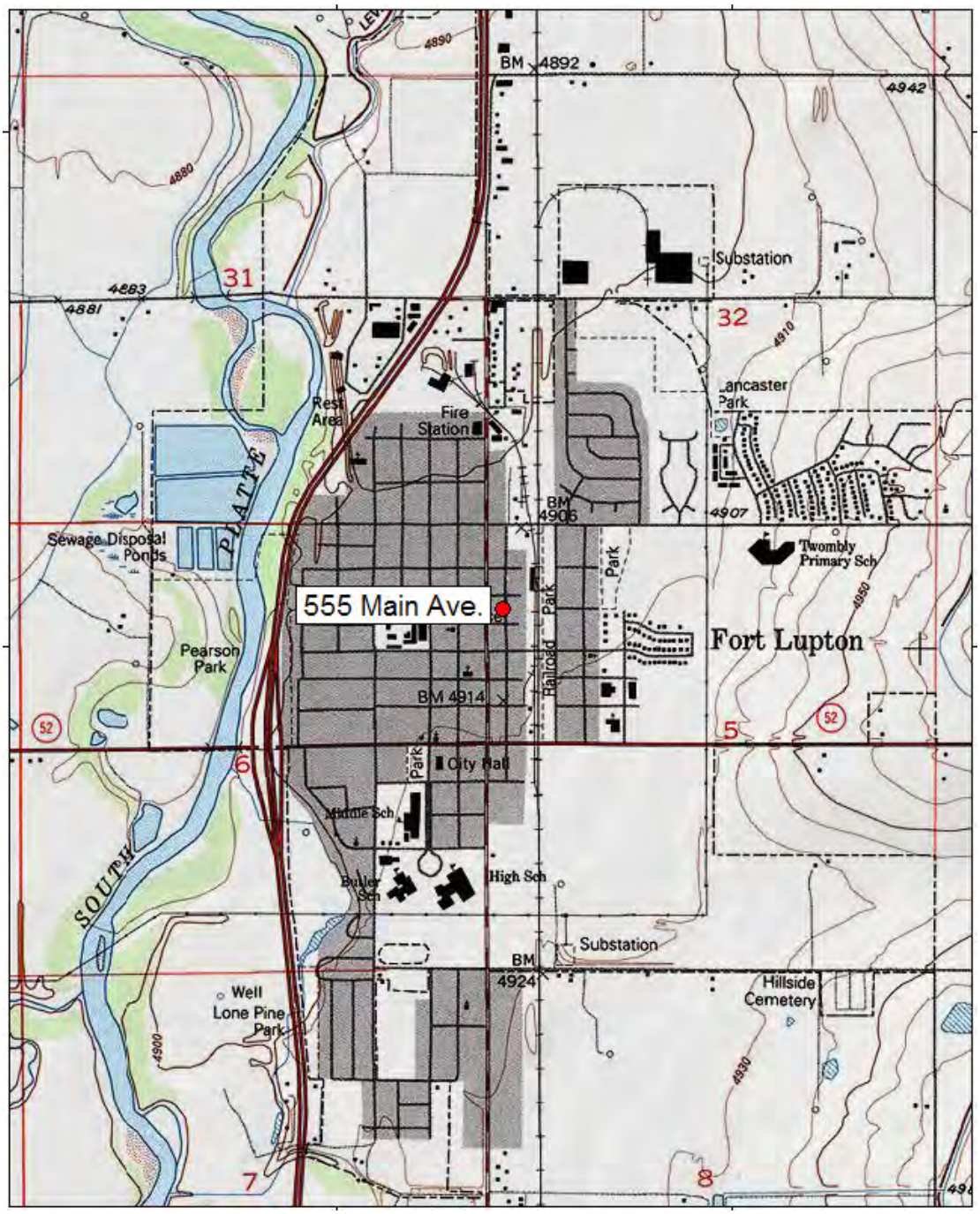
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5927** Address: **555 Main Ave.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west (rear) and south (side) elevations of the building.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5928**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **A. H. Bell House**
6. Current Building Name: **Not Applicable**
7. Building Address: **565 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Luis & Armida Rojo**
   1303 7th St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436970**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot B, Block 12, Parker Replat**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 28'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney**

21. General Architectural Description: **This property contains a 24' x 28' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 16" above grade. Its walls are finished with polychrome brickwork laid in running bond coursing. Transite asbestos siding fills the gable end walls. The front-gabled roof is finished with asphalt shingles and exposed rafter ends. A short brick chimney is found on the south slope. Although not identical, this house shows a strong resemblance to the adjacent residence to the south at 555 Main Ave.**

The east (front) elevation holds the main entrance, which consists of a modern wood door with an oval light. Outside of the entry is a small concrete stoop with metal handrails and a gabled hood. Fenestration is limited to two one-over-one double hung sash windows with wood frames and brick sills.

The south (side) elevation has an entrance with a wood panel door with one light and a metal screen door. Fenestration is limited to two one-over-one double hung sash windows with wood frames and brick sills.

The west (rear) elevation has two one-over-one double hung sash windows with wood frames and brick sills. The north (side) elevation has a boarded entrance. Fenestration is limited to two one-over-one double hung sash windows with wood frames and brick sills.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a small landscaped yard and a paved drive. The rear yard is bordered by a wood privacy fence.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located behind the house in the northwest corner of the property. It appears to be of wood frame construction with a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1953**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **A. H. Bell**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1953. Within about a decade after that, it appears that its gable end walls were clad in asbestos siding. The doors were replaced in recent years.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **This property was acquired in 1909 by Arthur H. Bell for use by the Bell Coal & Ice Company. It continued to be used as part of the company yard from that time**

through the 1940s. By the early 1950s, it appears that Bell had decided to pursue rental income and in 1953 he constructed the small residence that remains there today (along with the adjacent home to the south). Since then, the property has continued to be used as a single-family home.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212007)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

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D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

	Architectural Importance 2:	Embodies those distinguishing characteristics of an architectural type or specimen
	Architectural Importance 3:	Is the work of an architect or master builder whose individual work has influenced the development of the city
	Architectural Importance 4:	Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation
C.	Geographic Importance 1:	Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif
	Geographic Importance 2:	Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of a mid-20th century residence and exhibits no distinctly significant architectural style. In addition, it is not known to have been associated with any persons of historic significance. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to be largely intact from the time when it was constructed. The only significant alteration in recent years has involved replacement of the original doors. Although the doors are non-historic, the building retains a moderately good degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M565.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

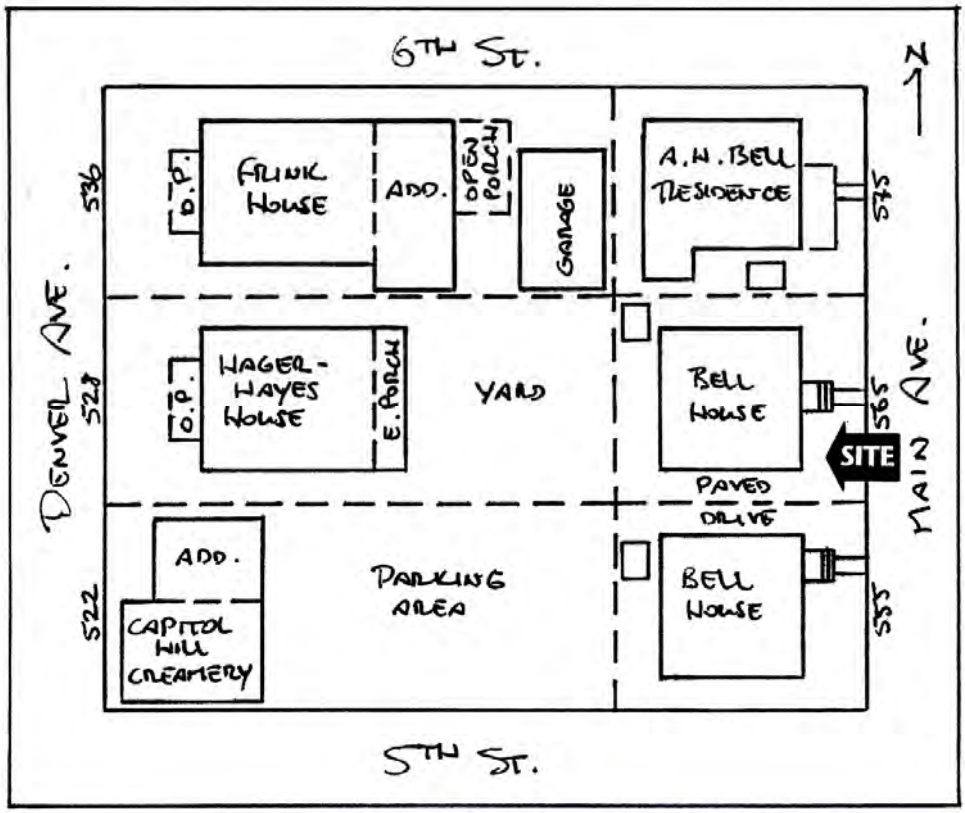
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

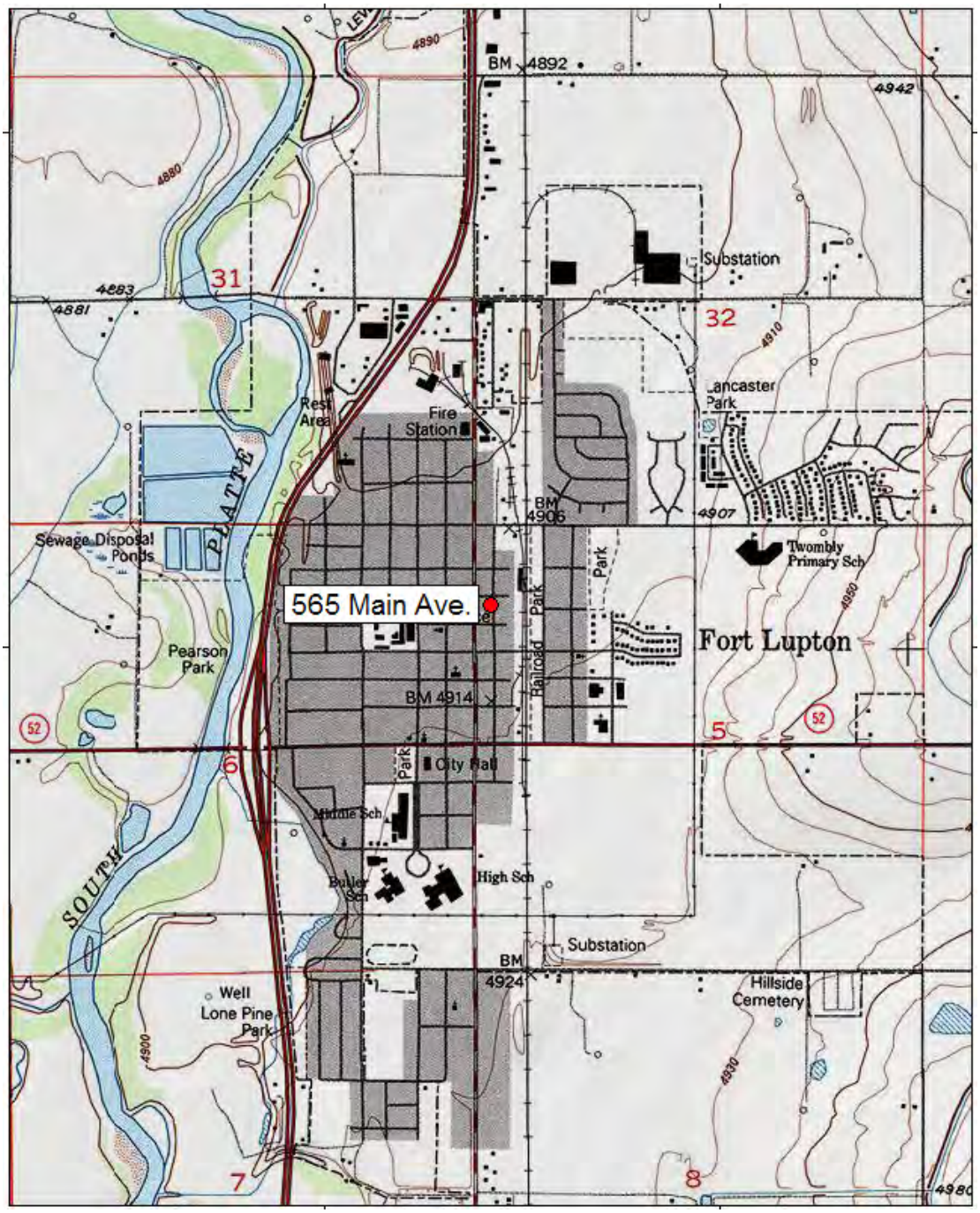
Resource Number: **5WL5928** Address: **565 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5928** Address: **565 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5928** Address: **565 Main Ave.**

Additional Photographs

View of the south and east elevations of the building.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5929**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **A. H. Bell Residence**
6. Current Building Name: **Not Applicable**
7. Building Address: **575 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Michael Hawthorne**
   575 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4436990**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot A, Block 12, Parker Replat**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 24'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence**

21. General Architectural Description: **This property contains a 20' x 24' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 6" above grade. Its walls are finished with broad profile horizontal siding. The main body's siding is yellow, and the gable end walls are brown. The front-gabled roof is finished with asphalt shingles and boxed eaves, with wood brackets in the end walls. A short brick chimney is found along the ridge line.**

The east (front) elevation holds the main entrance, which contains a modern panel door. Outside of the entry is a concrete patio with two concrete steps going down to the front sidewalk. Fenestration on the main floor is limited to a pair of sliding windows with metal

frames and a pair of one-over-one double hung sash windows. The gable end wall holds a single one-over-one double hung sash window.

The south (side) elevation has two sets of large fixed windows flanked by windows that are either sliding or casements. Projecting toward the south from the southwest corner of the house is a wood frame addition with either large fixed windows or sliding doors on the east.

The west (rear) elevation has a single one-over-one double hung sash window and two casements, along with a one-over-one double hung sash window in the gable end wall. Another smaller window appears to be located in the south addition.

The north (side) elevation has a secondary entrance that contains a modern panel door with one light and a metal screen door. In front of this is a concrete stoop. Fenestration is limited to a single one-over-one double hung sash window and a pair of one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a grassed yard to the east, a fenced yard to the south, and a paved yard to the north.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located in the yard south of the house. It appears to be a prefabricated unit with a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate **1909** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **A. H. Bell**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1909. In recent decades, its exterior has been clad in what appears to be non-historic siding, many of its doors and windows have been replaced, a cutaway porch on the southeast corner has been enclosed, and an addition has been constructed off the southwest corner. In addition, the yard has been changed with the installation of privacy fencing and concrete paving, and new concrete stoops have been created. The storage shed was installed in recent years.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **Throughout the first half of the 20th century, this lot was part of the A. H. Bell Coal & Ice Company. The building that remains there today was constructed around 1909 and served for many years as the home of A. H. & Bertha Bell. It remained in the Bell family into the 1970s.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212006)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

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C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence and exhibits no distinctly significant architectural style. In addition, it has suffered from extensive non-historic alterations. While the building was the residence of local coal and ice dealer A.H. Bell, these changes have diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact throughout the first half of the 20th century. However, alterations in recent decades have significantly changed its appearance and diminished its integrity. This work involved the installation of modern siding, replacement of the original doors and windows, and enclosure of an original cutaway front porch. All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M575.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

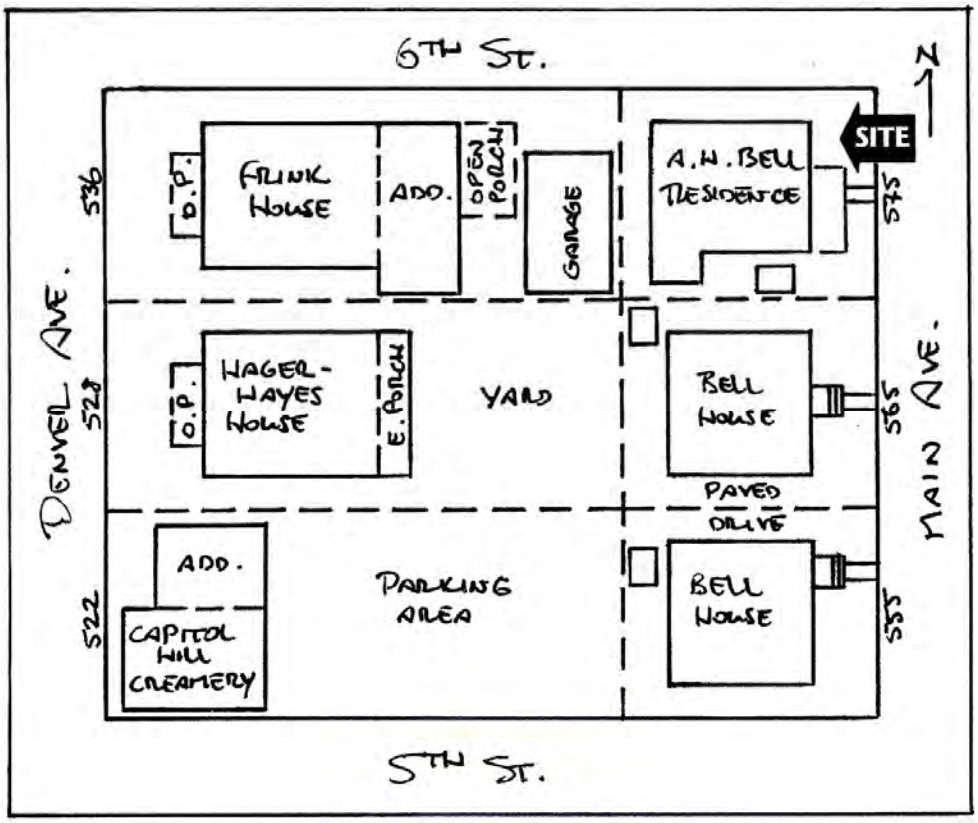
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

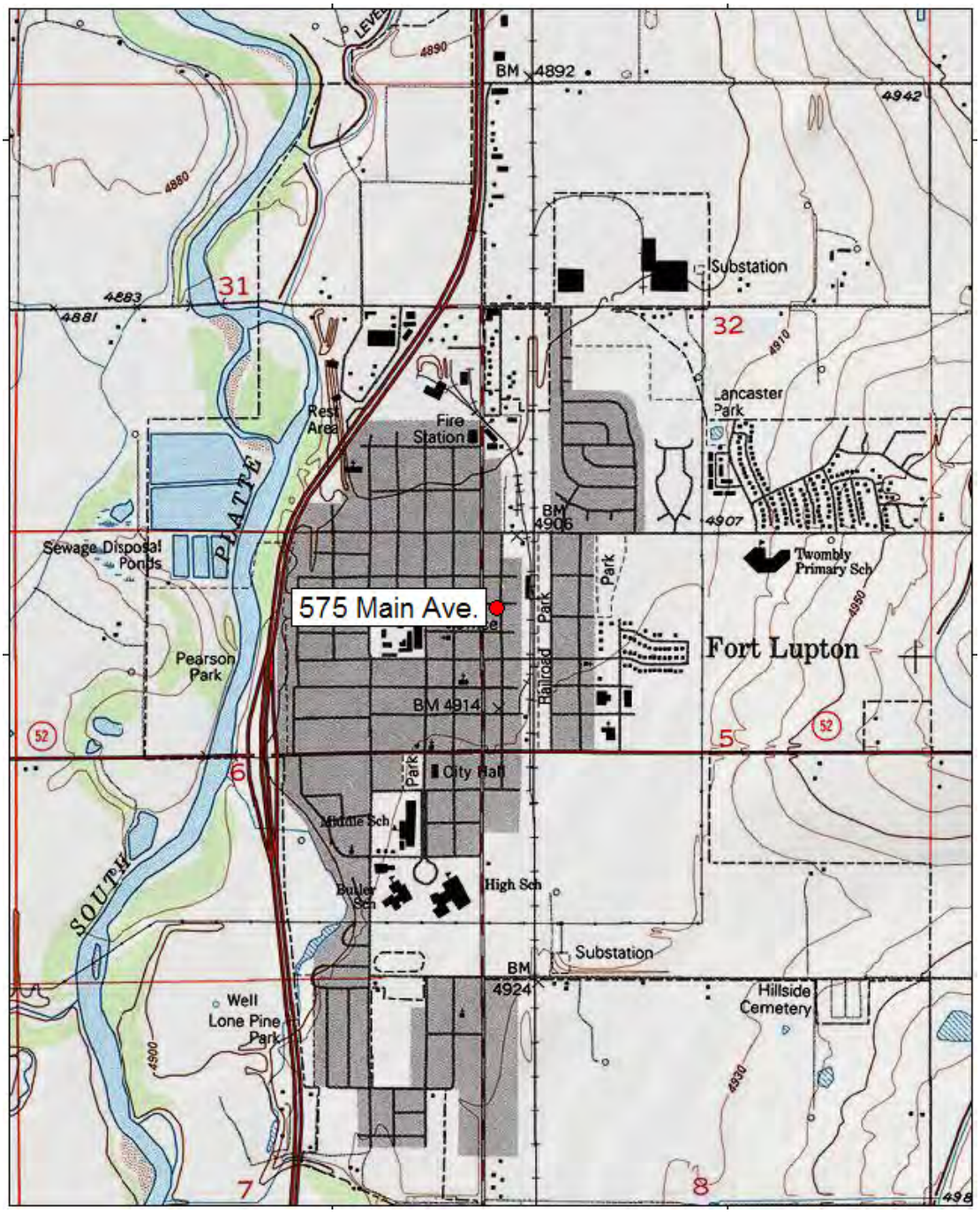
Resource Number: **5WL5929** Address: **575 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5929** Address: **575 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the south and east elevations of the building.
View to the northwest.

View of the north and west elevations of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5930**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Haynes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **621 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Judy Morales**
   621 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437060**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South 41'8" of Lots 1 & 2, Block 13**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **28' x 30'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch**

21. General Architectural Description: **This property contains a 28' x 30' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 4" above grade. Its walls are finished with wide profile horizontal siding. The front-gabled roof is finished with asphalt shingles and narrow boxed eaves. A short brick chimney is found along the ridge line.**

    The east (front) elevation holds the main entry, which has a modern storm door. Projecting from the front of the home is a small open porch with a concrete floor, wrought iron posts, and a gabled roof. Fenestration is limited to two pairs of sliding windows.

The south (side) elevation has two sets of sliding windows.

The west (rear) elevation has a secondary entrance with a modern storm door. Fenestration is limited to a single two-light sliding window.

The north (side) elevation has a single two-light sliding window.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a grassed yard, along with a paved driveway to the south. A chain link fence encloses the front yard and the rear yard is enclosed by a wood privacy fence.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located in the yard behind the house. It appears to be a prefabricated wood frame unit with a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1918**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Mabel Haynes**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1918. It appears to have remained largely unchanged for a number of decades. In recent years, its exterior has been clad in non-historic siding, its doors and windows have been replaced, and the front porch has been at least partially rebuilt. In addition, the yard has been changed with the installation of chain link and privacy fencing, and concrete paving. The storage shed was installed in recent decades.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **Around 1918, it appears that Lots 1 & 2 were owned by Mabel Haynes, who evidently had the house constructed that year. She sold the property in 1920 for**

$700 to Fred Hattendorf. In 1924, the property was transferred to Frank Burt and Henry Trezise. They in turn sold it in 1926 to Elijah Mayfield. The following year, the property was sold to Arthur H. Bell, a local coal and ice dealer who also invested in area rental properties. During the 1930s, the home was occupied by Harold Wyman, a filling station owner, and his wife Alpha. In the 1940s, it was occupied by W. F. Groffy, a local barber, and his wife Stella. These lots remained in the Bell family into the 1970s.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105205007)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence and exhibits no distinctly significant architectural style. Over the decades, it was occupied by persons of no great historical note. In recent decades the home has suffered from extensive non-historic alterations. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact throughout the first half of the 20th century. However, alterations in recent decades have significantly changed its appearance and diminished its integrity. This work most importantly involved the installation of modern siding and replacement of the original doors and windows. All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M621.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

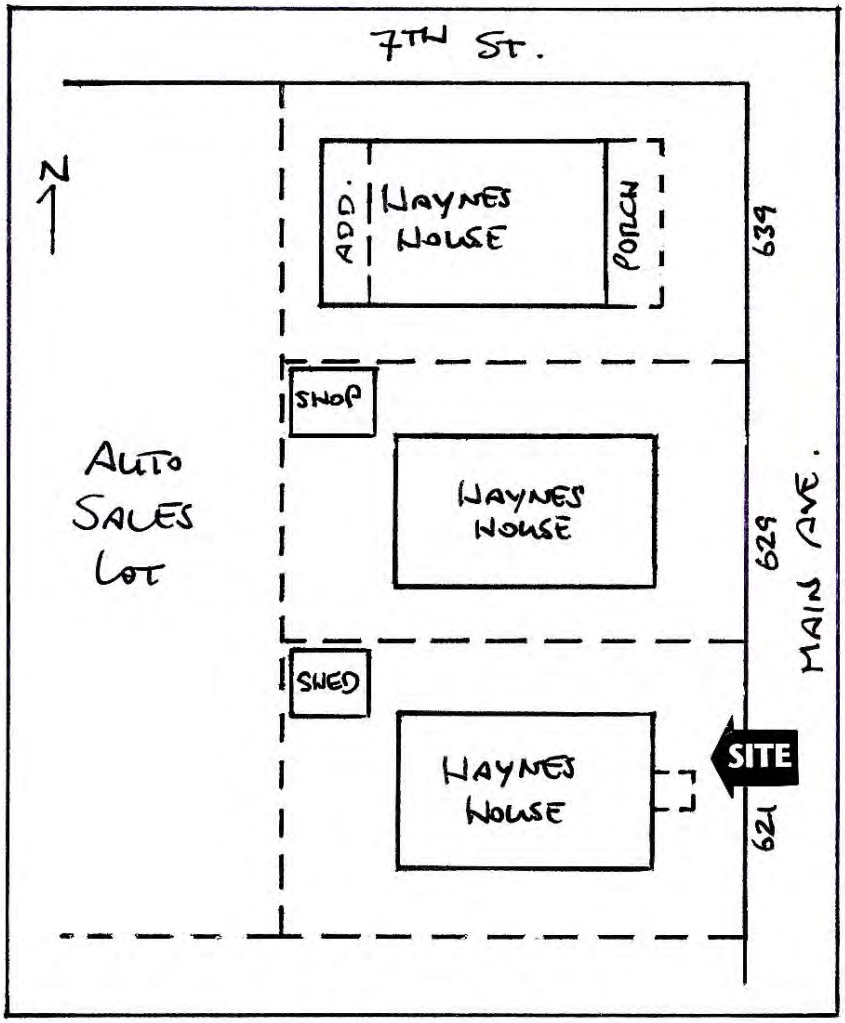
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

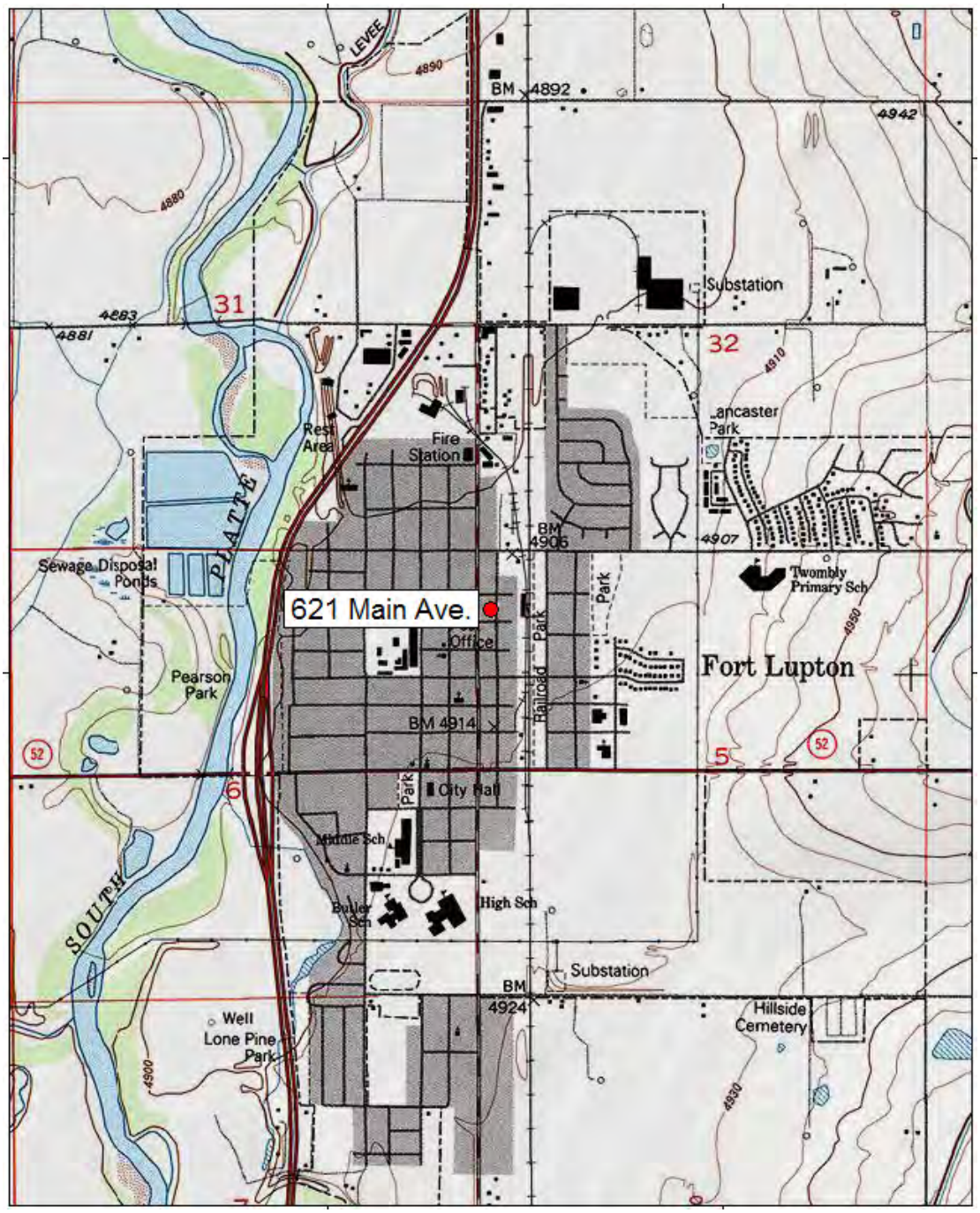
Resource Number: **5WL5930** Address: **621 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5930** Address: **621 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5930** Address: **621 Main Ave.**

Additional Photographs

View of the east and north elevations of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5931**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Haynes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **629 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Joe Morales**
   629 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437070**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Part of Lots 1 & 2, Block 13**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 30'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch**

21. General Architectural Description: **This property contains a 20' x 30' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 12" above grade. Its walls are finished with wide profile horizontal siding. The front-gabled roof is finished with asphalt shingles and narrow boxed eaves. A short brick chimney is found along the ridge line.**

    The east (front) elevation holds the main entry, which has a modern panel door and storm door. Projecting from the front of the home is a small open porch with a concrete floor, metal balustrade, wrought iron posts, and a gabled roof with ornamental stickwork. The porch extends toward the south across the

facade as an open patio with a wrought iron balustrade. Fenestration is limited to a single pair of sliding windows.

The south (side) elevation holds two sets of sliding windows.

The west (rear) elevation holds two sets of sliding windows.

The north (side) elevation holds two sets of sliding windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a grassed yard, along with a modern wood handicap ramp in front of the house. A chain link fence encloses the yard and a wood privacy fence runs along the back of the property.**

24. Associated Buildings, Features or Objects: **Shed – This small building is located in the northwest corner of the property. It is a wood frame unit with horizontal siding, a modern door and sliding window, and a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1917**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Mabel Haynes**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1917. It appears to have remained largely unchanged for a number of decades. In recent decades, its exterior has been clad in non-historic siding, its doors and windows have been replaced, and the front porch has been opened up (it was originally partially enclosed) and expanded with an open patio and a handicap ramp. In addition, the yard has been changed with the installation of chain link fencing and a small shed.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **Around 1917, Lots 1 & 2 were owned by Mabel Haynes, who evidently had the house constructed that year. She sold the property in 1920 for $700 to Fred Hattendorf. In 1924, the property was transferred to Frank Burt and Henry Trezise. They in turn sold it in 1926 to Elijah Mayfield. The following year, the property was sold to Arthur H. Bell, a local coal and ice dealer who also invested in area rental properties. During the 1930s, the home was occupied by Samuel Bailey, a minister, and his wife Elsie. In the 1940s, it was occupied by Earl Kellogg, a gasoline station manager, and his wife Bernice. These lots remained in the Bell family into the 1970s.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105205008)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence and exhibits no distinctly significant architectural style. Over the decades, it was occupied by persons of no great historical note. In recent decades the home has suffered from extensive non-historic alterations. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact throughout the first half of the 20th century. However, alterations in recent decades have significantly changed its appearance and diminished its integrity. This work most importantly involved the installation of modern siding, replacement of the original doors and windows, and alteration and expansion of the front porch. All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M629.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

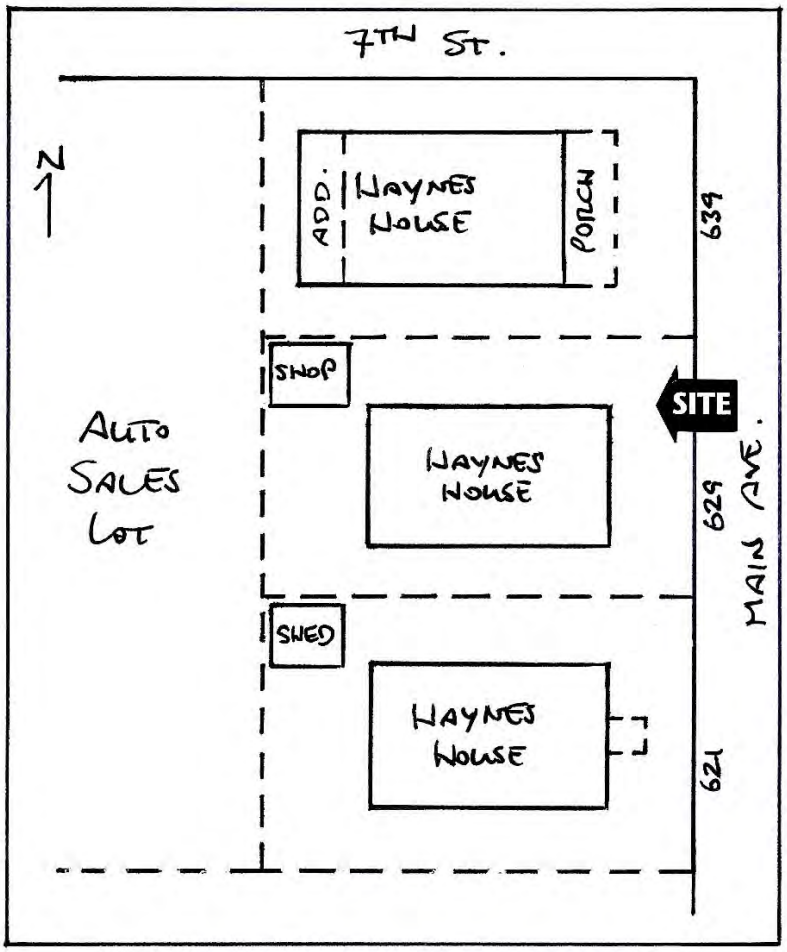
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

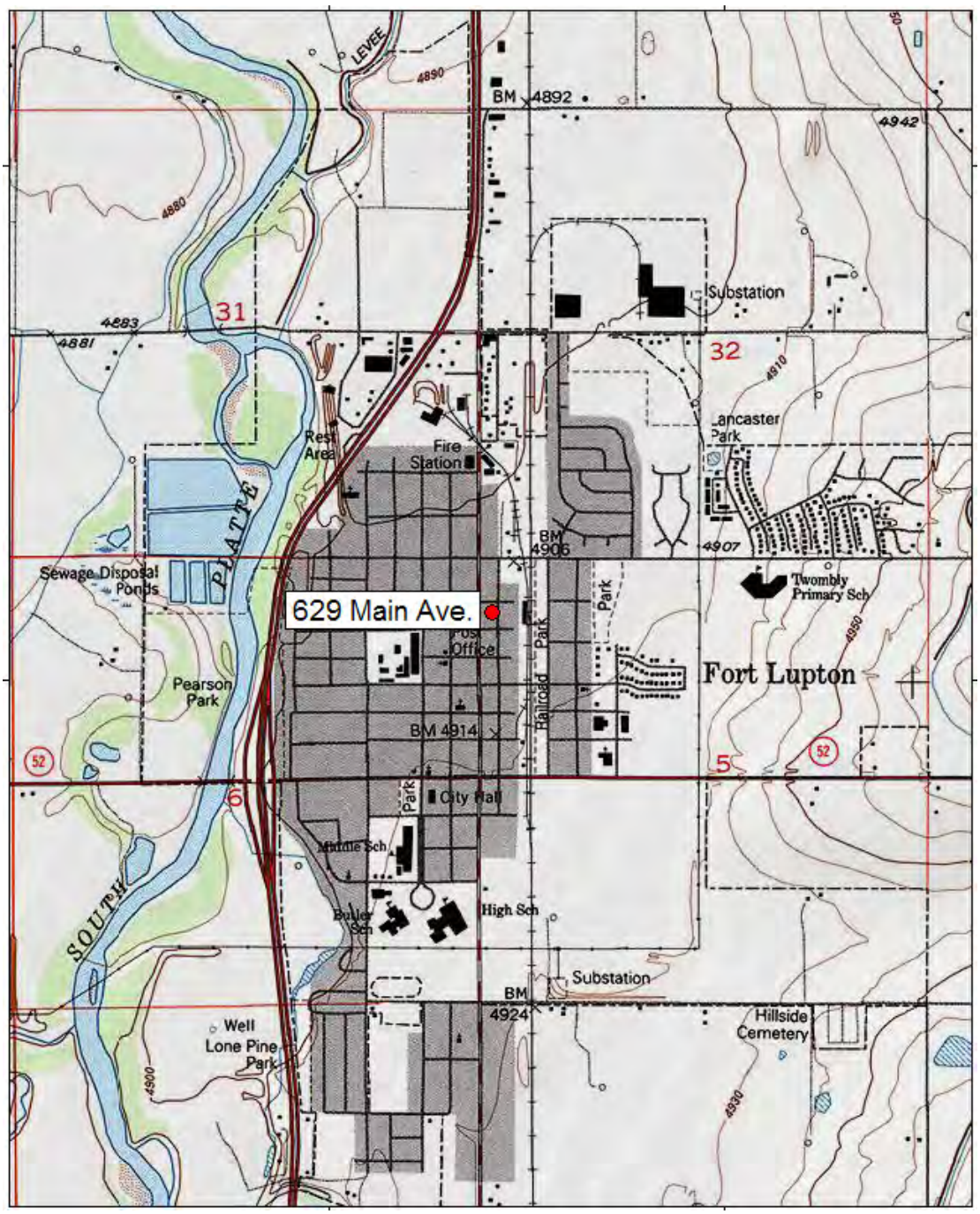
Resource Number: **5WL5931** Address: **629 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5931** Address: **629 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5931** Address: **629 Main Ave.**

Additional Photographs

View of the west elevations of the residence and shed.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5932**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Haynes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **639 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Susie Tijerina**
   639 Main Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437090**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **North 41'8" of Lots 1 & 2, Block 13**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **18' x 31'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Fence, Porch**

21. General Architectural Description: **This property contains an 18' x 31' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 6" above grade. Its walls are finished with blond wire-cut brickwork laid in running bond coursing. The roof is hipped on the front and gabled on the back, and is finished with asphalt shingles and narrow boxed eaves. The rear of the building has a brick addition with a hipped roof that tucks into the main roof's gable. A short brick chimney is found along the ridge line.**

The east (front) elevation holds the main entry, which has a wood door and metal storm door. Dominating the front of the home is an open porch that rests under the main roof. The porch is characterized by a concrete floor, open metal rail, and wrought iron posts. Fenestration is limited to a single pair of sliding windows.

The south (side) elevation holds two sets of sliding windows and one set with a central fixed window and flanking sliding windows or casements, all with angled brick sills. The west (rear) elevation holds two sets of sliding windows with metal frames and angled brick sills. The north (side) elevation holds three sets of sliding windows with metal frames and angled brick sills.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a grassed yard, along with a modern wood handicap ramp in front of the house. A chain link fence encloses the yard.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1918**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Mabel Haynes**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1918. Although this date may be correct, the building's overall appearance is that of a home constructed in the 1950s or 1960s rather than the 1910s. This suggests that it may have been extensively remodeled. The doors and windows are clearly not original, a new porch has been constructed, the roof line was changed with the addition of a large hipped roof over the front porch, a brick addition was constructed to the rear, and the handicap ramp on the front has been added in recent years. In addition, the yard has been changed with the installation of chain link fencing.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **Around 1918, Lots 1 & 2 were owned by Mabel Haynes, who evidently had the house constructed that year. She sold the property in 1920 for $700 to Fred Hattendorf. In 1924, the property was transferred to Frank Burt and Henry Trezise. They in turn sold it in 1926 to Elijah Mayfield. The following year, the property was sold to Arthur H. Bell, a local coal and ice dealer who also invested in area rental properties. During the 1930s, the home was occupied by Otto Plymell, a miner, and his wife Ella. In the 1940s, it was occupied by Verdon Graham, a miner, and his wife Opal. Elmer Wollert lived in the home in the 1950s. The property remained in the Bell family into the 1970s.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105205009)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

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B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence and exhibits no distinctly significant architectural style. In addition, it has not been occupied by persons of historical significance. The home has suffered from extensive non-historic alterations. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact throughout the first half of the 20th century. However, significant alterations have changed its appearance and diminished its integrity. This work most importantly involved what appears to be re-cladding of the exterior with brickwork dating from the 1950s or 1960s, replacement of the original doors and windows, and alteration and expansion of the front porch and roof line. Most, if not all, of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M639.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

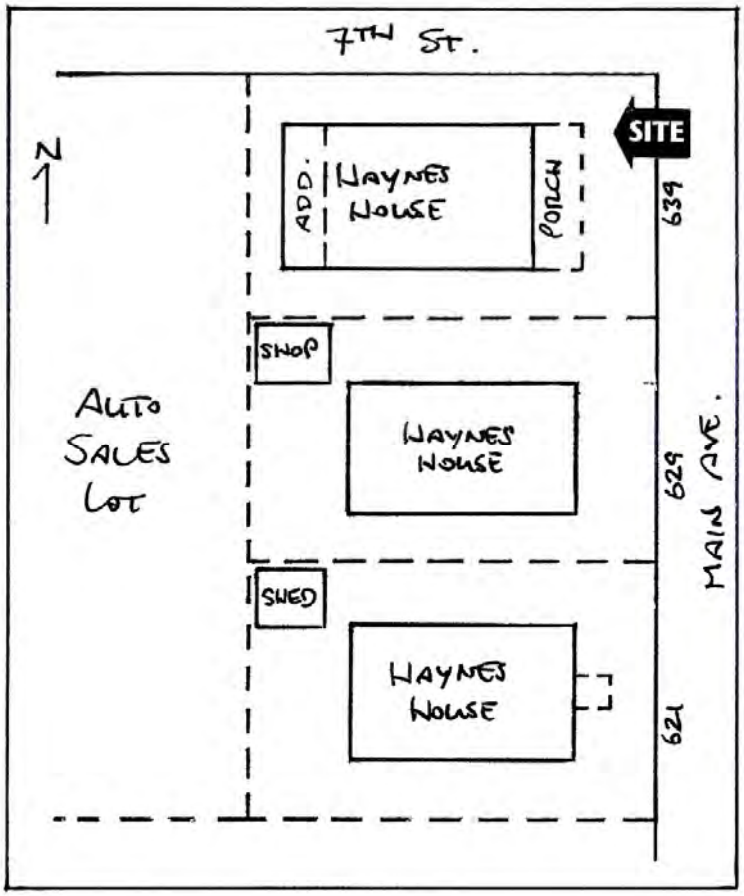
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

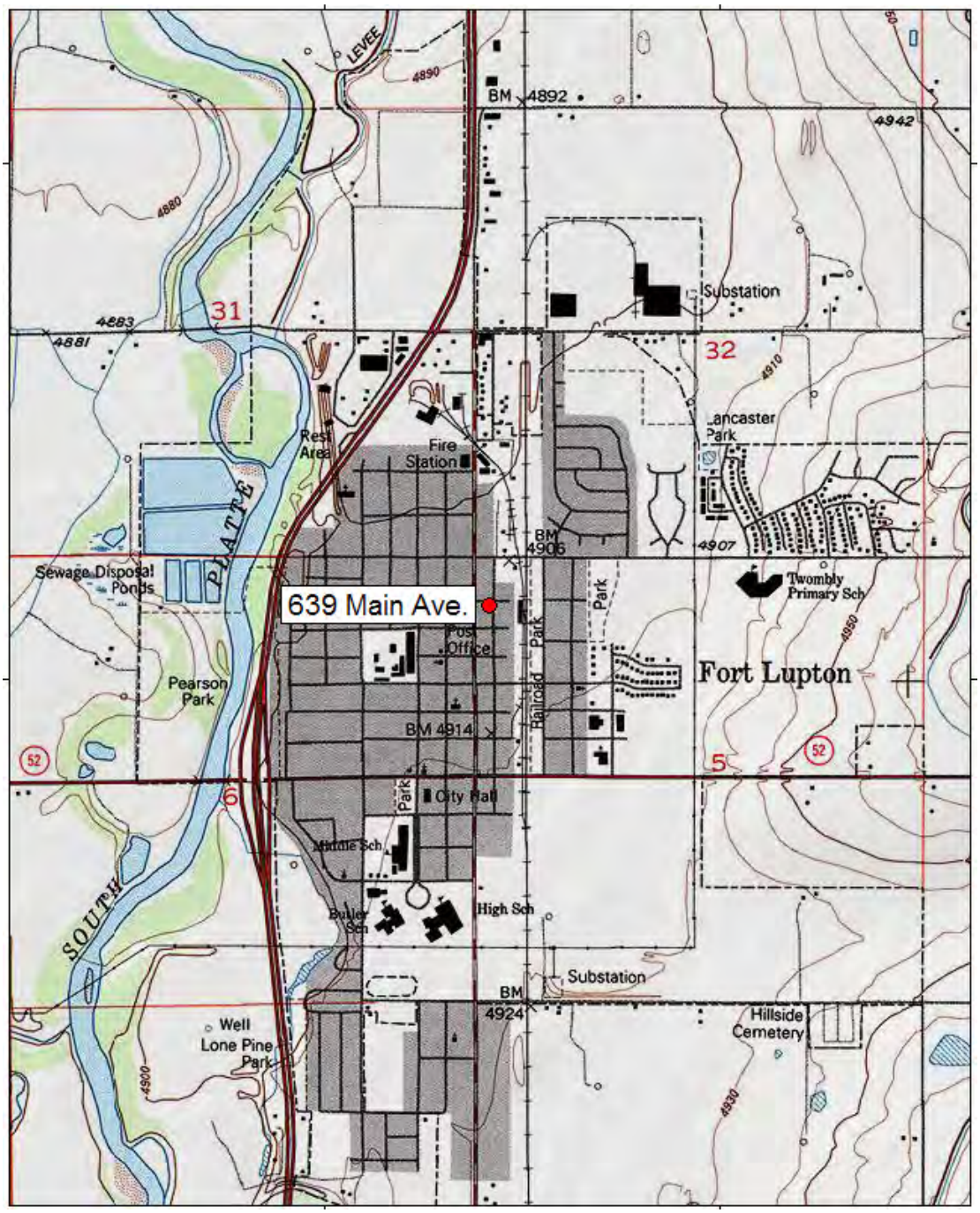
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5932** Address: **639 Main Ave.**

Additional Photographs

View of the north elevation of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5933**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Reed House**
6. Current Building Name: **Not Applicable**
7. Building Address: **735 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Steven & Janice Grosshans**
   16370 Jalna Ct.
   Brighton, CO 80603

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437140**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot A, Lobato Replat, Block 14**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **12' x 20'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney**

21. General Architectural Description: **This property contains a 12' x 20' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 12" above grade. Its walls are finished with modern vertical wood siding, with horizontal siding in the gable end walls. The roof is front gabled and finished with asphalt shingles and exposed rafter ends. A short brick chimney is found along the south slope.**

    The east (front) elevation holds the main entry, which has a modern panel door and modern metal storm door. In front of the entry is a concrete stoop with four steps, wrought iron handrails, and a hood with brackets and a gabled roof. Fenestration is limited to a single pair of modern sliding windows.

The south (side) elevation holds two one-over-one double hung sash windows. The west (rear) elevation holds a modern panel door and a small one-over-one double hung sash window. The north (side) elevation holds no doors or windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a minimally landscaped yard.**

24. Associated Buildings, Features or Objects: **Shed – Behind the house to the southwest is a small pre-fabricated wood frame storage shed. This has a door with cross-bracing on the east elevation and a gambrel roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1953**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Dorothy Reed**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1953. It appears to have remained largely unchanged for over three decades. Since around 1990, the building has been extensively changed with replacement of the exterior siding and replacement of the doors and windows. The storage shed dates from 2001.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

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34. Site Type(s): **Residence**

35. Historical background: **Throughout the first half of the 20th century, this property was located in the backyard of the adjacent home at 721 7th St. In 1953, it became occupied by the small house that remains there today. This may have been constructed by Dorothy Reed, who appears to have owned it prior to the early 1960s. Nothing else is known about who resided at this location.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
    Colorado State Business Directories (1890-1956)
    Fort Lupton Telephone Directory (1952)

Weld County, Assessor's Records (parcel #147105204008)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **This building is a modest example of a mid-20th century residence and exhibits no distinctly significant architectural style. Over the years, it was occupied by persons of no great historical note. In recent decades the home has suffered from extensive non-historic alterations. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely intact throughout the middle decades of the 20th century. However, alterations in recent decades have significantly changed its appearance and diminished its integrity. This work most importantly involved replacement of the siding and original doors and windows. All of these changes are non-historic and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M735.1-2**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

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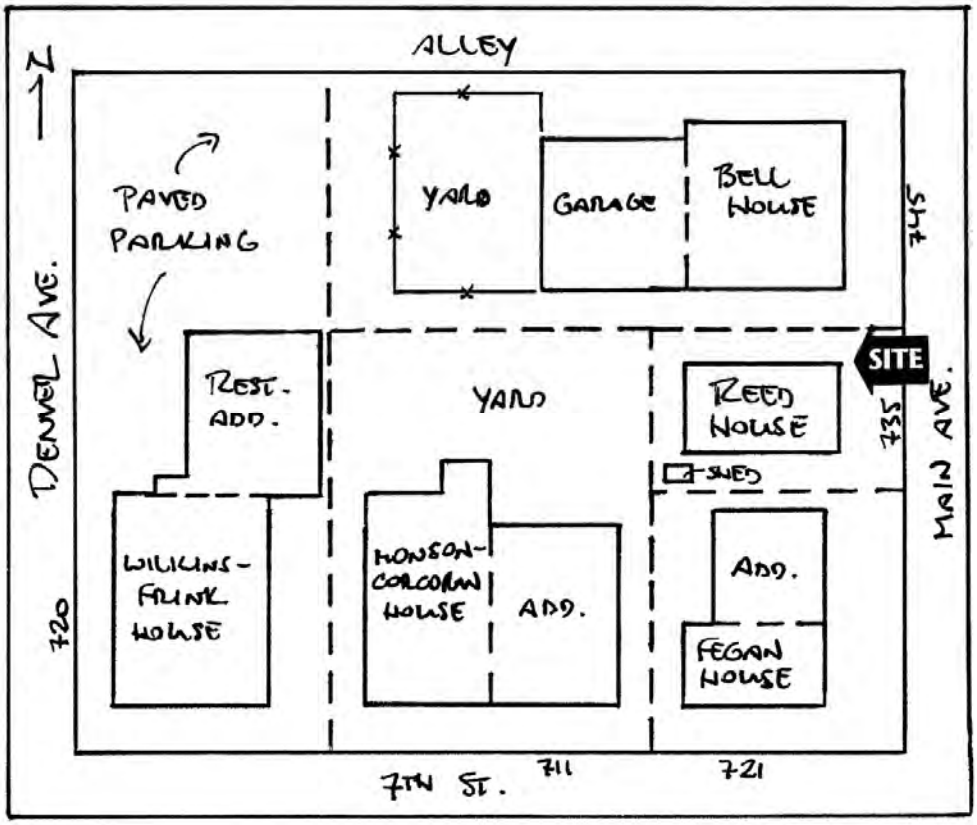
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

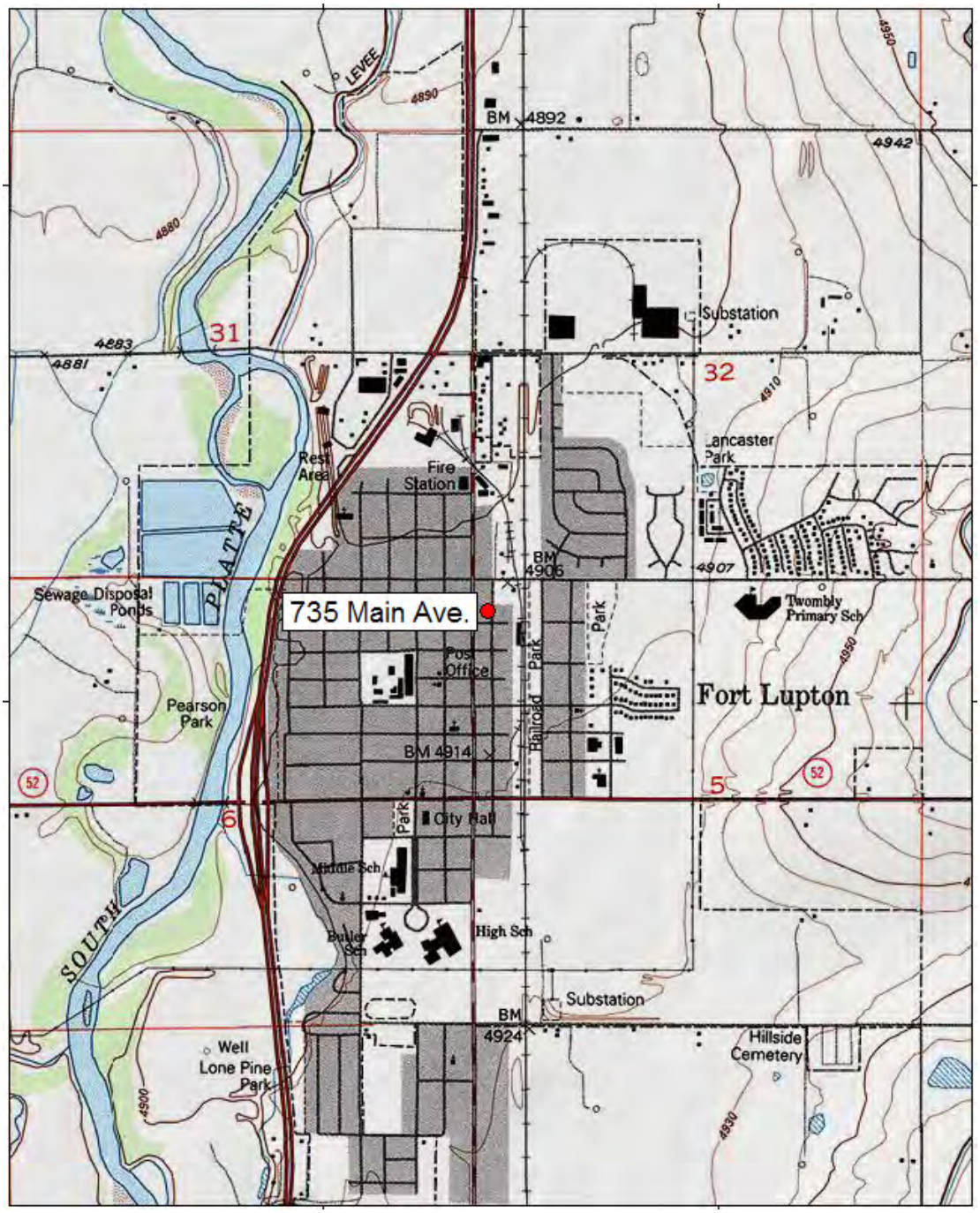
Resource Number: **5WL5933** Address: **735 Main Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5933** Address: **735 Main Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5933** Address: **735 Main Ave.**

Additional Photographs

View of the east and north elevations of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 7)

I. Identification

1. Resource Number: **5WL5934**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **A. H. Bell House**
6. Current Building Name: **Gray Oil Dispatching & Customer Service Office**
7. Building Address: **745 Main Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Thomas Gray**
   5758 Arrowhead Dr.
   Greeley, CO 80634

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516260** Northing: **4437160**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **North 35' of Lots 10-12, Block 14**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **25' x 51'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Steel Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a 25' x 51' one-story residence that faces toward the east onto Main Ave. The building rests upon a concrete foundation that rises about 14" above grade. Its walls are finished with horizontal metal siding. The roof is front gabled and finished with asphalt shingles and boxed eaves. Three skylights are found on the north slope.**

    The east (front) elevation holds the main entry, which has what appears to be a wood slab door and a modern metal storm door. In front of the entry is a concrete stoop with four steps, and a gabled hood supported by slender metal pipe posts. Fenestration is limited to two one-over-one double hung sash windows.

The south (side) elevation holds a boarded door space and a single one-over-one double hung sash window. In the rear garage addition is a single-light fixed window. The west (rear) elevation is dominated by the garage addition, which is of wood frame construction. This addition is finished with siding that matches the main body of the house, along with a gabled roof with asphalt shingles. The west elevation holds two single-light fixed windows. The north

(side) elevation holds two overhead garage doors in the rear elevation, along with three one-over-one double hung sash windows in the main body of the house.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The residence is surrounded by a minimally landscaped yard. The back yard is bordered by a wood privacy fence.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1968**

    Source of Information: **Fort Lupton Building Permits**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **A. H. Bell**

    Source of Information: **Building Permit #530 (9/5/68)**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1968. It seems to have remained largely unchanged for the next two decades. In 1986, the building was expanded with a two-car garage addition to the rear. The exterior may have been resided around that time.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

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33. Current Use(s): **Commerce & Trade / Business**

34. Site Type(s): **Residence**

35. Historical background: **Throughout the first half of the 20th century, this property was located in the backyard of the home at 721 7th St. The lots were purchased in 1962 and 1963 by local businessman A. H. Bell. In 1968, he applied for and was issued a permit for the construction of a home there. Bell died in the mid-1970s and is not known to have lived in this house. He appears to have used it as an investment property. In 1986, the home was enlarged with the construction of a two-car garage addition. The building has been used for a number of years as the customer service and dispatching office of Gray Oil Company.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105204006)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
***Fort Lupton Press*, "Gray's Oil – 50 Years of Service," 8/10/88**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

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D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

	Architectural Importance 2:	Embodies those distinguishing characteristics of an architectural type or specimen
	Architectural Importance 3:	Is the work of an architect or master builder whose individual work has influenced the development of the city
	Architectural Importance 4:	Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation
C.	Geographic Importance 1:	Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif
	Geographic Importance 2:	Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of a mid-20th century residence and exhibits no distinctly significant architectural style. It appears to have been occupied by persons of no great historical significance. In recent decades the home has experienced non-historic alterations. These changes diminished its architectural style and historic appearance, rendering the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been largely unchanged from its construction in 1968 through 1986, when it was enlarged with a rear garage addition. In addition, it appears that the exterior has been re-clad in modern siding. Today the building's appearance is somewhat changed from the original and it exhibits a diminished degree of integrity. Not only is it less than fifty years old, but the building also does not seem to retain an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **M745.1-3**

Negatives filed at: **Tatanka Historical Associates, Inc.**

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48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

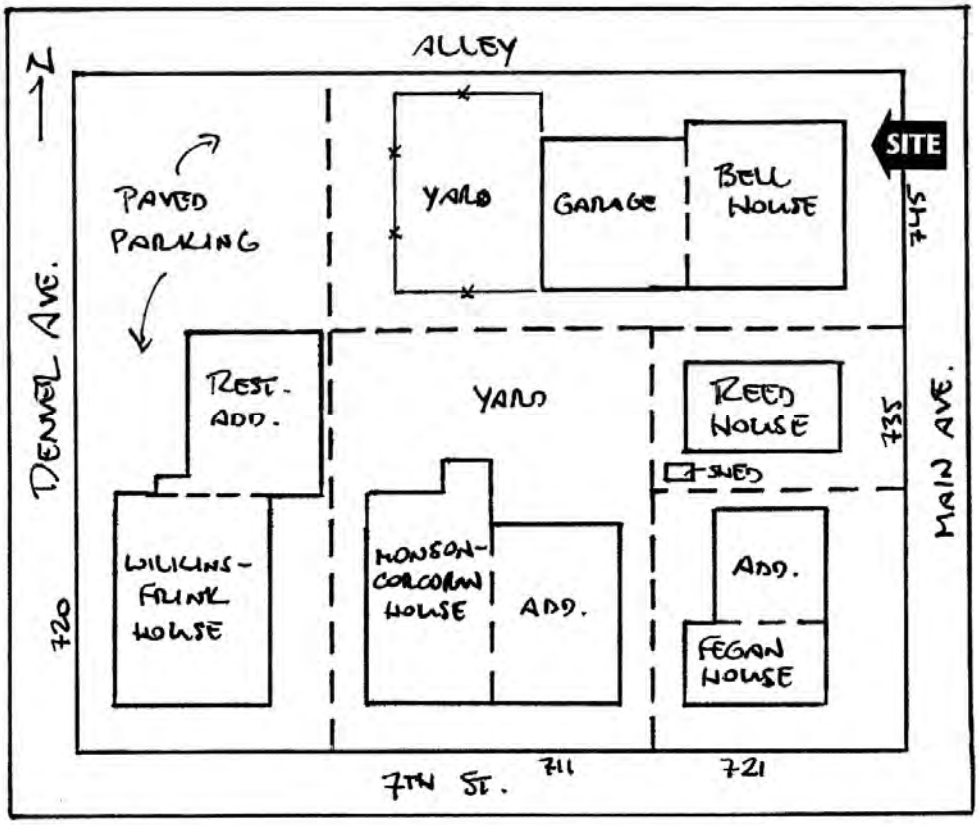
49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

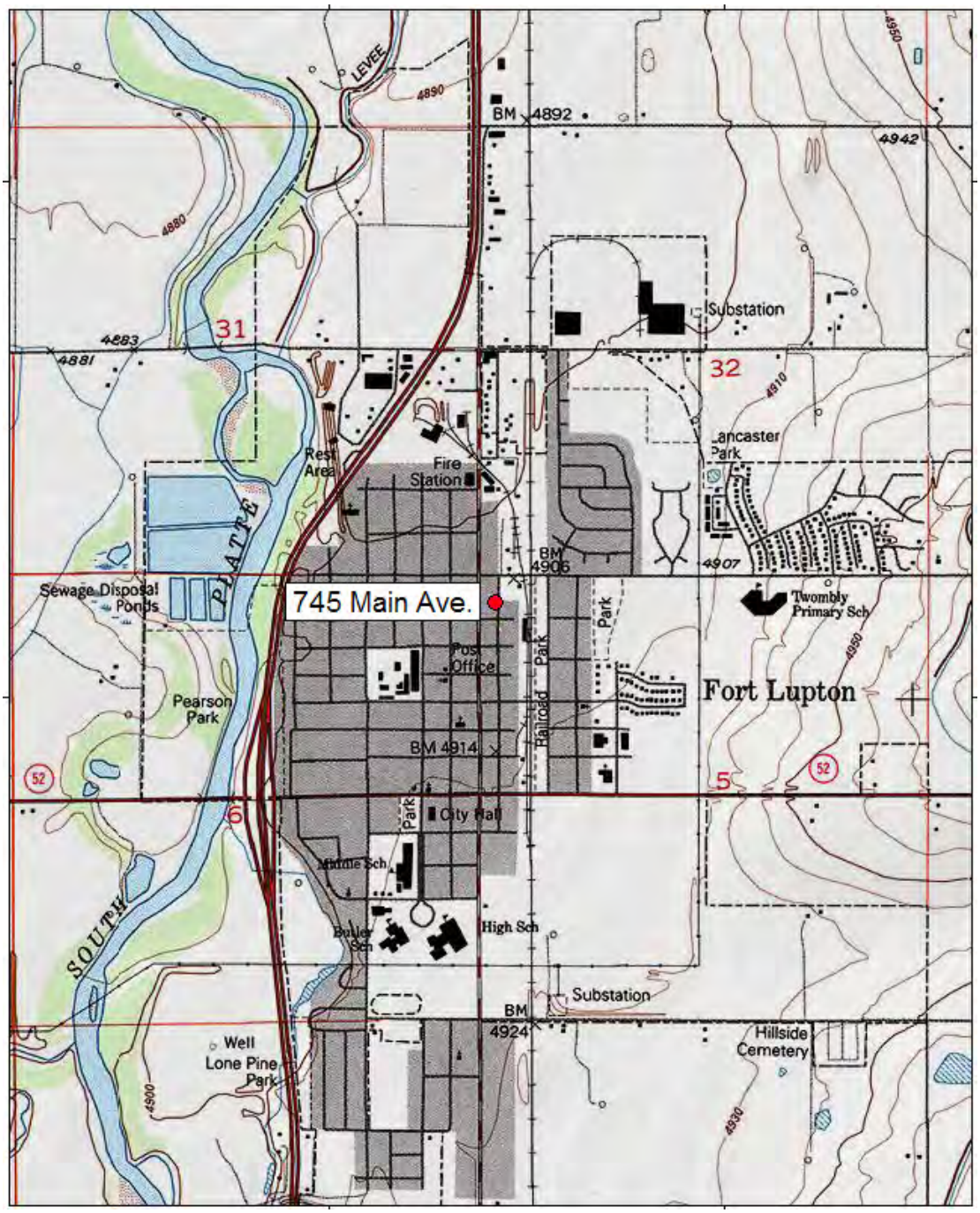
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5934** Address: **745 Main Ave.**

Additional Photographs

View of the north and west elevations of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5643**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Standard Oil Company Filling Station**
6. Current Building Name: **Fort Lupton Amoco**
7. Building Address: **104 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Richard Imhof**
   820 1st St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516240** Northing: **4436490**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Part of the SW1/4 of the NW1/4 of Section 5, Township 1 North, Range 66 West, beginning at the southeast corner of Block 8, original Fort Lupton townsite, then south 112', west 168', north 112', and east 168' to the point of beginning.**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **36' x 102'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Concrete Block, Steel**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Glass Block**

21. General Architectural Description: **This property contains a one-story masonry commercial gasoline station / convenience store / car wash building that faces toward the south and is located in the northern area of the property. The building rests upon a poured concrete foundation. The original portion of the building is found on the west. This has been extended toward the east with a car wash addition. The exterior walls are constructed of concrete blocks and the original, western portion of the building is clad on the south and west**

elevations with steel panels. On the south elevation of the original building is the main entrance into the convenience store. This entry holds a solid commercial door with one light and a transom.

Ornamenting the façade is a squared frontispiece of uncoursed ashlar sandstone that frames the main entrance. This extends upward to about two feet above the parapet line and

terminates in a flat top. Additional stonework forms a low planter that wraps around the southwest corner of the building. Fenestration on the façade consists of two large fixed storefront windows at the southwest corner. East of the entrance is an original repair bay overhead door space that has been infilled with a modern metal frame and six large fixed windows, above which are three opaque panels. East of this are three open car wash bays in the addition.

The west elevation contains two entries, each holding a solid commercial door with one light. Two large fixed storefront windows are found at the southwest corner, along with two 15-light glass block windows. The north elevation holds one small metal-framed, 2-light sliding window. No entries are found along this elevation other than the open bays for the car wash. The east elevation holds no doors or windows. Capping the building is a flat roof with a low parapet.

22. Architectural Style/Building Type: **Oblong Box Gas Station**

23. Landscaping or Special Setting Features: **Occupying the southern area of the site are two fuel pump islands surrounded by paved drives and parking. Above the fueling area is a large modern canopy finished with metal siding. The buried fuel tanks are located in the southwest corner of the property.**

24. Associated Buildings, Features or Objects: **Storage Shed - Directly east of the gas station building is a steel equipment storage shed. Resting upon a concrete pad, this tall shed has a footprint that measures 20' x 22'. On the south elevation are a solid door and a metal overhead door.**

IV. Architectural History

25. Date of Construction: Estimated Actual **1960**

    Source of Information: **Weld County Assessor, Property Profile (parcel #147105223005)**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **Leroy Anderson**

    Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The western portion of the building on this property, measuring 36' x 40', was constructed in 1960 as a gas station holding an office, restrooms and a single repair bay. By the early 1980s, this building was expanded to the east with an approximately 25' x 62' three-bay car wash addition. The metal storage shed to the east of the building was constructed in 1984. Since then, the primary change to the property involved the 1999 installation of the canopy over new pump islands.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Gas Station**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Gas Station**

34. Site Type(s): **Gasoline Station / Car Wash**

35. Historical background: **During the first two decades of the 1900s, this property was occupied by a small residence that was located in its northwest corner and faced onto Denver Ave. By 1930, a small gasoline station had been constructed in the southwest quadrant of the property, also oriented toward the west and Denver Ave. The intersection of Denver Ave. and 1st St. came to be occupied by a gasoline station on each corner, and was known locally as "Four Corners." Historic records show that the early filling station at 104 Denver Ave. was a Standard Oil Company facility, owned during its early years by James H. Twombly. It appears that the property continued to be occupied by this station through the 1950s.**

Eventually the original gas station and the early home were demolished and in 1960 these were replaced with a new filling station located in the northern area of the property. The 1960 building now forms the western portion of the expanded building found there today. At the time it was built, the current station was owned by Leroy Anderson, whose family (particularly his father, L. Roy) owned another filling station just north of Fort Lupton at the intersection of Highway 85 and Weld County Road 18. The Andersons also owned a Standard Oil bulk fuel facility that was located on the southeast corner of 1st St. and Main Ave. Over the following decades, the gas station at 104 Denver Ave. has been greatly expanded and remodeled, although it remains in business today.

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36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1956)
Weld County, Assessor's Records (parcel #147105223005)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building may have originally been a good representative example of the oblong box style gasoline station, it has experienced substantial expansion and remodeling in recent decades. These changes diminished its architectural integrity and the site is now ineligible for individual designation to the National Register of Historic Places. Regarding historic significance, the property has been occupied by a gasoline station since around 1930. However, the current station was constructed in 1960. Although the building may have been representative of the development of gasoline stations during the post-WWII era, the architectural concerns described above negate the possibility of designation for historic significance.**

Fort Lupton Significance: In light of Fort Lupton's criteria for local designation, the building fails to meet the criteria for the same loss of integrity reasons described above.

43. Assessment of historic physical integrity related to significance: **This 1960 building was greatly expanded and remodeled between the 1970s and 1990s. Due to the extent of these changes, along with changes to the property as a whole, the site no longer retains an adequate degree of architectural integrity to be considered significant in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential: **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D104.1-5**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

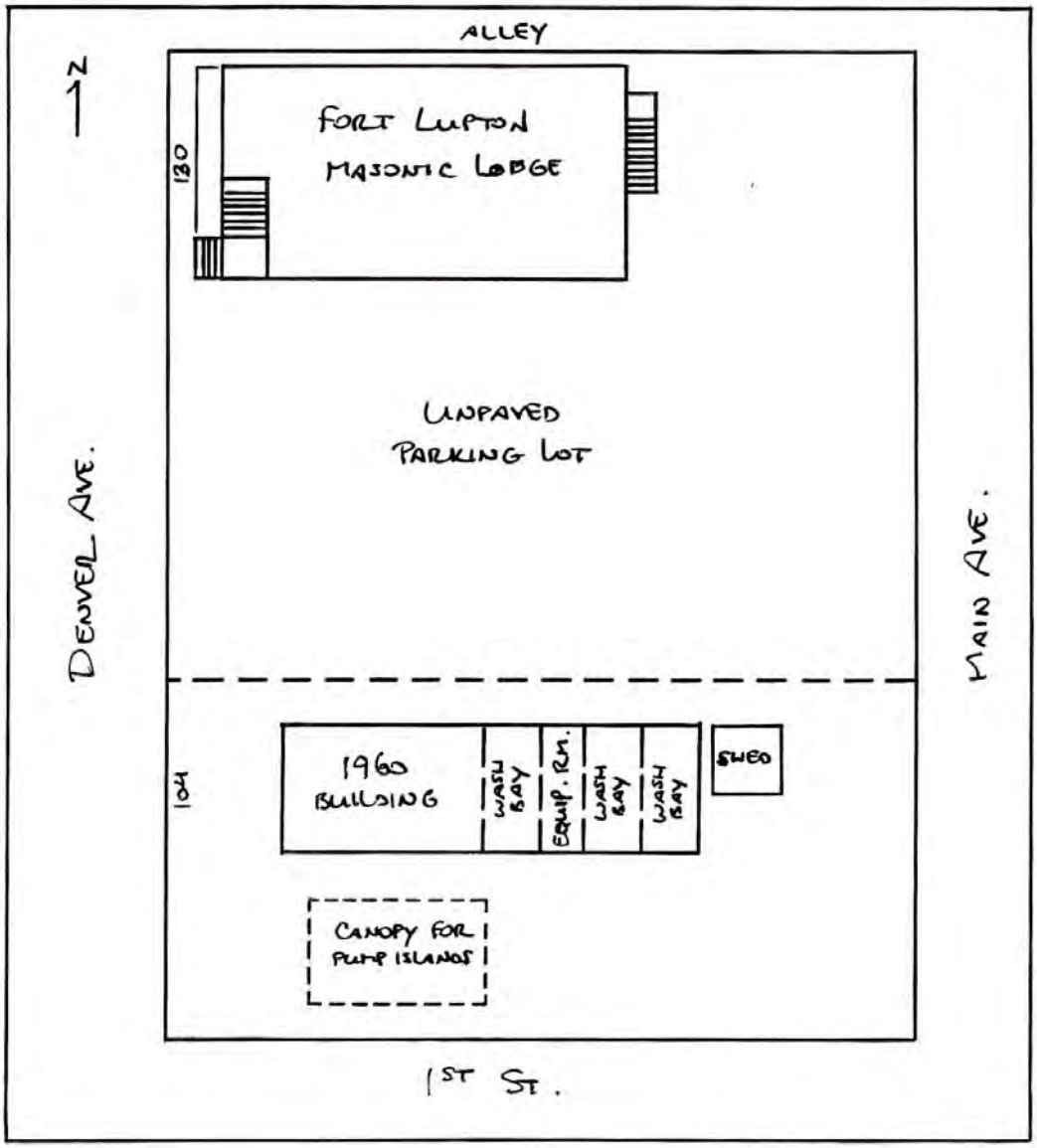
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

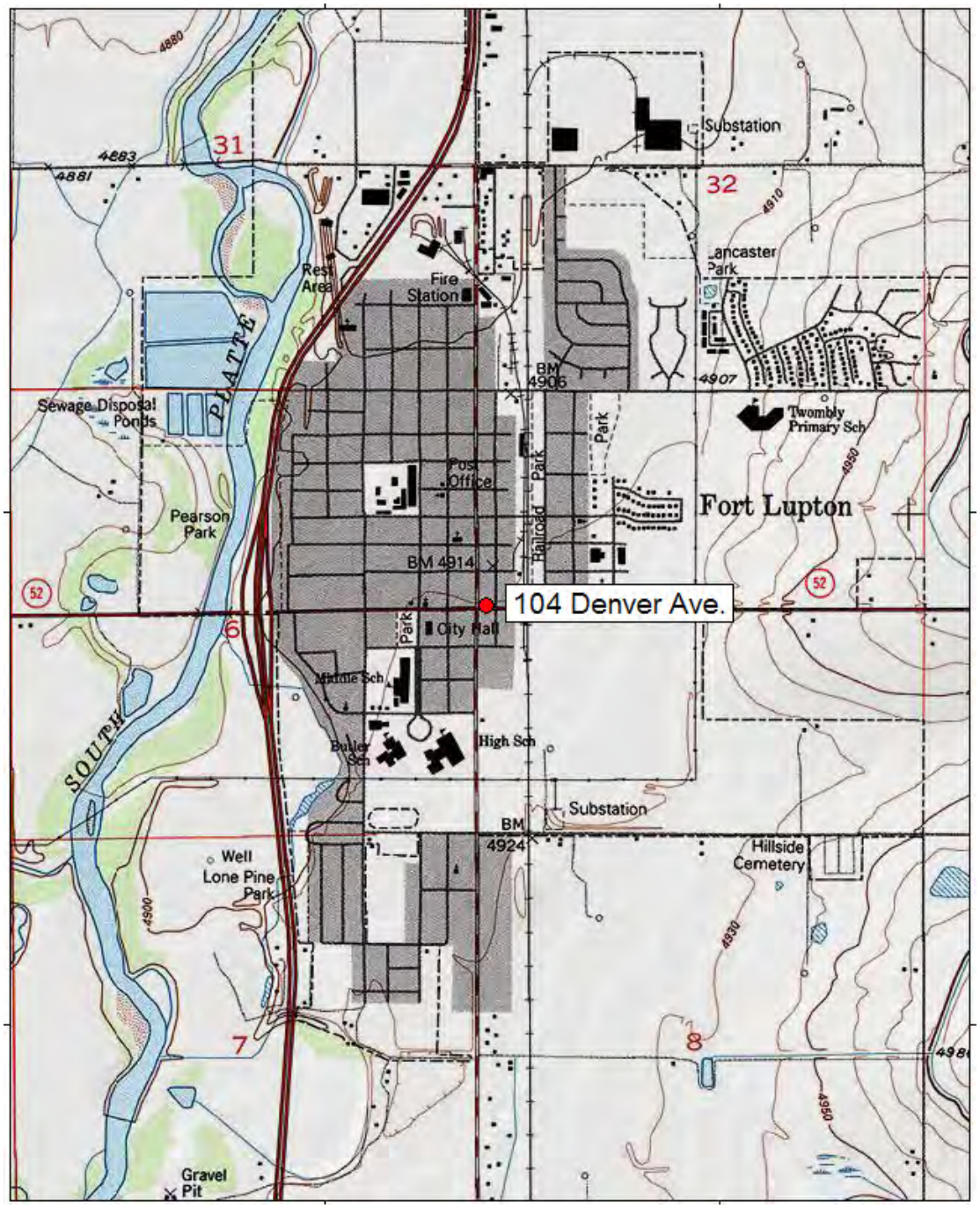
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5643** Address: **104 Denver Ave.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



View of the south elevation of the gas station at 104 Denver Ave. View to the northwest.

View of the west and north elevations of the gas station from Denver Ave. View to the southeast.

Resource Number: **5WL5643** Address: **104 Denver Ave.**

View of the north elevations of the shed and gas station from Main Ave. View to the southwest.

View of the shed located to the east of the gas station. View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5644**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Adam & Daisy Apel House**
6. Current Building Name: **Manuel Balderas House**
7. Building Address: **127 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Manuel Balderas**
   2732 County Road 27
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436510**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 21**

    Addition: **Twombly's Addition** Year of Addition: **1902**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **22' x 40'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Chimney, Fence**

21. General Architectural Description: **This property contains a one-story wood-frame residence that faces toward the east. Centered on the property, the home rests upon a poured concrete foundation and its exterior walls are clad with clapboard siding. The east elevation holds the front entrance, which has a wood panel door with nine lights. Projecting from the house is an open front porch with a wood floor, open rail, turned posts, a hipped roof and ornamental wood trim. Above this porch, the gable wall is finished with board and batten siding. The rear of the home has a projecting wood-frame enclosed porch addition with a modern panel door, clapboard siding and a shed roof.**

Fenestration on the residence consists primarily of one-over-one double hung sash windows with wood frames and surrounds. Three two-light metal sliding windows are also found on the home. The house has a front-gabled roof with boxed eaves and asphalt shingles. Rising from the roof's central ridge is a short brick chimney.

22. Architectural Style/Building Type: **Late Victorian / Queen Anne**

23. Landscaping or Special Setting Features: **Surrounding the home are grassed yard areas. The front yard is bisected by a concrete walk that runs from the street sidewalk to the front porch. The rear yard is bordered by a wood privacy fence and includes a dirt parking area, accessed from the alley, and mature trees.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1898**

    Source of Information: **Weld County Assessor, Property Profile (parcel #147106132011)**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Adam & Daisy Apel**

    Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The home on this property was constructed in 1898. By 1908, and probably from its beginning, it included an open front porch and a small open rear porch. The building remained the same through at least 1917. Sometime between 1917 and 1930, the rear porch was enlarged and enclosed. Permits were taken out in 2004 to replace windows and to install 8" lap siding over the original siding. The siding project appears to have been completed. However, it is not known if the windows were replaced. Certainly the three metal sliding windows were installed in recent decades. The original front door has also been replaced with a modern panel door with nine lights. Finally, the front gable wall originally held fishscale shingles that have been covered or replaced in recent years with board and batten siding.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Single Family Residence**

35. Historical background: **Between 1898 and 1936, this home was occupied by the family of Adam and Daisy Apel. Adam Apel was born in Germany in 1864 and immigrated to New York at the age of nineteen. Like his father before him, he became a tailor and clothing merchant. In 1895, Apel**

married Daisy Robinson. He headed west for health reasons and in 1898 the couple settled in Fort Lupton and constructed a home at 127 Denver Ave. Down the street at 405 Denver Ave. Adam established A. Apel Clothing Company, a retail clothing store and tailor shop which he operated until 1936. By 1942, the home was occupied by police officer Carl R. Buck, his wife Zeda, and their daughter Addie May. During the early 1950s, the house's resident was a widow named Ruby Elliott.

36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Fort Lupton Telephone Directory (1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106132011)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Blue & White Courier* (advertisement), 15 May 1925**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

X Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B.	Architectural Importance 1:	Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style
X	Architectural Importance 2:	Embodies those distinguishing characteristics of an architectural type or specimen
	Architectural Importance 3:	Is the work of an architect or master builder whose individual work has influenced the development of the city
	Architectural Importance 4:	Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation
C.	Geographic Importance 1:	Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif
	Geographic Importance 2:	Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

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Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Commerce / Architecture**

40. Period of significance: **1898-1936**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **While this home may have originally been a good representative example of the Queen Anne cottage style, it has experienced exterior remodeling in recent decades. The basic form of the house, along with its decorative front porch, is intact. However, recent changes to the doors, some windows, and shingled front gable have diminished its integrity. Due to these changes, the property is ineligible for individual designation to the National Register of Historic Places. Regarding historic significance, the property was occupied by the Apel family from approximately 1898 to 1936. Although Adam Apel was a leading Fort Lupton merchant, the architectural concerns described above make individual National Register eligibility problematic.**

    <u>Fort Lupton Significance</u>: In light of Fort Lupton's criteria for local designation, the property appears to be eligible for individual landmarking because of its association with prominent local clothing merchant and businessman Adam Apel (Criterion A-3). Although altered, the home may be locally eligible for its embodiment of characteristics of the Queen Anne cottage style (Criterion B-2).

43. Assessment of historic physical integrity related to significance: **This residence was little changed and exhibited much of its Queen Anne cottage style from 1898 through recent years. However, the home experienced exterior changes since 2004 that resulted in replacement of the doors, the installation of several metal sliding windows (including one on the façade), and replacement of the fishscale shingles on the front gable wall with board and batten siding. Due to the extent of these changes, the building's integrity is diminished.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

Resource Number: **5WL5644** Address: **127 Denver Ave.**

VIII. Recording Information

47. Photograph numbers: **D127.1-3**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

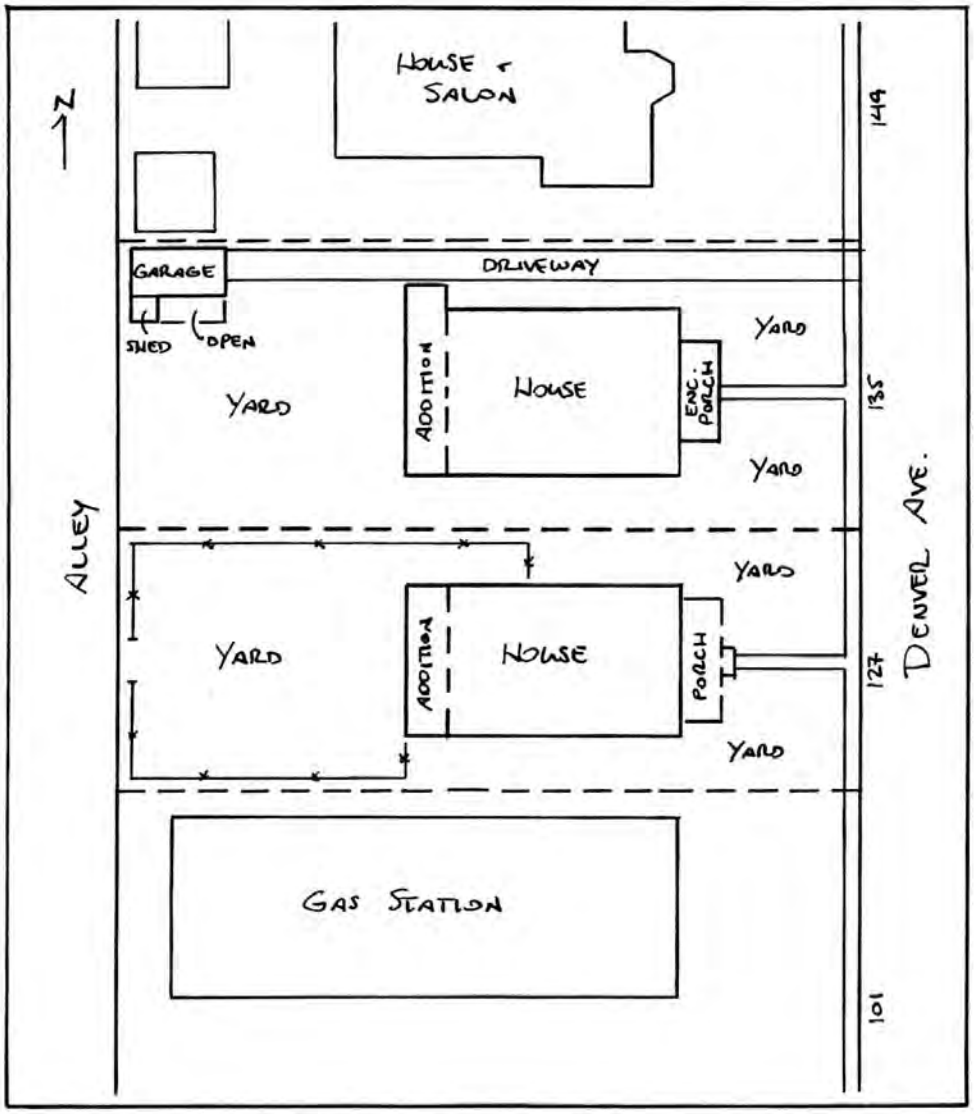
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

NOTE: Please attach a sketch map, a photocopy of the USGS quadrangle map indicating resource location, and photographs.

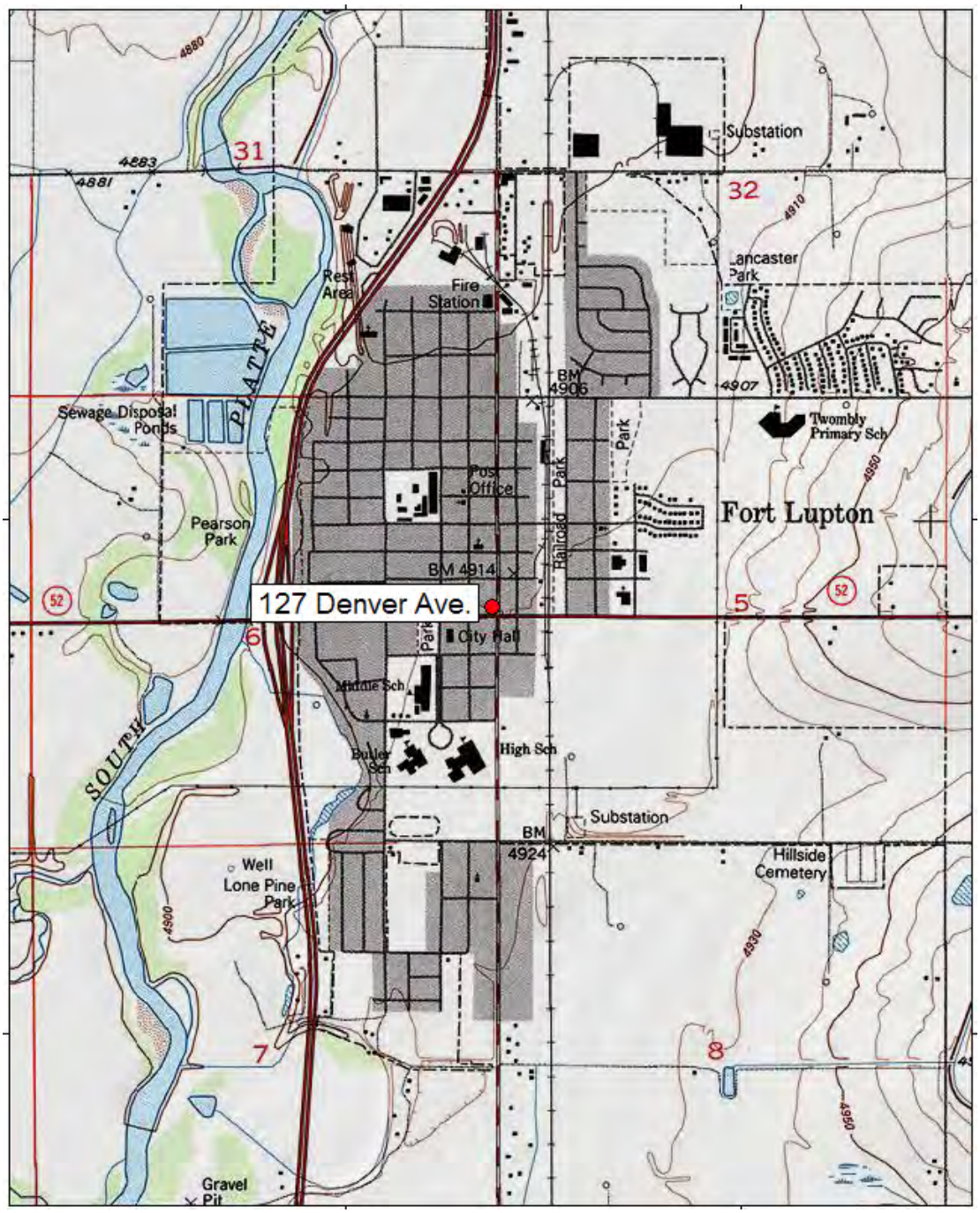
Resource Number: **5WL5644** Address: **127 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5644** Address: **127 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the east and north elevations of the house from Denver Ave. View to the southwest.

View of the west elevation of the house from the rear alley. View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5645**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Fort Lupton Masonic Lodge**
6. Current Building Name: **Lupton Lodge No. 119, A. F. & A. M.**
7. Building Address: **130 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Lupton Lodge No. 119, A. F. & A. M.**
   130 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

SW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516237** Northing: **4436520**

11. USGS Quad Name: **Fort Lupton, Colorado**

Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 to 12, Block 8**

Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **38' x 90'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Porch**

21. General Architectural Description: **This property, which stretches from Main Ave. on the east to Denver Ave. on the west, contains a raised masonry fraternal lodge building that faces toward the west. Located in the northwest corner of the site, the building rests upon a poured concrete foundation.**

The west elevation holds the main entrance, which is reached at the top of a concrete stoop. Rising from the street sidewalk, the two-flight concrete stairway is flanked by flagstone side walls and a metal handrail. The upper landing is open, with a metal balustrade on the west and a flat roof above that is supported by single round metal post. The main entrance consists of a pair of south-facing glass commercial doors and tall single-light sidelights, all of which

are set in metal frames. The exterior walls are constructed of blonde wire-cut bricks laid in common bond coursing. A single rowlock course caps the parapet wall along the flat roof.

The slightly wider western third of the building has windows on the garden (raised basement) level, with first floor windows above. On the north and south elevations, the garden level windows consist of two pairs of two-light windows. Also found on the south is a louvered

opening for ventilation. The first floor has three pairs of casements, each with two small fixed lights above.

The rear portion of the building contains windows only on the garden level. Along the north and south elevations, this level holds three sets of six-light windows that each consist of one central fixed window flanked by two casements, above which are three small fixed lights. The rear elevation contains no windows. All of the windows on the building have metal frames and angled rowlock sills, and many of the glass panes are either textured or frosted. The rear elevation also holds two secondary entrances to the building. Toward its northeast corner is a ten-step concrete stoop with a metal handrail. At the top of the stoop is a solid door with no handle. Below the stoop, at the garden level, is another solid door with no handle. On the north elevation, at the building's northwest corner, is a secondary entrance filled with a solid door that contains a mail slot.

Set into the façade above the first landing on the front stoop is a carved rose granite plaque with the following inscription:

LUPTON LODGE
NO. 119 (compass & square) **A. F. & A. M.**
LAID BY
GRAND LODGE OF COLO.
A. D. 1957

Additional signage on the front brick wall includes a large flush-mounted blue disc holding a yellow Masonic symbol (the superimposed compass and square, with the letter G in the middle), along with a projecting rectangular blue sheet-metal box sign. This one exhibits a white painted and hole-punched Masonic symbol (two superimposed squares with the letter G in the middle), below which is a hole-punched, five-pointed star. Underneath the star are the hole-punched letters E and S, standing for Eastern Star, the Masons' traditional women's organization.

22. Architectural Style/Building Type: **Modern Movements / International Style**

23. Landscaping or Special Setting Features: **This property, except where the building sits, is almost entirely occupied by an unpaved parking lot. The exceptions to this are the narrow area between the front of the building and the street sidewalk, which is occupied by a flagstone planter holding shrubs, and a paved sidewalk that runs along the south edge of the building.**

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24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1957**

    Source of Information: **Weld County Assessor, Property Profile (parcel #147105223004); Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Plaque on building façade**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Lupton Lodge No. 119, A. F. & A. M.**

Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Plaque on building façade**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1957 as a Masonic lodge hall. Since then, it appears to have experienced few, if any, substantial changes.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Social / Meeting Hall**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Social / Meeting Hall**

34. Site Type(s): **Masonic Lodge**

35. Historical background: **During the first half of the 20th century this property was occupied by a residence along with several storage and animal sheds. These were removed by 1956, when construction began on a new Masonic lodge hall. For decades, Lupton Lodge No. 119 met in the town's Odd Fellows hall. However, former Fort Lupton sheriff Till Davis left the organization a bequest of funds from his estate and by the mid-1950s the Masons had acquired adequate**

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resources to build a hall of their own. The building was completed and dedicated in 1957 and has been used ever since as the town's only Masonic lodge hall.

36. Sources of information:
Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147105223004)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X **C.** Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1957**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **This building is a modest but good representative example of the International style of architecture, and is intact from its date of construction. It exhibits several characteristics of this style, including unornamented surfaces and solid planes, a cantilever (the projecting roof over the front stoop), metal casement windows, and a flat roof. Because the building embodies distinctive characteristics of this type of architecture, it is likely to be eligible**

for individual designation to the National Register of Historic Places at the local level under Criterion C.

<u>Fort Lupton Significance</u>: In light of Fort Lupton's criteria for local designation, this property appears to be eligible for individual designation for embodying the distinguishing characteristics of an architectural type (B-2), the International style.

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43. Assessment of historic physical integrity related to significance: **This 1957 building has experienced few, if any, significant changes since it was constructed. Consequently, it exhibits an excellent degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D130.1-8**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

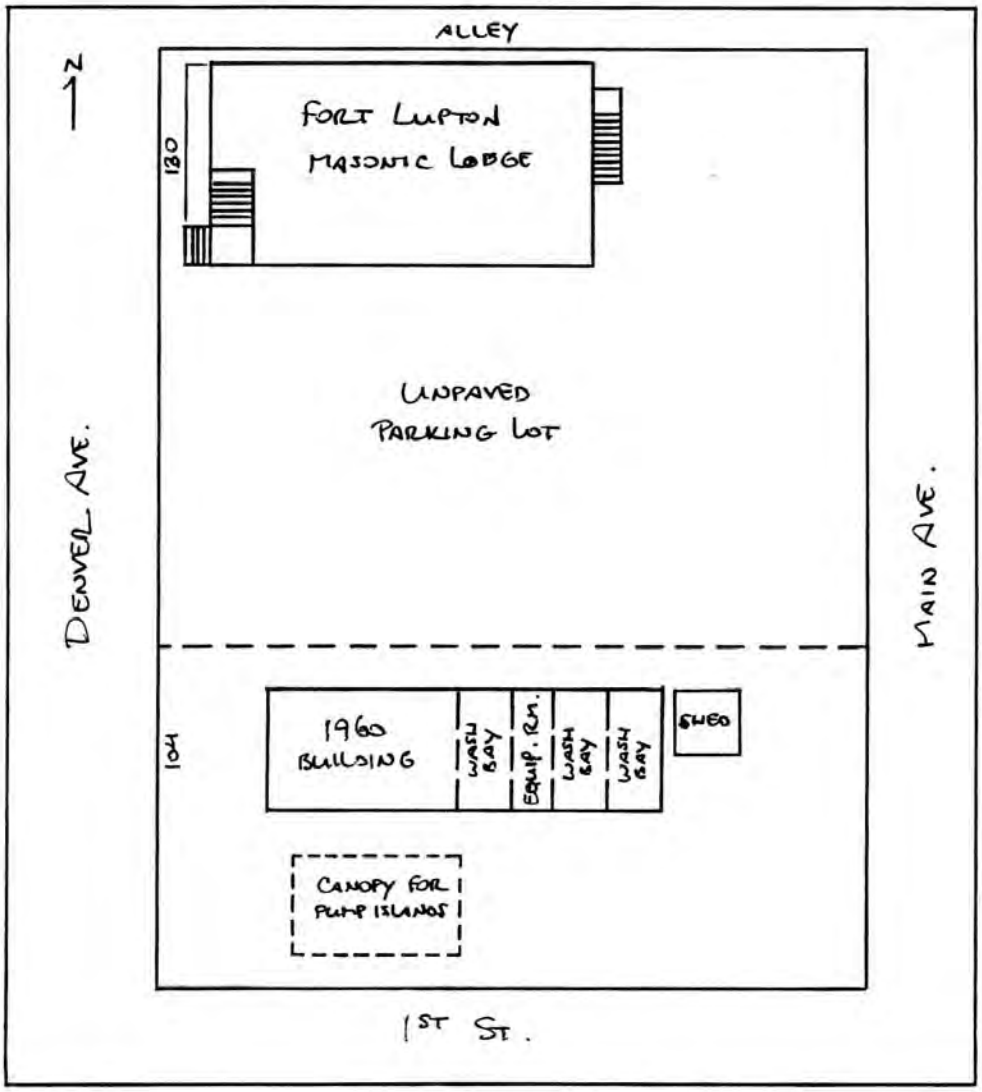
49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

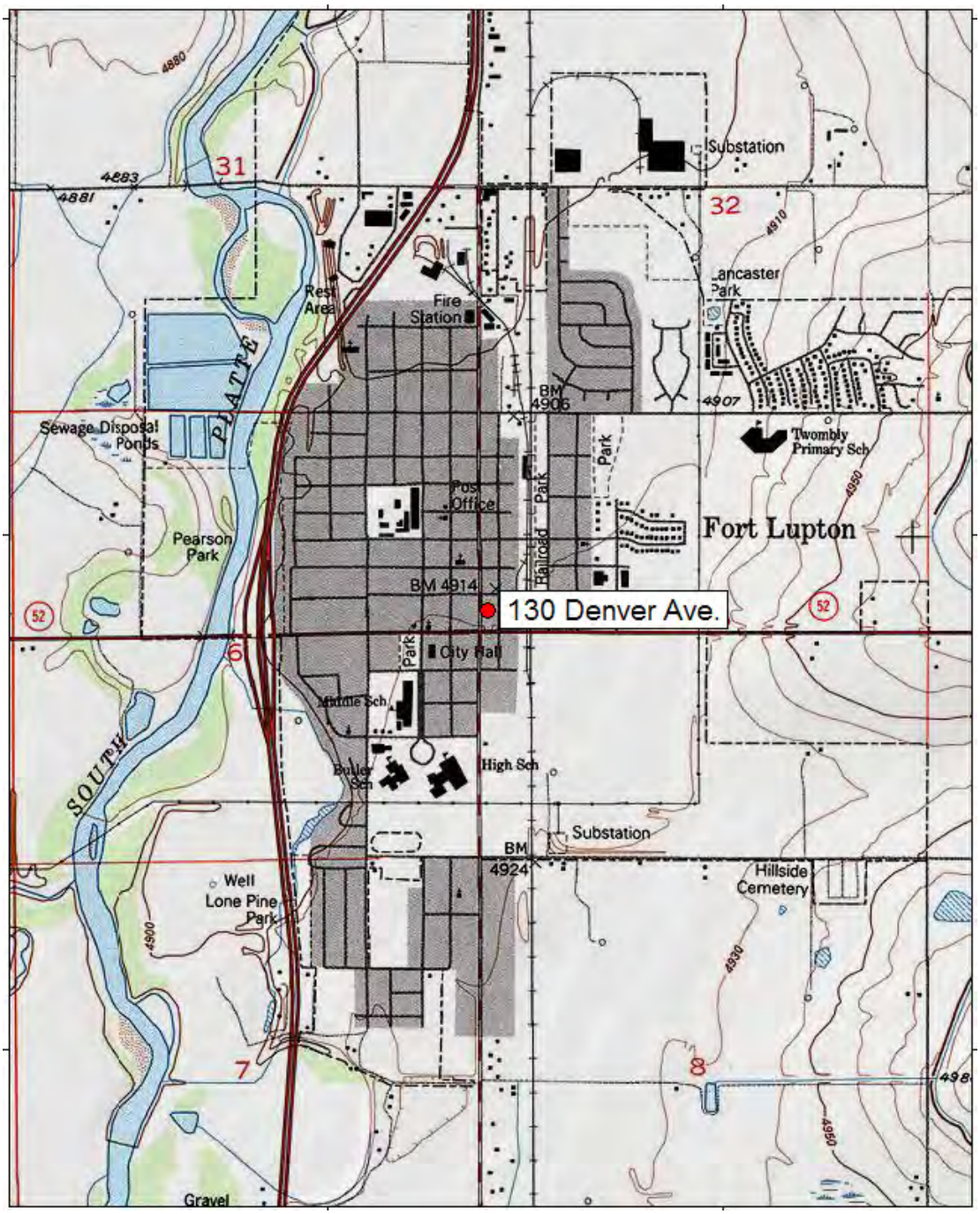
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5645** Address: **130 Denver Ave.**

Additional Photographs

View of the north and west elevations of the Masonic lodge hall. View to the southeast.

View of the west elevation of the building. View to the northeast.

Resource Number: **5WL5645** Address: **130 Denver Ave.**

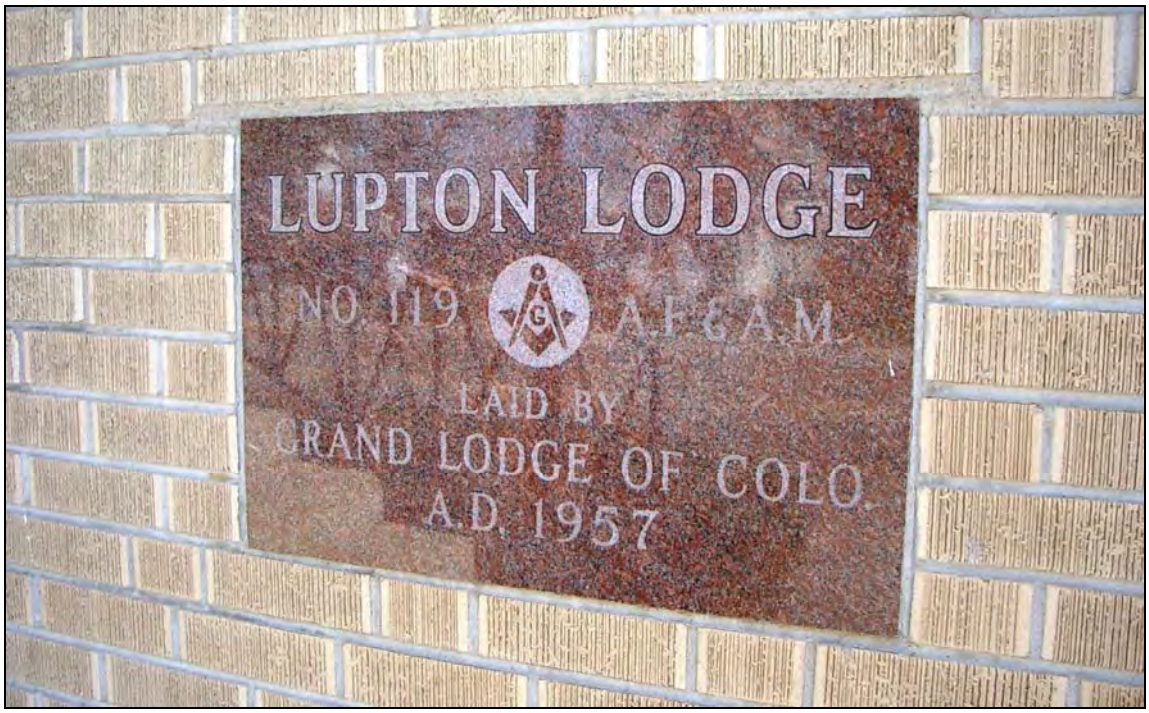
Additional Photographs

View of the south and east elevations. View to the northwest.

View of the east and north elevations. View to the southwest.

Resource Number: **5WL5645** Address: **130 Denver Ave.**

Additional Photographs



Building dedication plaque set into the front wall.

Masonic emblem shield mounted on the front wall.

Resource Number: **5WL5645** Address: **130 Denver Ave.**

Additional Photographs

Eastern Star sign projecting from the front wall.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5782**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Knowles-Lewis House**
6. Current Building Name: **Not Applicable**
7. Building Address: **135 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Richard & Kathleen Struck**
   281 Kahil Pl.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436570**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 5 & 6, Block 21**

    Addition: **Twombly's Addition** Year of Addition: **1902**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **22' x 46'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Asbestos Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Chimney, Decorative Shingles, Fence**

21. General Architectural Description: **This property contains a 1½-story wood-frame residence that faces toward the east. Centered on the property, the home rests upon a poured concrete foundation and its exterior walls are clad with asbestos siding in the form of Transite shingles. The east elevation holds the front entrance, which enters a projecting enclosed porch with a concrete floor, horizontal siding, and a hipped roof with asphalt shingles. The entry itself consists of a metal storm door into the porch. Above this, the gable end wall is finished with fish scale shingles. Fenestration on the main floor is limited to four pairs of sliding windows with metal frames. The upper floor holds a one-over-one double-hung sash window with wood frame and surrounds.**

The south (side) elevation is characterized by three one-over-one double-hung sash windows with wood frames and surrounds. The west (rear) elevation has a projecting one-story addition with a concrete floor, asbestos (Transite) siding, and a saltbox roof. A rear entrance is present, holding a wood slab door. Also on the main floor of this elevation are two sets of sliding

windows with canvas awnings. The upper floor on the main body of the house holds a one-over-one double-hung sash window with wood frame and surrounds. The north (side) elevation is characterized by two pairs of one-over-one double-hung sash windows with wood frame and surrounds. The house has a front-gabled roof with boxed eaves and asphalt shingles. Rising from the roof's central ridge is a short brick chimney.

22. Architectural Style/Building Type: **Late Victorian**

23. Landscaping or Special Setting Features: **Surrounding the home are grassed yard areas. The front yard is bisected by a concrete walk that runs from the street sidewalk to the front porch. The rear yard is bordered by a wood privacy fence. Along the north edge of the property is a driveway.**

24. Associated Buildings, Features or Objects: **Garage – This small wood frame building is located in the northwest corner of the lot at the end of a driveway that enters the property along Denver Ave. It has a front-gabled roof and is clad in asbestos siding of the same type as the adjacent house. An overhead door, one car wide, is found on the east elevation. A small wood frame shed-roof storage addition projects toward the south. The eastern half of this addition is open and the western half is enclosed.**

IV. Architectural History

25. Date of Construction: Estimate **1902** Actual

    Source of Information: **Weld County Assessor, Property Profile; Title Records, Chain of Ownership; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Myron Knowles**

    Source of Information: **Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The home on this property was constructed around 1902. By 1908, and probably from its beginning, it included an open front porch and a small rear addition. The building remained the same through at least 1917. Sometime between 1917 and 1930, the rear addition was enlarged to its current size. The small auto garage was also added to the property during that same period. Sometime around the 1950s or 1960s, the front porch was enclosed and the home's exterior walls were clad in asbestos siding.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In 1902, this property in the Twombly Addition was sold by Margaret Twombly to Myron Knowles. Knowles held the property for almost a decade and appears most likely to have constructed the house there. In 1911, he gave it to his children together with farmland northwest of Fort Lupton and additional town lots in Fort Lupton and Windsor. The Knowles children receiving the property were Adele Clark, Eva Ramsey, Wilson Knowles and Anabel Porter. Three years later, they transferred the home at 135 Denver Ave. to the sole ownership of Anabel Porter. In May 1919, she sold it to Edwin Lewis for $2,000. Several months later, Lewis transferred the home to Mary C. Lewis, who continued to reside there for more than two decades. Sometime around 1945, the property ended up in the hands of Gail Lear, who sold it in 1949 to Clarence & Mary Nordell. The Nordells lived there into the early 1980s.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942)
Fort Lupton Telephone Directory (1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106132012)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this home may have originally been a good representative example of a Queen Anne cottage, it has experienced exterior remodeling that diminished its integrity and obscured some of its original features. The basic form of the house, along with its decorative fish scale shingles, is intact. However, enclosure of the front porch, the addition of non-historic doors and windows, and cladding of the home in asbestos siding has diminished its integrity and significance. While some of the changes may be historic in themselves, they have collectively altered the home to a degree that it is no longer a good example of the style. In addition, the house has a modest history of ownership and occupation. For these reasons, the property is ineligible for individual designation to the National Register of Historic Places.**

<u>Fort Lupton Significance</u>: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual landmarking because of the alterations and lack of architectural or historical significance described above.

43. Assessment of historic physical integrity related to significance: **This residence appears to have exhibited its Queen Anne cottage style from around 1902 through 1917. Sometime between 1917 and 1930, it was expanded with a rear addition. Additional changes to the home took place in the 1950s or 1960s, resulting in enclosure of the front porch and cladding of the building with asbestos siding. Due to the extent of these changes, the building retains its basic form but no longer exhibits an adequate degree of integrity to be considered architecturally significant in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D135.1-4**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

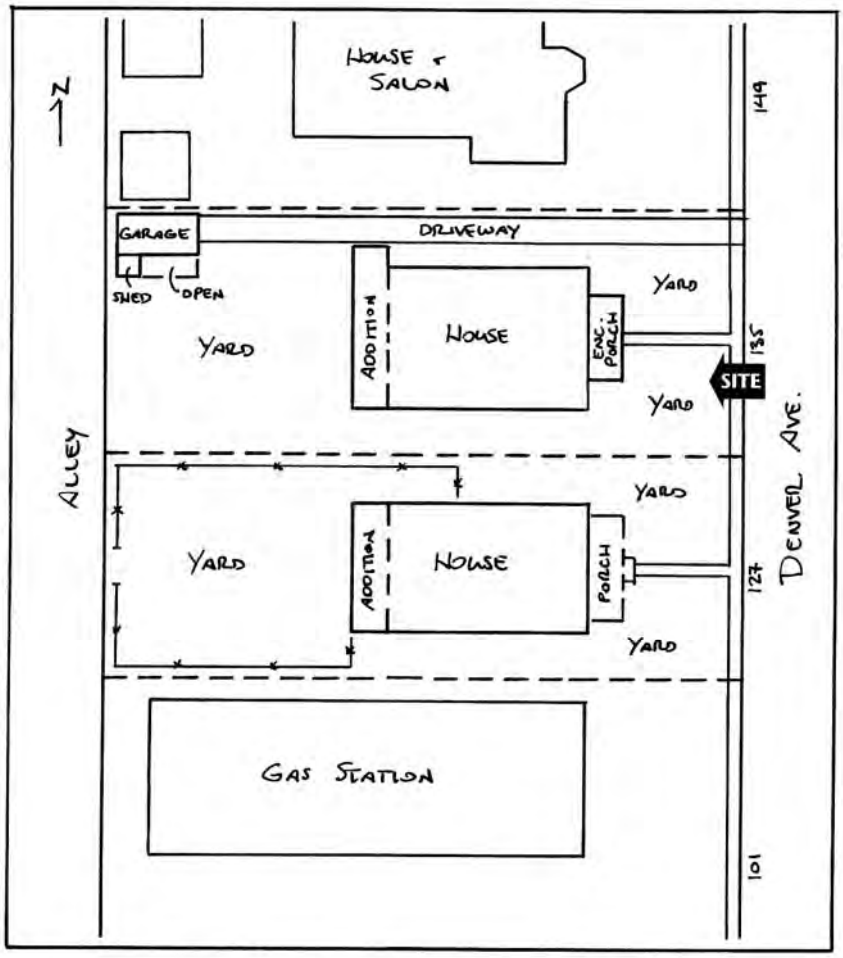
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

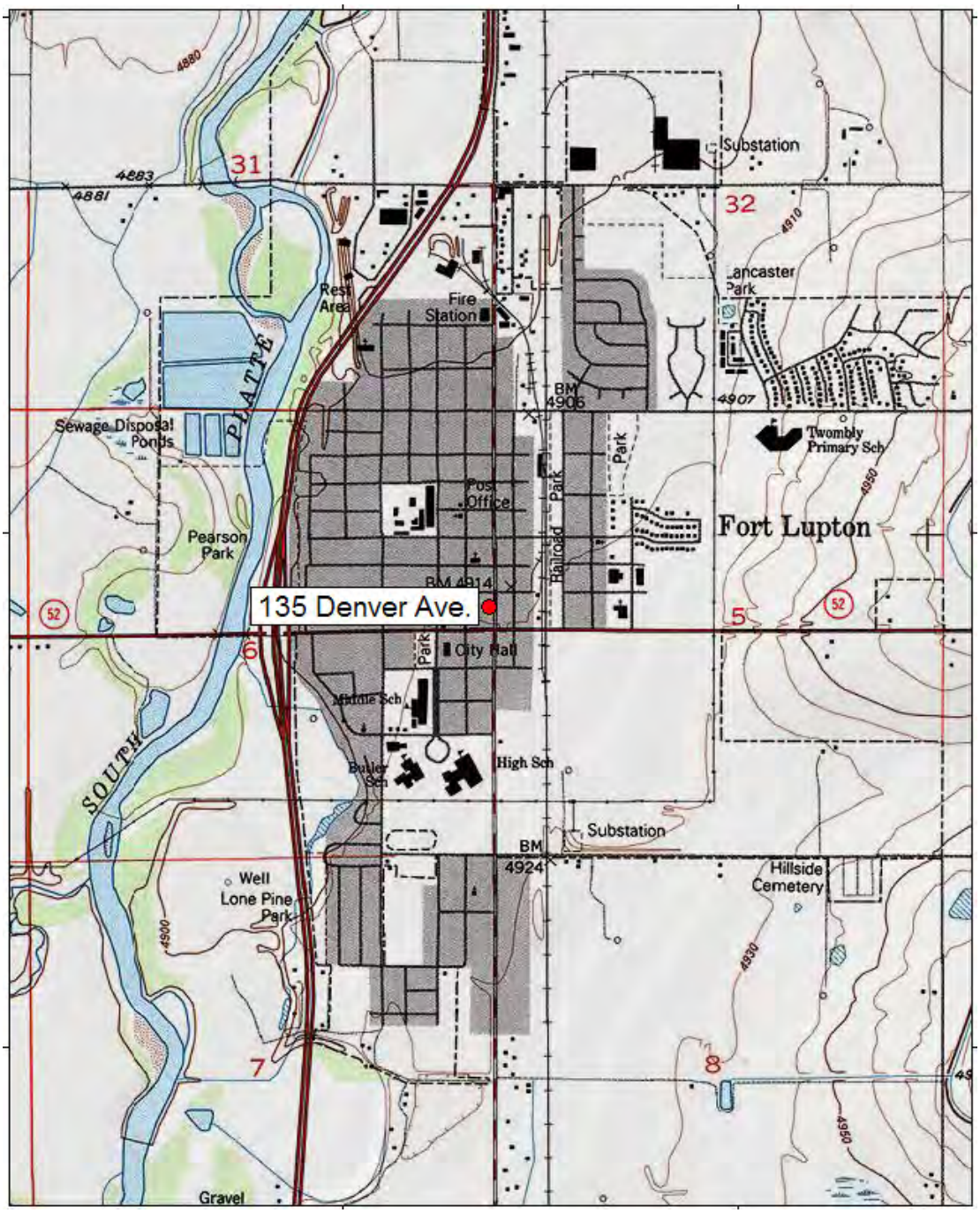
Resource Number: **5WL5782** Address: **135 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5782** Address: **135 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5782** Address: **135 Denver Ave.**

Additional Photographs

View of the west (rear) elevation of the house. View to the east.

View of the west and south elevations of the garage from the rear alley. View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5783**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **J. L. Sears & Associates Building**
6. Current Building Name: **Not Applicable**
7. Building Address: **140 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Stinnett Investment Group LLC**
   1041 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436560**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 4 to 6, Block 8**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **45' x 48'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a one-story masonry commercial office building that faces toward the west and occupies the southern area of the site. The building rests upon a poured concrete foundation. Its exterior walls are constructed of brickwork laid in running bond coursing. The front-gabled roof has boxed eaves and asphalt shingles, gable walls finished with siding, and exposed purlins at the lower, original roof line.**

    The west elevation holds the main entrance, which consists of a single metal-framed commercial door with a one light. Two polygonal windows form an angled transom above the entry. South of the entry is a door-height brick wall and a single metal-framed tall narrow fixed window. Also found on the west

elevation are three tall narrow two-light windows with fixed upper lights and operable lower ones. These are framed with header and rowlock surrounds. Projecting from the front of the building is a low brick planter.

The north and south elevations of the building are each characterized by brick walls with six tall narrow windows with brick surrounds identical to those found on the façade. The east elevation holds a deeply recessed rear entry with a slab door. No windows or other features are found on this elevation other than brick walls and a paneled gable wall.

22. Architectural Style/Building Type: **Modern Movements**

23. Landscaping or Special Setting Features: **The grounds around the building are entirely paved, except for two planters on the west and several evergreen shrubs against the building on the north. The northern area of the property holds a small paved parking lot.**

24. Associated Buildings, Features or Objects: **In front of the building is a freestanding metal sign supported by two pipe posts. The printed signage is missing from the framework mounted in the upper portion of the structure.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1963**

    Source of Information: **Weld County Assessor, Property Profile (parcel #147105223008); *Fort Lupton Press*, 7/8/76**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **J. L. Sears & Associates**

    Source of Information: ***Fort Lupton Press*, 7/8/76**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The central gabled core of the building on this property was constructed in 1963 to house real estate offices. In 1976, the building was expanded with a flat-roofed masonry office addition that projected from and obscured the entire north elevation. An identical addition was constructed in 1983 along the south elevation. At that time, a large gabled roof was installed to cover the entire building. This brought the flat-roofed north and south additions under the gabled roof, significantly changing the overall appearance of the building.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Business**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Vacant / Not in Use**

34. Site Type(s): **Office Building**

35. Historical background: **During the first half of the 20th century and until 1962, a residence occupied this property. This was demolished in 1962 to make room for construction of the office building and parking lot that remain there today. That same year, real estate agent J. Lee Sears purchased Whiteside Realty, a prominent local brokerage firm that had been in operation since the early 1900s. The central core of the building was completed in 1963 to house J. L. Sears & Associates (Whiteside Realty was incorporated into this firm). The company continued to operate out of this location for many years, expanding the building to almost three times its original size with office additions constructed in 1976 and 1983. Sears was actively involved in the successful 1970s effort to have a new high school building constructed in Fort Lupton.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147105223008)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Fort Lupton Press*, 8 July 1976**
***Fort Lupton Press*, 16 September 1976, p. 1C**
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

---

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building was originally a modest example of the Usonian, or Wrightian, architectural style applied to a commercial property. Because it was heavily altered with later additions and a new roof, it no longer exhibits an adequate degree of the characteristics of this style. Consequently, it is not eligible for individual designation to the National Register of Historic Places.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to its loss of architectural integrity.

43. Assessment of historic physical integrity related to significance: **This 1963 building experienced significant changes to its architecture during the 1970s and 1980s. These alterations included the construction of north and south additions, followed by replacement of the original lower roof with a single raised gabled roof that covered the entire building. Because of these changes, the building no longer exhibits an adequate degree of architectural integrity in relation to National Register and Fort Lupton standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does**

not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D140.1-7**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

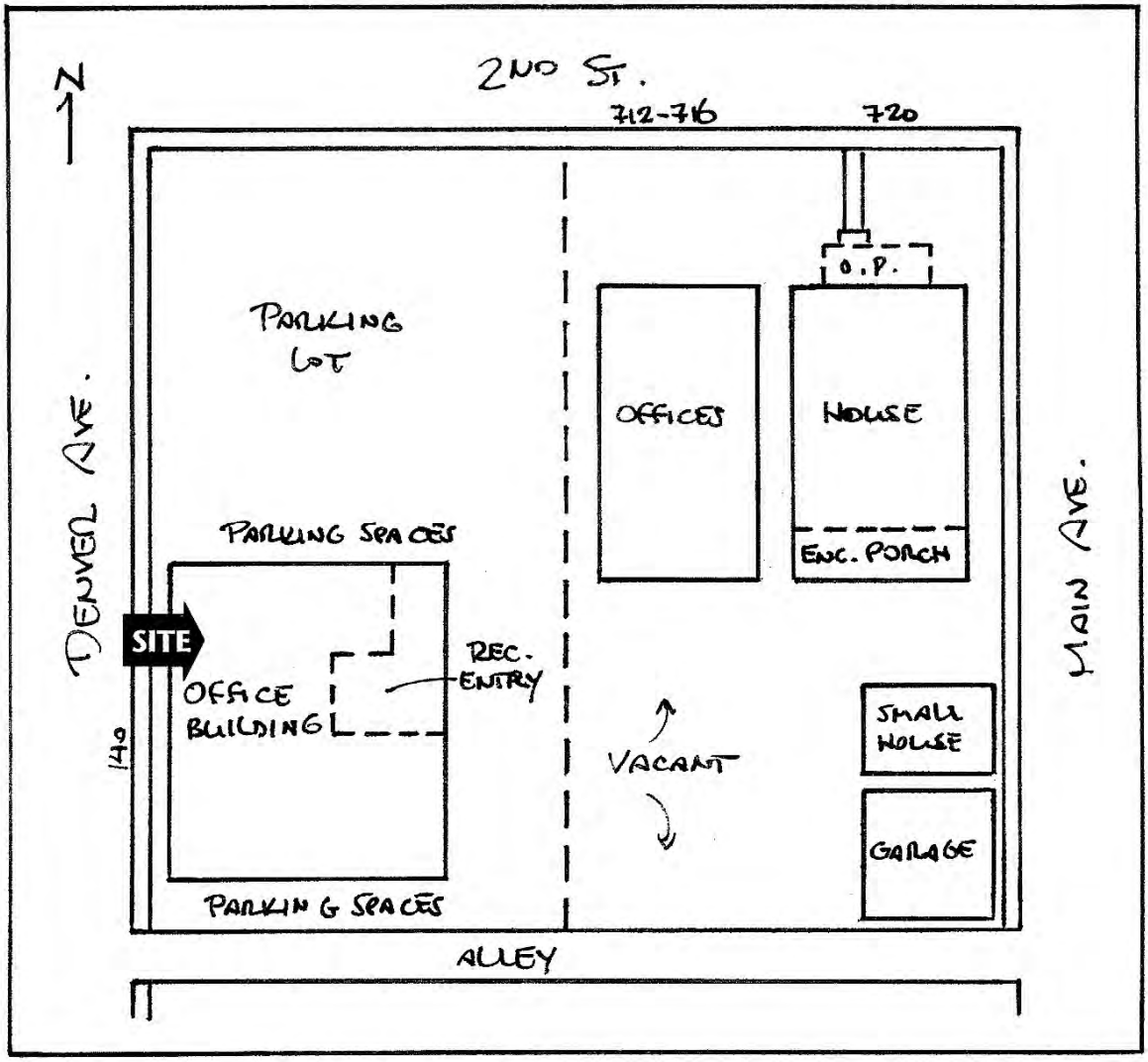
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

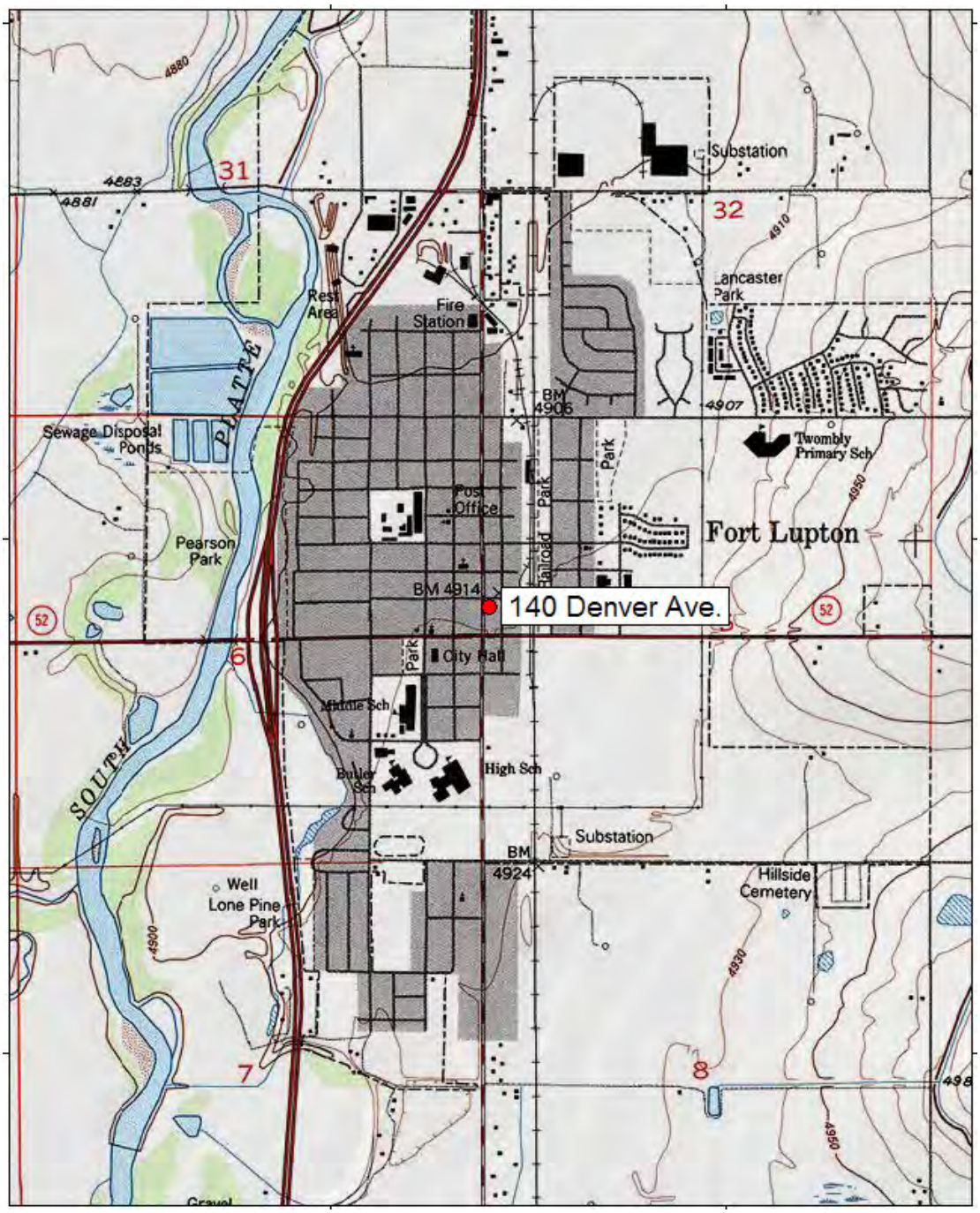
Resource Number: **5WL5783** Address: **140 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5783** Address: **140 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Historic Photograph

The J. L. Sears & Associates Building, 1976

(*Fort Lupton Press*, 16 September 1976, p. 1C)

Additional Photographs

View of the north and west elevations from Denver Ave.. View to the southeast.

View of the east and north elevations. View to the southwest.

Resource Number: **5WL5783** Address: **140 Denver Ave.**

Additional Photographs

View of the east elevation. View to the west.

View of the south elevation. View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5646**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Seymour & Birdie Rhode House**
6. Current Building Name: **Flores House / Maria's Beauty Salon**
7. Building Address: **149 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Salvadore Flores**
   149 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

NE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436590**

11. USGS Quad Name: **Fort Lupton, Colorado**

Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1 to 4, Block 21**

Addition: **Twombly's Addition** Year of Addition: **1902**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **34' x 54'**

16. Number of Stories: **1-1/2**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Shingle**

18. Roof Configuration: (enter no more than one): **Cross Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Dormer, Decorative Shingles, Chimney, Tower, Attached Garage**

21. General Architectural Description: **This corner lot contains a 1-1/2 story masonry residence that faces toward the east. Centered on the property, the home rests upon what appears to be a concrete foundation with stone facing above grade. The building's first floor exterior walls are constructed of brickwork laid in common bond coursing. Fishscale shingles clad the short upper story walls. The home's front entrance, with a wood panel door and metal storm door, is found on its northeast cutaway corner.**

An open, three-sided porch projects from the home at this location. This porch, three steps up from the front sidewalk, consists of a masonry floor, open metal

rail, and a three-sided hipped roof supported by two wood columns and two engaged pilasters. Rising above the entrance and porch is a short wood frame octagonal tower. This tower has walls covered with fishscale shingles, three 3-over-1 double hung sash windows with wood frames, and a bell-cast octagonal roof with asphalt shingles and a tin cap.

The building's southeast corner holds the entrance to a hair salon, reached by way of a small wood deck and handicap ramp. This entry has a wood panel door and storm door. Secondary entrances are found on the west and north elevations. The west elevation has a panel door and storm door that enter the rear enclosed porch. The northwest corner of the home has an overhead garage door (wood panel, 6 lights) providing access to a single-car attached garage.

Fenestration on the home consists primarily of 1-over-1 double hung sash windows with wood frames and surrounds. On the front of the house is a three-sided bay containing these original windows. The southeast one-story room has a band of multi-light windows along its south elevation that each holds a central casement surrounded by multiple fixed lights. One set of these same windows is found on the east elevation next to the hair salon door. The rear of the house has two pairs of 2-light sliding windows on the garage and bands of 1-over-1 windows flanking the rear entrance.

Typical of Queen Anne style homes, the roof on this residence is complex. Its central portion is pyramidal, and is surrounded by intersecting gables to the north, south and east. The entire roof is finished with asphalt shingles and boxed eaves. Dormers project from the roof to the north, south and west. The single dormers on the north and south slopes of the pyramidal roof are each wood-framed with fishscale shingles, a pair of 1-over-1 double hung sash windows, and a gabled roof. The single dormer on the west slope of the rear gabled roof is similar to the others but has a single small fixed horizontal window. A tall narrow brick chimney with a pair of horizontal brick bands near the top projects upward from the north slope of the pyramidal roof.

22. Architectural Style/Building Type: **Late Victorian / Queen Anne**

23. Landscaping or Special Setting Features: **Surrounding the home are grassed and landscaped yard areas, although the rear yard has been partially paved. The front yard is bisected by a concrete walk that runs diagonally from the street sidewalk at the corner to the front porch. A modern metal fence borders the south and west yard areas.**

24. Associated Buildings, Features or Objects:

<u>Old Garage</u> - The old garage is located in the southwest corner of the property along the rear alley. This 14' x 16' wood frame building rests upon a concrete foundation and its exterior walls are finished with horizontal siding. It also has a hipped roof with asphalt shingles and a panel door and sliding wood garage door on the north elevation. The building was constructed sometime after 1936 to hold both a single auto and an adjoining shop or storage space.

<u>New Garage</u> - The new garage is located in the northwest quadrant of the property along the rear alley. This 24' x 24' wood frame building rests upon a concrete foundation and has walls finished with horizontal siding. It also has a gabled roof with asphalt shingles, a two-light sliding window on the north, and an overhead garage door on the south. The building was constructed in 1992 to serve as a two-car garage.

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1902**

    Source of Information: **Weld County Assessor, Property Profile**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Seymour & Birdie Rhode**

Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The home on this property was constructed in 1902 with open porches on the front and rear, and over the next two decades remained unchanged. By 1930, it had been expanded toward the rear with the construction of an enclosed porch and an attached garage. A small shed, now gone, was located off the southwest corner of the house, although this might have been the old garage now found in the southwest corner of the property. The old garage was certainly not present in its current location prior to 1936.**

The one-story addition to the southeast corner of the residence was constructed sometime in the years after World War II, possibly in conjunction with the 1975 remodeling of the interior for use as offices. In the past two decades, several alterations have been made to the property. First, in 1992 the detached modern garage was constructed and the surrounding yard area paved with concrete. In 1996 the home received attention to its upper floor siding, soffits and fascia. Finally, in 2006 the wood ramp, deck and door for the hair salon were installed, along with the wrought iron fence that encloses portions of the rear yard.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**
Commerce & Trade / Specialty Store

34. Site Type(s): **Single Family Residence / Hair Salon**

35. Historical background: **Between 1902 and the 1950s, this home was occupied by the family of Seymour and Birdie Rhode. The couple is well-known locally for founding the first bank in Fort Lupton. Established in 1900, the Fort Lupton State Bank was initially housed on the main floor of the Winbourn Hotel on the northwest corner of 4th St. and Main Ave. Seymour served as the institution's vice-president and cashier and Birdie held the title of president, a remarkable position for a woman to hold in any bank, large or small, at that time. Advertising "courteous treatment to all," the bank was launched with total assets of $25,000 and on its first day of business received deposits in excess of $3,500. In addition to banking, the couple was involved in the sale of fire and life insurance policies.**

With their bank thriving, Seymour and Birdie had a Queen Anne style home constructed for themselves in 1902 at 149 Denver Ave. Eight years later, they erected their own bank building on the northwest corner of 4th St. and Denver Ave. (this building no longer exists). Seymour

and Birdie continued to operate their bank through at least the 1940s and were involved in the Fort Lupton community into the post-WWII period. During the 1950s, the home finally passed out of the family's ownership. While it continued to be occupied as a residence, in 1975 the building was remodeled to serve as offices for Ranchero, a company engaged in home construction, real estate and land development. This work appears to have primarily involved the interior, but may also have involved construction of the one-story addition to the southeast corner of the building. In recent years, this portion of the building has been converted into a hair salon.

36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106132013)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

***Fort Lupton Press*, 16 September 1976**
***Fort Lupton Spirit*, 16 May 1906**
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

X Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Commerce / Architecture**

40. Period of significance: **1902-1952 (Commerce) / 1902 (Architecture)**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **This historic residence appears to be eligible for individual designation to the Colorado State Register of Historic Properties at the local level of significance. It is eligible under Criterion C for embodying the distinctive features of the Late Victorian / Queen Anne style of architecture. Numerous elements of this building are characteristic of this style, including its asymmetrical massing, octagonal corner tower, dormers, open three-sided porch, multiple gables and complex roof. Although the building has experienced a non-historic alteration with the addition of a one-story shop at its southeast corner, the primary view of the home from the intersection is little changed and the home still conveys most of its architectural integrity.**

<u>Fort Lupton Significance</u>: In light of the criteria for local designation, the property appears to be eligible for individual listing in Fort Lupton because of its association with prominent banking couple Seymour and Birdie Rhode (Criterion A-3). In addition, the home is likely to be locally eligible as the best representative example in Fort Lupton of the Queen Anne style of architecture (Criterion B-2).

43. Assessment of historic physical integrity related to significance: **While this home has experienced some changes since it was constructed in 1902, its Late Victorian detailing and integrity remain largely intact. Many of the changes have taken place behind the house, involving early additions and the construction of two detached garages. The small addition to the southeast corner is one-story in height, compatible in design and materials, and does not diminish from the overall historic character of the home. None of these changes significantly diminished the home's importance as the most substantial example of the Queen Anne style in Fort Lupton. The building still conveys a substantial degree of its appearance from the period when it was occupied by Seymour and Birdie Rhode. This property exhibits an adequate degree of integrity to be considered significant in relation to State Register standards. Due to the alterations described, it is not eligible for individual designation to the National Register.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D149.1-8**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

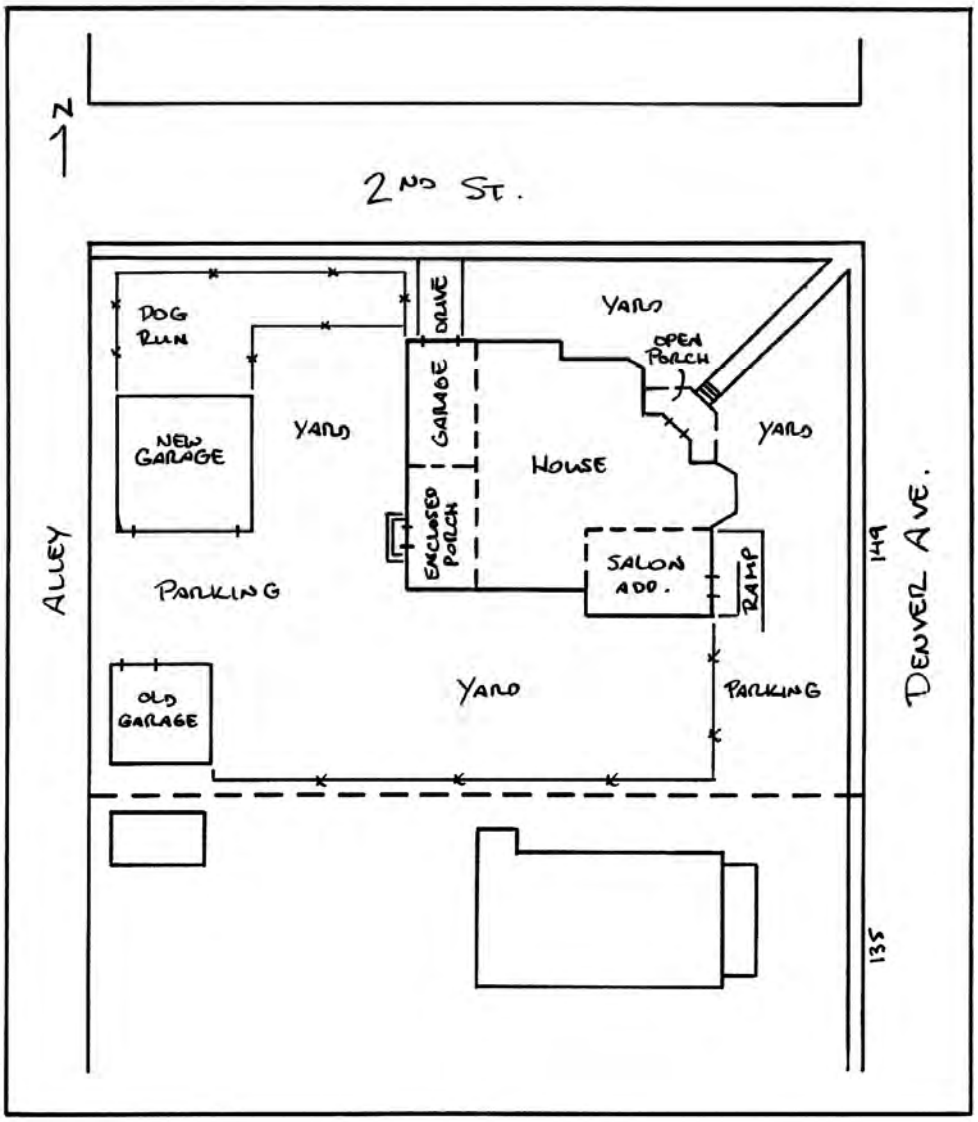
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

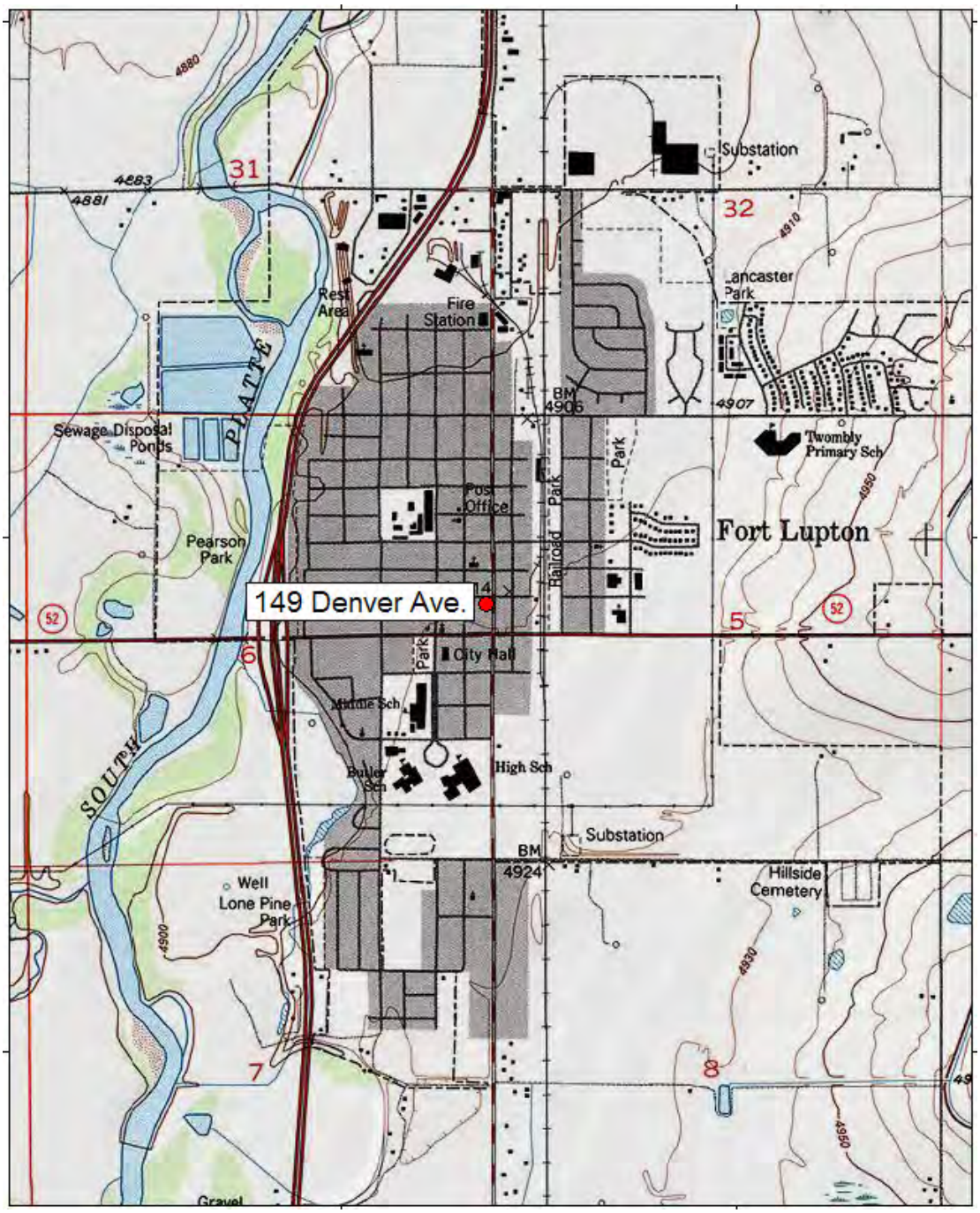
Resource Number: **5WL5646** Address: **149 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5646** Address: **149 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5646** Address: **149 Denver Ave.**

Additional Photographs

View of the east elevation of the Rhode House. View to the west.

View of the south and east elevations. View to the northwest.

Resource Number: **5WL5646** Address: **149 Denver Ave.**

Additional Photographs

View of the north and west elevations. View to the southeast.

View of the southwest corner of the house and the new garage. View to the east.

Resource Number: **5WL5646** Address: **149 Denver Ave.**

Additional Photographs

View of the old garage along the rear alley. View to the southeast

View of the new garage along the rear alley. View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5784**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Fischer-Davis House**
6. Current Building Name: **Not Applicable**
7. Building Address: **211 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Timothy Hickey**
   211 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436630**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 20**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **29' x 45'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Shingle**

18. Roof Configuration: (enter no more than one): **Hipped**

19. Primary External Roof Material (enter no more than one): **Composition**

20. Special Features (enter all that apply): **Porch, Chimney, Fence**

21. General Architectural Description: **This property contains a 1½-story wood-frame residence that faces toward the east. Centered on the property, the home rests upon a poured concrete foundation and its exterior walls are clad entirely with wood shingles. The building has a complex roof that is hipped on the front and gabled toward the rear. It has boxed eaves and is finished with asphalt shingles. A brick chimney is located on the south slope.**

    The east (front) elevation holds the front entrance, which has a modern wood panel door with a single etched light and a transom above. Projecting from the house is an open full-width front porch with a concrete floor, open wood rail,

square wood posts, and a hipped roof. Fenestration on the main floor consists of two large one-over-one double hung sash windows with wood frames and surrounds. The upper floor is dominated by an oversized dormer that is finished on the exterior with wood shingles. The

dormer also has a gabled roof, two one-over-one double hung sash windows, and a small porch with an open wood balustrade.

The south (side) elevation is characterized by several one-over-one double hung sash windows. The west (rear) elevation has an enclosed porch that holds an entry that consists of a modern door with multiple lights. On either side of this entry is a single set of windows, each with a central fixed light flanked by one-over-one double hung sash windows. The uppers of these windows are arched. Above the porch is a large dormer with shingled walls, a hipped roof, and small windows on each of its three sides. Outside of the west elevation is a small concrete stoop and a modern paved patio area with wood pergolas. The north (side) elevation is characterized by a square bay with windows that each have one small fixed light above a larger operable light.

22. Architectural Style/Building Type: **High Style Classic Cottage**

23. Landscaping or Special Setting Features: **Surrounding the home are grassed yard areas. A concrete walk that runs from the street sidewalk to the front porch bisects the front yard. A paved driveway runs from Denver Ave. westward to the detached garage. The rear yard is bordered by a wood privacy fence. Mature landscaping surrounds the house.**

24. Associated Buildings, Features or Objects: **Garage – This small building is located in the northwest corner of the property. It is constructed of concrete blocks and has a gabled roof and overhead doors on its east and west elevations.**

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

    Source of Information: **Title Records, Chain of Ownership; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **A. R. & Elinor Fischer**

    Source of Information: **Title Records, Chain of Ownership**

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29. Construction History (include description and dates of major additions, alterations, or demolitions): **The home on this property was constructed around 1905 and apparently remained largely unchanged through at least 1936. Sometime after that year, and most likely before the 1950s, the rear porch was constructed together with the large dormer above it. The home has experienced few non-historic changes to its exterior appearance. The garage was constructed in 1970, replacing an earlier garage that was there previously.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Single Family Residence**

35. Historical background: **In 1900, this property in the Twombly Addition was sold by George Twombly to R. H. Pridmore for seventy-five dollars. Three years later, Pridmore sold it to A. R. Fischer for $125. These low figures suggest that the property was vacant during these early years. In 1904 and 1905, A. R. Fischer served as Fort Lupton's mayor, and it appears that he was the first owner of the home that remains there today. In 1905, Fischer transferred the property for a token fee to Elinor Fischer. The next transfer, in 1910, involved the sale of the property to George Burge for a sum of $2,500. Burge held the property for under two years prior to selling it in late 1911 to Henry Sieman. In 1931, Sieman sold the property to Moses Davis. Within a decade, it ended up in the hands of farmers and cattle feeders Neil and Ruth Davis, who lived there for many years prior to selling the property in 1991.**

36. Sources of information:
Fort Lupton City Directories (1933, 1942)
Fort Lupton Telephone Directory (1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106131007)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1905**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **This home is an interesting early version of the Classic Cottage, uniquely designed with a large central roof dormer and exterior walls clad in wood shingles. The building exhibits characteristics that define the Classic Cottage, including its hipped roof, central dormer, and full-width front porch. It is one of the more rare wood frame versions of this building type, and the shingled exterior makes it even more unique. With few significant alterations and a good degree of integrity, the property is eligible for individual designation to the National Register of Historic Places. Eligibility falls under Criterion C for its embodiment of the characteristics of a particular architectural type, the wood frame variety of the Classic Cottage.**

Fort Lupton Significance: In light of Fort Lupton's criteria for local designation, this property appears to be eligible for individual landmarking because of its embodiment of characteristics of the Classic Cottage type of architecture (Criterion B-2).

43. Assessment of historic physical integrity related to significance: **This residence has experienced few significant alterations since it was constructed around 1905 and today exhibits elements of the Classic Cottage modified by the introduction of shingle-clad exterior walls. The only change to the home has involved the construction of a rear addition sometime between 1936 and approximately 1955. This is not viewable from the street. Alterations are therefore limited and the home retains a good degree of physical integrity.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D211.1-4**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

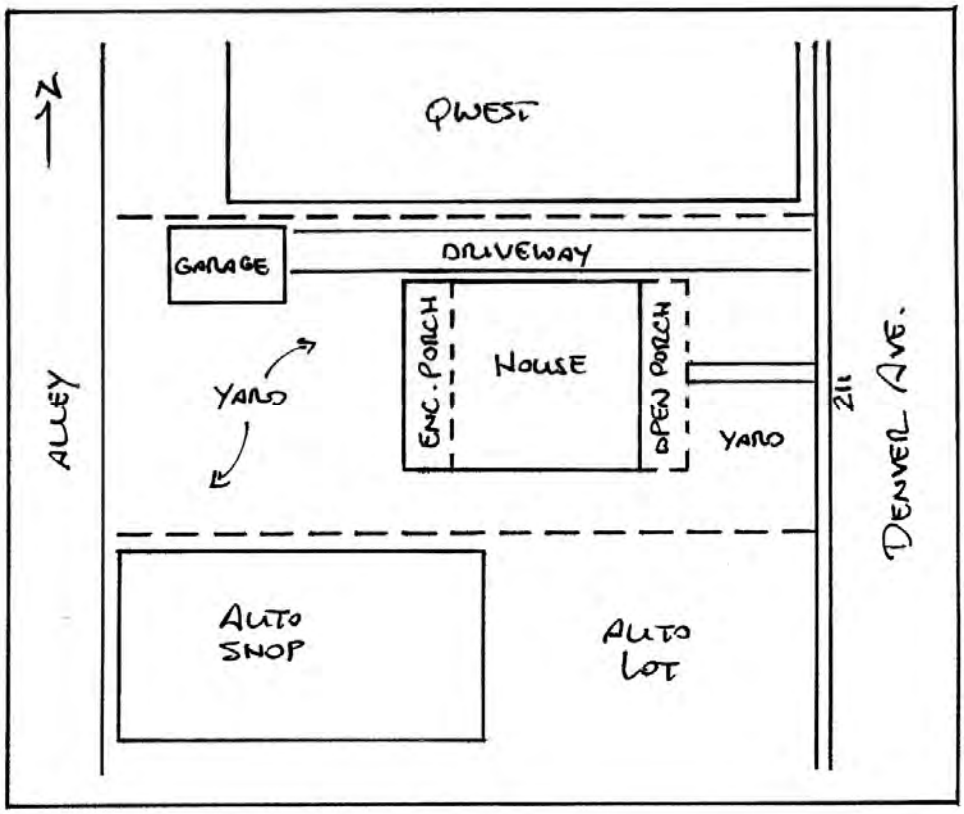
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

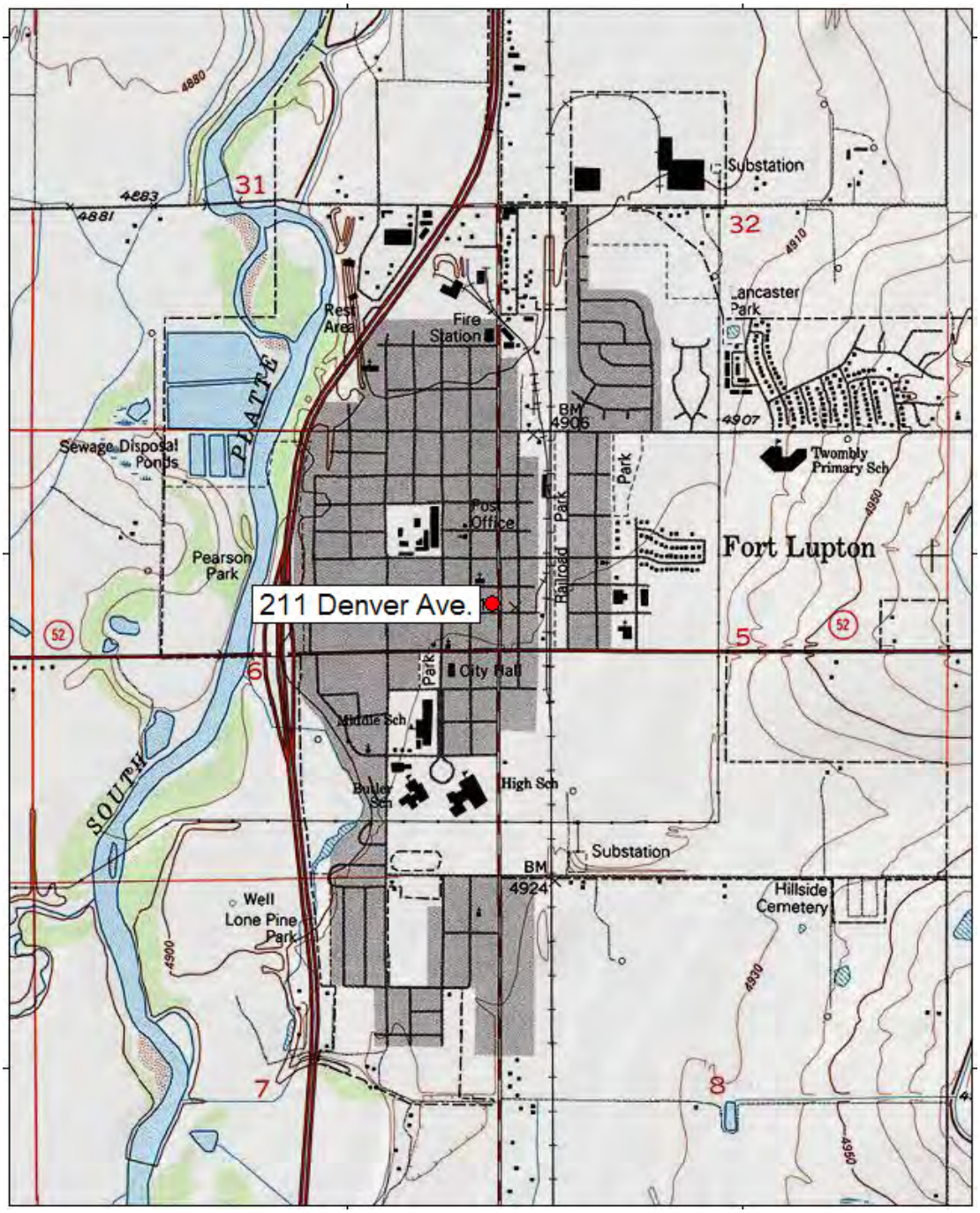
Resource Number: **5WL5784** Address: **211 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5784** Address: **211 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5784** Address: **211 Denver Ave.**

Additional Photographs

View of the west elevation of the house from the rear alley.
View to the east.

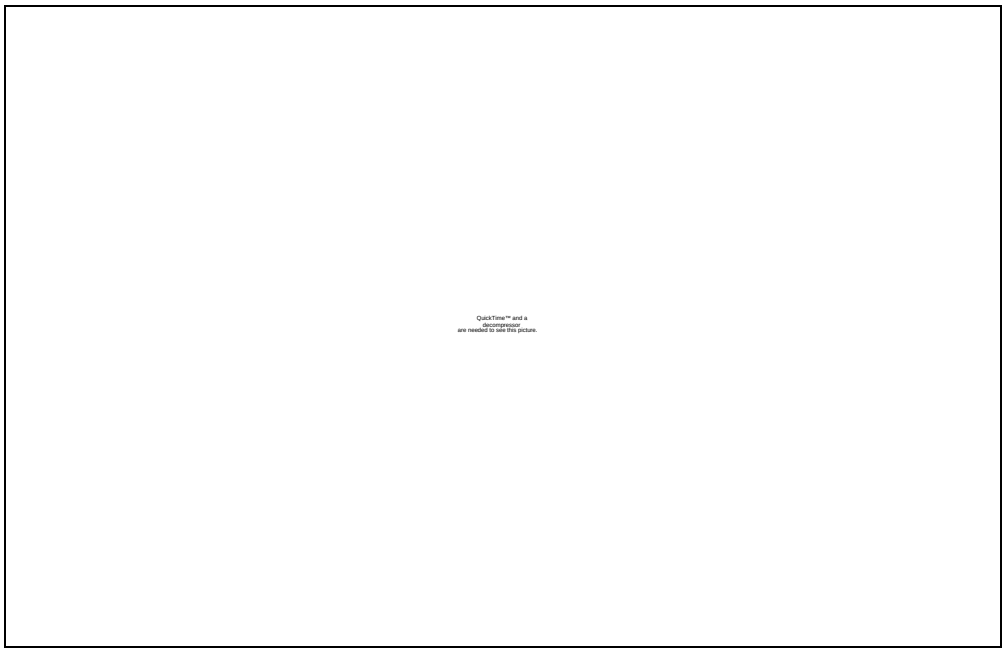
View of the garage from the rear alley.
View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form



I. Identification

1. Resource Number: **5WL5647**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Mountain States Telephone & Telegraph Co. Building**
   Fort Lupton Telephone Exchange
6. Current Building Name: **Qwest Building**
7. Building Address: **227 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Qwest Communications International Inc.**
   1801 California St.
   Denver, CO 80202

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436650**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 4, Block 20**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **25' x 125'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This long narrow lot is entirely occupied by a one-story masonry commercial building that faces toward the east. The building rests upon a concrete foundation that rises about 4" above grade along the front sidewalk. Its exterior walls are constructed of brickwork laid in running bond coursing. Dark brown wire-cut brickwork is found on the front, original portion of the building, and the longer rear portion has walls constructed of blonde brick. The façade is ornamented with brick pilasters at the corners, with vertical banding made up of a combination of headers and stretchers. Near the top of each pilaster is a single ornamental squared flower composed of heavier brick units.**

The main entrance is centered on the façade and contains a circa 1970s commercial door with a single light. Two tall narrow vertical fixed windows are located to the south of the entry. These are set in metal frames, with colored metal panels below. The entire front wall above the door and windows is filled with grey stuccoed panels, upon which is the company name Qwest and a corporate logo. Mounted in the lower brick wall of the southeast pilaster are an old cast bronze door labeled "Envelopes," below which is a mail slot labeled "Put Payments Here." Both of these have been made inoperable but are otherwise intact.

Toward the front of the building, the north elevation abuts the adjacent building to the north. The remainder of this elevation has no windows, doors or other distinguishing features. The south elevation is almost entirely obscured by the adjacent building. Along the alley, the rear elevation holds a secondary entrance, which has a circa 1970s metal commercial door with a single small light. The building's three different phases of construction can be seen along its north wall. Finally, the building on this property has a flat roof.

22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **Not Applicable**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1925** Actual

    Source of Information: **Sanborn Fire Insurance Maps, 1917-1936**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Mountain States Telephone & Telegraph Co.**

    Source of Information: **Colorado State Business Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original small one-story commercial building on this property, forming what is now the eastern portion of the current building along Denver Ave., was constructed around 1925 and over the next five decades remained largely unchanged. During the 1970s, the building was greatly expanded toward the west with the construction of a blonde brick addition that took up much of the**

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remaining area of the property. The final, smaller addition at the alleyway was constructed in 1981 to house a telephone cable vault. In 2001, a 10,000 square foot addition was constructed on the adjacent lot to the south, replacing the house that was previously there. To passers-by along Denver Ave., these two side-by-side portions of the expanded building look like separate buildings. Also during the 1970s the façade on the circa 1925 building was heavily altered as its appearance was modernized. Changes to the façade included removal of its original storefront, which was infilled with a blank full-height brick wall, stuccoed panels, and a modern entry and windows. Today all that remains visible of the original building are the brick pilasters on the front corners.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Industry / Communications Facility**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Industry / Communications Facility**

34. Site Type(s): **Telephone Exchange**

35. Historical background: **During the first two decades of the 1900s, this property was the side yard of a residence formerly located on the adjacent lots to the south (the entire property at the time encompassed Lots 4-6 of Block 20). Around 1925, as Fort Lupton's downtown commercial district spread toward the south, the vacant northern portion of the residential property (Lot 4) was developed with a small masonry commercial building that fronted onto Denver Ave. Between approximately 1895 and 1925, the local telephone exchange was housed in a small building at 322 Main Ave. (originally part of the Denver-based Colorado Telephone Co., this building is now a house). The building constructed at 227 Denver Ave. around 1925 was erected to serve as the new home of the Fort Lupton telephone exchange, which operated from that time through the 1950s as a facility of the Mountain States Telephone & Telegraph Co.**

With a storefront location and handsome brick façade, the new building housed the local business office, telephone switching equipment, and operators who handled the calls. According to Herbert Hackenburg in his book *Muttering Machines to Laser Beams: A History of Mountain Bell*, in 1938 the Fort Lupton exchange made company history "by converting a magneto phone system to a common battery system using the existing central office equipment" (p. 116). The number of telephones in Fort Lupton remained relatively small for many years, finally increasing from 337 in 1940 to 747 ten years later.

Mountain States Telephone & Telegraph continued to own and operate the local exchange throughout the 1950s, 1960s, and into the 1970s. During the 1970s, the building was heavily altered. The facade was remodeled and the building

was expanded to the rear to fill most of the site. A sizable addition to the south, completed in 2001, greatly enlarged the building, which has continued to be utilized as a telephone exchange and switching facility for over eighty years.

36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106131009)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Fort Lupton Press*, 22 December 1949**
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976
Herbert Hackenburg. *Muttering Machines to Laser Beams: A History of Mountain Bell*. Mountain Bell, 1986
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **This building has housed Fort Lupton's telephone exchange and switching facility from around 1925 to the present time. As such, it has played an important role in the development and history of Fort Lupton. However due to the significant alterations to the building since the 1970s, especially the almost complete remodeling of its façade, this otherwise important historic building has lost its integrity and is no longer eligible for individual designation to the National Register of Historic Places.**

    Fort Lupton Significance: Due to the building's significant integrity problems, this property is ineligible for individual designation in Fort Lupton.

43. Assessment of historic physical integrity related to significance: **This building remained intact as an early 20th century commercial building and telephone exchange from the time of its construction around 1925 into the 1970s. However, during the 1970s it experienced extensive expansion to the rear and almost complete renovation of its historic façade. Today the brick pilasters on its front corners are the only historic features remaining from the building's original appearance. Because of these historically insensitive alterations, this property no longer retains or exhibits an adequate degree of integrity to be considered eligible for designation in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D227.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

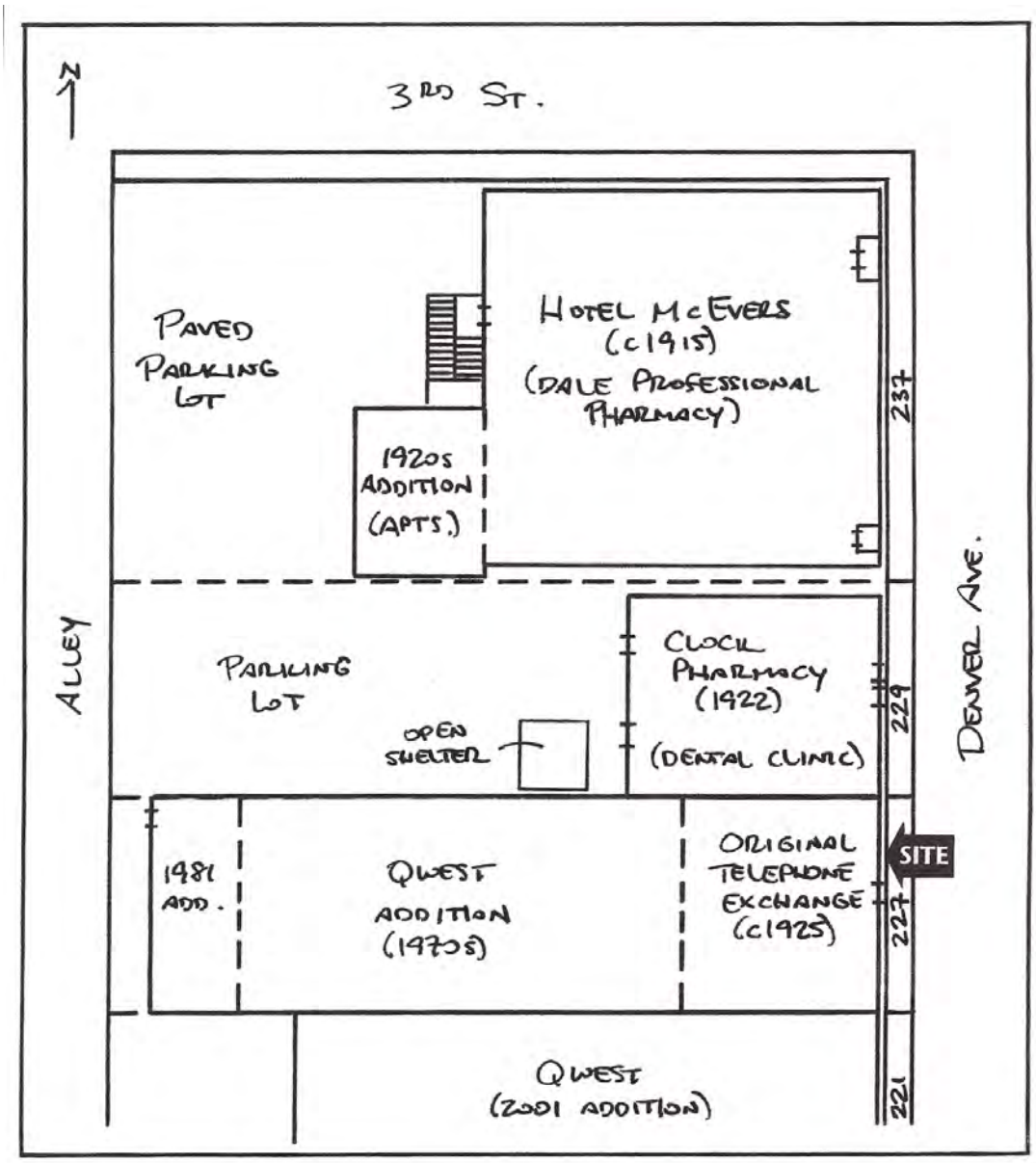
Fort Lupton Telephone Exchange

1930

(Denver Public Library, Western History Collection)

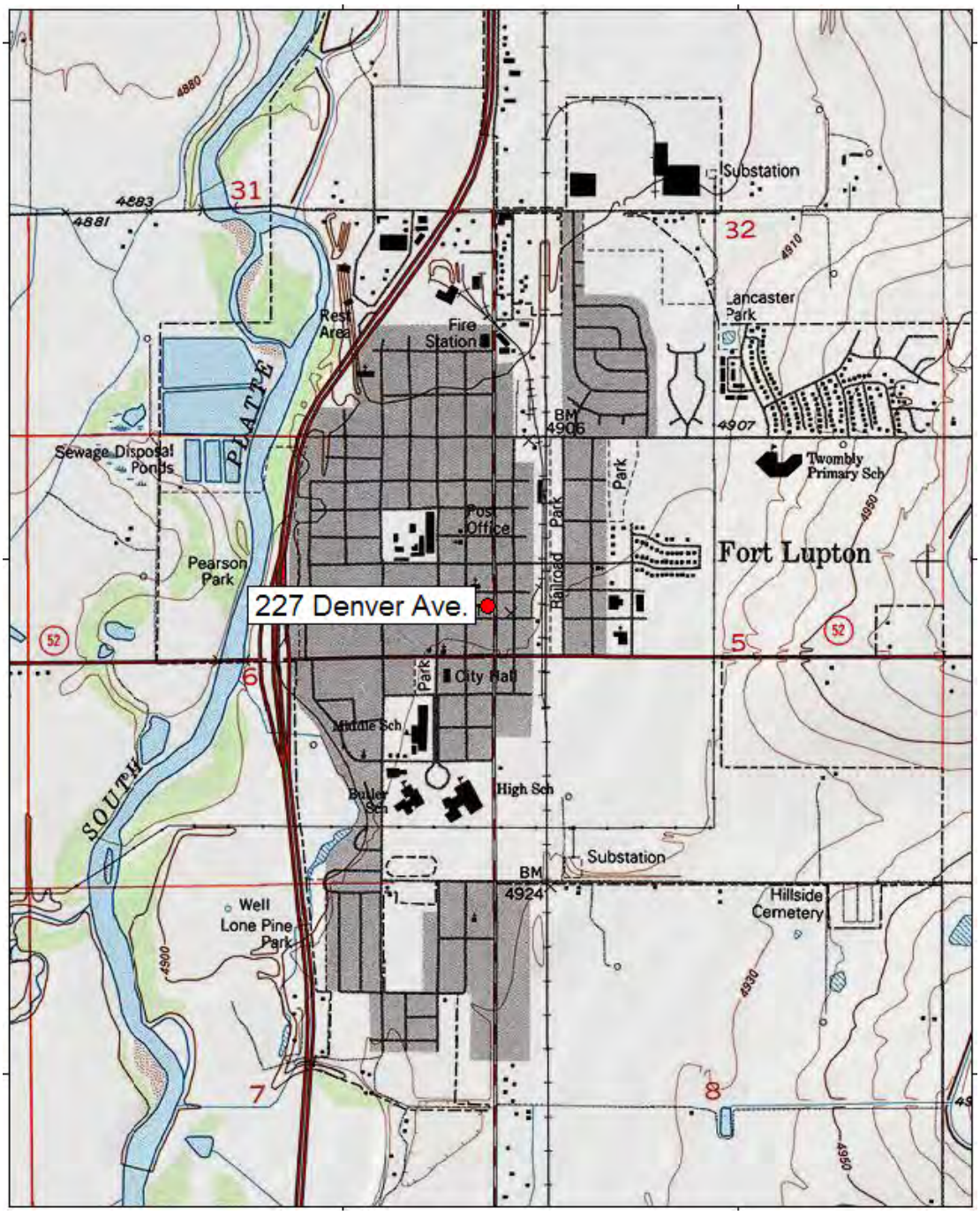
Resource Number: **5WL5647** Address: **227 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5647** Address: **227 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5647** Address: **227 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the north and west elevations of the building. View to the southeast.

QuickTime™ and a
decompressor
are needed to see this picture.

View of the envelope and payment drop boxes on the front wall. View to the west.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

QuickTime™ and a decompressor are needed to see this picture.

I. Identification

1. Resource Number: **5WL5648**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Clock Pharmacy**
6. Current Building Name: **Fort Lupton Dental Group**
7. Building Address: **229 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Irene Holloman-Hill**
   229 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436660**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lot 3, Block 20**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **26' x 50'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This long narrow lot is partly occupied by a one-story masonry commercial building that faces toward the east. Located in the eastern area of the site, the small building rests upon a concrete foundation that rises about 2" above grade. Its exterior walls are constructed of brickwork laid in running bond coursing. Dark brown brickwork is found on the unornamented façade, and the exposed north and west elevations are constructed of brickwork in varying shades of brown. The façade's blank upper wall holds evidence of the earlier mounting there of an awning and signage. Along the parapet are about six courses of brickwork that appear to be either damaged or roughly rebuilt.**

Two side-by-side entrances are centered on the façade and contain modern commercial doors with metal frames, single lights, and transoms above. Flanking the entries are two pairs of modern fixed single-light storefront windows with metal frames and brick sills. The short walls below these windows appear to be infilled with modern brick. The rear of the building has two entrances. One of these contains a solid door, a metal storm door, and a transom light above.

The other holds a wide wood panel door with a single horizontal light. Two windows are found on this elevation, both with single fixed lights and brick sills.

The north elevation of the building has no features other than a brick wall, and the south elevation abuts the adjacent building. Finally, the building on this property has a flat roof with a low brick parapet wall along the east, north and south. A brick chimney rises from the roof line along the south elevation.

22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **The western area of the property, behind the building, contains an unpaved parking lot**

24. Associated Buildings, Features or Objects: **Shelter - Behind the building is a small structure that appears to be designed to act as an open shelter, perhaps for a motorcycle or a picnic bench. It appears to be too narrow to park a car under. The structure consists of a gravel floor, open sides, and six vertical metal pipe posts that support a wood-framed and corrugated sheet metal shed roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1922**

    Source of Information: **Weld County, Assessor's Records (parcel #147106131010)**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Clock Pharmacy**

    Source of Information: **Colorado State Business Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The small one-story commercial building on this property was constructed in 1922 to serve as a pharmacy. The building remained virtually unchanged until**

1988, when the façade was altered. At that time, the original storefront was removed and replaced with new windows and doors. This was also apparently when changes to the façade's brickwork took place, specifically the removal of a brick corbel band along with a few brick courses along the parapet. Today the façade's remaining brickwork is exposed but the building is heavily altered from its original appearance.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Health Care / Medical Business**

Health Care / Medical Office

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Health Care / Medical Office**

34. Site Type(s): **Pharmacy / Doctor's Clinic / Dentist's Clinic**

35. Historical background: **During the first two decades of the 1900s, this property (Lot 3) and Lot 2 to the north were occupied by a residence located close to the rear alley. In 1922, the western area of Lot 3 along Denver Ave. was redeveloped with a one-story commercial building constructed to house the Clock Pharmacy. The pharmacy was already in business by that time, but had previously been located a block north at 332 Denver Ave. Founded in the early 1900s, the Clock Pharmacy was originally owned and operated by physician and druggist Dr. K. L. Clock. Clock separated from his wife Julia in the early 1910s. Julia became a registered pharmacist and retained ownership of the drug store, which she continued to operate until around 1920.**

When the business moved to its new location at 229 Denver Ave. in 1922, it kept the Clock Pharmacy name but was by then under the ownership and management of pharmacist Raymond M. Jeffers. Jeffers was married to Dr. K. L. and Julia Clock's daughter Laura (possibly Louva) and the couple had inherited the store. Raymond advertised the business as both the Clock Pharmacy and "The Rexall Store." By the early 1930s, he was promoting the shop not only as a drug store, but also as a soda fountain and a place to purchase everything from candy to pens to Kodak cameras and film. Jeffers continued to operate the store throughout the 1930s, but died around 1940. Following his death, Laura ran the pharmacy into the 1940s. As her health began to fail, the store was managed by their son Avery, who eventually closed the business.

From the 1920s through the late 1950s, the building also housed the clinic of physician and surgeon Dr. Ernest R. Pearson. As one of the town's prominent doctors, Pearson served three consecutive terms as mayor of Fort Lupton between 1938 and 1944.

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36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106131010)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Blue & White Courier*, 15 May 1925 & 19 November 1929**
"Easterday Carries on Drugstore Tradition," *Fort Lupton Press*, 16 September 1976, p. 7B
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Historic Site Photographs, circa 1925 (Fort Lupton Museum) & 1930 (Denver Public Library)
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From the 1920s through the 1950s, this building housed the Clock Pharmacy and the medical clinic of Dr. Ernest Pearson. As such, it played an important role in the history of Fort Lupton as a center of medical care and supply. However due to the significant alterations to the building's façade that were completed in the late 1980s, this otherwise important historic building has lost its integrity and is no longer eligible for individual designation to the National Register of Historic Places.**

Fort Lupton Significance: Due to the building's significant integrity problems, this property is ineligible for individual designation in Fort Lupton.

43. Assessment of historic physical integrity related to significance: **This building's early 20th century commercial style remained intact from the time of its construction in 1922 until the 1980s. However, in 1988 it experienced extensive renovation of its historic façade, including complete removal of the storefront. Today little is left of the original architecture that defined this building's character and appearance. Because of these historically insensitive alterations, the property no longer retains or exhibits an adequate degree of integrity to be considered eligible for designation in relation to National Register standards. For the same reason, its poor integrity makes it ineligible for local designation.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D229.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5648** Address: **229 Denver Ave.**

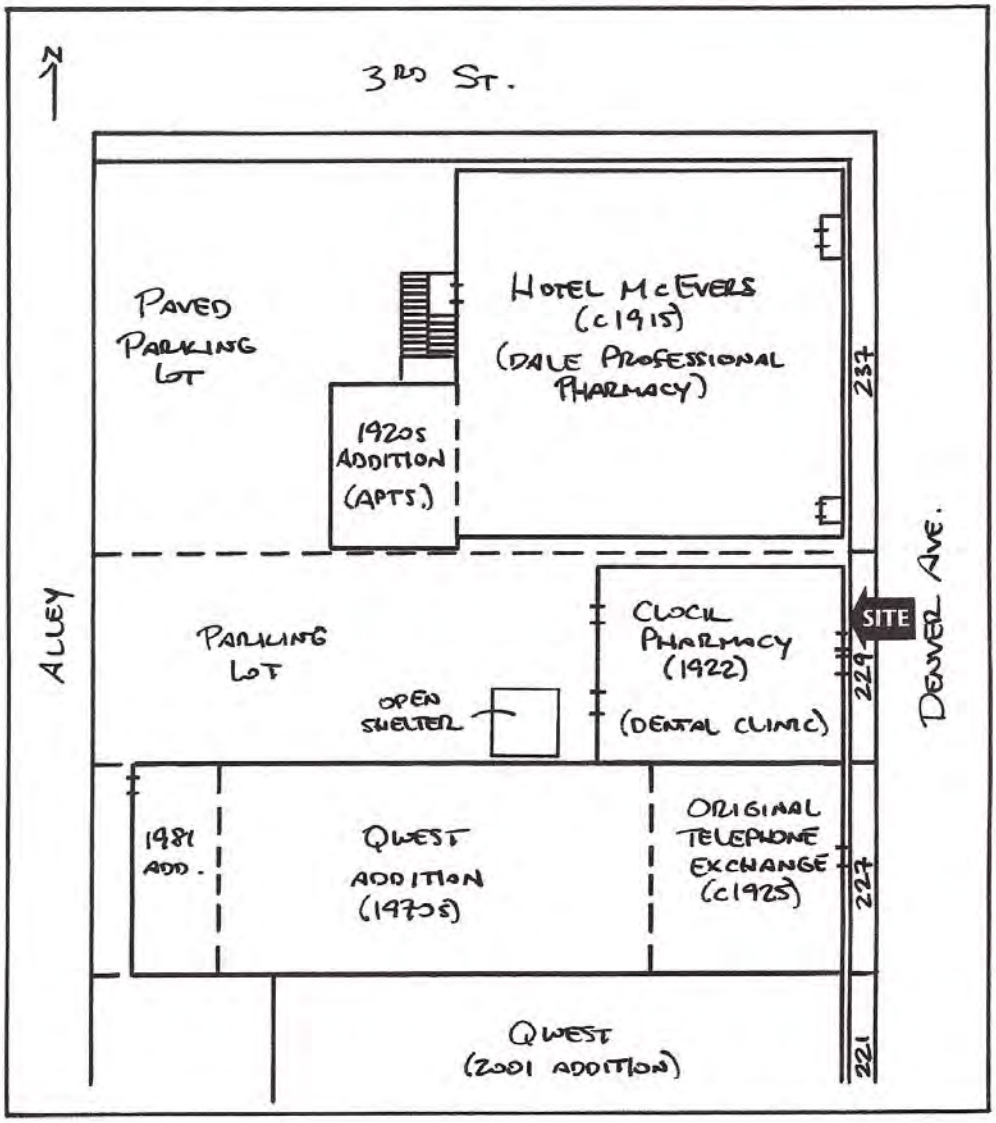
Historic Site Photograph

The Clock Pharmacy

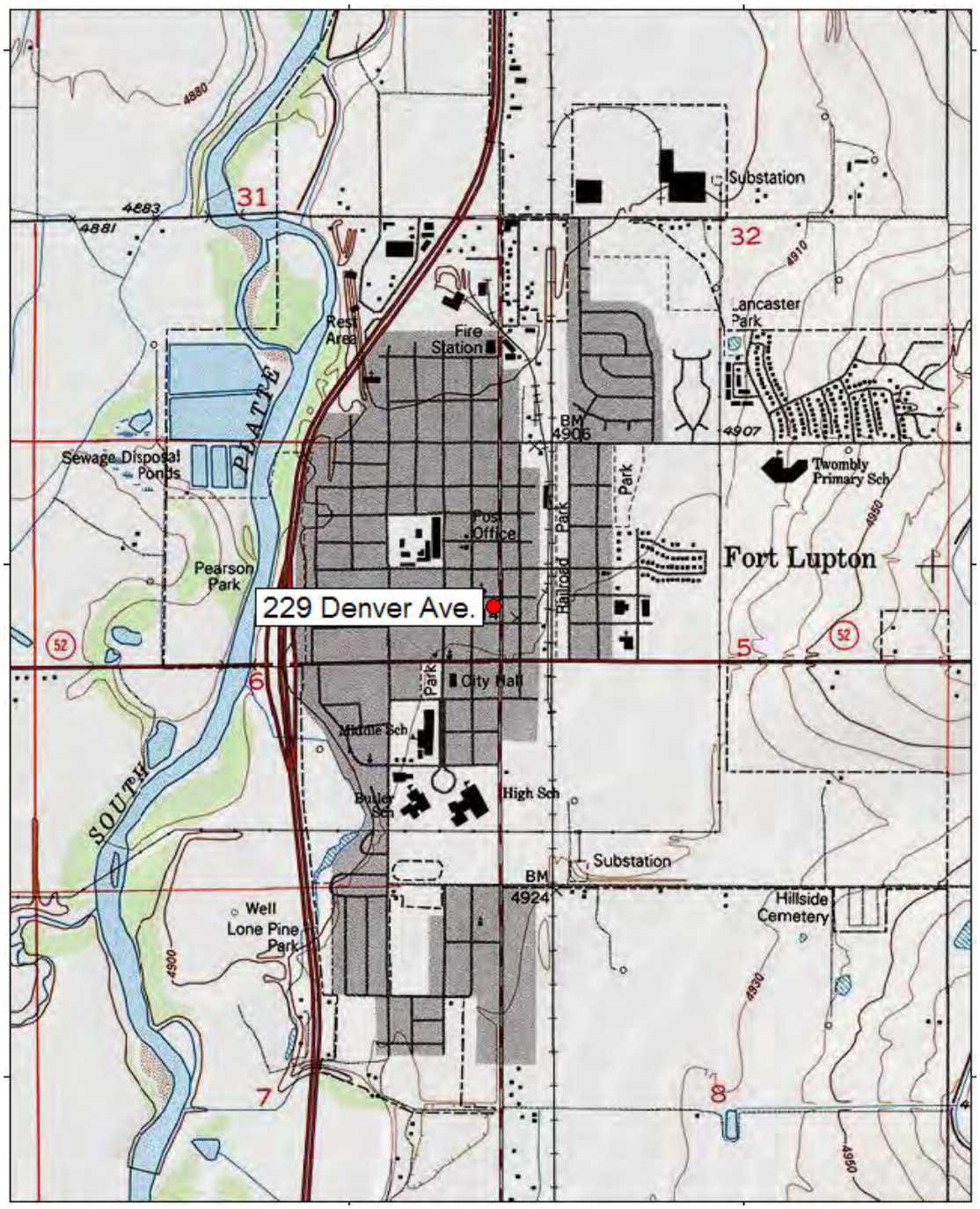
Circa 1925

(Fort Lupton Museum Collection)

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5648** Address: **229 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the west elevation of the building. View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

QuickTime™ and a decompressor are needed to see this picture.

I. Identification

1. Resource Number: **5WL5649**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Hotel McEvers**
6. Current Building Name: **Dale Professional Pharmacy**
7. Building Address: **237 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **William J. Dale**
   P. O. Box 121
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436680**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1-2, Block 20**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **50' x 60'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Chimney**

21. General Architectural Description: **This corner property is occupied by a two-story masonry commercial building that faces toward the east. Located in the eastern half of the site, the building rests upon a concrete foundation. Its exterior walls are constructed of light brown brickwork laid in common bond coursing. Bands of darker brown brickwork ornament the north and east street elevations.**

    The main entrance is found on the east elevation near its northeast corner. This entry to the pharmacy contains a modern commercial door with a metal frame, single light, tall sidelights, and a transom. Most of the façade's first floor is filled with a circa 1950s glass storefront with eight large fixed metal-framed windows. These storefront windows wrap around the northeast corner of the

building. At the southeast corner of the façade is another entrance to a stairway that rises inside the building to the second floor. This entry also holds a glass commercial door with a single light and metal frame.

Above the storefront, extending along the entire width of the façade and wrapping around the northeast corner, is a large wood-frame fixed awning. Metal brackets are also in place from a previous awning. Mounted above the front entrance is a circa 1950s lighted sign with the word "PHARMACY." The second floor on the east elevation holds four one-over-one double hung sash windows with wood frames and surrounds. Projecting from this upper wall is a lighted sign with the words "DALE PROFESSIONAL PHARMACY - PRESCRIPTIONS." This sign is partly supported by a pyramidal metal frame on the roof that also holds an antenna. The building has a flat roof with a short brick parapet wall and chimney.

The north elevation has what appears to have previously been a secondary first-floor entrance that has been infilled with siding and a wrought iron rail. This floor also contains the large fixed storefront window at the northeast corner. Along the second floor are five one-over-one double hung sash windows, all with wood frames and stone sills.

The south elevation has no entries. Along the first floor toward the back of the building are three single-light casement windows with wood frames and brick sills. Several bricked-in spaces are also found on the wall facing the adjacent building to the south. The second floor holds six one-over-one double hung sash windows with wood frames and brick sills.

The west elevation has two entrances with wood panel doors, each with a single light. One of these includes a wood screen door and the other a metal security door. A modern exterior wood stairway rises to the second floor, where the building has two entries. One of these holds a metal slab door and the other has a modern panel door. On the first floor is a single one-over-one double hung sash window with a wood frame and surround. Several other brick-filled window spaces are also present. The second floor holds five one-over-one double hung sash windows with brick sills. Two of these have their lower lights infilled with wood siding.

22. Architectural Style / Building Type: **Commercial Style / Early 20th-Century Commercial**

23. Landscaping or Special Setting Features: **The western area of the property contains a paved parking lot**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1915**

Source of Information: **Colorado State Business Directories; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Hotel McEvers (S. A. McEvers)**

Source of Information: **Colorado State Business Directories; Sanborn Fire Insurance Maps**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This property originally contained a vacant lot on the north (Lot 1), with part of a house to the south**

(Lot 2). In 1915 it was redeveloped with the two-story commercial building that remains there today. This building was constructed to serve as a hotel (on the second floor) with two commercial spaces below. During the 1920s, a two-story masonry apartment addition was constructed to the rear of the building, bringing it to its current size. The building appears to have remained virtually unchanged until 1963, when the storefront was remodeled with new windows and doors. The only exterior changes since then have involved installation of the wood-frame fixed awning in 1976 and the 2001 construction of a new wood stairway on the rear of the building.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Hotel**
Commerce & Trade / Specialty Store

32. Intermediate Use(s): **Domestic / Multiple Dwelling**
Health Care / Medical Business
Government / Post Office
Commerce & Trade / Business

33. Current Use(s): **Domestic / Multiple Dwelling**
Health Care / Medical Business

34. Site Type(s): **Hotel / Retail Shops / Post Office / Pharmacy / Offices / Apartments**

---

35. Historical background: **During the first two decades of the 1900s, this property was occupied by a vacant lot on the north and part of a residence on the south. In 1915, the eastern area of these two lots was redeveloped with a two-story commercial building constructed to house the Hotel McEvers on the second floor with two commercial spaces on the first. The building was owned by S. A. McEvers, who also served as Fort Lupton's mayor from 1916 to 1918.**

Throughout its early years, the 22-room hotel advertised that it catered to automobile parties and commercial salesmen. It was also known to frequently house railroad workers. A 1920s two-story addition to the rear of the building added furnished apartments that were available to rent. Advertised as "new and modern" and promoting its provision of baths, hot and cold water, and steam heat in every room, the hotel continued to operate at this location into the 1950s. By the 1940s the hotel had, at least in part, become a rooming house with long-term tenants. Among these were Dr. C. F. Neal (a local dentist), W. J. Bailey (listed as a businesswoman), and telephone operator Lenora Trezise.

Occupying the main floor during the building's early years was Fort Lupton Light & Power and Whitney's Implement and Hardware. From the 1930s to the early 1940s, the southern commercial space held Fort Lupton's post office. The northern space served as the home of the Red & White Store, a grocery that was replaced around 1935 with Fort Lupton Drug, owned by Frank and Nell Kauffman. The Kauffmans not only expanded their store into a highly competitive enterprise but also operated a nearby bowling alley at 301 Denver Ave.

In 1945, the Kauffmans sold the drug store to their pharmacist, Bill McGuckin. McGuckin ran the store until 1948, when he sold it to pharmacist William Deason and his wife Nellie. The couple renamed the business, which included a soda fountain, Deason Drug. In 1963, the Deasons

remodeled the storefront and William soon became a leader of the Fort Lupton Development Corporation. During the 1940s and 1950s, the southern space on the main floor of the building housed the Home Service Company (a dry cleaner and laundry), Colorado State Employment Service, and Public Service Co. The property was acquired in 1966 by Robert Easterday, who took over Deason Drug and renamed the business Easterday Drug. Easterday, who was previously employed by the Deasons as a pharmacist, was also an active member of the Fort Lupton Development Corporation. Since the mid-1990s, the building has housed Dale Professional Pharmacy, which remains there today.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1915-1956)
Weld County, Assessor's Records (parcel #147106131011)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Fort Lupton Press*, "For Rent," 22 December 1949; "New Front for Easterday," 6 May 1976; "Easterday Carries on Drugstore Tradition," 16 September 1976**
***Blue & White Courier*, 19 November 1929, 3 May 1948**

Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Historic Photograph, 237 Denver Ave., circa 1950, Fort Lupton Museum Collection
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

X A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

X Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture / Commerce**

40. Period of significance: **1915 (Architecture) / 1915-1958 (Commerce)**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **From 1915 through the 1950s, this building housed the Hotel McEvers. During the 1930s and 1940s, half of the main floor was occupied by the Fort Lupton post office. From the late 1930s to the present time, the first floor has also been used as a pharmacy. The building played an important role in the history of Fort Lupton throughout much of the 1900s as the location of one of only two downtown hotels, the post office, and a pharmacy (it continues to be used as a drugstore today). As a primary center of downtown commerce, the property is eligible for designation to the National Register of Historic Places under Criterion A.**

This building also represents a good example of the Early 20th Century Commercial style of architecture, particularly the two-part commercial block. Elements of this style include its flat roof, decorative brickwork, recessed entry, large storefront windows, and upper floor windows spaced for hotel rooms. Alterations to the building, particularly the storefront and awning, have not significantly diminished its integrity, which remains largely intact from the

period of significance. Consequently, it is eligible for designation to the National Register of Historic Places under Criterion C.

<u>Fort Lupton Significance</u>: On the local level, this building is eligible for individual designation in relation to Fort Lupton criteria. Specifically, and for the same reasons stated above, it is eligible under Criterion A-4 for exemplifying the economic and historic heritage of the community. It is also eligible under Criterion B-2 for embodying the distinguishing characteristics of an architectural type or specimen.

43. Assessment of historic physical integrity related to significance: **This building's early 20th century commercial style of architecture remained intact from the time of its construction in 1915 until 1963, when the storefront was rebuilt with the large fixed windows and metal frames that remain there today. This alteration was completed less than fifty years ago, but is emblematic of storefront remodeling in the post-WWII years. In 1976, the wood frame awning was applied to the façade.**

    Today the north street elevation and the second floor of the façade retain their historic appearance, materials and ornamental brickwork. The changes to the exterior of the building do not seem to have detracted from its overall historic character and integrity. Consequently, the building retains and exhibits an adequate degree of integrity to be considered eligible in the area of architectural significance for designation in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D237.1-5**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

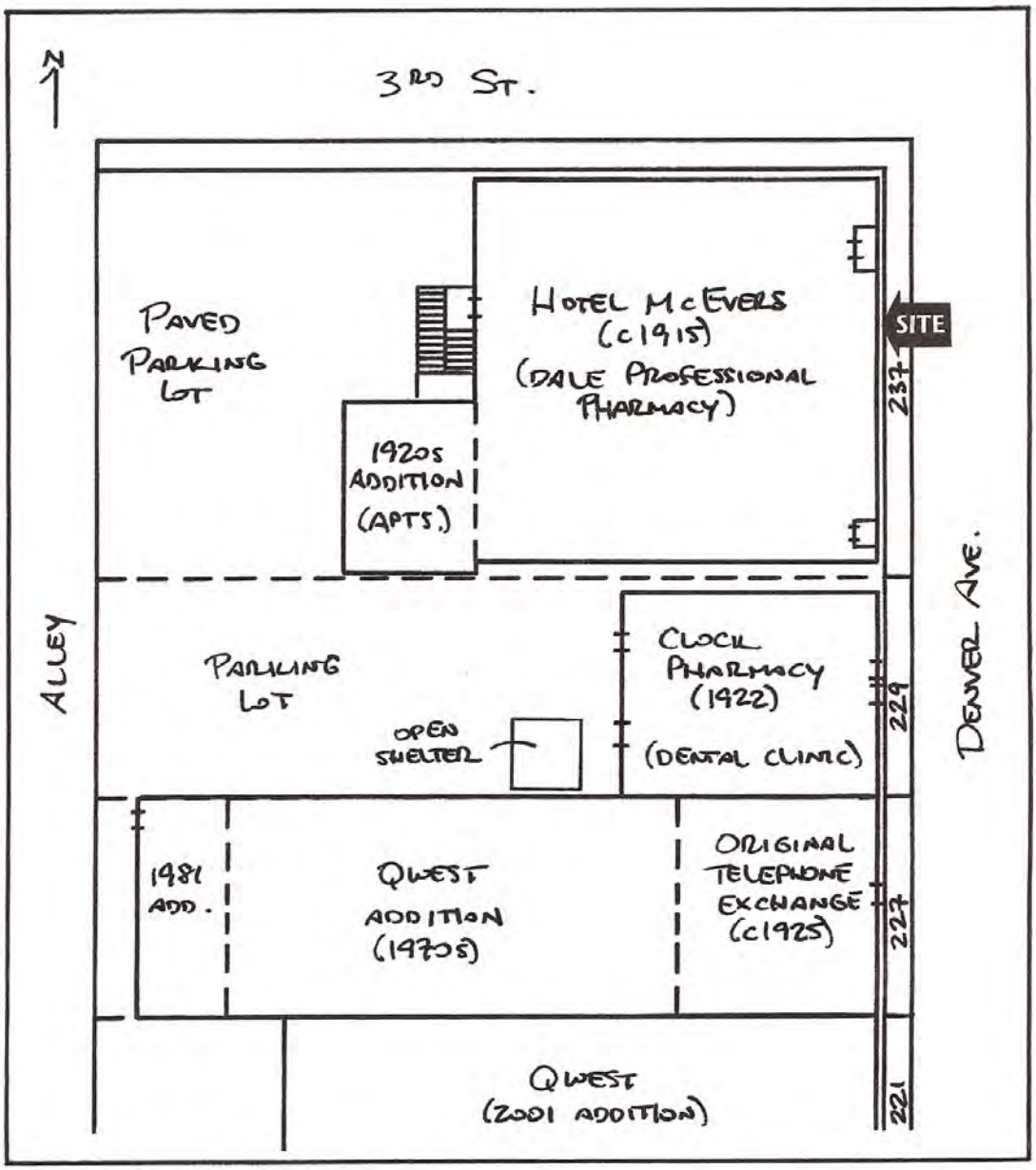
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5649** Address: **237 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5649** Address: **237 Denver Ave.**

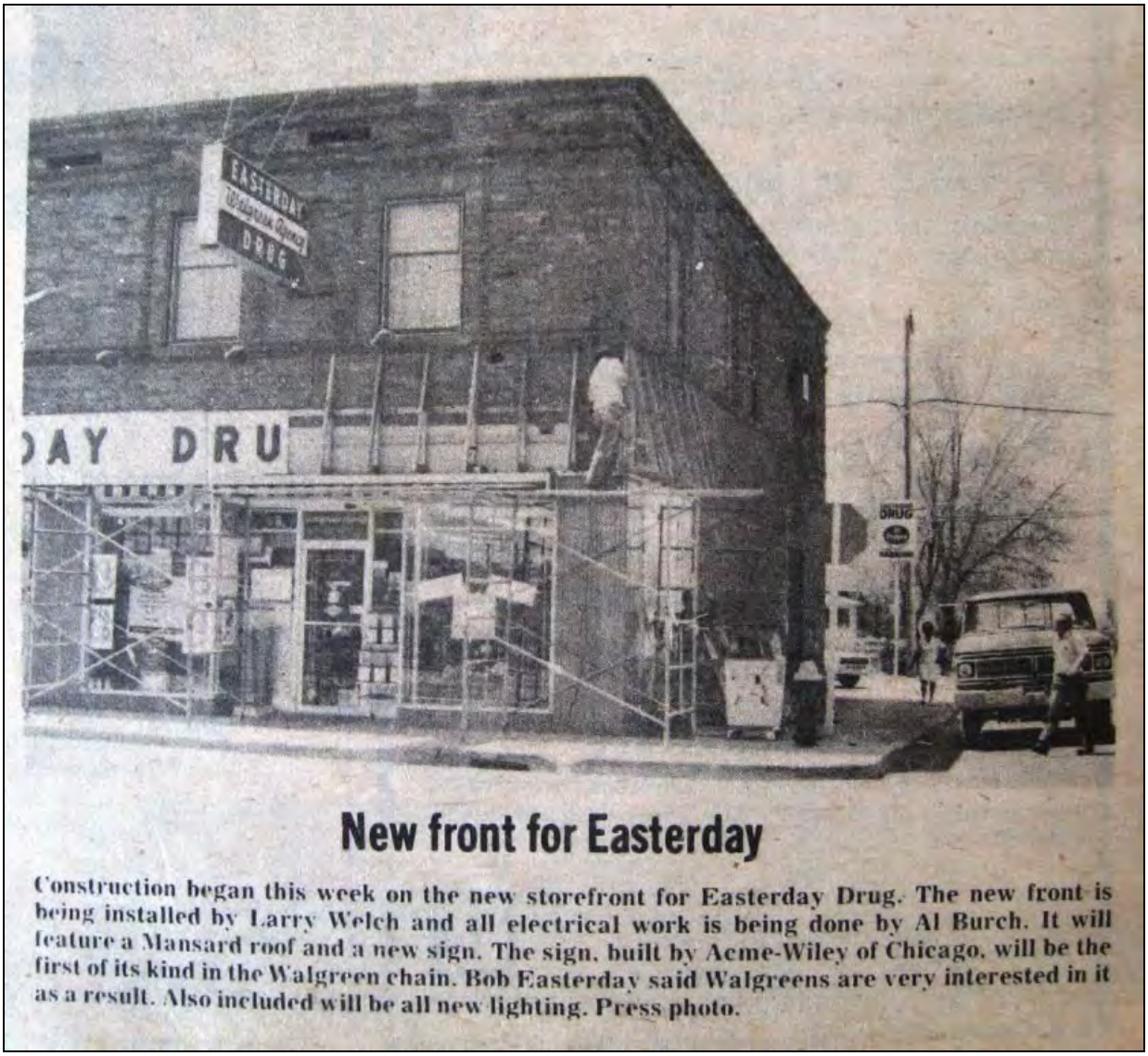
Historic Photographs

McEvers Hotel, circa 1950

(Fort Lupton Museum Collection)

Resource Number: **5WL5649** Address: **237 Denver Ave.**

Historic Photographs



New front for Easterday

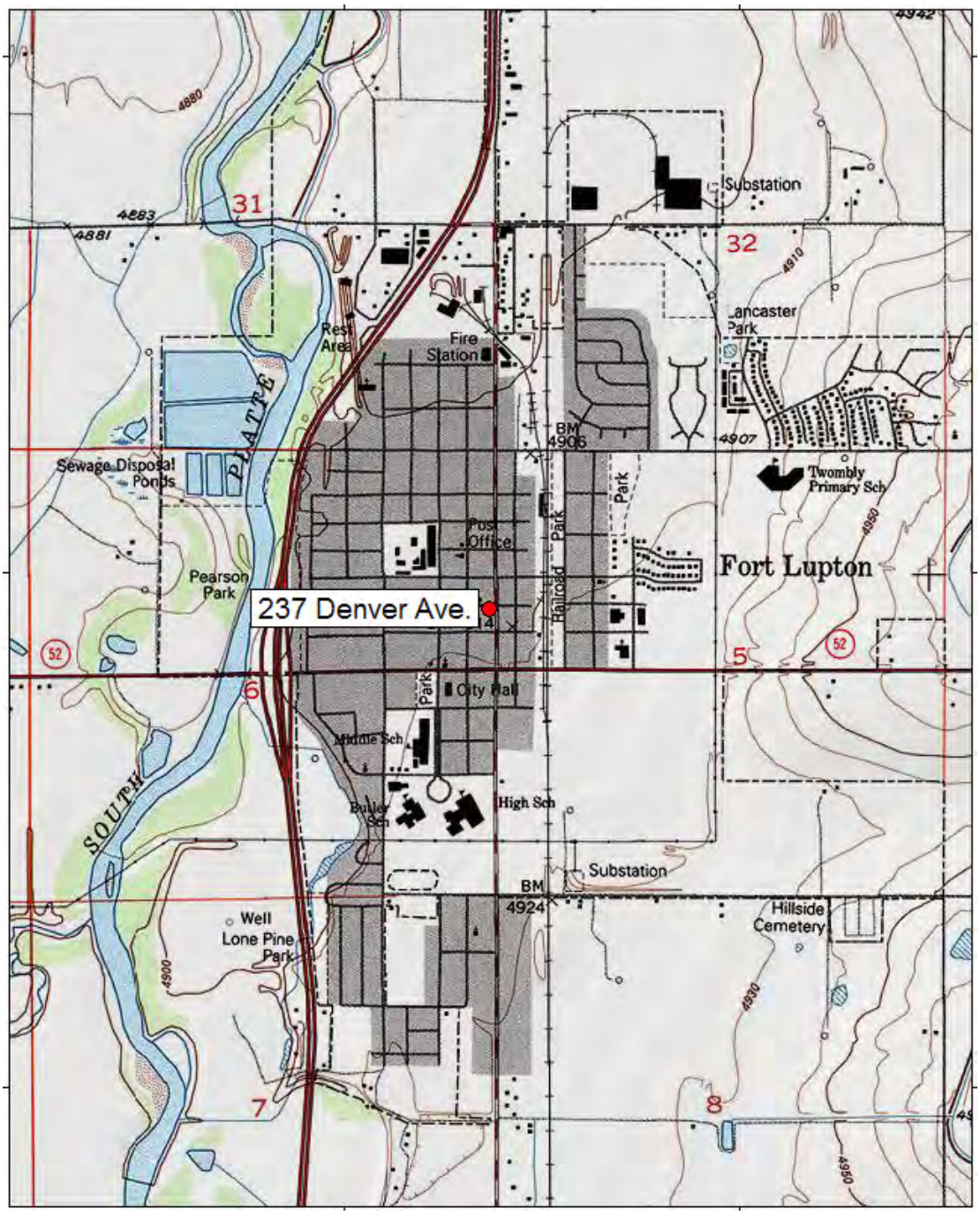
Construction began this week on the new storefront for Easterday Drug. The new front is being installed by Larry Welch and all electrical work is being done by Al Burch. It will feature a Mansard roof and a new sign. The sign, built by Acme-Wiley of Chicago, will be the first of its kind in the Walgreen chain. Bob Easterday said Walgreens are very interested in it as a result. Also included will be all new lighting. Press photo.

McEvers Hotel

(*Fort Lupton Press*, 6 May 1976, p. 1)

Resource Number: **5WL5649** Address: **237 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5649** Address: **237 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the east elevation. View to the northwest.

QuickTime™ and a
decompressor
are needed to see this picture.

View of the north and west elevations. View to the southeast.

Resource Number: **5WL5649** Address: **237 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the west elevation. View to the east.

QuickTime™ and a
decompressor
are needed to see this picture.

View of the west and south elevations. View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 9)

I. Identification

1. Resource Number: **5WL5785**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Odd Fellows Building / Busy Corner Building**
6. Current Building Name: **Not Applicable**
7. Building Address: **300-306 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Independent Order of Odd Fellows**
   Lupton Lodge #100
   709 3rd St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436720**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South ½ of Lots 7 to 10, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **62' x 69'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a two-story masonry commercial building that faces toward the west and occupies most of the site. The main floor is designed for retail use (three units) and the upper floor contains a lodge hall. The building rests upon a poured concrete foundation. Its exterior walls are constructed of brickwork laid in running bond coursing.**

    The façade is heavily ornamented, particularly on the second floor, with an array of brickwork that includes panels, banding, crosses, dogtooth coursing, corbelling and quoins. Fine quality red bricks were used on the façade and south street elevation. The north and east walls were constructed of lesser quality brown brick. The building has a flat roof with a parapet wall that is stepped

along the north and south elevations. A stuccoed brick exterior chimney rises from the ground behind the building, terminating just above the parapet.

The west elevation holds the building's three main entrances, which are located in recessed storefronts. Each of these has an old wood commercial door with a single light, original hardware, and a transom. The recessed entries are finished with concrete floors and beadboard ceilings. The storefronts each hold four fixed windows set in metal frames, with a total of twelve across the front of the building. Greek style fretwork ornaments the framework. Above the storefronts is a circa 1975 wood frame fixed awning that also wraps around the southwest corner. On the façade's second floor are four pairs of one-over-one double hung sash windows, each with wood frames, storm windows, transoms, and shared stone lintels. Centered on the parapet is the following white lettering:

1 9 1 4

I O O F No 100

The south elevation contains two secondary entrances. The smaller of these holds an old wood panel door, along with a stone threshold and a modern metal storm door. The other entrance, located close to the building's southeast corner, holds a modern metal panel door set into an originally larger space, along with a transom. A sign on the door identifies the building's use by the Odd Fellows Rebekahs and the three interlocking rings that are symbolic of the Odd Fellows appears in the transom. A pair of fixed storefront windows is found in an originally larger space near the building's southwest corner. This has a stone sill, with glass blocks infilling the space between the window and the sill. Higher on the wall and centered on the elevation is a pair of small fixed windows with wood frames and a stone sill. The second floor contains four one-over-one double hung sash windows with transoms and stone sills. At this sill level is a continuous brick band that runs the length of the building.

The east elevation holds two secondary entrances that consist of wood slab doors with old wood screens. The southern door has a transom and the northern one includes a wood-frame hood supported by 4" x 4" brackets. On the first floor are three small fixed windows with single lights (one is boarded closed). These are deeply recessed and have wood frames. The second floor contains a modern one-over-one double hung sash window with the original stone sill. An old metal stairway rises from the ground to the second floor window, serving as a fire escape. Below this stairway is the old coal chute for the boiler room. The entire east elevation has been stuccoed.

The building's north elevation is obscured on the first floor by an adjacent one-story building. The second floor contains three small windows that have been boarded closed, along with the original stone sills.

The second floor lodge hall reportedly contains many original interior finishes and decorative features throughout its meeting hall, billiards room, kitchen and dining room.

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22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a paved parking lot to the east.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1914**

Source of Information: **Date on Building; *Fort Lupton Press*, 15 May 1914**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Otis Bartholomew & John Funk**

Source of Information: ***Fort Lupton Press*, 13 June 2001, p. 1**

28. Original Owner: **Independent Order of Odd Fellows, Lupton Lodge #100**

Source of Information: ***Fort Lupton Press*, 15 May 1914**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This building was constructed in 1914 to house retail enterprises and offices on the first floor and the Odd Fellows lodge on the second. Canvas awnings were added above the storefronts by the 1930s. These were replaced around 1975 with the fixed wood frame awning that remains there today. Other changes that appear to have been completed in the past few decades include the boarding of some transoms, the infilling of first floor windows and a doorway on the south elevation, and stuccoing of the rear wall. The storefronts and brick ornamentation on the façade are intact from the date of construction.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Business**
Commerce & Trade / Specialty Store
Social / Meeting Hall

32. Intermediate Use(s): **Not Applicable**

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33. Current Use(s): **Commerce & Trade / Business**
Commerce & Trade / Specialty Store
Social / Meeting Hall

34. Site Type(s): **Offices / Retail Stores / Lodge Hall**

35. Historical background: **Prior to 1910, two residences occupied this property. In 1911, the Independent Order of Odd Fellows, Fort Lupton Lodge No. 100, purchased the site and removed the houses. The group was preparing to redevelop the property as Fort Lupton's downtown district spread toward the south along Denver Ave. Up until that time, the Odd Fellows had been meeting every Thursday evening in the Knights of Pythias Hall, located on the southeast corner of 4th St. and Denver Ave.**

In early 1914, the organization engaged contractors Otis Bartholomew and John Funk to construct the building that remains there today. Because of its size and prominence, the *Fort Lupton Press* noted the progress of its construction, stating on May 15th that work had come to a standstill as the contractors turned down a load of inferior brick and were waiting for another shipment. By July of that year the building was completed and the Odd Fellows had their new lodge hall with three retail rental spaces below to generate income. Since then, the building has

continued to house a variety of offices and retail stores on the main floor, with the Odd Fellows lodge on the second.

Initially, the first floor's three retail spaces were occupied by a confectionery (300 Denver Ave. - the southern space), a barbershop (304 Denver Ave. – the middle space), and a grocery and meat market (306 Denver Ave. - the northern location). Situated in the prominent southern corner location, the confectionery was operated from around 1914 to 1930 by J. A. Perry. Known as Perry's Kandy Kitchen, the store sold cigars, tobacco, sodas, ice cream and candy. The proprietors also kept a large parrot that talked to the many children who frequented this popular establishment.

After the candy store went out of business around 1930, the southern space was occupied through the 1950s by a drug store. Initially known as Fort Lupton Drug, the establishment was owned and operated by Frank C. and Nell Kauffman. They moved the store to 237 Denver Ave. during the 1930s and by 1936 it was replaced by Busy Corner Drug, owned by Elmer L. Lewis. This store, offering drugs, sundries, and a soda fountain, continued to operate at this location through the 1950s. Travelers found the ticket office for Colorado Motorways and then Greyhound Bus Lines within the store, which essentially served as Fort Lupton's bus depot. During the 1940s and 1950s, the store also held the office of Public Service Co. and residents seeking to pay their utility bill had to do so at this location.

The middle retail space in the building was first occupied by a barbershop. This was replaced by the mid-1930s with the A. J. Schloo Co., a purveyor of shoes and clothing. By the early 1940s the name of the store had changed to the Schloo-Bender Co. as Schloo was replaced by new owner George S. Bender.

This changed again by 1950, when it became known as the Bender Store, owned by George S. and Werner C. Bender. The firm continued to sell clothing from this location throughout the 1950s.

City Market, owned by Frank Burt, initially occupied the northern retail space in the building. The store advertised "meat, fruits and vegetables fresh every day." This business continued to operate into the late 1930s, when it was replaced by the Home Grocery, owned by Lee Combs. Combs continued to operate his business there into the 1940s. Between 1944 and 1954, the Fort Lupton Post Office operated out of this location. In 1954, the space was taken over by Greeves Furniture. This became Fort Lupton Home & Auto Supply in 1956, operated by L. E. Klovdahl. The firm sold appliances, furniture and television sets.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147105215007)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier*, 15 May 1925, 19 November 1929, 18 February 1936 & 3 May 1948**
***Fort Lupton Press*, 15 May 1914**
"Next Stop on Tour of Historic Fort Lupton: Odd Fellows Building," *Fort Lupton Press*, 13 June 2001, p. 1
***Fort Lupton Press*, 22 December 1949 (advertisements)**
***Fort Lupton Spirit*, 16 May 2006**
Photograph of the IOOF Building (1940), Collection of the Fort Lupton Museum

Photograph of snow removal in front of the IOOF Building (c1935), Collection of the Fort Lupton Museum
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context, 2003.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

X **A.** Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

X **C.** Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

X Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

X Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

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Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Architecture / Commerce**

40. Period of significance: **1914 (Architecture); 1914-1958 (Commerce)**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **This building is a good example of early 20th century commercial architecture, particularly the two-part commercial block. It retains much of its original design and materials, particularly its recessed storefronts, second floor ornamental brickwork, and original wood doors and windows. As such, the building appears to be eligible for listing in the National Register under Criterion C in the area of architecture. It also is a good representative example of the development of second-floor lodge halls with rental retail space below to help defray costs of construction and upkeep. In many small towns in Colorado, this resulted in the construction of prominent downtown commercial buildings that also served as fraternal lodges. For this reason, the building appears to be eligible for National Register listing under Criterion A as representative of the development of small town commerce in the early 20th century.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property appears to be eligible for individual designation in the area of historical importance (#4) for its association with the economic heritage of the community and in the area of architectural importance (#2) for embodying the distinguishing characteristics of early 20th century commercial architecture, in this case the two-part commercial block.

43. Assessment of historic physical integrity related to significance: **This 1914 building has experienced few significant changes to its architecture since it was constructed. The most noticeable alteration was the installation of a fixed awning above the storefronts around 1975 to replace the earlier canvas awnings that were found there. Aside from this, some of the transoms have been boarded closed and one south elevation window and a door have been replaced. Otherwise, the storefronts, façade ornamentation, and most of the windows, doors, stone lintels and other features are original. Overall, the building retains and exhibits much of its original appearance and materials. Consequently, it shows an adequate degree of architectural integrity in relation to both National Register and Fort Lupton standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity,**

downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D300.1-10**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

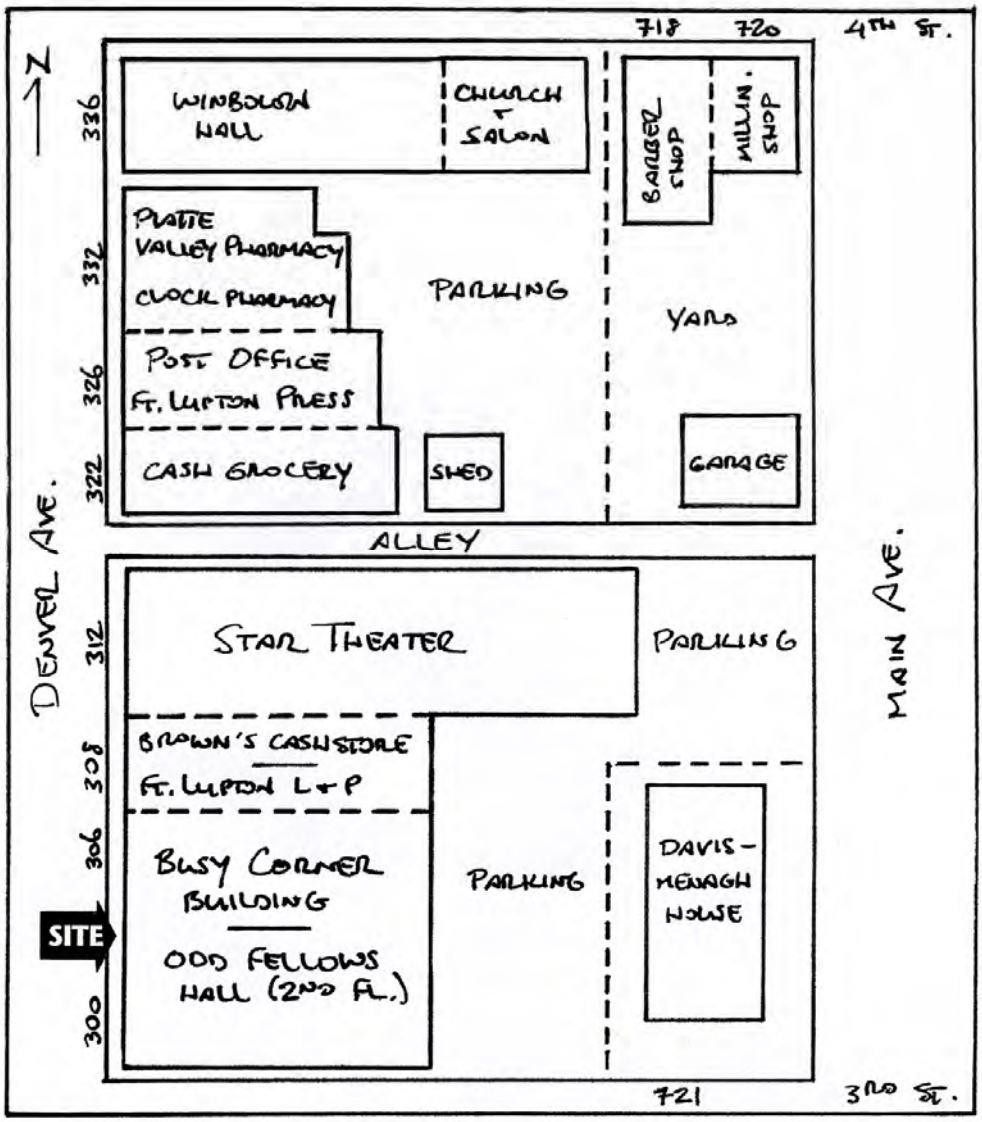
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

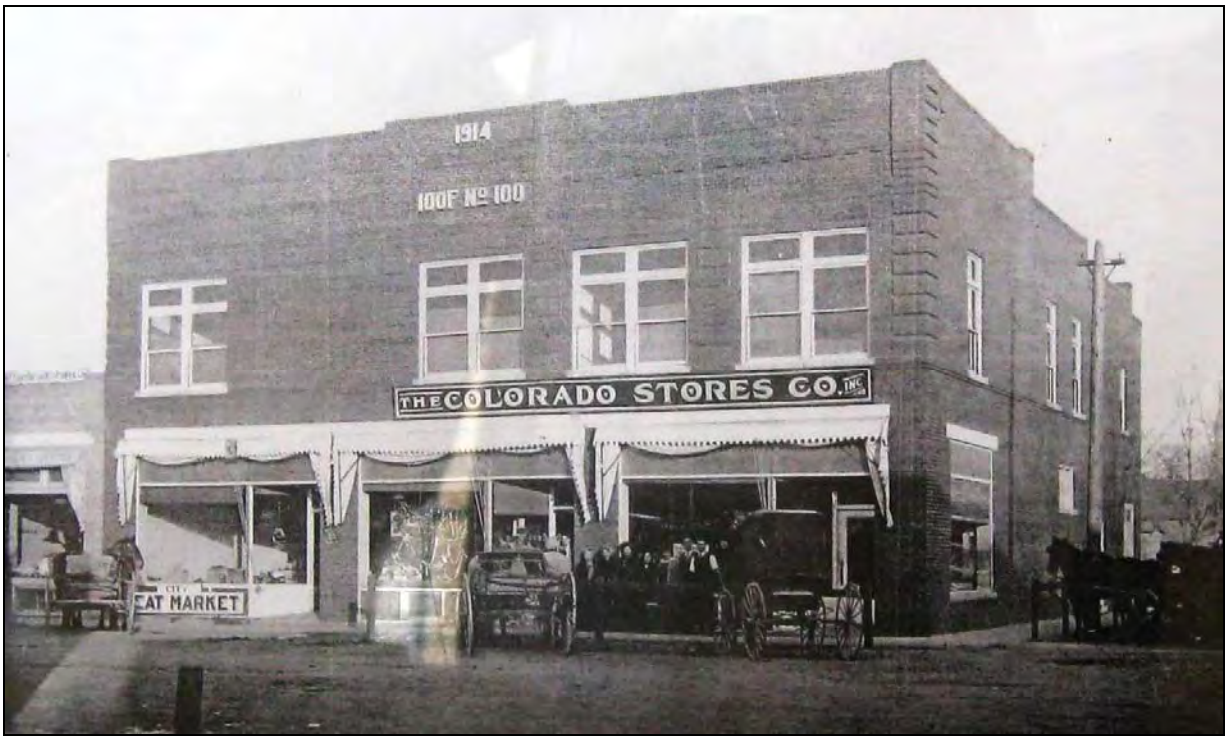
Resource Number: **5WL5785** Address: **300-306 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5785** Address: **300-306 Denver Ave.**

Historic Photograph

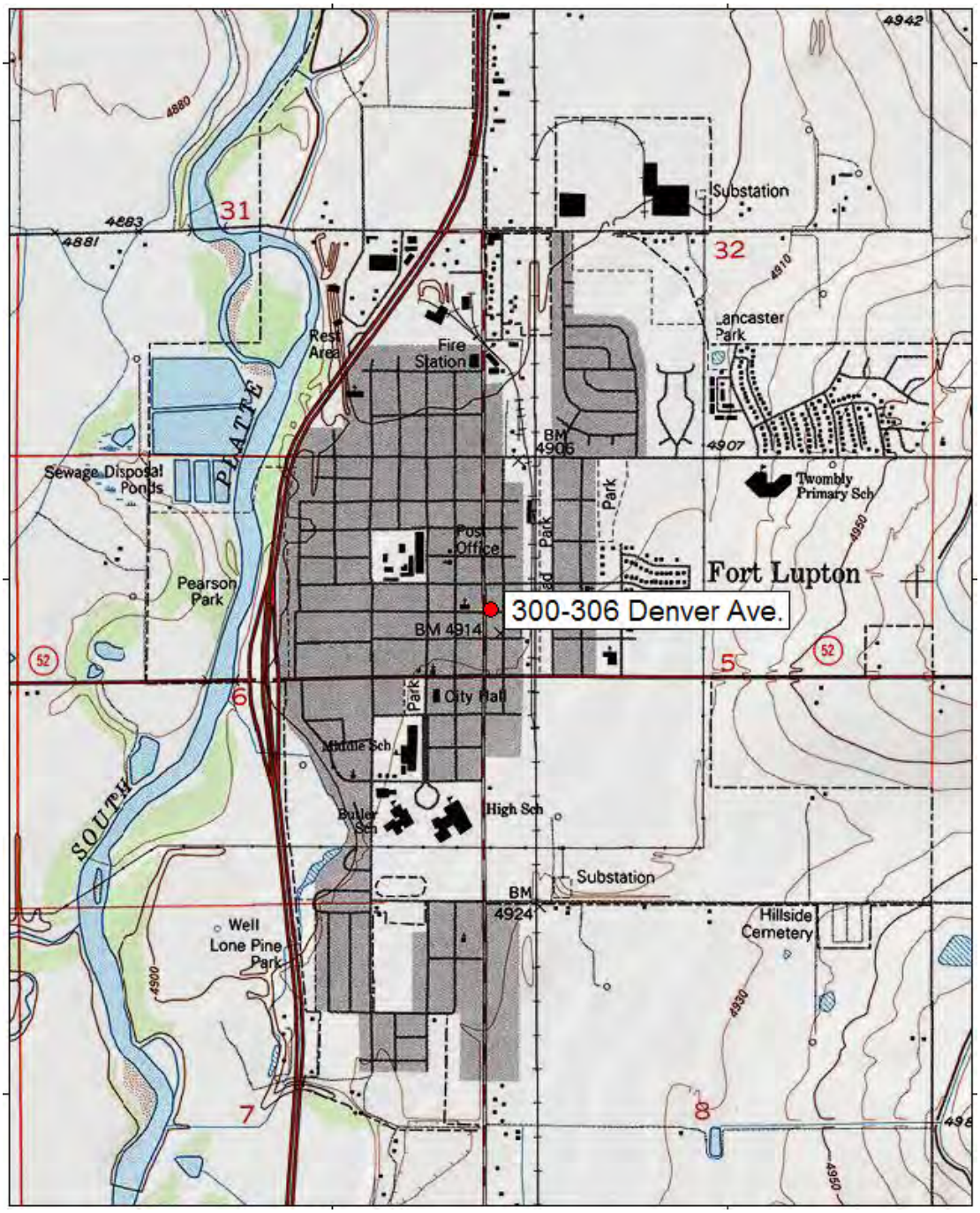


The Odd Fellows Building, 1914. View to the northeast.
(From the collection of the Fort Lupton Museum)

The Odd Fellows Building, 1940. View to the northeast.
(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5785** Address: **300-306 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5785** Address: **300-306 Denver Ave.**

Additional Photographs

View of the south elevation. View to the north.

View of the south and east elevations. View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

QuickTime™ and a decompressor are needed to see this picture.

I. Identification

1. Resource Number: **5WL5650**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Gambles**
6. Current Building Name: **Not Applicable**
7. Building Address: **301 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Fort Lupton LLC**
   7500 E. Arapahoe Rd., #345
   Centennial, CO 80112

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436710**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South 5.6' of Lot 9 & all of Lot 10, Block 19**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **32' x 120'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This corner property is occupied by a one-story masonry commercial building that faces toward the east. Occupying the entire site, the building rests upon a concrete foundation and its exterior walls are constructed of brickwork laid in running bond coursing. The walls toward the front of the building are medium brown in tone and those along the rest of the building are blonde.**

    The main entrance is found on the east elevation. This recessed entry contains a glass commercial door with a metal frame and a single light. Most of the façade is filled with an early 1960s glass storefront made up of six large fixed metal-framed windows that share brick rowlock sills. The storefront wraps

around the southeast corner of the building, where a pair of large metal-framed windows with a shared brick rowlock sill is also found. Above the storefront, the façade consists of a blank brick wall. Metal framework associated with a full-width awning remains mounted to this wall above the windows, although the canvas is no longer present.

The south elevation has no entries. Along the length of this wall are six small two-light fixed windows with metal frames and brick rowlock sills. One of these window spaces has been filled with an air conditioning unit. The west elevation along the alley holds a pair of metal slab doors with metal security doors. Also along this wall are three small windows that are identical to those found on the south elevation. The building has a flat roof with a low brick parapet wall along the perimeter that is capped by a single rowlock band.

22. Architectural Style / Building Type: **Commercial Style**

23. Landscaping or Special Setting Features: **Not Applicable**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1961**

    Source of Information: **Weld County, Assessor's Records (parcel #147106122003); Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **American Legion Post #102**

    Source of Information: **Weld County, Assessor's Records (parcel #147106122003); Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This property originally contained an earlier building that was destroyed by fire in 1955 and was not reconstructed. Instead, it was replaced in 1961 with the building that remains there today. This building's exterior appearance has remained virtually unchanged since that time.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Vacant / Not in Use**

34. Site Type(s): **Retail Shops**

35. Historical background: **During the 1880s, pioneer blacksmith Christopher Lambrecht erected a wood-frame building on this property. However, rather than opening a blacksmith shop there, he used the building to house the first saloon and billiard hall in the small town of Fort Lupton. It also served as the initial meeting place of the town board following incorporation in 1889. In the early 1900s, the property was in use as a residence. Sometime around 1915, the building was enlarged to house a bowling alley and billiards hall, which remained there for the next four decades. During the 1920s and 1930s, this establishment was known as Bill's Place, named for owner Bill McGuckin. Throughout the WWII years it was identified as the Fort Lupton Pool Hall and after the war it became Lupton Lanes & Sporting Goods. The building suffered a fire in 1955 and was demolished.**

The current building on the site was constructed in 1961 by Fort Lupton's American Legion Post #102, which used proceeds from their slot machines to raise the funds. Rather than using it as an American Legion hall, the building became occupied by Gambles, an appliance and electronics store that had previously been located up the street at 414 Denver Ave. Gambles remained at this location into the 1980s, at which time the property was still under the ownership of the American Legion. The building was then occupied for a time by George's True Value Hardware. Until recently it housed Fastenal, a provider of industrial and construction supplies. At this time the building is vacant.

36. Sources of information:

Fort Lupton City Directories (1933, 1942)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106122003)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Fort Lupton Press*, 22 December 1949 (advertisement); Gambles advertisement & "Easterday Carries on Drugstore Tradition," 16 September 1976**
***Blue & White Courier*, 19 November 1929 (Bill's Place advertisement); 3 May 1948, p. 11**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From 1961 through 2007, this building housed an appliance and electronics store, a hardware store, and an industrial and construction supplies store. As a retail location of no great or representative historic significance, the building has played a modest role in the modern history of Fort Lupton. For this reason, it is ineligible for designation to the National Register of Historic Places in relation to possible historic significance.**

This building also represents a modest and somewhat bland example of mid-20th century commercial architecture. Alterations to the building have not significantly diminished its integrity. However, it is simply a building of no great or representative architectural style, and is

consequently ineligible for designation to the National Register of Historic Places in relation to possible architectural significance.

<u>Fort Lupton Significance</u>: On the local level, this building is ineligible for individual designation for the same reasons stated above.

43. Assessment of historic physical integrity related to significance: **This building has remained largely intact from the time of its construction in 1961, with few changes that might have impacted its integrity.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

Resource Number: **5WL5650** Address: **301 Denver Ave.**

Architectural Inventory Form
(Page 7 of 7)

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45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D301.1-4**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

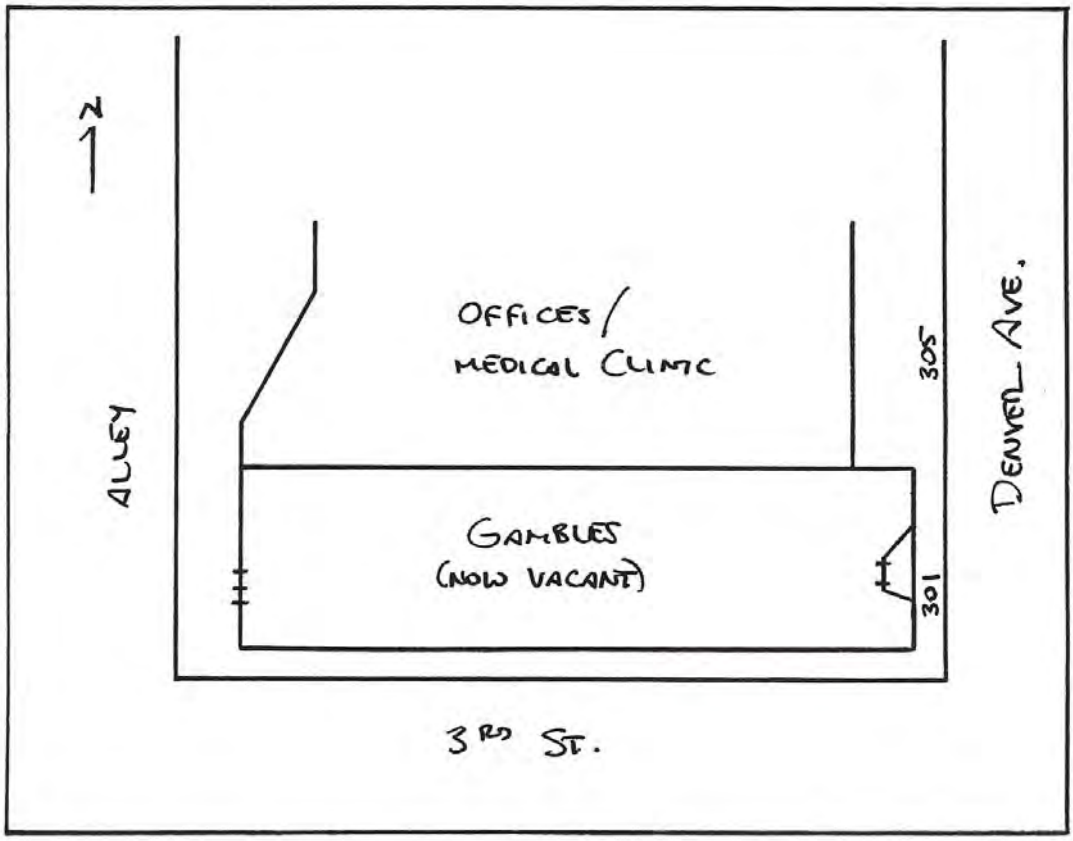
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

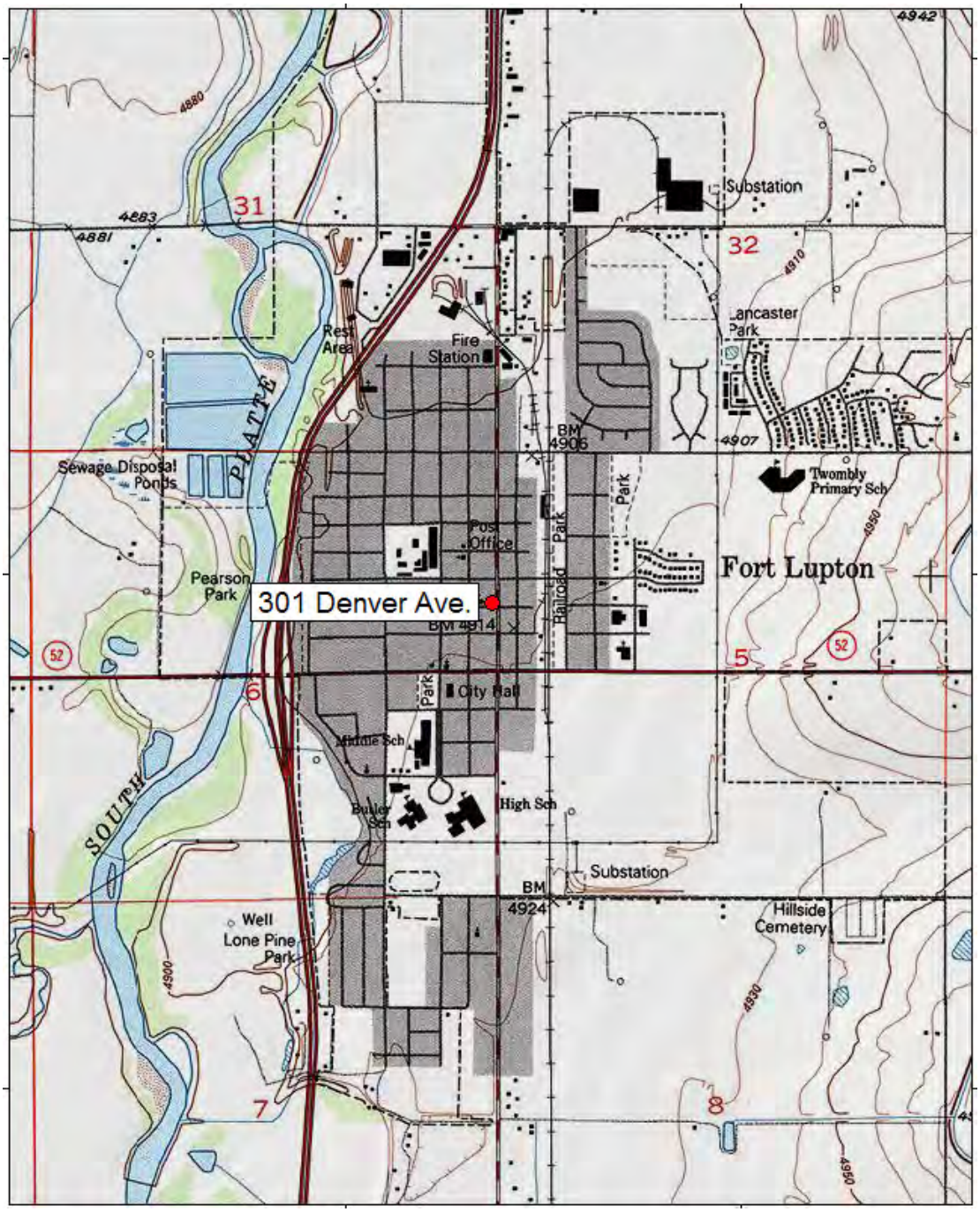
Resource Number: **5WL5650** Address: **301 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5650** Address: **301 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5650** Address: **301 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the south and east elevations. View to the northwest.

QuickTime™ and a
decompressor
are needed to see this picture.

View of the east elevation. View to the southeast.

Resource Number: **5WL5650** Address: **301 Denver Ave.**

Additional Photographs

QuickTime™ and a
decompressor
are needed to see this picture.

View of the west and south elevations. View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5786**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Brown's Cash Store / Fort Lupton Light & Power Company / Golden Rule Store**
6. Current Building Name: **Not Applicable**
7. Building Address: **308 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Fort Lupton Medical Team PC**
   308 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436730**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Part of the North 1/2 of Lots 7 to 10, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **31' x 68'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a small one-story masonry commercial building that faces toward the west and occupies most of the site. The building rests upon a poured concrete foundation. Its exterior walls are constructed of brickwork laid in running bond coursing. The building has a flat roof.**

    The façade is finished with brickwork laid in running bond coursing. Ornamenting the parapet are a brick cross-pattern band and a dogtooth course. A beam spanning the façade at the base of the parapet is decorated with equidistant rosette bolts. Spanning the full width of the façade is a small modern awning. Fenestration on this elevation is limited to two large fixed windows with metal

frames and brick sills. The entry is recessed with a concrete floor, angled brick sidewalls, and a metal commercial door with a single light.

The rear wall of the building is constructed of concrete blocks. It contains two modern fixed single-light windows with metal frames and brick lintels. The rear entry holds a metal commercial door with a single light. Adjacent commercial buildings obscure this building's north and south elevations.

22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a small paved parking lot to the east.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

    Source of Information: **Sanborn Fire Insurance Maps (1912 & 1917); State Business Directory (1915)**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Benjamin F. Brown**

    Source of Information: **State Business Directory (1915)**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This small building was constructed around 1915 to house retail businesses. While the size of the building has not changed since then, its façade was remodeled during the first few decades following World War II. In 2002 the façade was remodeled again to remove a metal mansard, reconstruct the storefront, and install the awning that remains there today. This effort did not restore the façade, but resulted in non-historic windows, a non-historic main entry, and new brickwork on the lower three-quarters of the wall. The ornamental brick parapet on the façade is intact from the date of construction and is the only visible evidence that this is an older building.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Business**
    Commerce & Trade / Specialty Store

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Health Care / Medical Office**

34. Site Type(s): **Offices / Retail Stores**

35. Historical background: **Prior to 1910, this property was part of the rear yard of two residences that faced toward the south onto 3rd St. The houses were removed in 1911 and for a short time the property was simply a vacant lot. Around 1915 it was developed with the small commercial building that remains there today. This building was originally divided into two interior spaces: the northern held Brown's Cash Store (a small grocery) and the southern space was occupied by the offices of Fort Lupton Light & Power.**

The Light & Power Company was organized in 1912, with W. C. Sterne as its general manager. The firm claimed more than 140 paying customers by the end of its first year of operation. Before long it appears to have become part of the extensive holdings of the Northern Colorado Power Company. In May 1915, this was taken over by the Western Light & Power Company, which operated a large power plant outside of Boulder. From that year through the late 1920s, P. D. Shepperd managed the Fort Lupton office. It appears to have moved out of the building at 308 Denver Ave. around 1930 and into the building across the street at 323 Denver Ave. as the firm became part of the Colorado Central Power Company.

Around 1930, Brown's Cash Store expanded and took over the entire building. Benjamin F. Brown came to Fort Lupton in 1904 from Normal, Illinois. In 1907 he graduated from college in Greeley and then taught school in Fort Lupton. He took a clerking job in the St. John Mercantile store in Fort Lupton, where he learned the retail business. Brown soon opened his own grocery and general merchandise outlet, known as Brown's Cash Store, in the new building at 308 Denver Ave. In 1915, he also served as Fort Lupton's town clerk. As an educated man and one of the town's leading business owners, Brown was elected in 1920 to a two-year term as mayor. He went on to serve additional terms in 1926 and 1928.

Brown's Cash Store remained in this building until around 1940. Shortly afterward it was occupied by the Golden Rule Store, a dry goods retail shop owned by Fred Erlenborn. This store continued to operate there throughout the 1950s. By the mid-1970s it had been replaced by Klovdahl's, a retailer of appliances, furniture and television sets that expanded from the adjacent building to the south.

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36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147105215012)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier*, 15 May 1925, 19 November 1929, 3 May 1948**
***Fort Lupton Press*, 22 December 1949**
Photograph of the Golden Rule Store (1940), Collection of the Fort Lupton Museum
Photograph of snow removal in front of the Brown's Cash Store Building (c1935), Collection of the Fort Lupton Museum
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context, 2003.
Wilbur Fisk Stone. *History of Colorado*. Chicago: S. J. Clarke Publishing Co., 1918.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building was originally a good example of early 20th century commercial architecture, particularly the one-part commercial block, it has suffered from extensive alterations to its façade in recent years.**

Its only remaining historic façade feature is its ornamental brick parapet. The building housed offices and retail businesses of local historic significance, especially the Light & Power Company offices and Brown's Cash Store, which was owned by one of the town's early 20th century mayors. However, the extensive façade alterations have rendered the building ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property held businesses of local importance but is ineligible for individual designation due to the façade alterations described.

43. Assessment of historic physical integrity related to significance: **This circa 1915 building has experienced significant changes to its architecture since it was constructed. It appears to have undergone an initial façade remodel during the years following World War II. However, the most noticeable and extensive alteration was the installation of new brickwork and windows on the façade, along with a new fixed awning above the storefront. These changes were completed in 2002 and the building now exhibits little of its original appearance other than the ornamental brick parapet. Consequently, it retains an inadequate degree of architectural integrity in relation to both National Register and Fort Lupton significance standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D308.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings**

49. Date(s): **1 February 2009**

Resource Number: **5WL5786** Address: **308 Denver Ave.**

Architectural Inventory Form

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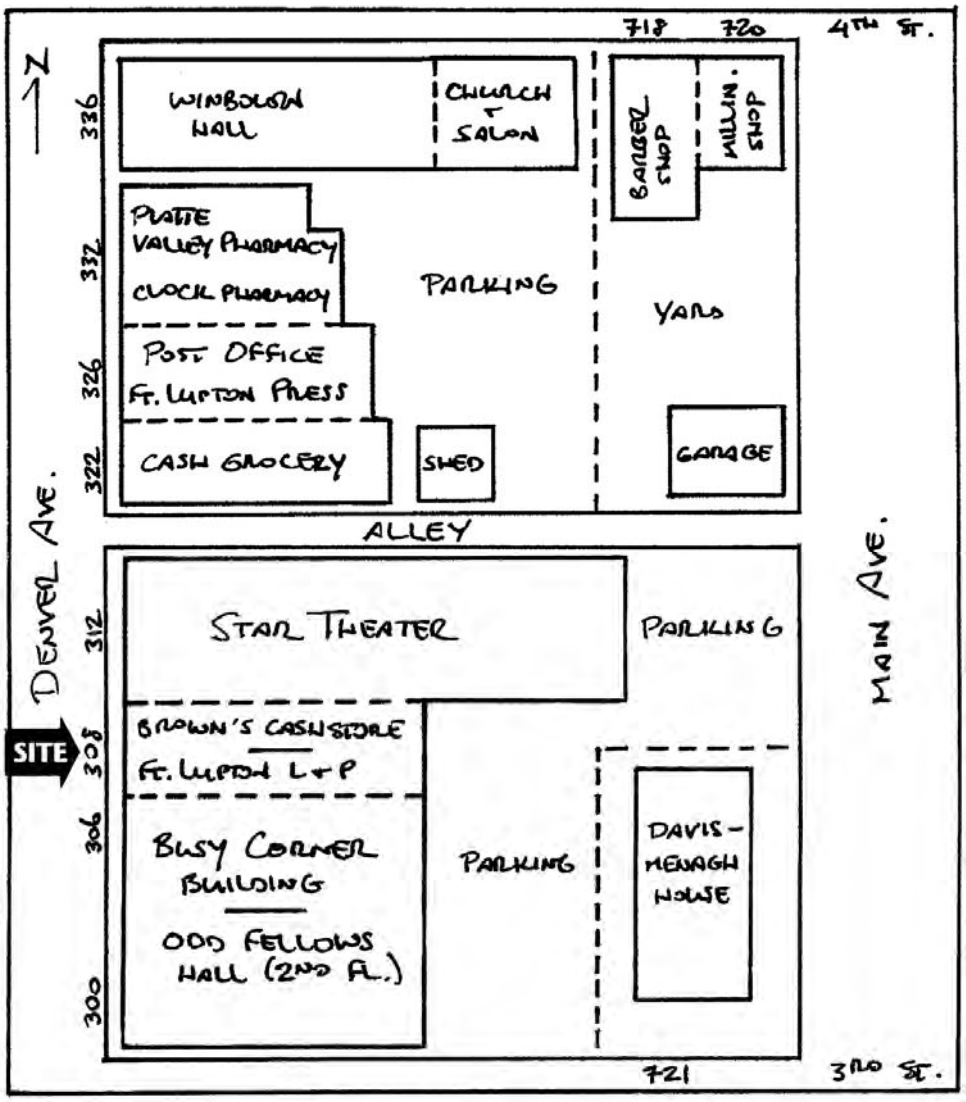
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5786** Address: **308 Denver Ave.**

Site Diagram
(not to scale)



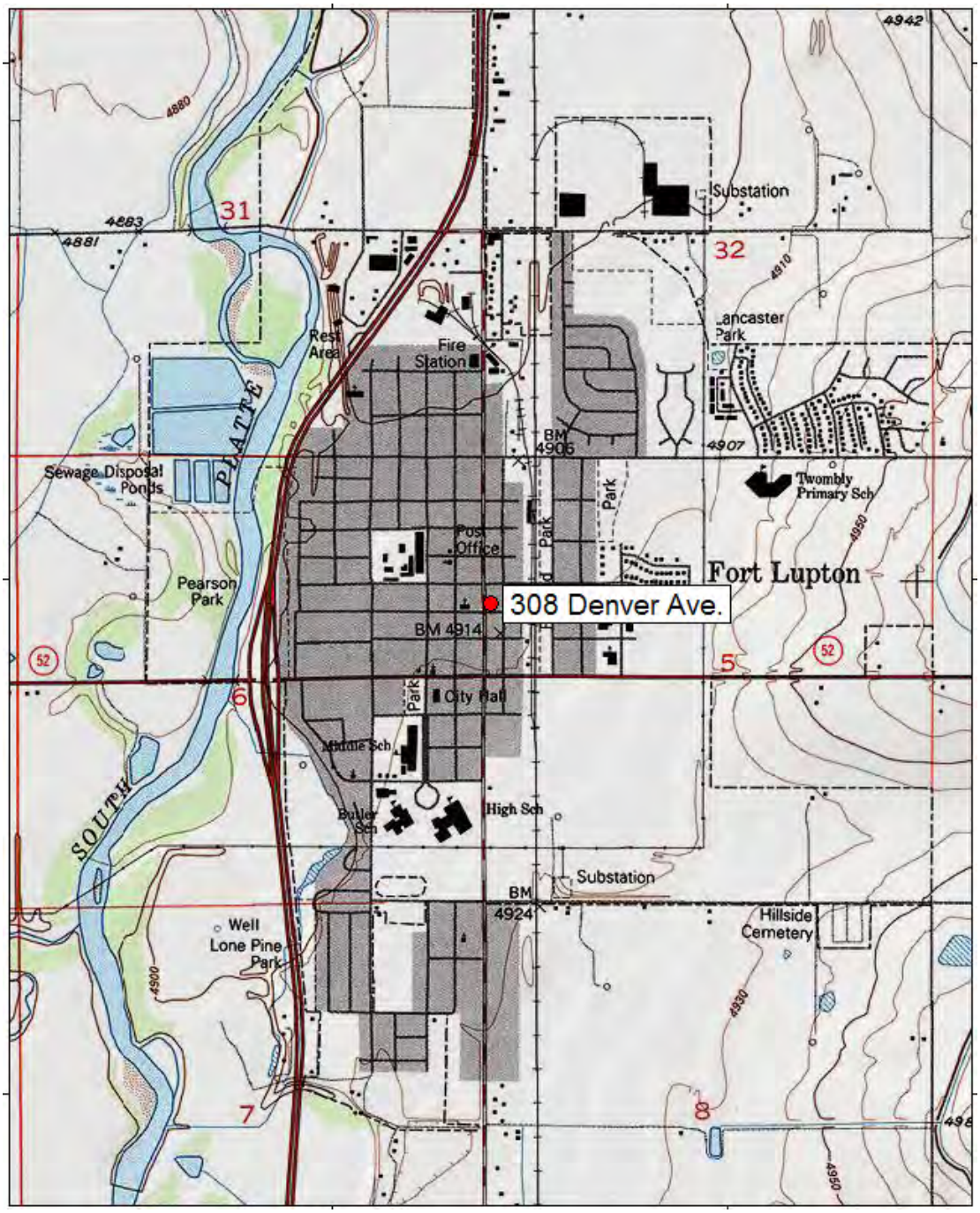
Resource Number: **5WL5786** Address: **308 Denver Ave.**

Historic Photograph

The building at 308 Denver Ave. (second to the left), 1940. View to the northeast.
(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5786** Address: **308 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5786** Address: **308 Denver Ave.**

Additional Photographs

View of the east (rear) elevation. View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5787**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Cash Grocery & Meat Market / Dabney Jewelry Store / Lupton Cleaners & Clothiers**
6. Current Building Name: **Grannie's Diner**
7. Building Address: **322 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Carolyn McCarthy**
   322 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436750**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **S. 28' of Lots 3 to 6, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **28' x 80'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Wood**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Metal Roof**

20. Special Features (enter all that apply): **False Front; Decorative Shingles**

21. General Architectural Description: **This property contains a long narrow one-story masonry commercial building that faces toward the west and occupies most of the site. The building rests upon a poured concrete foundation. Its exterior walls are constructed of brickwork laid in running bond coursing. Covering the façade is a false wood front. Behind this, the building has a front-gabled roof. Projecting from the rear of the building is a small concrete block addition with a shed roof.**

    The façade's false front is finished with painted wood planks set on a diagonal. Spanning the full width of the façade is a fixed wood awning with wood shingles. The main entry is recessed with a concrete floor, angled sidewalls, and a pair of

modern wood panel commercial doors, each with nine lights. Fenestration on this elevation is limited to two large fixed windows with wood frames and two smaller fixed windows with wood frames in the angled side walls of the entry.

The exposed south elevation along the alley consists mostly of a brick wall. Also along this length are three door spaces that have been infilled with brickwork. Four windows were located along the south elevation, although these have also been infilled with bricks. The north elevation is obscured by the adjacent commercial building.

The rear wall of the main building is exposed only above the attached addition. The gable wall there is finished with a combination of decorative wood fish-scale and diamond-pattern shingles. Two window spaces in the gable wall are boarded closed. A rear entry is located in the concrete block addition.

22. Architectural Style/Building Type: **False Front Commercial (altered example)**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a small unpaved parking lot to the east.**

24. Associated Buildings, Features or Objects: **Behind the main building, and separated from it by a narrow passageway, is a 21' x 22' cinder block outbuilding. This has a wood plank door on the north elevation that is inset into what appears to have originally been an auto-size door space that has been infilled with horizontal planks. Also on the north elevation are two boarded window spaces. The east elevation holds a band of five single-light fixed windows with metal security bars and wood frames. Along the south elevation are a modern metal commercial door and a window space that has been infilled with concrete blocks. The building has a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1908**

    Source of Information: **Sanborn Fire Insurance Maps (1908); Assessor's Records; "Fort Lupton: The Best Town in Colorado," Fort Lupton Commercial Club, c1910**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **The Cash Grocery & Meat Market - Hubbell & Moore, Proprietors**

    Source of Information: **"Fort Lupton: The Best Town in Colorado," Fort Lupton Commercial Club, c1910**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This small building was constructed in 1908 to house a grocery store. It was expanded by 1917 with a small addition to the rear. Sometime between 1917 and 1930, the building was remodeled to hold two retail businesses that were oriented side-by-side to run the east-west length of the building. The rear addition and outbuilding appear to have been constructed in the 1940s or 1950s.**

While the size of the building has not changed since then, its false front façade was extensively remodeled, most likely during the 1970s. This involved removal of the original features and installation of new diagonal wood plank siding, a fixed awning, and new storefront windows and commercial doors. The remodel resulted in retention of a false front and recessed entry, although with historically inappropriate features.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Commerce & Trade / Restaurant**

34. Site Type(s): **Grocery & Meat Market / Laundry / Jewelry Store**

35. Historical background: **During the late 1800s and early 1900s, this property was vacant. In 1908, as downtown Fort Lupton expanded, the property was developed with the small commercial building that remains there today. This building held the Cash Grocery & Meat Market, owned by Hubbell and Moore, throughout its early years. To accommodate the business' growth, the building was expanded by 1917 with a rear addition.**

By the late 1920s, the building had been adapted to hold two retail spaces. The southern space was occupied by Fort Lupton Cleaners, owned throughout the 1930s and 1940s by Kenneth and Gertrude Dellinger. By the early 1940s, the shop had been renamed Lupton Cleaners & Clothiers to reflect the fact that it had expanded beyond cleaning and pressing into tailor-made men's suits and furnishings. It was advertised as "The Biggest Little Store in Town." During the 1950s the store was owned by Eldred and Marjorie Johnson. Lupton Cleaners & Clothiers continued to operate at this location through the 1970s.

The northern space in the building held the Dabney Jewelry Store starting in the late 1920s. Owner J. C. Dabney operated the Fort Lupton business as well as another jewelry store in downtown Brighton through the 1930s. By the early 1940s, ownership of the business had transferred to jewelers L. D. Hubbard and A. G. Seaverns. In the 1970s, the space was occupied by the Smart Set Beauty Salon.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215004)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier*, 19 November 1929, 3 May 1948**
***Fort Lupton Press*, 22 December 1949, 16 September 1976**
"Fort Lupton: The Best Town in Colorado," Pamphlet Published by the Fort Lupton Commercial Club, circa 1910.
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context, 2003.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **While this building was originally a good example of very early 20th century false front commercial architecture, it has suffered from extensive non-historic alterations to its façade. The building housed retail businesses of local historic significance, specifically the Cash Grocery & Meat Market, Dabney Jewelers, and Lupton Cleaners & Clothiers. However, the extensive façade alterations have rendered the building ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the façade alterations described.

43. Assessment of historic physical integrity related to significance: **This 1908 building appears to have been largely intact for many decades but experienced significant changes to its façade, evidently during the 1970s. These changes involved the removal and replacement of its original façade woodwork, windows, and canvas awning. These were replaced with non-historic features that did not attempt to replicate the original look of the building and extensively altered its appearance. Today the building exhibits its general historic form but almost nothing of its original façade details. Consequently, it retains an inadequate degree of architectural integrity in relation to both National Register and Fort Lupton significance standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D322.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

Architectural Inventory Form

49. Date(s): **1 February 2009**

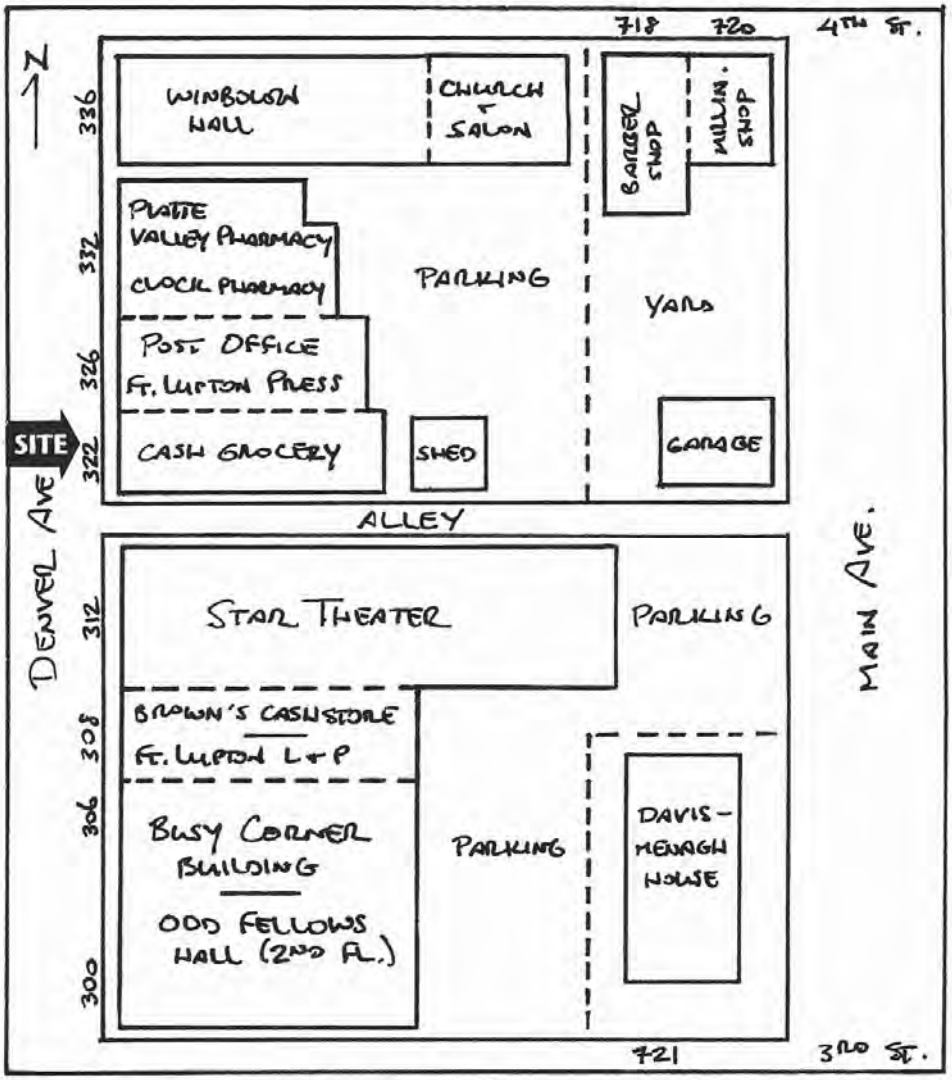
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5787** Address: **322 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5787** Address: **322 Denver Ave.**

Historic Photograph

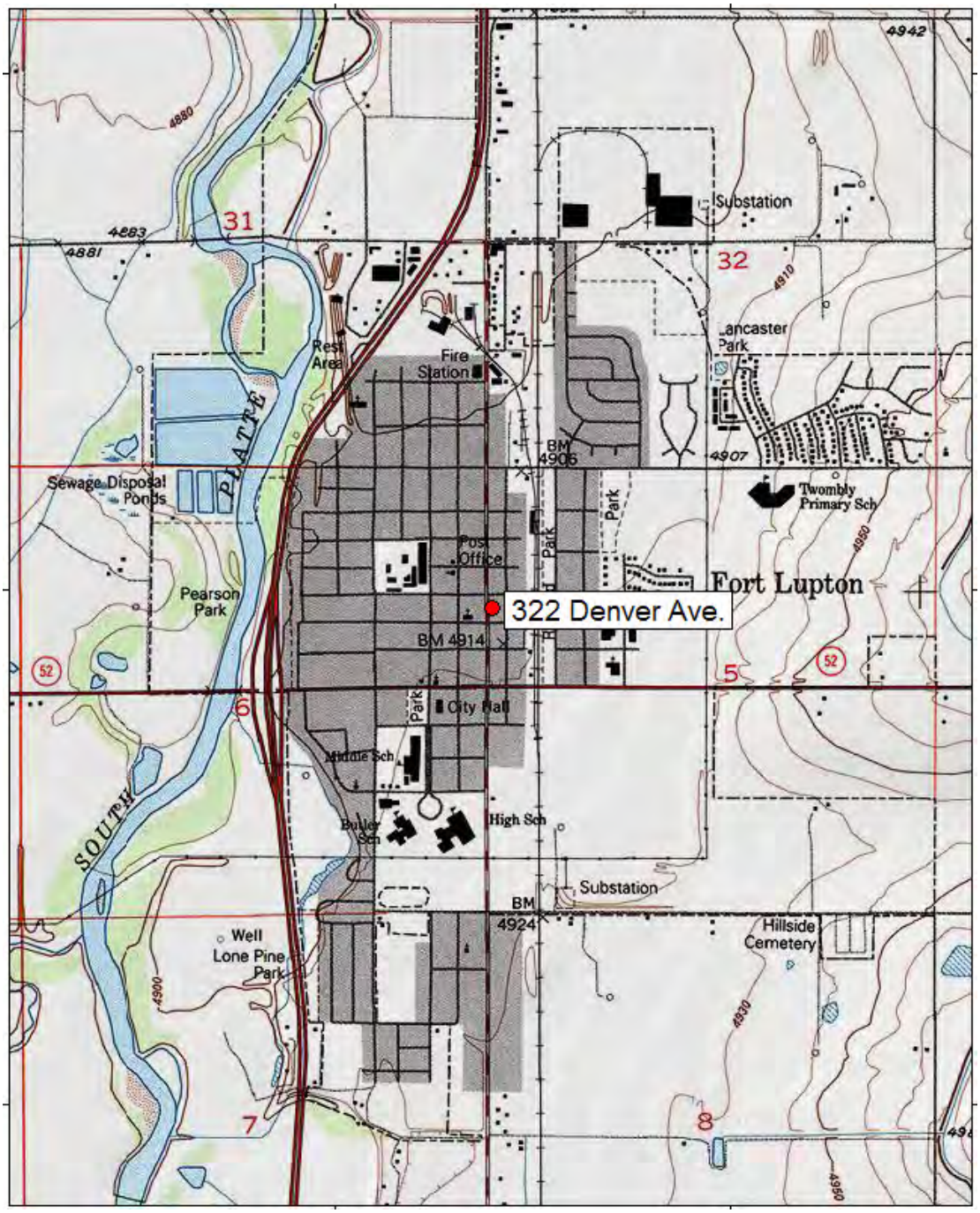
The Cash Grocery & Meat Market on the right.

Circa 1910

(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5787** Address: **322 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5787** Address: **322 Denver Ave.**

Additional Photographs

View of the south elevation along the alley, and of the shed behind the building.
View to the northwest.

View of the east elevation of the building and of the shed.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5788**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Midway Garage / Colorado Central Power Company**
6. Current Building Name: **United Power**
7. Building Address: **323 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **United Power Inc.**
   P. O. Box 929
   Brighton, CO 80601

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436740**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 5 & 6, Block 19**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **54' x 120'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Chimney**

21. General Architectural Description: **This property is occupied by a one-story masonry commercial building that faces toward the east. Occupying the entire site, the building rests upon a concrete foundation and its exterior walls are constructed of brickwork laid in running bond coursing. The façade features a stepped brick parapet. Stucco has been applied to the remodeled façade, as well as the exposed side and rear walls.**

    The main entrance is centered on the facade, which is divided into three bays. Each of these has its own separate entry, although they share a common modern metal-framed storefront that is recessed into what is in essence a loggia or portico. The central entry holds a pair of modern metal commercial doors with single lights. Each of the flanking entries contains a modern metal commercial door with a single light. In addition to the storefront and doors, the full width of the façade, from the ground up to the base of the parapet wall, has been extensively remodeled. Today it is characterized by stucco facing, with an arched central opening flanked by squared openings, all of which provide access to the recessed doorways and storefront. Fixed metal gates are placed in the squared entry spaces, requiring visitors to enter the building through the central arched opening. Flanking the stuccoed entries are two pairs of large arched

windows with brick sills and arched surrounds. Projecting from the wall above the entryway is a modern

shared hood supported by wood brackets and covered with Spanish-style tiles. The upper part of the façade features the original stepped brick parapet, with exposed brick panels and banding.

The rear elevation along the alley is stuccoed and has two entries. One holds a pair of metal commercial doors with no lights. The other has one narrow metal commercial door with a single light. Both of these entries are decades old. Also on the rear elevation are four infilled, stuccoed window spaces. The building's north elevation is mostly obscured by an adjacent commercial building. Its south elevation is also largely obscured, but is exposed near the rear alley, where two infilled stuccoed window spaces can be seen. The building has a flat roof and a short stuccoed chimney at the northwest corner.

22. Architectural Style / Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **Not Applicable**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

    Source of Information: **Weld County, Assessor's Records (parcel #147106122006); Sanborn Fire Insurance Maps (1912 & 1917)**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Ora Putnam / Midway Garage**

    Source of Information: **Signage on building in historic photo, circa 1915, Fort Lupton Museum; *Fence Post*, "Fort Lupton History: Neil & Juanita Putnam," 18 October 1993**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This building was constructed around 1915 to serve as an auto sales and service garage. During its early years, it included a small commercial space in its northeast corner. Around the early 1930s, the eastern interior area of the building was remodeled to include three commercial spaces. The western half of the building held a single commercial space. The exterior of the building appears to have remained largely unchanged until around 1980, when it underwent a major remodel completed by Public Service Company. United Power appears to have undertaken another remodel in 1992.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**
Commerce & Trade / Business
Health Care / Clinic

33. Current Use(s): **Commerce & Trade / Business**
Commerce & Trade / Specialty Store

34. Site Type(s): **Auto Sales & Repair Shop / Barber Shop / Power Company Offices / Real Estate & Insurance Office / Veterinary Clinic**

35. Historical background: **From around 1890 to 1915, this property was occupied by the Fort Lupton Livery Stable, originally owned by Joe Gorman and then by D. Carter Moore. However, this facility was demolished around 1915 and replaced by the masonry building that remains there today. This new building was constructed by Ora Putnam to house the Midway Garage. Putnam reportedly sold Maxwell automobiles from this location and went on to serve three terms as Fort Lupton's mayor during the 1920s and 1930s. In the building's northeast corner was a separate store space occupied by the barbershop of Albert W. Bracy, who was also elected school board president in 1920. By 1925, the auto shop had become the Brewster Motor Co., which offered Ford automobile sales and service. Brewster Motors moved to 214 Denver Ave. in 1928 and the building served for a short time as the home of Hammond Chevrolet.**

Around 1933, the property started a second phase of its history. The front half of the building was separated into three commercial spaces, each of which had a storefront onto Denver Ave. The central space and western half of the building were occupied by the Colorado Central Power Company, a privately-owned electric company that had its district offices in Fort Lupton. The firm distributed electric power purchased from Public Service Company. The northeastern space was still occupied by Bracy's Barber Shop. Located in the southeastern space was Forman's Cleaners. However, this was soon replaced by the real estate and insurance office of A. C. and Charles M. Whiteside. The pioneer Whiteside family had been in the Fort Lupton area since the 1870s. During the 1930s, A. C. Whiteside also served as president of the Fort Lupton Chamber of Commerce.

Sometime in the late 1930s, the Whiteside real estate office was joined by the clinic of veterinarian Dr. W. W. Aichelman. It appears that Aichelman was likely to have maintained his clinic in rooms behind the office. He served three terms as mayor of Fort Lupton (1948-1950, 1950-1952, 1952-1954) during the years his clinic was located in this building. Throughout the 1940s and 1950s, the building continued to be occupied by Colorado Central Power, Whiteside Realty, and Dr. Aichelman's clinic.

During the 1970s, the property was occupied by Public Service Company and general contractor D & F Builders. Since around 1990, it has served as the home of United Power, the Fort Lupton Chamber of Commerce, and Dean's Barber Shop.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Weld County, Assessor's Records (parcel #147106122006)

***Blue & White Courier*, 15 May 1925 & 19 November 1929 & 3 May 1948 (advertisements)**
***Fort Lupton Spirit*, 16 May 1906 (advertisement)**
***Fence Post*, "Fort Lupton History: Neil & Juanita Putnam," 18 October 1993**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From around 1915 through the early 1930s, this building housed auto sales and service shops, along with a barbershop. Between the early 1930s and 1950s, it served as the home of a veterinary clinic, real estate and insurance office, power company office, and barbershop. These businesses were important to local consumers of the time. Of these various historic uses, the auto garage may be the most significant for its association with the early development of auto related businesses in Fort Lupton. However, the building has been heavily altered with changes to its façade that render it ineligible for designation to the National Register of Historic Places in relation to possible historic significance.**

    This building also represented a good example of early 20th century commercial architecture, specifically the auto sales and service garage. However, the extensive non-historic alterations to its facade have significantly diminished its integrity. Due to these changes, the building is no longer representative of any historic architectural style, and is consequently ineligible for designation to the National Register of Historic Places.

    <u>Fort Lupton Significance</u>: On the local level, this building is ineligible for individual designation for the same reasons stated above.

43. Assessment of historic physical integrity related to significance: **This building appears to have remained largely intact from the time of its construction around 1915 until around 1980, when its façade was heavily remodeled. The remodel completed at that time, together with another that appears to have taken place in the early 1990s, resulted in a significant loss of integrity. Because of these changes, especially the replacement or covering of the entire historic storefront, the building no longer exhibits an adequate degree of its historic appearance to merit individual designation to the National Register of Historic Places.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D323.1-2**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

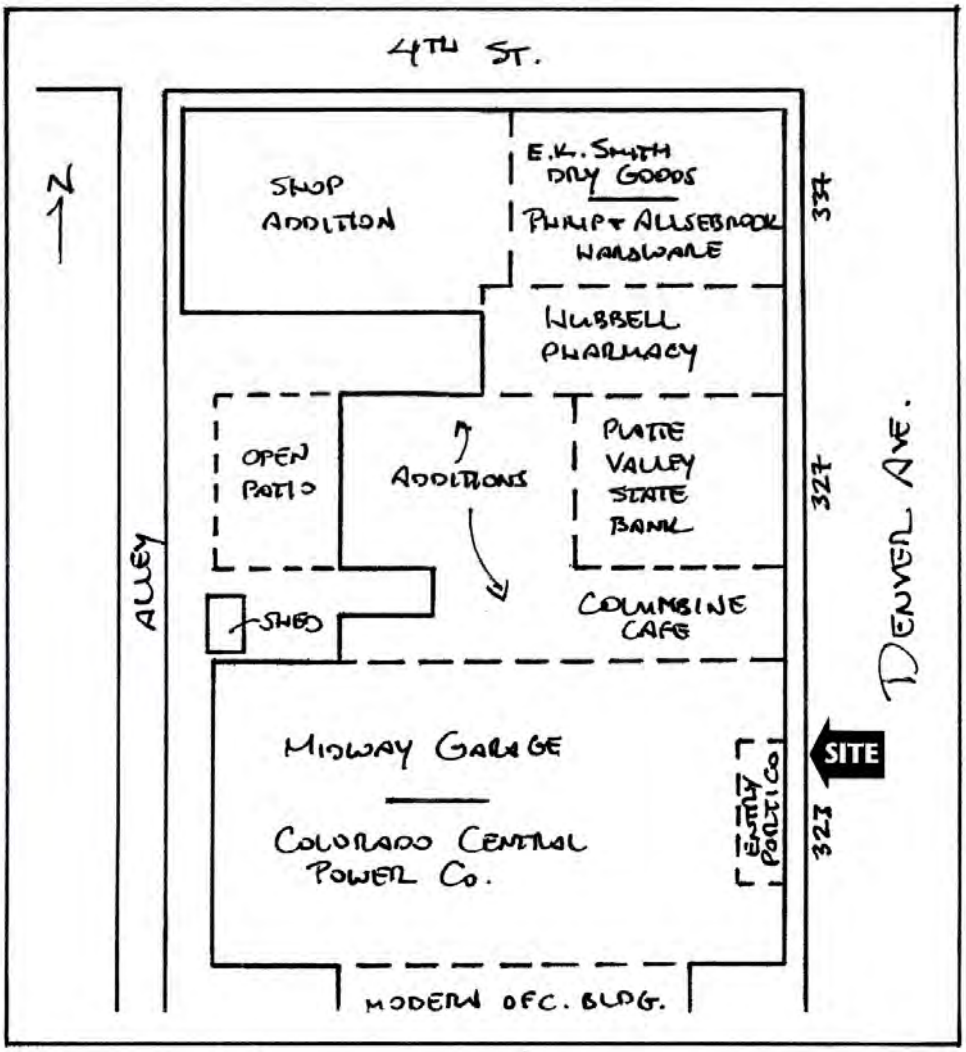
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5788** Address: **323 Denver Ave.**

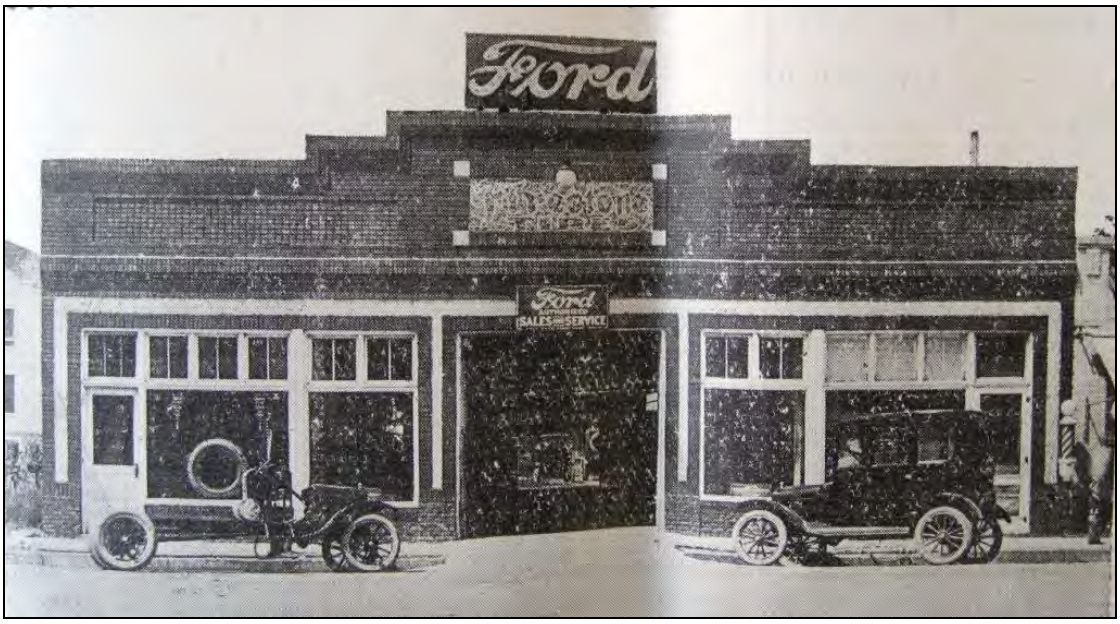
Site Diagram
(not to scale)



Resource Number: **5WL5788** Address: **323 Denver Ave.**

Historic Photographs

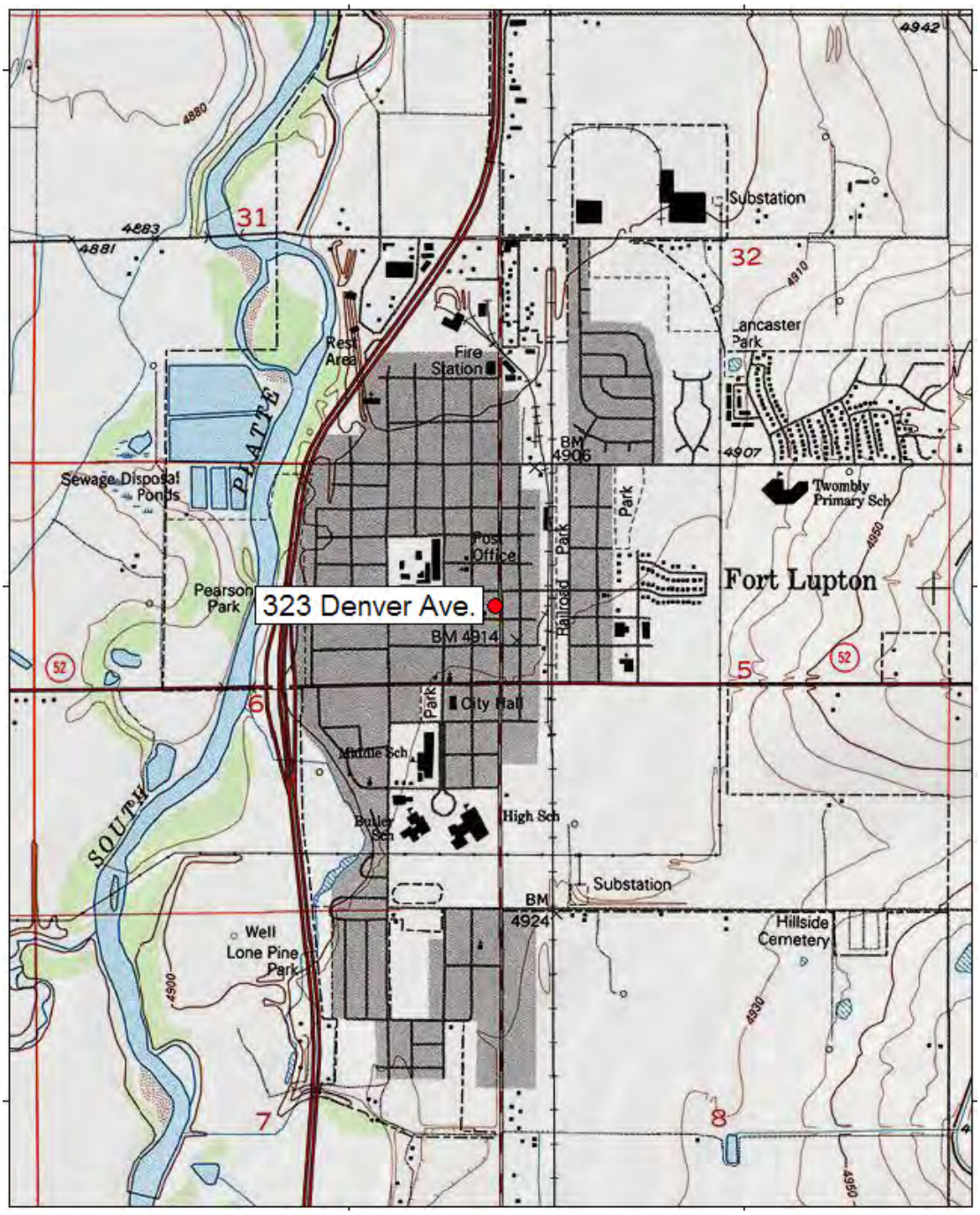
Midway Garage, circa 1915



Brewster Motor Company, 1925

Resource Number: **5WL5788** Address: **323 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5788** Address: **323 Denver Ave.**

Additional Photographs

View of the rear (west elevation) of the building. View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5789**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Post Office / Fort Lupton Press Building**
6. Current Building Name: **Bo-Ka Jewelers**
7. Building Address: **326 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Robert & Kathleen Payne**
   P.O. Box 620
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436760**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **N. 28' of the S. 56' of Lots 3 to 6, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **28' x 71'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Not Applicable**

21. General Architectural Description: **This property contains a one-story masonry commercial building that faces toward the west and occupies most of the site. The building rests upon a poured concrete foundation. Its facade is constructed of brickwork laid in running bond coursing. The rear wall is constructed of concrete blocks. Covering the upper half of the façade is a heavy fixed mansard awning with asphalt shingles that dominates the front of the building. The building's north and south walls are obscured by the adjacent commercial buildings.**

Along the front of the building is a band of six fixed modern storefront windows with metal frames. The main entry holds a modern commercial door with one light and a metal frame. The rear elevation has a modern metal slab door, along with a second door space that has been infilled with concrete blocks.

22. Architectural Style/Building Type: **Commercial Style / False Front Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a small unpaved parking lot to the east.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1910** Actual

Source of Information: **Sanborn Fire Insurance Maps (1908, 1912); "Fort Lupton: The Best Town in Colorado," Fort Lupton Commercial Club, c1910**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Fort Lupton Post Office**

Source of Information: **Sanborn Fire Insurance Maps (1912, 1917); Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years***

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This small building was constructed around 1910 with a false front façade and wooden storefront. By 1930 it had been divided into two separate store spaces running the length of the building. The building was significantly expanded to the rear sometime after 1936 (the concrete block construction suggests that this may have taken place sometime between the 1950s and 1970s).**

While the size of the building has not changed since then, its façade was extensively remodeled during the 1970s. This involved removal of the original features and installation of new brickwork, a large fixed awning, a new commercial door, and storefront windows. The remodel resulted in a completely reworked façade that resembles nothing of the original historic building.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Government / Post Office**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**
Commerce & Trade / Business

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Post Office / Newspaper & Printing Office / Electrical Appliance Store / Jewelry Store**

35. Historical background: **During the late 1800s and early 1900s, this property was vacant. Around 1910, as downtown Fort Lupton expanded, the property was developed with the small commercial building that remains there today. The building originally housed the local post office, which moved to this location from 331 Denver Ave., where it had been located for a short time. The post office remained in the building at 326 Denver Ave. through at least 1917.**

By 1930 the interior had been divided into two store spaces running the length of the building. The southern space was occupied during the late 1920s and 1930s by the Central Barber Shop, owned by Ralph Strong, and Lloyd's Beauty Shop. The northern space was occupied for many years by the *Fort Lupton Press*, which published the town newspaper and provided printing services. Prior to the early 1910s the newspaper was owned and edited by Daisy Frink and W. G. Hubbell. In 1913 it came under the ownership of W. G. Hubbell and H. R. Waring. Around 1920, Waring was also serving as the town clerk. During the late 1920s, the publishing company was owned by the partnership of Waring and W. L. Kirk. Four years later, Waring was replaced by C. A. Haney. By the late 1930s and into the 1940s, the paper was owned by C. A. Lederer.

The building was significantly expanded to the rear sometime after 1936 and most likely between the 1950s and 1970s. From the late 1940s through the 1960s it was occupied by the Fort Lupton Radio & Electric Shop. The store sold and repaired radios, televisions and other appliances. Originally owned by Clyde Brehm, the business was later owned by Donald Herdman and Alvie Burch. Since the 1970s the building has been occupied by Bo-Ka Jewelers, which remains there today.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215003)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

***Fort Lupton Press*, 22 December 1949, 16 September 1976**
***Blue & White Courier*, 19 November 1929**
"Fort Lupton: The Best Town in Colorado," Pamphlet Published by the Fort Lupton Commercial Club, circa 1910.
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context, 2003.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

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B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building was originally a good example of early 20th century false front commercial architecture, it has suffered from extensive alterations. The building housed the town post office, newspaper offices and printing plant, and retail businesses.**

However, the extensive façade alterations completed in the 1970s have rendered the building ineligible for listing in the National Register under any criteria.

<u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the extensive façade alterations and a loss of architectural integrity.

43. Assessment of historic physical integrity related to significance: **This building appears to have been historically intact for decades but experienced significant changes to its façade during the 1970s. These changes involved the removal of its original storefront, false front and canvas awning. The historic facade was replaced with**

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non-historic features. The building retains an inadequate degree of architectural integrity in relation to National Register and Fort Lupton standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D326.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

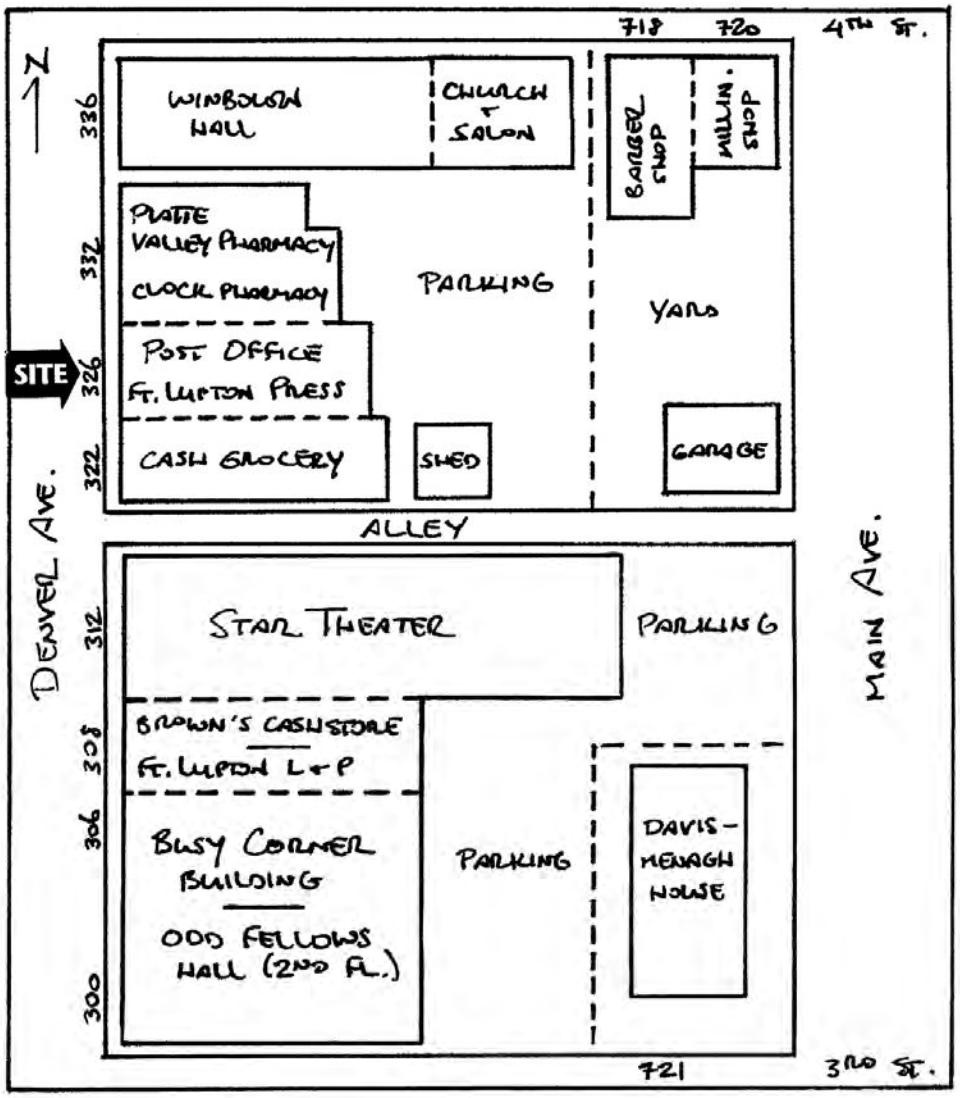
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5789** Address: **326 Denver Ave.**

Site Diagram
(not to scale)



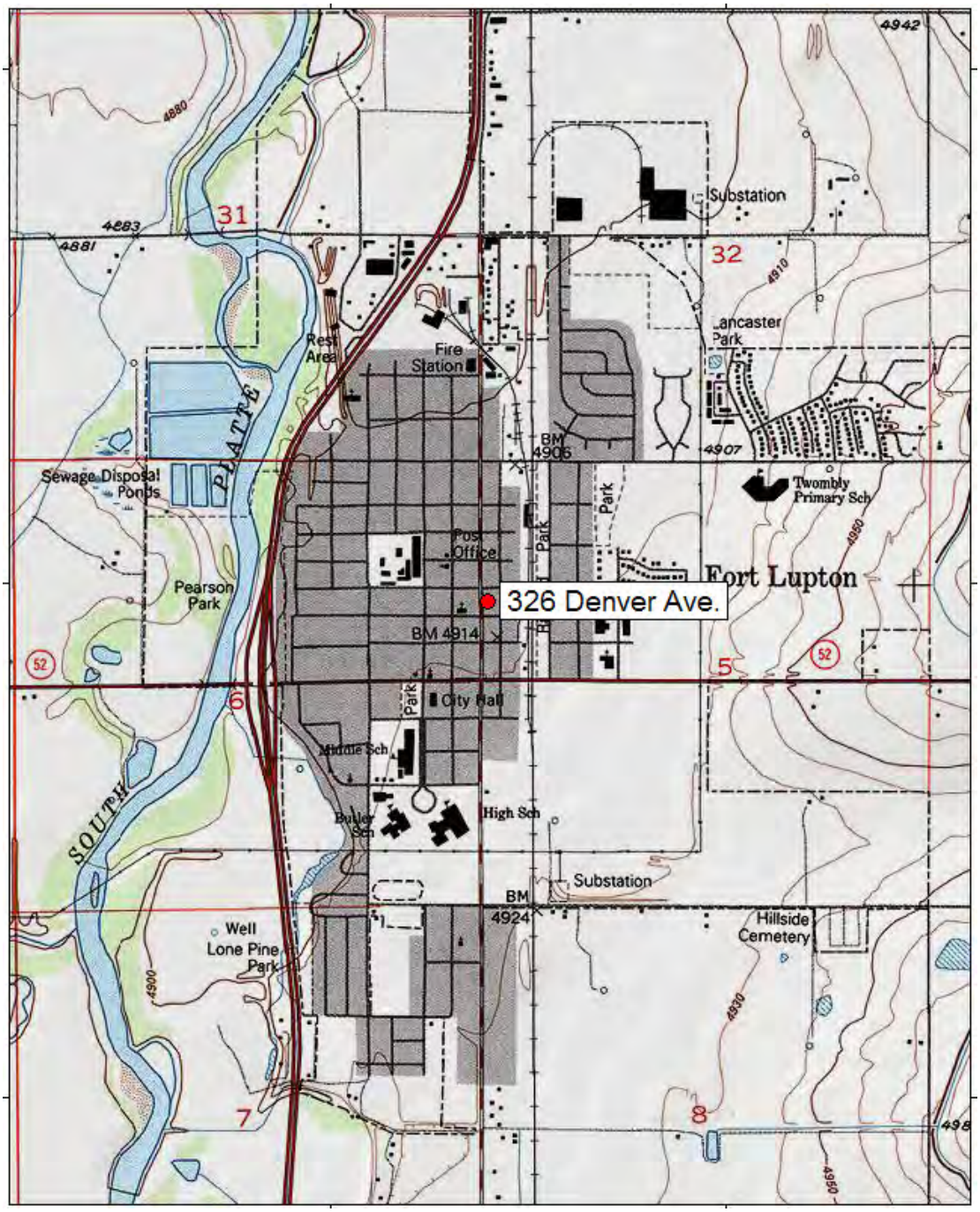
Historic Photograph

The Post Office and Fort Lupton Press building.
Second building from the right.

Circa 1910

(From the collection of the Fort Lupton Museum)

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5789** Address: **326 Denver Ave.**

Additional Photographs

View of the east (rear) elevation of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5790**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Monismith Clinic / Platte Valley State Bank / Columbine Cafe**
6. Current Building Name: **Station Three Lounge**
7. Building Address: **327 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Samuel Graeb**
   327 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436760**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 3 & 4, Block 19**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **52' x 80'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Decorative Cornice**

21. General Architectural Description: **This property contains what were originally two adjacent one story masonry and wood frame commercial buildings that have been remodeled into one building. They face toward the east and occupy the eastern two-thirds of the site. The buildings rest upon concrete foundations. They share a common remodeled façade that is stuccoed, with a heavy full-width fixed mansard awning with wood shingles. Exposed above the façade on the north building is its original ornamental terra cotta cornice and brick parapet. The parapet side walls are stepped downward toward the rear.**

The main entry is recessed and holds a sloped concrete floor and a modern commercial door with a metal frame and single light. The arched entry is framed with a single band of brickwork. Fenestration consists of two horizontal fixed three-light windows with metal frames and a band of three small fixed windows with metal frames that are separated by two brick pilasters that run up the wall.

The north and south elevations are obscured by the adjacent commercial buildings. The rear of the building holds a modern metal-framed commercial door. Fenestration on this elevation includes two sets of multi-light windows. Projecting from the rear of the building is a large open porch with a concrete floor, square posts, and a large shed roof.

22. Architectural Style/Building Type: **Commercial Style / Early Twentieth Century Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a paved patio area to the west. This area is bordered by a modern metal fence.**

24. Associated Buildings, Features or Objects: **The rear patio area contains a modern wood frame storage shed with a gabled roof.**

IV. Architectural History

25. Date of Construction: Estimate **1907** Actual **1912**

    Source of Information: **Sanborn Fire Insurance Maps (1908, 1912); Colorado State Business Directories; "New Restaurant Building," *Fort Lupton Press*, 24 May 1912**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Otis Bartholomew & John Funk**

    Source of Information: **"New Restaurant Building," *Fort Lupton Press*, 24 May 1912**

28. Original Owner: **Dr. Arthur T. Monismith**

    Source of Information: **Sanborn Fire Insurance Maps (1908); Colorado State Business Directories; "New Restaurant Building," *Fort Lupton Press*, 24 May 1912**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The north building on this property was constructed around 1907. Sometime around 1915 it was slightly expanded toward the rear. The south building was**

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constructed in 1912. It was almost doubled in size with an expansion to the west around 1915. Both buildings had brick facades.

The buildings appear to have remained largely intact until 1992, when they were combined through extensive interior and exterior renovation into one commercial building. On the exterior, this involved covering the original facades (except for the exposed cornice and parapet on the north building) with a common stuccoed wall and fixed awning. Front entries and windows were entirely replaced with modern design and materials that left no indication of the original storefronts. The extensive exterior remodel resulted in a completely reworked façade that resembles nothing of the original historic buildings. The building was further changed the following year, when in 1993 it received a 32' x 32' expansion to the rear to add a pool table room. A rear open patio was added in 2006. The bank vault from the early 1900s remains inside the building.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Restaurant**
Health Care / Clinic
Government / Post Office

32. Intermediate Use(s): **Commerce & Trade / Financial Institution**
Commerce & Trade / Specialty Store
Health Care / Clinic

33. Current Use(s): **Commerce & Trade / Bar**

34. Site Type(s): **Post Office / Bank / Medical Clinic / Beauty Parlor / Restaurant / Television Repair Shop**

35. Historical background: **During the late 1800s, this property consisted of two vacant lots. Around 1907, the northern lot (329-331 Denver Ave.) was developed with the one-story commercial building with the ornamental cornice that remains there today. This building was divided into two interior commercial spaces.**

The north space was occupied for a short time by the Fort Lupton post office. However, the post office moved to a new building of its own across the street in 1910. The same space was then occupied by the Platte Valley State Bank, which remained in the building through 1933, when it evidently became a victim of the Depression. During the 1920s, the bank was managed by W. F. Bolton (president), J. E. Philpott (vice-president), and Noel Thompson (cashier). In the mid-1930s, the northern space was occupied by a beauty parlor owned by Ruth Featherstone. By the early 1940s, this space was serving as the clinic of dental surgeon Dr. Chester F. Neal. The beauty parlor owned by Ruth Featherstone

returned to its earlier location around 1948 under the name Vanity Beauty Shop. This business continued to operate there throughout the 1950s.

The southern space in the northern building was originally occupied by the medical office of Dr. Arthur T. Monismith, who appears to have been the building's owner. Dr. Monismith remained in practice at his Denver Ave. clinic through the 1940s. During the 1920s, he also served as Fort Lupton's official health officer. By 1950, Monismith's practice was replaced by that of Dr. L. W. Soland, a physician and surgeon who remained there throughout the decade. Around the mid-1950s, the southern space included Tom Thumb TV, a repair shop owned by Manuel Rodriguez Jr. This may have been located in the rear addition, with the medical clinic in the front of the building.

The southern building (327 Denver Ave.) on the property was constructed in 1912 by Dr. Monismith. He engaged local contractors Otis Bartholomew and John Funk to erect a one-story pressed brick building on this property. When completed, the building was originally occupied by J. F. Beckley, who opened a restaurant there. With the summer agricultural factory season about to commence, a restaurant was reportedly needed in the town to serve the managers and workers. The opening of this new restaurant was greatly anticipated. The building was expanded toward the rear around 1915 with a kitchen addition that almost doubled its square footage.

By 1933, the southern building had become occupied by the Columbine Café. Jimyemon Hayashi lived in the basement of the building with his wife Orito and their four children. Japanese-Americans first arrived in Fort Lupton between 1902 and 1905, originally migrating to the area as seasonal farm workers. Eventually, many became permanent residents and either took jobs, acquired farms, or launched businesses of their own in town. It appears that the Hayashis were the original owners of the restaurant, which specialized in preparing Asian food. The Columbine Cafe continued to operate there under the Hayashis ownership through the 1950s.

By the 1970s, the southern building was occupied by the Fort Lupton Bar & Café. Occupying the northern building on this site was First Federal Savings. In 1992, the two buildings were brought under a single ownership and received an extensive remodel that involved both interior and exterior alterations. This effort combined the buildings into one and effectively erased almost all of their original historic features. In 1993, the building was expanded with a sizable addition to the rear. Since the early 1990s, the combined property has been occupied by the Station Three Lounge, a bar and pool hall.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106122015)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)

Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier* (advertisements): 15 May 1925, 3 May 1948**
***Fort Lupton Press* (advertisements): 22 December 1949, 16 September 1976**
***Fort Lupton Spirit* (Dr. Monismith advertisement), 16 May 1906**
"New Restaurant Building," *Fort Lupton Press*, 24 May 1912
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From the early 1900s through the 1950s, the northern building on this property housed the post office, a bank, a beauty parlor, and medical clinics. Of these, perhaps the most significant was the Platte Valley State Bank. This operated there from around 1910 to 1933 as one of the town's two financial institutions. It appears to have gone under as a result of the Depression. The medical clinic of Dr. Arthur Monismith was also located in the building from approximately 1907 to 1950. Dr. Monismith appears to have been the building's original owner.**

Over the years, the southern building (also built by Dr. Monismith) was occupied by a restaurant. The Columbine Café, owned by the Hayashi family, operated there from around 1930 (if not earlier) through the 1950s. This was significant as it was owned by a Japanese-American family and represented the efforts of members of this immigrant ethnic group to establish themselves commercially in their adopted communities.

While these buildings may have been historically or architecturally significant, the extensive façade alterations completed in 1992 erased most of their historic features and rendered the property ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to extensive façade alterations.

43. Assessment of historic physical integrity related to significance: **These circa 1907 and 1912 buildings appear to have been largely intact for many decades but experienced significant changes to their façades during the 1992 remodel that combined the two buildings into one. These changes involved the complete removal or covering of their original storefronts and facades, except for the decorative cornice and parapet that remain exposed on the northern building. Due to these extensive alterations, the buildings retain an inadequate degree of architectural integrity in relation to both National Register and Fort Lupton significance standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D327.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

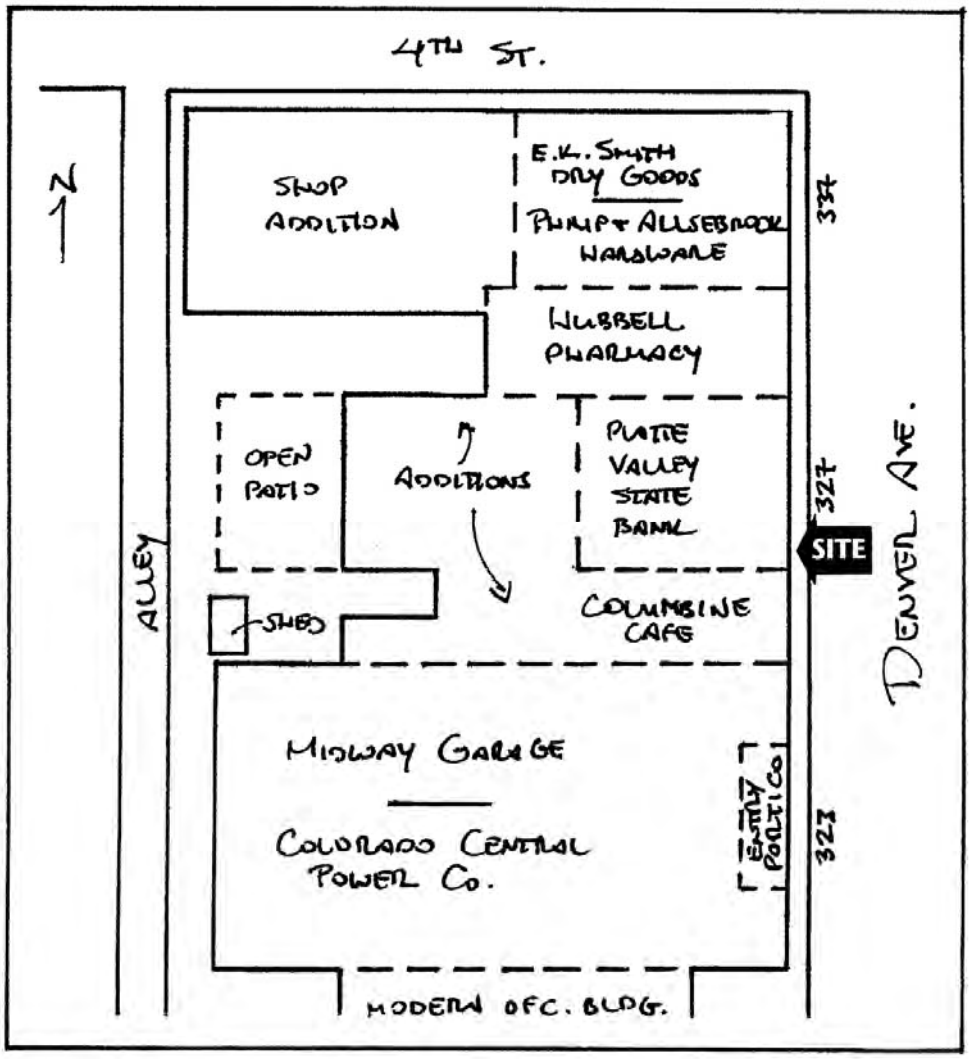
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5790** Address: **327 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5790** Address: **327 Denver Ave.**

Historic Photograph

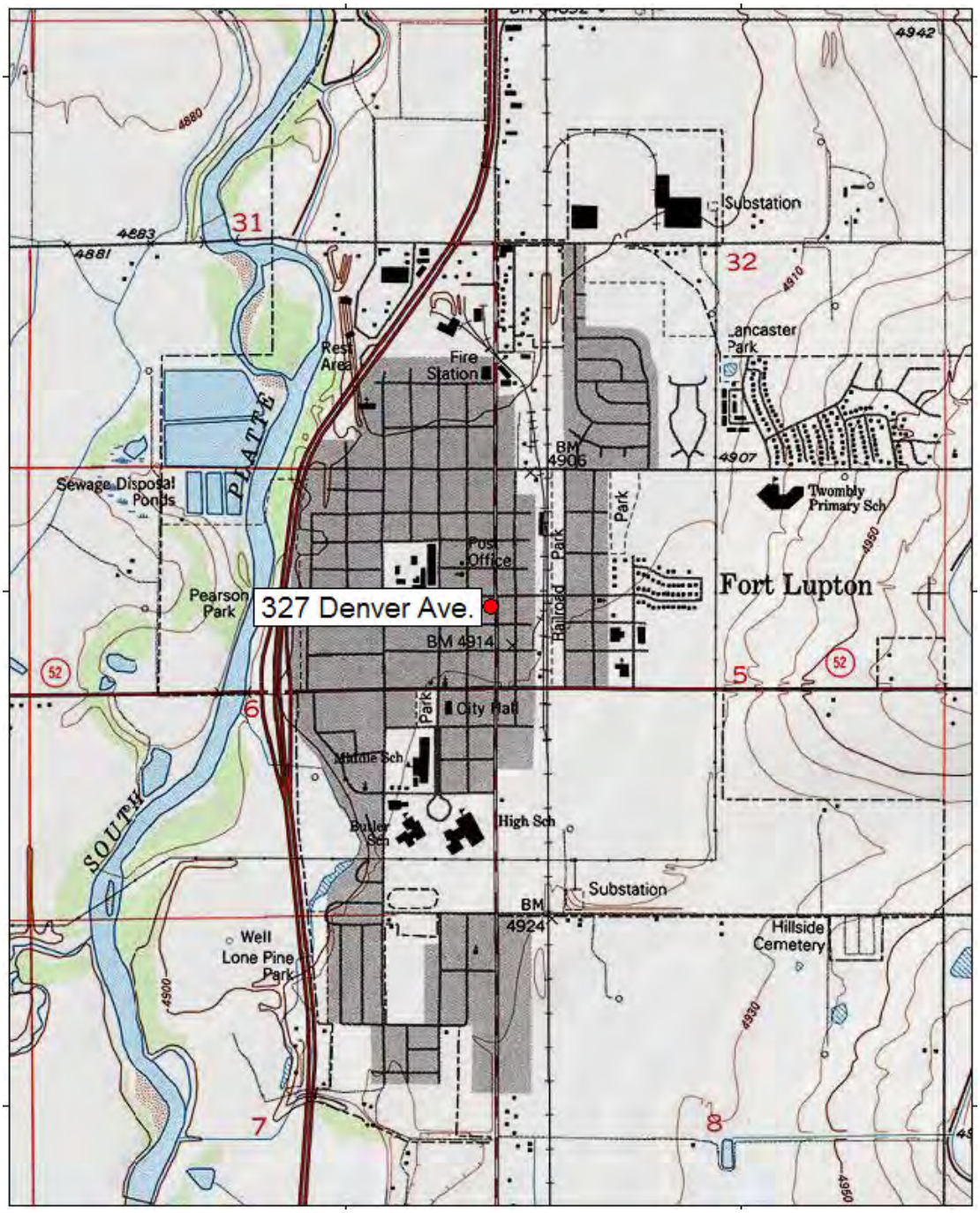
The Columbine Café, Monismith Clinic & Platte Valley State Bank (on the left).

Circa 1925

(From the collection of the Fort Lupton Museum)

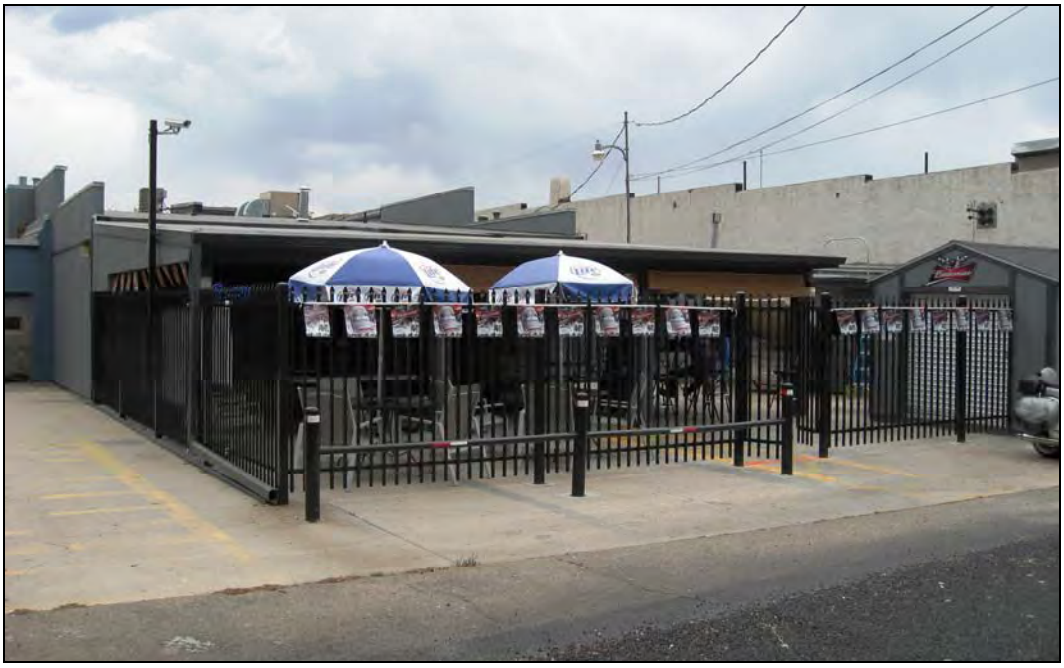
Resource Number: **5WL5790** Address: **327 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5790** Address: **327 Denver Ave.**

Additional Photographs



View of the west (rear) elevation of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5791**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Platte Valley Pharmacy / Clock Pharmacy**
6. Current Building Name: **Not Applicable**
7. Building Address: **332 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **John & Helen Dent**
   P.O. Box 333
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436770**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **W. 20' of the S. 89' of Lot 2 and Part of Lots 3 to 6, Block 10**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **28' x 70'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Glass Block, Chimney**

21. General Architectural Description: **This property contains a two story masonry commercial building that faces toward the west and occupies most of the site. The building rests upon a poured concrete foundation and its walls are constructed of brickwork laid in running bond coursing. The brick parapet walls along the sides of the building are stepped downward toward the rear.**

    The main entry is recessed and holds a modern wood door with no lights. Fenestration on the façade's first floor consists of one large single-light fixed window with a metal frame and a 24-light glass block window, both with angled brick rowlock sills. Two 6-light glass block windows flank the main entrance.

The lower half of the façade is finished with modern brick facing that has obscured or replaced the original storefront and wall up to the second floor sills. The second floor holds four one-over-one double hung sash windows with arched brick rowlock lintels and concrete sills. This upper half of the façade exhibits the building's original brickwork, with a dogtooth band at the

lintel level (arched over the windows), and two additional corbelled dogtooth courses toward the top of the parapet. Projecting from the façade just above the entry is a full-width flat awning.

The north elevation contains four windows, all located on the second floor. Two of these have been infilled with brickwork and the other two appear to be open. All retain their original brick sills and arched brick lintels. Attached to the exterior wall and rising from the front sidewalk is an open metal staircase with metal handrail that rises to the second floor. The building has a secondary entrance at the top of this stairway. This contains a wood slab door with a transom and arched brick lintel. The south elevation's details are obscured by the adjacent commercial building.

The rear elevation has a projecting one-story stuccoed addition that obscures the building's original lower wall. The second story of the original building has a secondary entrance that contains a wood slab door with a boarded transom and arched brick lintel above. Also on the upper floor are two window spaces that have been infilled with concrete blocks. These retain their brick rowlock sills and arched brick lintels. The projecting stuccoed addition is capped by a modern wood deck with an open wood rail and exterior stairway. The rear entry into the addition holds a metal slab door. Projecting from the rear roof is a short brick chimney.

22. Architectural Style/Building Type: **Commercial Style / Late 19th Century Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building consists of a small unpaved parking area to the east.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1898** Actual

    Source of Information: **Weld County, Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

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28. Original Owner: **Platte Valley Pharmacy**

    Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years***

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This building was constructed around 1898 with a brick façade and wooden storefront. Sometime between 1917 and 1930 it was expanded slightly to the rear with the construction of a one-story 13' x 20' masonry addition. The north exterior stairway dates from around 1910.**

While the size of the building has not changed since 1930, its façade was extensively remodeled during the 1970s or 1980s. This involved the removal or covering of the entire original main floor storefront and installation of new brickwork, a fixed flat awning, a modern recessed entry, and modern storefront windows. The exterior remodel resulted in a completely reworked

façade that resembles nothing of the original historic building. While the second floor retains some of its original appearance, it has been altered up to the level of the window sills. Extension of the modern first floor alterations almost halfway up the second floor of the façade has resulted in a significant alteration to the building's overall historic appearance.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Department Store**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Pharmacy / Department Store / Grocery**

35. Historical background: **This property was originally developed around 1898 with the two-story commercial building that remains there today. The building originally housed the Platte Valley Pharmacy. Around 1910 this became the Clock Pharmacy. Physician and druggist K. L. Clock owned this business. Dr. Clock separated from his wife Julia in the early 1910s. Julia became a registered pharmacist and retained ownership of the drug store, which she continued to operate until around 1920. The business moved to a new location at 229 Denver Ave. in 1922 and kept the Clock Pharmacy name. However, by then it was under the ownership and management of pharmacist Raymond M. Jeffers, who had married Dr. K. L. and Julia Clock's daughter Laura.**

During the late 1920s and 1930s the building housed the J. C. Penney store, managed by John Gordon. Lupton Public Market, owned by O. J. Davison, occupied the property by the late 1930s. This grocery store continued to operate there throughout the 1940s, although during that decade it was owned by C. J. Klein. In the 1950s the building housed the Gamble Store, a general merchandise outlet owned by John and Dorothy Grieve. This store moved to 301 Denver Ave. in 1961. During the 1970s the building was occupied by a doctor's office.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105215017)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Historic photographs of the building at 332 Denver Ave., circa 1910 & 1940, Fort Lupton Museum
***Blue & White Courier*, 19 November 1929 & 3 May 1948**
"Fort Lupton: The Best Town in Colorado," Pamphlet Published by the Fort Lupton Commercial Club, circa 1910.
"Easterday Carries on Drugstore Tradition," *Fort Lupton Press*, 16 September 1976, p. 7B
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

---

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building was originally a good example of late 19th century commercial architecture, it has suffered from extensive non-historic alterations. During the first half of the 1900s, the building housed two successive pharmacies, the local J. C. Penney store, and a grocery. While important to local customers at the time, none of these businesses had lasting impact upon the development of the town and its economy. The extensive façade alterations completed in the 1970s or 1980s have rendered the building ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the façade alterations described.

43. Assessment of historic physical integrity related to significance: **This circa 1898 building appears to have been largely intact for many decades but experienced significant changes to its façade during the 1970s or 1980s. These changes involved the complete removal or covering of its original wood storefront. The historic façade up to the second floor window sill level was replaced with non-historic features, extensively altering its appearance. Today the only surviving original façade features are the second floor windows and brickwork above. Due to the extensive alterations, the building retains an inadequate degree of architectural integrity in relation to both National Register and Fort Lupton significance standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D332.1-2**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

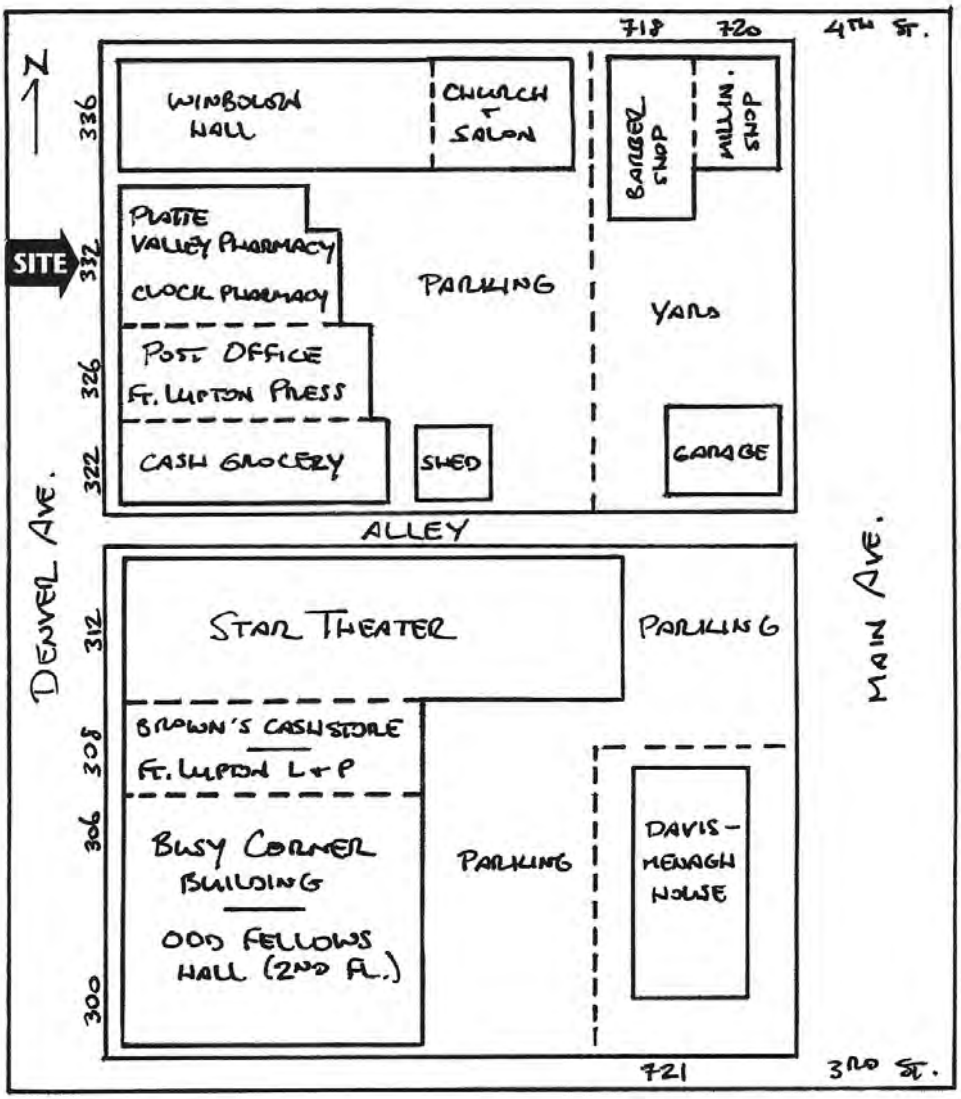
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5791** Address: **332 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5791** Address: **332 Denver Ave.**

Historic Photographs

The Platte Valley Pharmacy / Clock Pharmacy Building.
(second building to the right of center)
View to the southeast.

Circa 1910

(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5791** Address: **332 Denver Ave.**

Historic Photographs

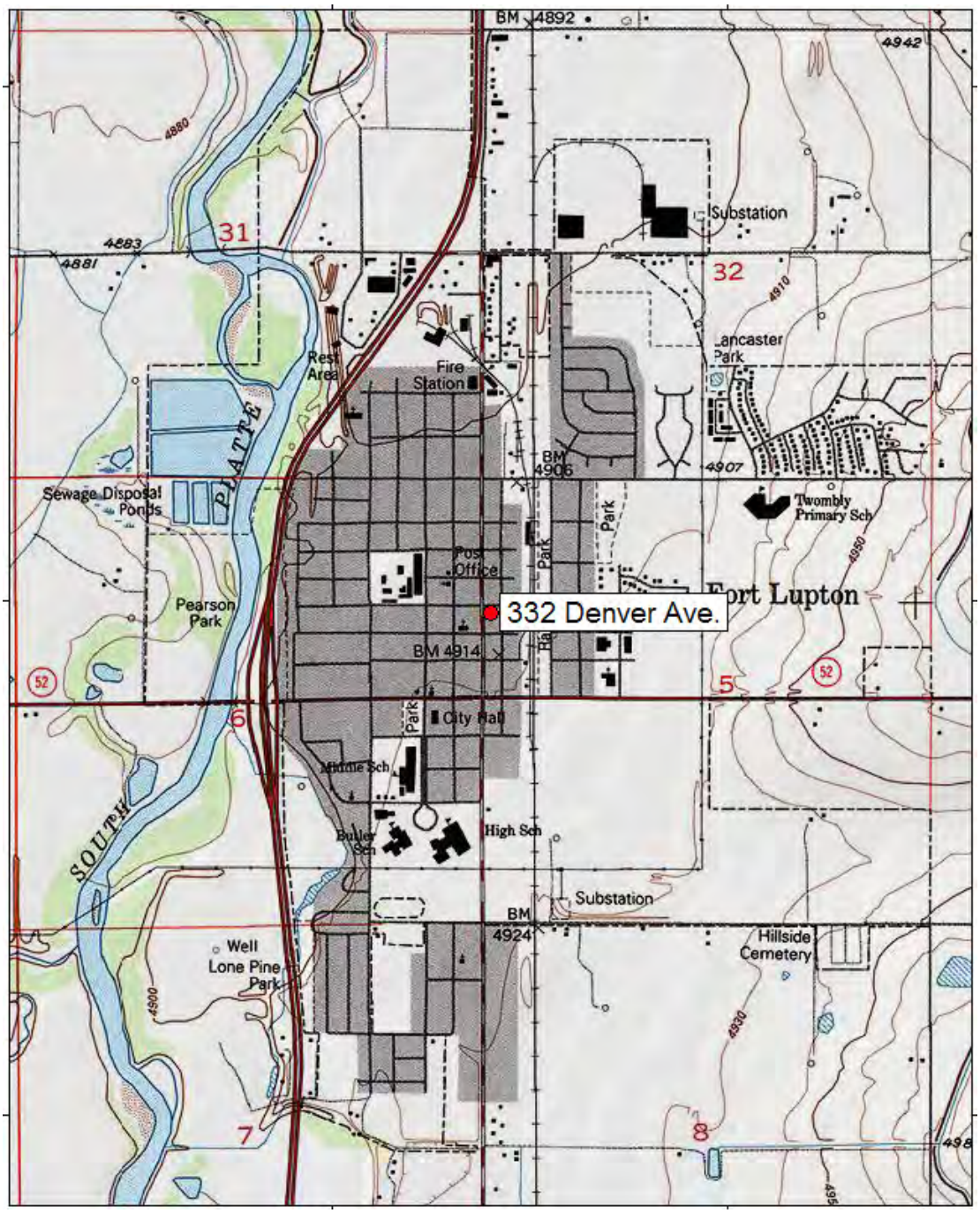
The Platte Valley Pharmacy / Clock Pharmacy Building.
(just left of center, with the "DRUGS" sign)
View to the northeast.

Circa 1910

(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5791** Address: **332 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5791** Address: **332 Denver Ave.**

Additional Photographs

View of the east (rear) elevation of the building.
View to the west.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5792**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Hubbell's Pharmacy (333)**
   E. K. Smith & Co. Dry Goods / Philip & Allsebrook Hardware Company (337)
6. Current Building Name: **Interiors One / Al Stevens Construction**
7. Building Address: **333-337 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Mason Donald Orvin**
   1925 28th Ave., Unit 4
   Greeley, CO 80634

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436790**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1 & 2, Block 19**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **52' x 128'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Glass Block, Chimney**

21. General Architectural Description: **This property contains what were originally two adjacent commercial buildings that now share a common façade and ownership. They face toward the east and, together with additions to the west, occupy most of the site.**

    <u>333 Denver Ave.</u>: This south building is one story in height, with a concrete foundation and flat roof. It is rectangular, with an original footprint of 21' x 40'. Behind the building is a 21' x 24' one story addition. The façade is shared with the adjacent building to the north and is finished with modern medium-brown brick facing laid in common bond coursing. This alteration has obscured all of the building's original features. Today the façade has a recessed entry

that holds a single wood slab door. Fenestration is limited to two modern arched windows with single fixed lights, along with brick sills and segmental arch lintels. The side walls on the north and south are obscured by the adjacent commercial buildings. To the west, the rear stuccoed elevation holds two four-over-one double hung sash windows with wood frames, along with an entry that contains a wood door with a single horizontal wired-glass light.

<u>337 Denver Ave.</u>: This north building is two stories in height, with a concrete foundation and flat roof. It is rectangular, with an original footprint of 31' x 60'. The building's façade exhibits two distinct periods of brickwork. Its lower half, shared with the one story building to the south, is finished with modern medium-brown brick facing laid in common bond coursing. This part of the façade has been extensively remodeled up to the second floor window sill level, obscuring or replacing all of the original storefront. The main entry, also modern, is recessed and holds a single wood slab door. Two-light windows with brick sills are located on the side walls of the recessed entry. Fenestration flanking the entry consists of two modern arched windows with single fixed lights, along with brick sills and segmental arch lintels. The second floor of the façade is finished with the building's original brickwork, which is laid in common bond coursing and painted white. Fenestration consists of two original one-over-four double hung sash windows with wood frames, brick sills, and shaped lintels. The façade's parapet features a brick corbel table.

The north building's entire north elevation is exposed along 4th St. On the first floor of the two story building are two small window spaces that have been boarded closed. Also present is a single entry containing a metal commercial door with a single light. The second floor holds five original four-over-four double hung sash windows with wood frames and surrounds. Projecting from the north elevation are four equidistant stuccoed engaged concrete buttresses that extend from the sidewalk upward to just above the second floor windows. Metal tie rod brackets are mounted on the wall just above the eastern and western buttresses. The first floor of the south elevation is obscured by the adjacent commercial building. On the second floor are three original two-over-two double hung sash windows with wood frames and surrounds. The north and south elevations have stuccoed walls, along with parapets that step downward toward the rear of the building. Finally, the stuccoed west elevation is obscured on the first floor by the rear addition. On the second floor are two original four-over-four double hung sash windows with wood frames and surrounds. A third window space has been boarded closed. Two exterior stuccoed chimneys rise along the west elevation, terminating a short distance above the roof line. At the northwest corner is an engaged concrete buttress similar to those found on the north elevation.

Behind the building are two one-story additions, with a combined footprint of 38' x 68'. The additions extend westward to the rear alley, filling the entire western area of the lot. The north elevation, along 4th St., holds three entries: a wood cross-panel door with nine lights; a metal overhead garage door; and a wood panel overhead door with sixteen lights. Windows on this elevation include one large fixed window with a wood frame and one 64-light glass block window

with a metal frame. The west elevation along the alley holds three 64-light glass block windows with metal frames and concrete sills. On the south elevation is a single wood slab door with a wood frame. Fenestration consists of five 9-light windows with wood frames and concrete sills. One additional window space has been boarded closed (this likely held a 9-light window like the others). Both of the additions feature stuccoed walls and flat roofs. The western addition has a stepped parapet and a short stuccoed chimney.

22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **The only open ground around the building is a narrow paved area in the southwest corner of the property. This is essentially the open space behind the one-story building at 333 Denver Ave.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1900 (333)** Actual **1890 (337)**

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976; Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Dr. Stephen J. Hubbell (333)**
E. K. Smith (337)

Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **Although they now share a common ownership and façade, the two buildings on this property have each had their own unique construction history.**

333 Denver Ave.: This small one story commercial building, with a brick façade and wood storefront, was constructed around 1900. By 1908 it included a small addition to the rear. Sometime between 1917 and 1930, this addition was replaced with the 21' x 24' addition that remains there today. The building

appears to have remained largely unchanged until around 1980, when the façade was heavily altered and tied visually with the adjacent building to the north. This involved the installation of brick facing that has removed or completely obscured the original storefront.

337 Denver Ave.: This two story building, with a brick façade and wood storefront, was constructed in 1890. By 1908, it included a small one story rear warehouse addition, possibly constructed of stone. This early addition occupied about half of the space behind the building, with vacant space to the west. By 1912, the rear addition had been removed and replaced with another, larger addition that occupied most (but not all) of the lot behind the two story building. Sometime between 1917 and 1930, the additions that remain on the site today were constructed. The building appears to have remained largely unchanged until around 1980, when the façade was heavily altered and tied visually with the adjacent building to the south. This involved the installation of brick facing that has removed or completely obscured the original storefront, covering the façade up to the second floor window sills. In addition, the side and rear walls (originally exposed brick) have been stuccoed.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Department Store**
Health Care / Medical Business

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Dry Goods Store / Hardware Store / Drug Store / Beauty Shop-Barber Shop**

35. Historical background: **Although they now share a common ownership and façade, the two buildings on this property have each had their own unique history.**

333 Denver Ave.: This property first held a barbershop operated by James Shatlers. The building that remains there today was constructed around 1900 to house a drugstore owned by Dr. Stephen J. Hubbell. Hubbell was Fort Lupton's first doctor, one of the town's early trustees and postmasters, and served as mayor during the mid-1890s. He opened his first pharmacy in the Winbourn Hotel at 4th St. and Main Ave., and lived in a home at 806 3rd St. Outgrowing the space in the hotel, he constructed a masonry building on Denver Ave. and moved the pharmacy there. During the first two decades of the 1900s, Hubbell's Pharmacy sold pharmaceuticals, perfumes, and household chemical products such as dyes.

Dr. Hubbell moved to Denver in 1917 and the building became occupied by the Howell Drug Company, owned by pharmacist Harry G. Howell (he may have purchased the store from Dr. Hubbell). In addition to selling pharmaceutical products, the store had a soda fountain. Howell Drug remained in this building into the 1930s. Throughout the 1940s, it was occupied by June's Beauty Shop (owned by June E. Larson) and Hamilton's Barber Shop (owned by Cliff C. Hamilton). The building continued to be used as a beauty salon into the 1970s.

337 Denver Ave.: During the 1880s, this property was occupied by a wood frame building that housed a meat market owned by W. S. Decker. However, it burned down at the end of the decade and in 1890 E. K. Smith erected the two story building that remains there today. E. K. Smith & Co. sold items such as dry goods, groceries and shoes. In the late 1890s, Smith served as Fort Lupton's municipal judge. He also acted as the town's postmaster around 1900 to 1905 and was involved with the local retail merchants association. An artesian well, available to the public, was placed outside the building on the southwest corner of the intersection. The soft water from this well became popular for washing hair. Community dances, club meetings, theatrical performances, school classes, and church services were held in the second floor hall.

Around 1905, E. K. Smith decided to retire. He placed the property up for sale, together with the adjacent one story brick building to the south. Smith D. Philip purchased the property, establishing a hardware store in the two story building. There he sold a variety of items such as hardware, farm implements, machinery, paints, oils and harnesses. By 1910, Philip took in a partner, H. B. Allsebrook, and the firm was renamed the Philip & Allsebrook Hardware Company. The partners soon became the local agents for Buick automobiles and Excelsior motorcycles. H. B. Allsebrook was also negotiating with local businessmen to pool their resources to purchase a "flying machine" for Fort Lupton, although his intended use of the craft is no longer known.

During the 1920s and 1930s, the store added sporting goods, refrigerators and radios to its selection of items for sale. The rear addition was constructed around 1925. This area of the building became a John Deere dealership, operated by Philip & Allsebrook Hardware. The firm remained at this location into the 1940s. Around 1948, the Philip & Allsebrook Hardware store was sold and renamed the Fort Lupton Hardware Company. During the 1950s, the rear addition

was occupied by the Fort Lupton Supply Store. This was the John Deere dealership and service shop, by then owned by Harold Jusen.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106122009)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)

Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Dr. Stephen J. Hubbell House, 806 3rd St., Fort Lupton, Colorado Architectural Inventory Form (Site #5WL4760)
***Blue & White Courier* (advertisements): 15 May 1925, 19 November 1929, 3 May 1948**
***Fort Lupton Press* (advertisements): 22 December 1949, 16 September 1976**
***Fort Lupton Spirit* (Hubbell's Pharmacy advertisement), 16 May 1906**
Photograph of a school class meeting in the hall above the Philip & Allsebrook Hardware store, 1912, Fort Lupton Museum
Photograph of 333 & 337 Denver Ave., circa 1920, Fort Lupton Museum
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

42. Statement of significance: **From the late 1800s through the 1950s, the northern building on this property housed a dry goods store, hardware store, and farm implement sales and service shop. Of these, perhaps the most significant was Philip & Allsebrook Hardware, which was located there from around 1905 to 1948. The southern building was occupied by a pharmacy and then a beauty shop and barber shop. Hubbell's Pharmacy, owned by prominent early Fort Lupton physician, Dr. Stephen J. Hubbell, was perhaps the most important of these. The pharmacy,**

under Hubbell and then a second owner, continued to be used as such from around 1900 into the 1930s.

These two buildings remained intact and exhibited their original architectural details for many decades. However, their facades were extensively remodeled and joined to one another around 1980. While the buildings appear to have been historically and architecturally significant, the extensive non-historic façade and other exterior alterations erased most of their historic features and rendered the property ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to extensive façade alterations.

43. Assessment of historic physical integrity related to significance: **The two buildings constructed on this property in 1890 and around 1900 appear to have been largely intact for many decades. They experienced significant changes to their façades during a circa 1980 remodel that combined the two buildings into one. These changes involved the complete removal or covering of the original storefronts and facades, except for the second floor of the two-story building. Original architectural details can still be seen above the upper floor's window sill level. The north street elevation of the two-story building, complete with its concrete buttresses, has been stuccoed but otherwise remains largely intact. Due to the extensive alterations to their facades, the buildings no longer retain an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D337.1-10**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

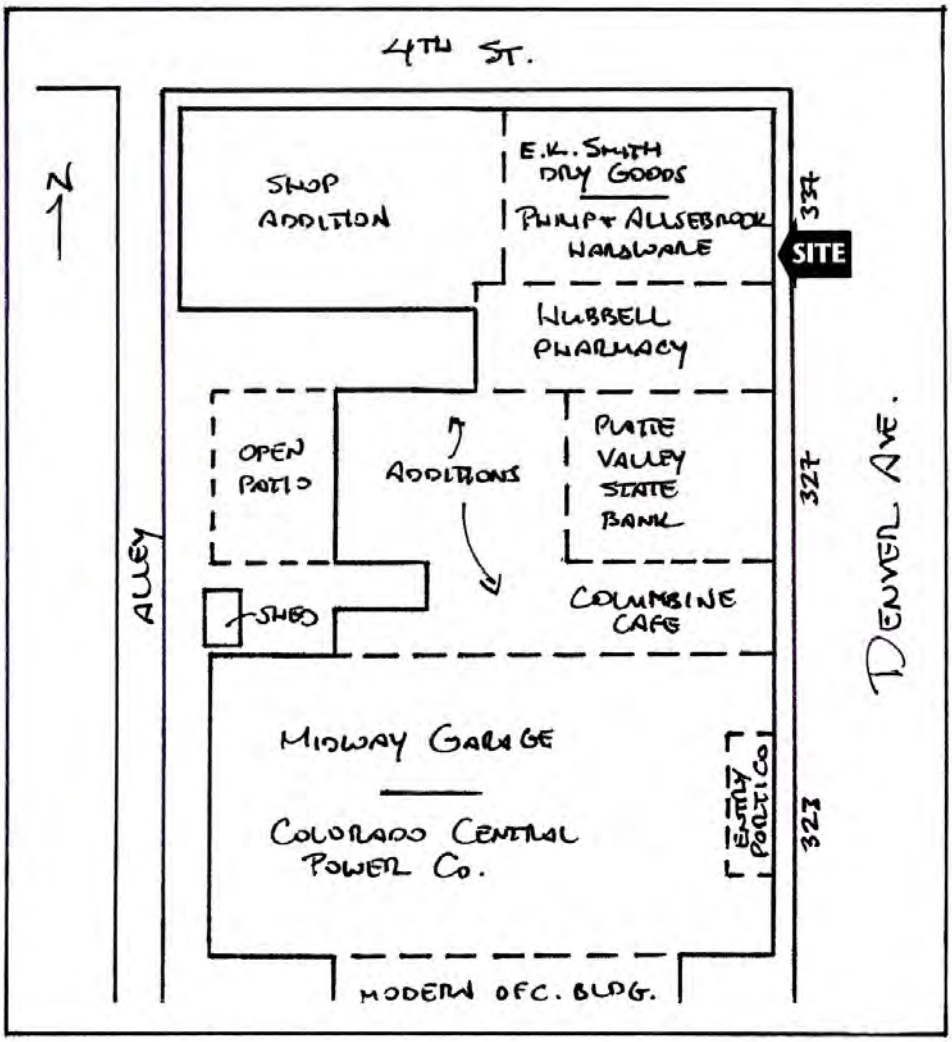
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Historic Photograph

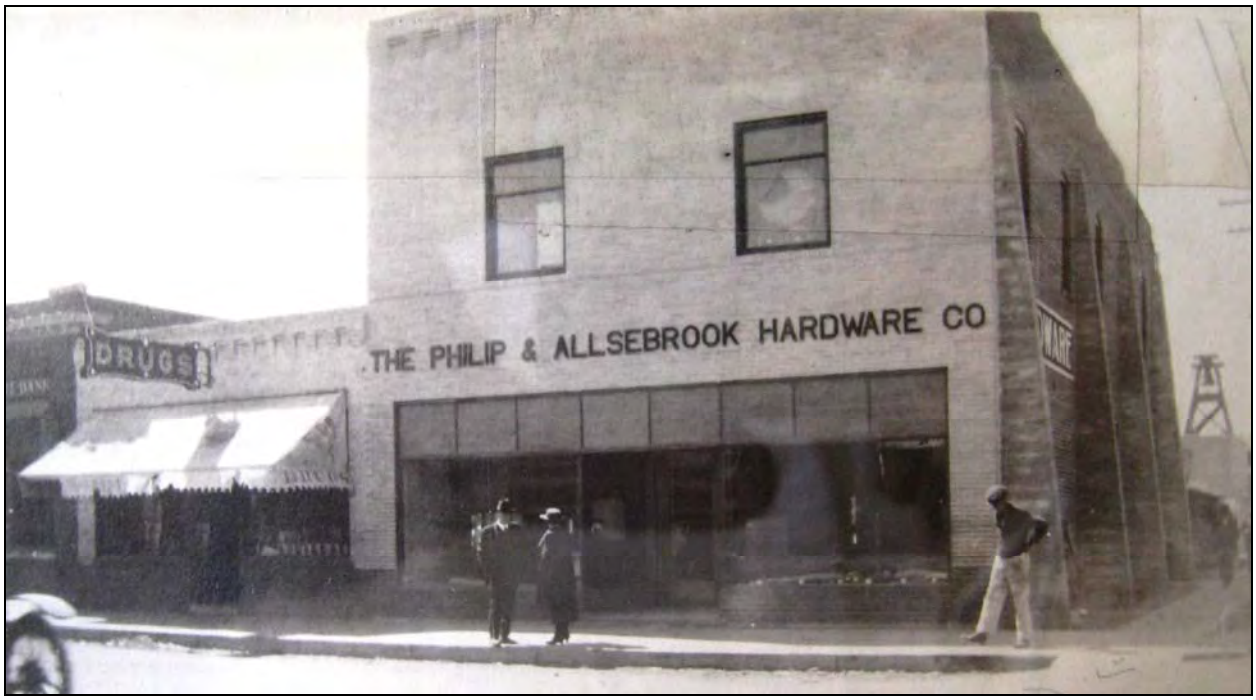
The Hubbell Pharmacy / Howell Pharmacy (see "DRUGS" sign)
and Philip & Allsebrook Hardware Company (left of center)
View to the northwest

Circa 1925

(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Historic Photograph



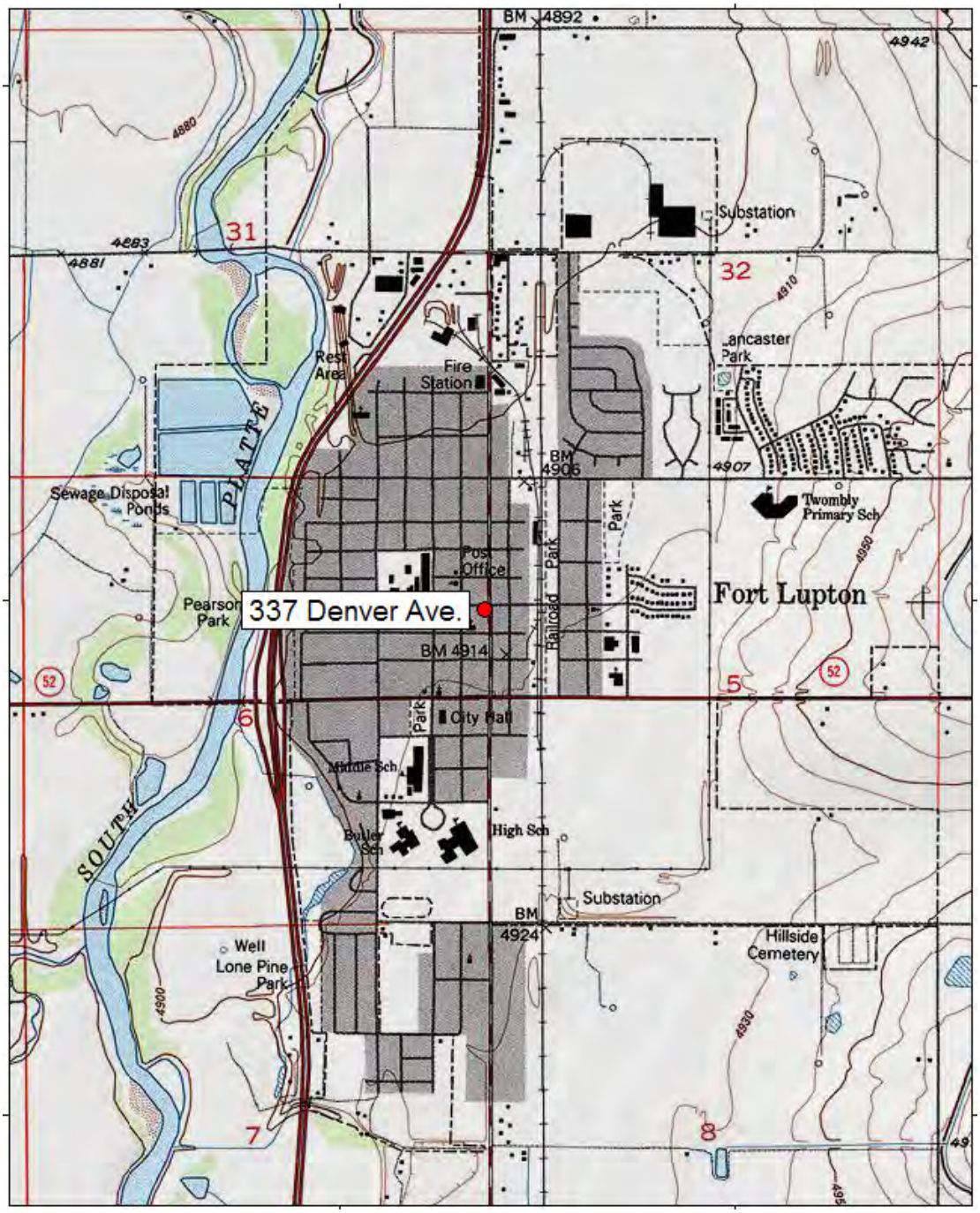
The Hubbell Pharmacy / Howell Pharmacy
and the Philip & Allsebrook Hardware Company
View to the southwest

Circa 1920

(From the collection of the Fort Lupton Museum)

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Additional Photographs

View of the east (front) elevations of the buildings.
View to the northwest.

View of the north (side) and west (rear) elevations of the building.
View to the southeast.

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Additional Photographs

View of the length of the building and rear addition along 4th St.
View to the southeast.

View of the alley elevation of the rear addition.
View to the northeast.

Resource Number: **5WL5792** Address: **333-337 Denver Ave.**

Additional Photographs

View of the south elevation of the rear addition, and the main portions of the two adjacent buildings. View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 8)

I. Identification

1. Resource Number: **5WL5793**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Vincent Harness Company / Vincent Harness & Implement Company / Vincent Hardware & Implement Company**
6. Current Building Name: **J. B. Saddlery**
7. Building Address: **435 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Rosa Elda Rodriguez**
   1508 Carmelita Ct.
   Platteville, CO 80651

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **SE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436880**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1 & 2, Block 18**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **47' x 72'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **False Front, Chimney**

21. General Architectural Description: **This property, located on a corner, contains a one story commercial building that faces east onto Denver Ave. Behind this is an adjoining two story commercial addition that faces north onto 5th St. Both portions of the building rest upon concrete foundations and are constructed with masonry walls.**

    The main one story portion of the building exhibits some of its masonry construction. Exposed dark brown brickwork is found around the storefront and wraps around the building's northeast corner. The full-width storefront occupies the lower half of the building's façade. Two bands of large fixed windows with metal frames and brick rowlock sills make up most of the storefront. The entry

is recessed and contains a commercial door with a single light and metal frame. Above the storefront, occupying the upper half of the façade, is a large metal false front with a pattern of vertical banding. Projecting from the wall, at the margin between the lower storefront and upper false front, is a flat-roofed metal awning supported by metal brackets.

Stucco covers the building's north elevation. Windows along this elevation are limited to two spaces, both with metal security bars: one contains a two-light wood casement window and the other is boarded closed. While there are currently no entrances along the north elevation of the main building, a concrete threshold identifies the location of a former doorway that has been infilled and stuccoed closed.

The roof is mostly flat, although a pent roof with exposed rafter ends is found along the north elevation. At the rear of the roof is a brick chimney that has been incorporated into the addition's second story wall. The south elevation has no exposed windows or doors. However, it does have an exposed masonry parapet that steps downward toward the back of the building.

The two story addition's façade is finished with dark brown wire-cut bricks laid in running bond coursing. This brickwork wraps a short distance around the northeast and northwest corners. Along the north elevation is a single entrance with a slab door. Much of the remainder of the first floor wall shows evidence of a former storefront that has been infilled with brickwork, possibly during two separate periods of alteration. Two brick sills mark the previous locations of windows. Above the storefront and door is a horizontal metal band similar to the material used on the main building's false front. On the second floor are two windows: one holds an old eight-over-eight double hung sash window with wood frame and surrounds, and the other holds a modern four-over-one double hung sash window that fills an earlier space.

The addition's east elevation is mostly obscured by the main portion of the building. However, on the first floor at the exposed northeast corner is a window space that has been infilled with brick. Above this, on the second floor, is another window space that has been infilled with horizontal siding. The remainder of the second floor, exposed above the main building's roof line, is finished with horizontal siding. The west elevation is constructed of concrete blocks and has no entrances. However, it does include three window spaces on the first floor, all of which have been infilled with concrete blocks. One small modern one-over-one window fills a former window space. On the second floor is one small four-light modern window filling an older, larger space. Also present are a six-over-one modern window in an older space and two window spaces that have been boarded closed. The south elevation is mostly obscured by the adjacent building, although it does have horizontal siding on the exposed second floor. The two-story addition has a shed roof with exposed rafter ends. This roof drains toward the east. A small one-story wood frame addition is found behind the two-story addition.

22. Architectural Style/Building Type: **Commercial Style / False Front Commercial**

23. Landscaping or Special Setting Features: **Not Applicable**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1933 / 1938** Actual

    Source of Information: **Sanborn Fire Insurance Maps; Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Unknown**

28. Original Owner: **A. J. Vincent (Vincent Hardware & Implement Co.)**

    Source of Information: **Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*; "Fort Lupton Landmark Business Changes Owner," *Fort Lupton Press*, 19 March 1987**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This property was vacant until around 1933, when the main, east-facing building that remains there today was constructed. This building originally held two side-by-side commercial spaces (431 & 435 Denver Ave.) occupied by two stores. The building appears to have remained largely intact until the 1960s, when it experienced extensive exterior alterations. This involved removal and replacement of the original storefront, along with the installation of a substantial metal false front on the upper wall of the facade. Side windows and a secondary entrance on the north were also infilled and closed. The extensive exterior remodel resulted in a completely reworked façade that resembles nothing of the building's original appearance.**

    The two-story rear addition was constructed around 1938. This was also altered, particularly on the façade, with infilling of the storefront with new brickwork. It appears that this alteration may have taken place sometime around the 1970s or 1980s. The original entry was altered and west side windows infilled with masonry.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Harness & Shoe Store / Farm Implement Store/ Appliance Store**

35. Historical background: **This property was developed around 1933 by A. J. Vincent. Vincent arrived in Fort Lupton around 1910 and by 1913 started a business selling and repairing leather shoes and harnesses. By the early 1920s, the Vincent Harness Company had expanded its line of products to the sale of farm implements. Also around that time, the name was changed to the Vincent Harness & Implement Company. The store was originally located a block south of the property at 435 Denver Ave. and then moved to a second location a few blocks north. During the early 1930s, A. J. Vincent saw a new market developing as electricity arrived in rural areas of the state, including the area around Fort Lupton. His store began to offer Norge and General Electric brand appliances. Around 1933, he constructed the building at 435 Denver Ave. and moved his business there. Vincent constructed the rear two-story addition to his store around 1938. Around 1940, the business name was changed again to the Vincent Hardware & Implement Company.**

    A. J. Vincent continued to run the business but was joined by his sons Rollie and Ralph when they reached their teenage years. The firm ultimately ended up in the hands of Rollie's son, Rollie J. Vincent Jr. (known as R. J.), after he left the service following World War II. In 1962, R. J. was elected to the town board and served two terms as Fort Lupton's mayor from 1964 to

1968. By the mid-1970s, the store was selling hardware, farm supplies, electric appliances, farm machinery and paints. The family business continued to be run by R. J. until 1987, when he sold it to former employee Darrel Hood.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106121009)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier* (advertisements): 19 November 1929, 3 May 1948**
"Fort Lupton Landmark Business Changes Owner," *Fort Lupton Press*, 19 March 1987
***Fort Lupton Press* (advertisements): 16 September 1976**

"75 Years of History at Vincent's Hardware," *Fort Lupton Press*, 27 April 1988
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From approximately 1933 to 1987, the building on this property housed a prominent local business that started out as the Vincent Harness Company. By 1940 it had been renamed Vincent Hardware & Implement Company. A. J. Vincent founded the firm in 1913 and served as a two-term mayor of Fort Lupton during the 1920s. He constructed the building at 435 Denver Ave. to serve as his store's third and final home. The building was expanded around 1938 with a two-story addition. Throughout the years the store operated, it was owned by three generations of the Vincent family.**

While the building may have been historically or architecturally significant, the extensive façade alterations completed around the 1960s erased its historic storefront and replaced it with a modern storefront and heavy metal false front. The two-story rear addition also underwent façade alterations during the 1970s or 1980s that resulted in a brick-filled former storefront. Many of the original windows and doors have either been replaced or filled with masonry. These changes rendered the property ineligible for listing in the National Register under any criteria.

<u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to extensive façade alterations.

43. Assessment of historic physical integrity related to significance: **This circa 1933 building with a circa 1938 rear addition appears to have been largely intact for many decades. However, it experienced significant changes to its east and north street elevations during remodels that appear to have taken place during the 1960s to 1980s. These changes involved the complete replacement or infilling of the original storefronts and facades. Due to these extensive alterations, the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D435.1-5**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

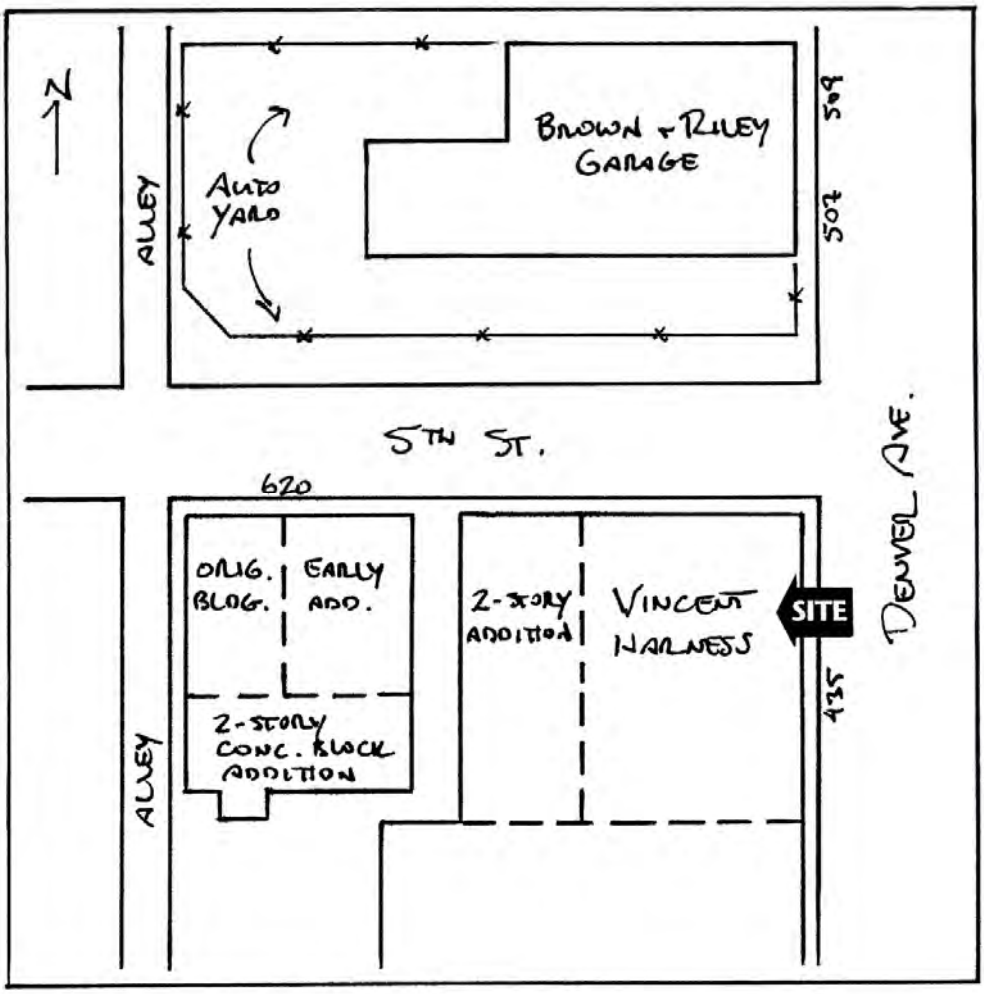
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5793** Address: **435 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5793** Address: **435 Denver Ave.**

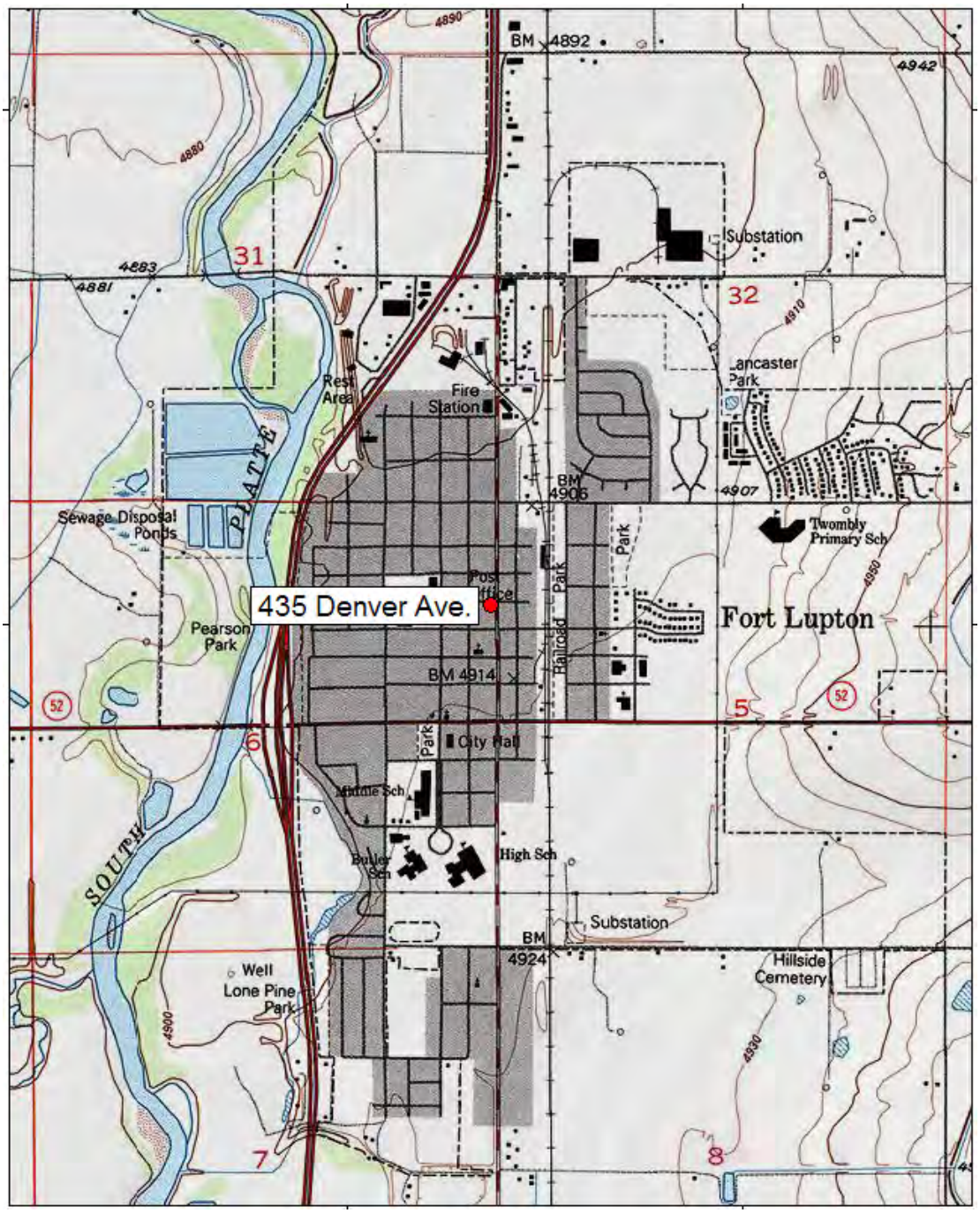
Historic Photograph

Vincent's Hardware & Implement Company

(*Fort Lupton Press*, 16 September 1976)

Resource Number: **5WL5793** Address: **435 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5793** Address: **435 Denver Ave.**

Additional Photographs

View of the east (front) elevation of the building.
View to the west.

View of the south elevation along 5th St., and of the rear two-story addition.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 7)

I. Identification

1. Resource Number: **5WL5794**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Brown & Riley Garage**
6. Current Building Name: **Jimenez Auto Service**
7. Building Address: **507-509 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Martin Jimenez**
   507 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **SE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436920**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South 2.9' of Lot 9 & All of Lot 10, Block 17**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **40' x 75'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Stucco**

18. Roof Configuration: (enter no more than one): **Flat Roof**

19. Primary External Roof Material (enter no more than one): **Synthetic Roof**

20. Special Features (enter all that apply): **Fence**

21. General Architectural Description: **Located on a corner, this property contains a one story commercial building that faces east onto Denver Ave. The masonry building is situated in the northern 2/3 of the property and rests upon a concrete foundation. Brown brickwork laid in running bond coursing is found along the storefront and north elevation, which also has brick pilasters. The south elevation is finished with stucco. Concrete block walls are found on the west elevation. The building's roof is flat with a brick parapet on the north, and gently sloped on the south.**

    The east elevation contains a main entry into the southern portion of the building. This holds a modern commercial door with a metal frame and single

light. North of the entry are three modern metal overhead garage doors. Fenestration consists of one fixed single-light window adjacent to the main entry. Above the southern garage door is a band of three fixed clerestory windows with opaque glass. No windows or doors are found along the south elevation. The west elevation holds two modern overhead garage doors and

one window space infilled with concrete blocks. Along the north elevation are two large fixed single-light windows with wood frames.

22. Architectural Style/Building Type: **Commercial Style / Early 20th Century Commercial**

23. Landscaping or Special Setting Features: **The building is located in the northern 2/3 of the site. South of the building is a vacant lot. To the west is an unpaved auto parking lot. The property is bordered by a fence.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

    Source of Information: **Sanborn Fire Insurance Maps; City & State Directories; County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Unknown**

28. Original Owner: **Brown & Riley Garage**

    Source of Information: **City & State Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **This property was developed around 1915 with two adjacent commercial buildings. The north building was flat-roofed and the southern was taller and gabled with a false front. Over the following sixty years, the buildings appear to have remained largely intact. In 1976 the south building was demolished, leaving a vacant lot that remains there today. Extensive alterations were completed to the remaining building in recent years. This involved installation of overhead garage doors along with a new entry and windows in the façade. The exposed south elevation was stuccoed. The exterior remodel resulted in a reworked façade that resembles little of the building's original appearance.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Second Hand Store / Auto Repair Shop**

35. Historical background: **This property was developed around 1915 with two adjacent commercial buildings. Little is known about its very early history. However, by the late 1920s and early 1930s, the southern building was occupied by Slover's Second Hand Store, owned by F. N. Slover. The northern building held two commercial spaces, the southern of which was occupied by Whitney Hardware & Furniture, owned by Fred L. Whitney, and the Koeppen Shoe Shop, owned by George F. Koeppen. The northern space in the north building was occupied by the Brown & Riley Garage, whose owners were Fred H. Brown and H. Barker Riley. By the late 1930s, Brown & Riley had expanded into the southern space and occupied the entire north building. Also by that time, the south building was occupied by the New & Used Furniture Store, owned by George Cubbison. These occupants remained there into the 1940s. By 1950, the Brown & Riley Garage occupied the entire site. This firm appears to have continued to operate at this location into the 1970s. By 1976, the site was occupied by Manuel's Auto Service, owned by Manuel Gallego. He continued to operate his business there for about twenty years.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106114006)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Blue & White Courier* (advertisements): 19 November 1929, 3 May 1948**
***Fort Lupton Press* (advertisements): 16 September 1976**
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **From approximately 1915 through the present time, the building that remains on this property housed an auto repair shop. Between the late 1920s and mid-1970s, the firm that operated there was the Brown & Riley Garage. In 1976, the southern building that was previously on the property was demolished. Around that time, the auto repair garage changed hands and became known as Manuel's Auto Service. Sometime after the southern building was torn down, the remaining northern building was extensively remodeled on the exterior. While the building may have been historically or architecturally significant, the extensive non-historic façade alterations significantly changed its historic appearance. These changes rendered the property ineligible for listing in the National Register under any criteria.**

<u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to extensive façade alterations.

43. Assessment of historic physical integrity related to significance: **This circa 1915 building appears to have been largely intact for many decades. However, it experienced significant changes to its façade during a remodel that took place sometime after the mid-1970s. This included the installation of overhead garage doors, a new entry and windows, and a shed roof above the southern portion of the building. Due to these extensive alterations, the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D507.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

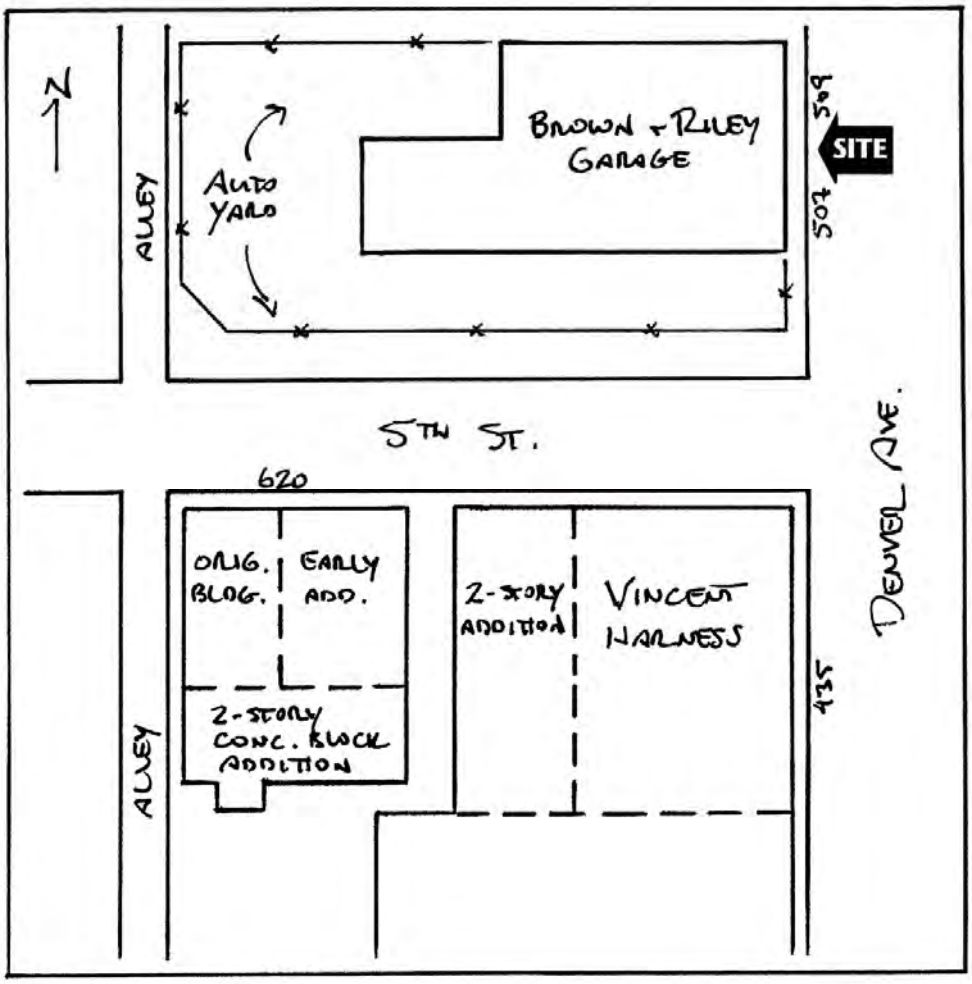
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

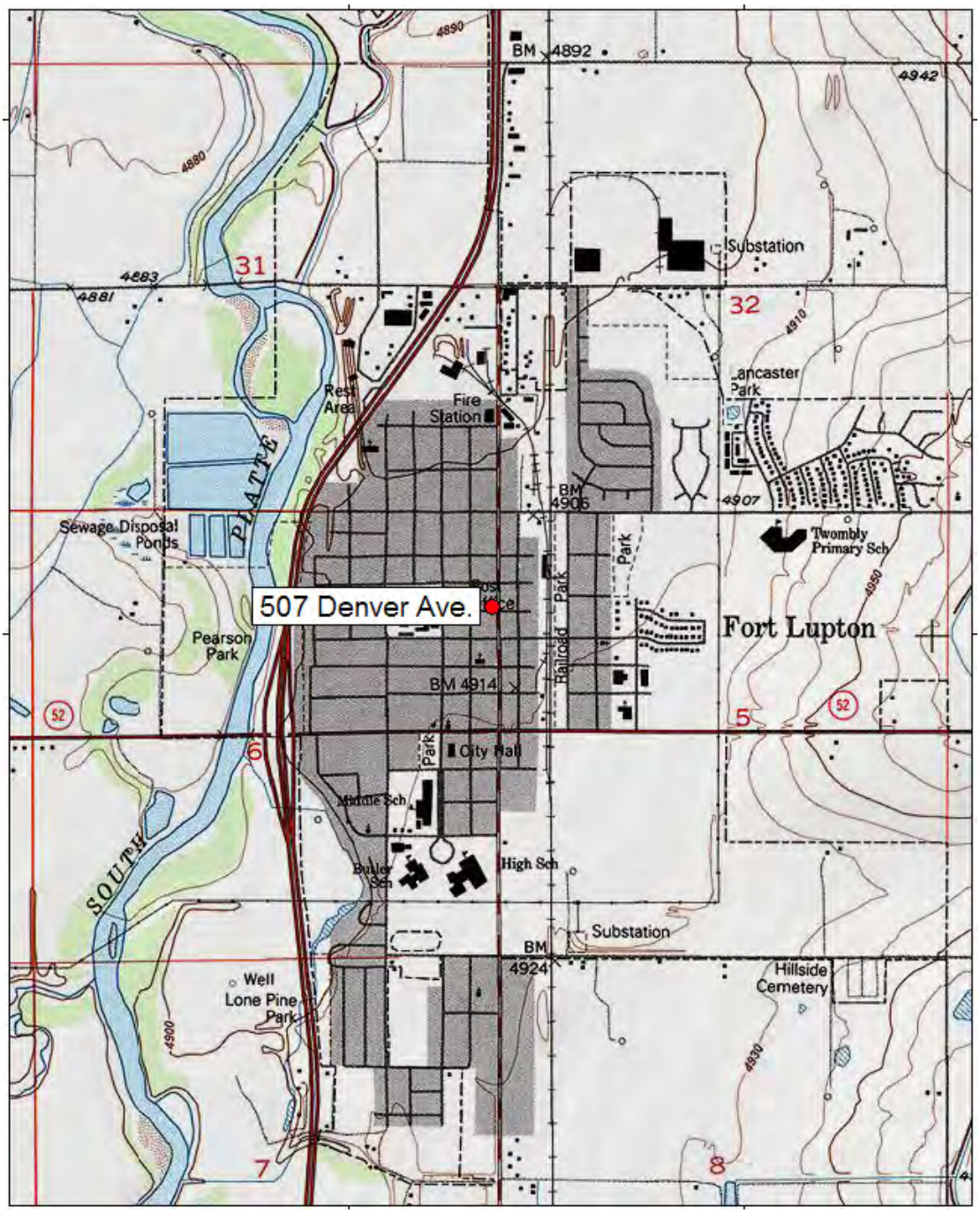
Resource Number: **5WL5794** Address: **507-509 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5794** Address: **507-509 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5794** Address: **507-509 Denver Ave.**

Additional Photographs

View of the east (front) and north (side) elevations of the building.
View to the southwest.

View of the west (rear) elevation of the building.

View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5795**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Capitol Hill Creamery Co.**
6. Current Building Name: **Las Aguilas Store**
7. Building Address: **522 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Maria Vazquez**
   808 Harrison St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436950**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South 65' of Lots 3-4, Block 12**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **L-Shaped Plan**

15. Dimensions in Feet (approximate): **24' x 28'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood / Horizontal Siding**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **False Front**

21. General Architectural Description: **This property contains a small one-story commercial building that faces toward the west. The building rests upon a poured concrete foundation and consists of an original 16' x 24' southern portion, with a modern 12' x 20' addition to the north. The original building's walls may be constructed of brickwork that has been entirely covered with non-historic horizontal siding. A false wood front is found on this portion of the building. Behind the false front, the original building has a gabled roof. The north addition has a shed roof.**

The main entry is centered in the west elevation of the original building and holds a modern commercial door with a single light. Two steps, one concrete and the other wood, rise from the front sidewalk to the entry. Flanking the entry are two fixed single-light storefront windows with wood frames. A large fixed single-light window is also located in the west elevation of the north

addition. No entries or windows are found along the north and south side elevations. The east (rear) elevation has a secondary entrance into the original building. This entry consists of a modern panel door. A single-step concrete stoop and ramp is found in front of this entry. The only window on the rear elevation is boarded closed and filled with an air conditioning unit. A louvered vent is found at the peak of the gable wall above the entry.

22. Architectural Style/Building Type: **Commercial Style / False Front Commercial**

23. Landscaping or Special Setting Features: **The building is completely surrounded by concrete aprons and sidewalks. Also behind the building is a small unpaved parking lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1925** Actual

    Source of Information: **Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Capitol Hill Creamery Co.**

    Source of Information: **City and State Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The southern, original portion of this building appears to have been constructed around 1925. It featured a false front with a centered entry and flanking windows. The building appears to have changed little through the 1970s. Sometime around 1980, the exterior was remodeled. This involved changes to the false front façade, including replacement of the original main entry door and windows. In 2005, the building was changed again with the construction of a sizable addition to the north and cladding of the entire exterior with horizontal siding. These two periods of exterior remodeling resulted in a significantly reworked building that retains only a general sense of its original appearance.**

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30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Commerce & Trade / Specialty Store**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Cream Station / Barber Store / Retail Shop**

35. Historical background: **This property was originally developed around 1925 with the small southern false-front, one-story commercial building that remains there today. The building appears to have originally housed the Capitol Hill Creamery Company. The firm, evidently a dairy store, was managed by W. J. DuRay and Alice M. DuRay, and then by Dean Beattie. The store continued to operate at this location through at least 1950. The building was occupied by a barber shop in the 1980s. Today it houses a Hispanic retail store selling clothing and jewelry.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212002)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
***Fort Lupton Press* (advertisement), 22 December 1949**
Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976.
Adam Thomas. *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. Historical Context, 2003.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B.	Architectural Importance 1:	Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style
	Architectural Importance 2:	Embodies those distinguishing characteristics of an architectural type or specimen
	Architectural Importance 3:	Is the work of an architect or master builder whose individual work has influenced the development of the city
	Architectural Importance 4:	Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation
C.	Geographic Importance 1:	Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif
	Geographic Importance 2:	Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

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X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While this building may have originally been a good example of an early 20th century false front commercial building, it has suffered from extensive non-historic alterations. From approximately 1925 to 1950, the building housed a cream station. While important to local customers at the time, the business had no lasting impact upon the development of the town and its economy. The extensive alterations completed around 1980 and 2005 have rendered the building ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the façade alterations described.

43. Assessment of historic physical integrity related to significance: **This circa 1925 building appears to have been largely intact for many decades but experienced significant changes to its façade around 1980. Most importantly, this involved replacement of the original main entry door and its flanking storefront windows. In addition, while the building retains its false front, the relatively large northern addition constructed in 2005 significantly changed its appearance from the street. Due to these extensive alterations, the building retains an inadequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D522.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

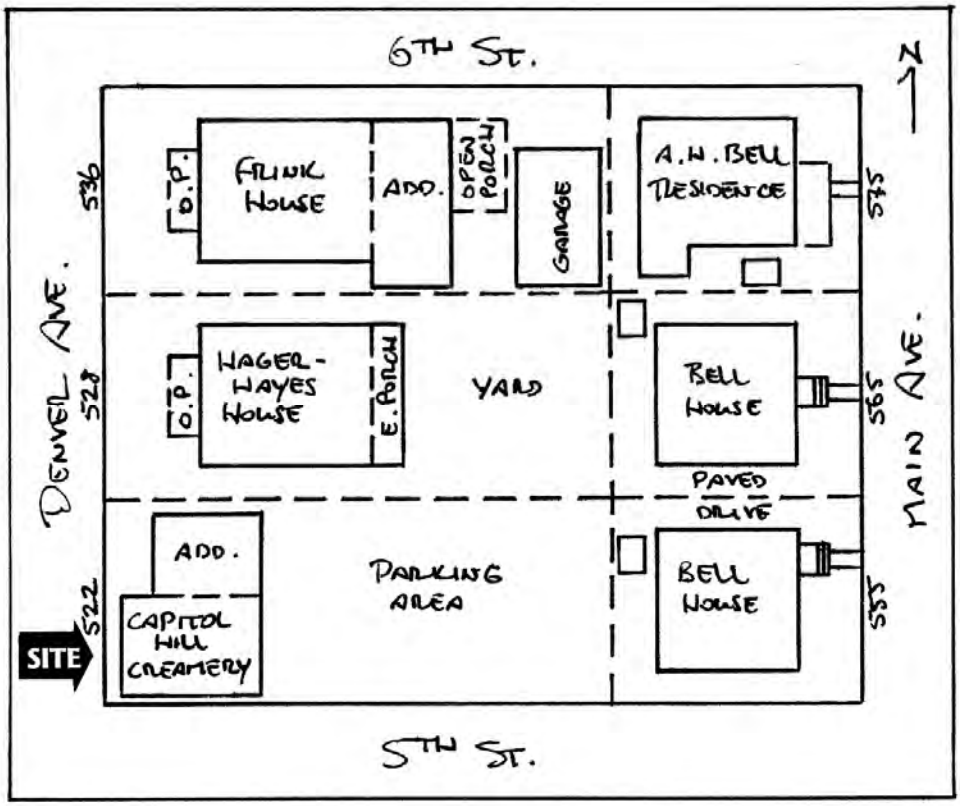
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

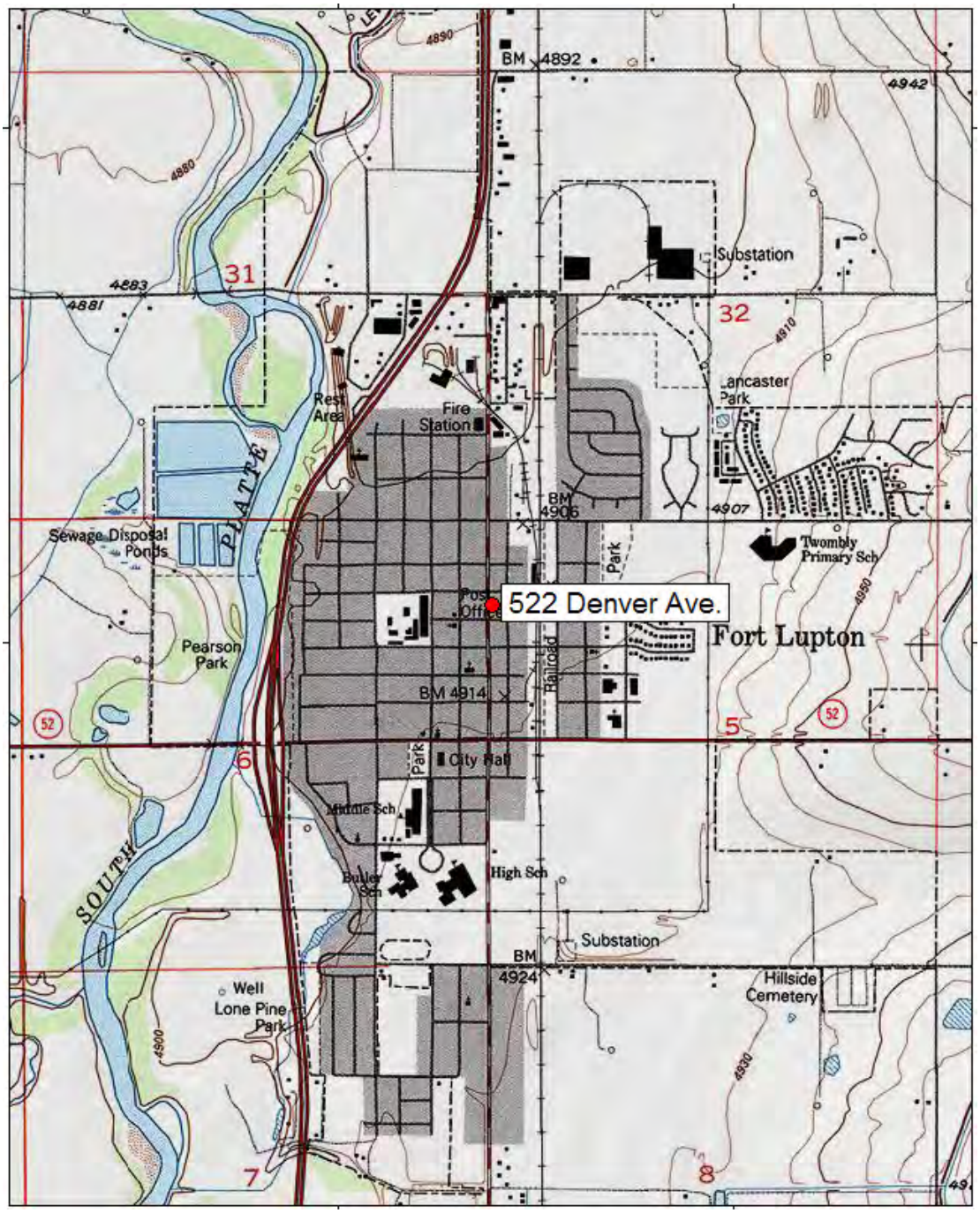
Resource Number: **5WL5795** Address: **522 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5795** Address: **522 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5795** Address: **522 Denver Ave.**

Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the east and south elevations of the building.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5796**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Hager-Hayes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **528 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Maria Gloria Vasquez**
   808 Harrison St.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436980**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **South ½ of Lots 3 to 6, Block 12**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 34'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Dormer, Chimney, Porch, Fence**

21. General Architectural Description: **This property contains a 24' x 34' one-story masonry residence that faces toward the west onto Denver Ave. The building rests upon a concrete foundation and its exterior walls are constructed of brickwork laid in running bond coursing. The hipped roof has boxed eaves, asphalt shingles, and a short brick chimney located near the peak. A roof dormer is found on the west slope. This is characterized by shingled walls, a hipped roof with asphalt shingles, and a pair of fixed windows.**

    The west (front) elevation holds the main entry, which consists of a modern panel door. Projecting from the front of the building is an open porch with a concrete floor and steps, and a hipped roof supported by four square wood

posts. Fenestration on this elevation consists of two modern nine-over-nine double hung sash windows that fill the spaces of earlier windows that have been removed.

The north (side) elevation has three modern double hung sash windows filling original window spaces. The east (rear) elevation is dominated by an enclosed wood frame porch with a rear entry to the home. This is finished with wood siding, a shed roof, and a small 2-light window on the south that has been boarded closed. The south (side) elevation has one modern multi-light window and a second larger window space that has been infilled with siding and a modern multi-light sliding window.

22. Architectural Style/Building Type: **Classic Cottage**

23. Landscaping or Special Setting Features: **The building is surrounded by a concrete apron and sidewalk to the west, and an unpaved yard to the east. A modern wood privacy fence runs along the north edge of the property.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1908**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **George Hager**

    Source of Information: **Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed in 1908 and appears to have remained largely unchanged into the 1970s. Since then, the rear enclosed porch was constructed and the front porch was altered with removal of a wood balustrade. The front yard was paved with concrete. In 2000, a permit was taken out to replace the windows. This was accomplished, and the doors were also altered with historically inappropriate replacements. These alterations resulted in a significantly changed building.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Single Family Residence**

35. Historical background: **During the very early 1900s, lots three through six, now occupied by both 528 and 536 Denver Ave., were owned by Mary Winbourn Koopman. In February 1903, she sold the property for $300 to H. J. Canis, superintendent of the Empson Packing Company. Three days later, Canis sold the south half of the lots to George Lambrecht for $150, recouping half of his investment. Lambrecht, one of the town's founders, retained ownership for only two years before selling the property in 1905 to George Hager for a modest profit of twenty-five dollars. In 1909 the property was sold again, this time to Ida Agusta Hayes. The sale price was $1,250, indicating that the house had been built by that time. In 1931, Ida Hayes (by then known as Ida Graham) lost the property for failure to repay a loan. Arville Taylor McPherson acquired the house at 528 Denver Ave. and apparently rented it to Leonard (a local mechanic) and Charlotte Henry. McPherson held the property until 1935, when it was sold to Phaen Davis. During the 1940s, Roy and Josephine Edwards occupied the home. Roy worked as a machinist in the Fort Lupton canning plant and was also a volunteer fireman. The property remained in Phaen Davis' hands until his death in 1969.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212002)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence and has suffered from non-historic alterations. In addition, it exhibits no particularly notable history of occupation. For these reasons, the home is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the alterations described.

43. Assessment of historic physical integrity related to significance: **This 1908 residence appears to have been largely intact for decades but experienced significant non-historic changes since the 1970s. Most importantly, this involved replacement of windows and doors, alterations to the front porch, the construction of a rear enclosed porch, and paving of the front yard with concrete. Due to these alterations, the building retains an inadequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

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46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D528.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

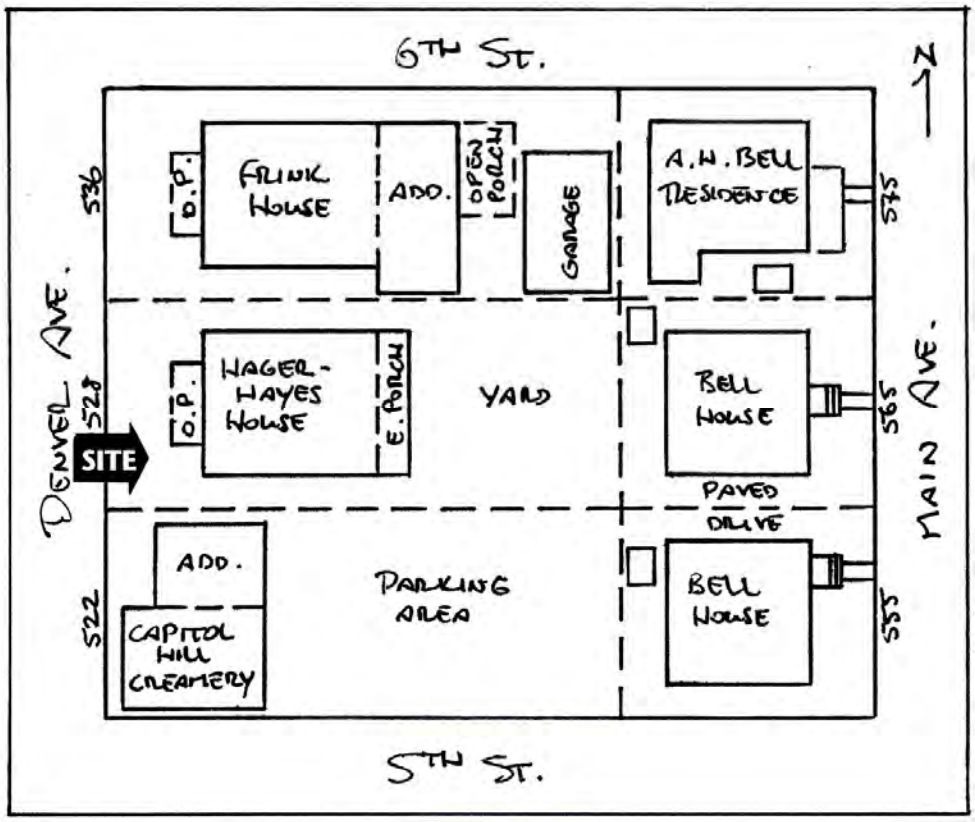
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

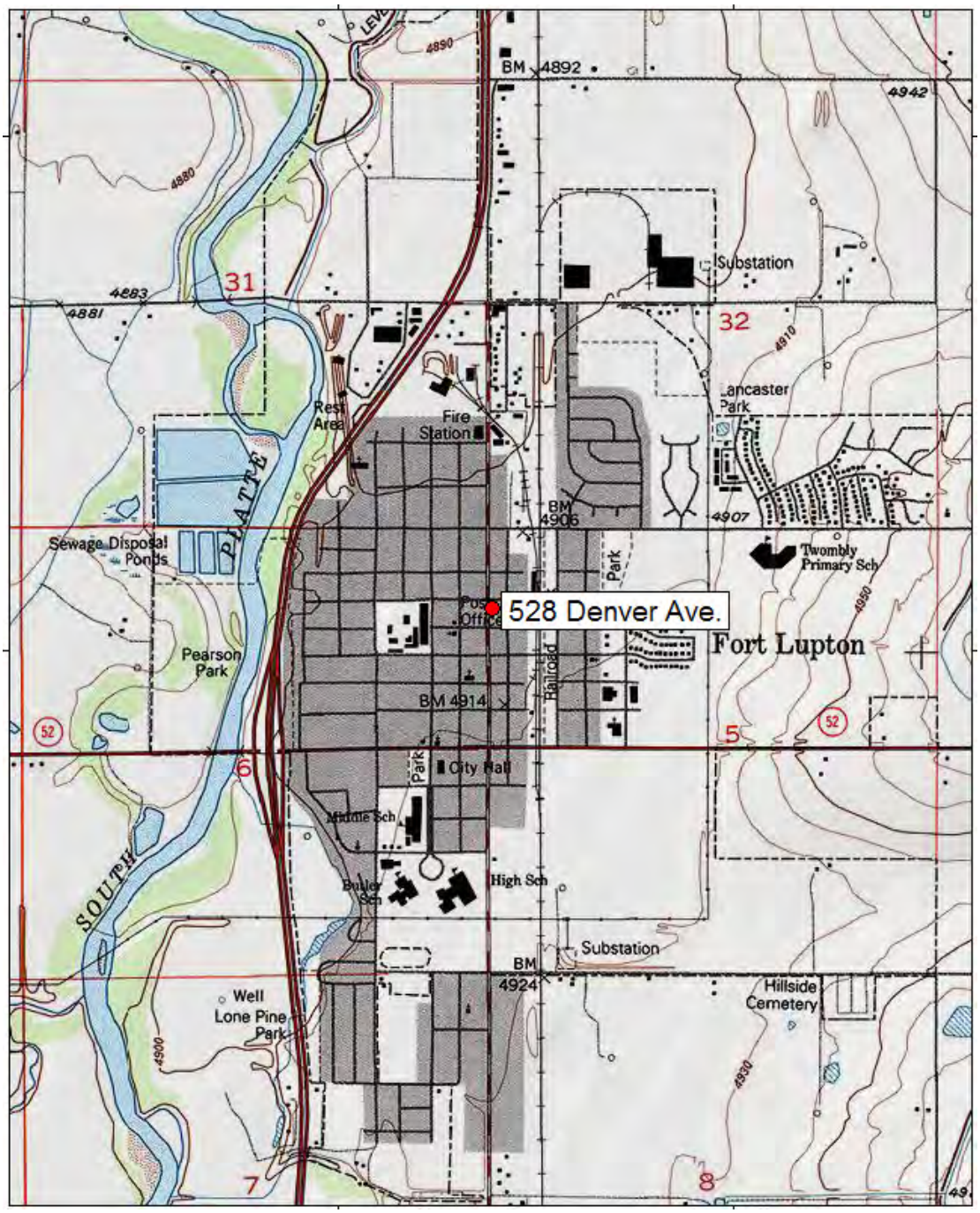
Resource Number: **5WL5796** Address: **528 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5796** Address: **528 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5796** Address: **528 Denver Ave.**

Additional Photographs

View of the west and south elevations of the building.
View to the northeast.

View of the south and east elevations of the building.
View to the northwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5797**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Etta P. Frink House**
6. Current Building Name: **Not Applicable**
7. Building Address: **536 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Luis Liendo**
   536 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4436990**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **North ½ of Lots 3 to 6, Block 12**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **27' x 41'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Dormer, Chimney, Porch, Fence**

21. General Architectural Description: **This property contains a 27' x 41' masonry residence that faces toward the west onto Denver Ave. The building rests upon a concrete foundation and its exterior walls are constructed of brickwork that is almost entirely faced with stucco. The front-gabled roof has boxed eaves, asphalt shingles, and a short brick chimney located on the north slope near the ridge line. A roof dormer is found on the south slope. This is characterized by wood siding, a gabled roof with asphalt shingles, and a one-over-one double hung sash window.**

The west (front) elevation holds the main entry, with a modern wood door with an oval light. Projecting from the front of the building is an open porch with a concrete floor and steps, closed rails constructed of concrete blocks, and a hipped roof supported by four square posts.

Fenestration on this elevation consists of two one-over-one double hung sash windows on the main floor and a single one-over-one double hung sash window on the upper floor.

The north (side) elevation has a secondary entrance holding a modern panel door with nine lights. Fenestration consists of one small modern four-over-four double hung sash window and a small modern six-light fixed window.

The east (rear) elevation is dominated by a wood frame addition and a modern projecting, partially-enclosed, unfinished wood frame porch. Fenestration on the first floor consists of a single pair of sliding windows. The upper floor has a one-over-one double hung sash window.

The south (side) elevation has no entries. Fenestration on this elevation consists of a single large fixed window and a one-over-one double hung sash window, both on the main body of the house. The roof dormer is described above. The rear addition projects toward the south and holds two pairs of modern multi-light sliding windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is surrounded by small grassed areas with minimal landscaping. A modern wood privacy fence runs along the south edge of the backyard and a chain link fence encloses the northern portion of the property near the garage.**

24. Associated Buildings, Features or Objects: **Garage – Behind the house is a modern garage that faces north onto 6th St. This wood frame building consists of a concrete floor, exterior walls with wood siding, and a gabled roof. Two overhead doors are found on the north elevation and a single overhead door is located on the west elevation.**

IV. Architectural History

25. Date of Construction: Estimate **1922** Actual

    Source of Information: **Weld County Assessor's Records; Sanborn Fire Insurance Maps**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Etta P. Frink**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The residence on this property was constructed around 1922 and appears to have remained largely unchanged throughout the 1930s. At the time, it consisted of the main body of the house along with an open front porch. The one-story rear addition appears to have been constructed around 1960. It is possible that the front porch was entirely rebuilt with concrete blocks around that same time. The gable end walls and south roof dormer were clad in modern siding, possibly in the 1970s, replacing whatever material was previously there. The garage that occupies much of**

the backyard is modern and appears to have been constructed in the 1990s. Three modern windows were installed in the house in 2001.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Single Family Residence**

35. Historical background: **During the very early 1900s, lots three through six, now occupied by both 528 and 536 Denver Ave., were owned by Mary Winbourn Koopman. In February 1903, she sold the property for $300 to H. J. Canis, superintendent of the Empson Packing Company. Canis sold the north half of the lots in 1905 to local merchant and two-time mayor Charles Sells for $185. By 1920, the property was in the hands of dairy farmer A. H. Bell, who sold it that year to Etta P. Frink. Frink appears to have had the house there constructed sometime in the early 1920s. She eventually lost the property to the Industrial Building & Loan Association, which sold it in 1930 to J. W. Lefferdink, owner of the Lefferdink Funeral Home. In the early 1930s, the house was occupied by laborer C. C. Weiss and his wife Edith. During the 1940s and 1950s, it was occupied by laborers F. H. & Eunice Brand and Melfred & Linda McClary. O. D. Drake occupied the residence during the 1950s. The property continued to be owned by the Lefferdink family until 1968, when it was sold to Ann Haberkon.**

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1900-1956)

Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105212001)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
US Census Records (1920)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

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Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building is a modest example of an early 20th century residence that has suffered from non-historic alterations. In addition, it has no significant historical**

associations. For these reasons, the home is ineligible for listing in the National Register under any criteria.

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the façade alterations described, along with the property's lack of significant historical associations.

43. Assessment of historic physical integrity related to significance: **This circa 1922 residence appears to have been intact for decades, but has experienced significant non-historic changes since around 1960. Most importantly, this**

involved replacement of what would likely have been a wood frame front porch with the concrete block one that remains there today. The rear of the home has also been changed with non-historic additions visible from both Denver Ave. and 6th St., along with the construction of a modern detached garage that occupies much of the back yard. Several modern windows and a modern front door are also present, along with non-historic siding on the gable end walls and roof dormer. Due to these alterations, the building retains an inadequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D536.1-3**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

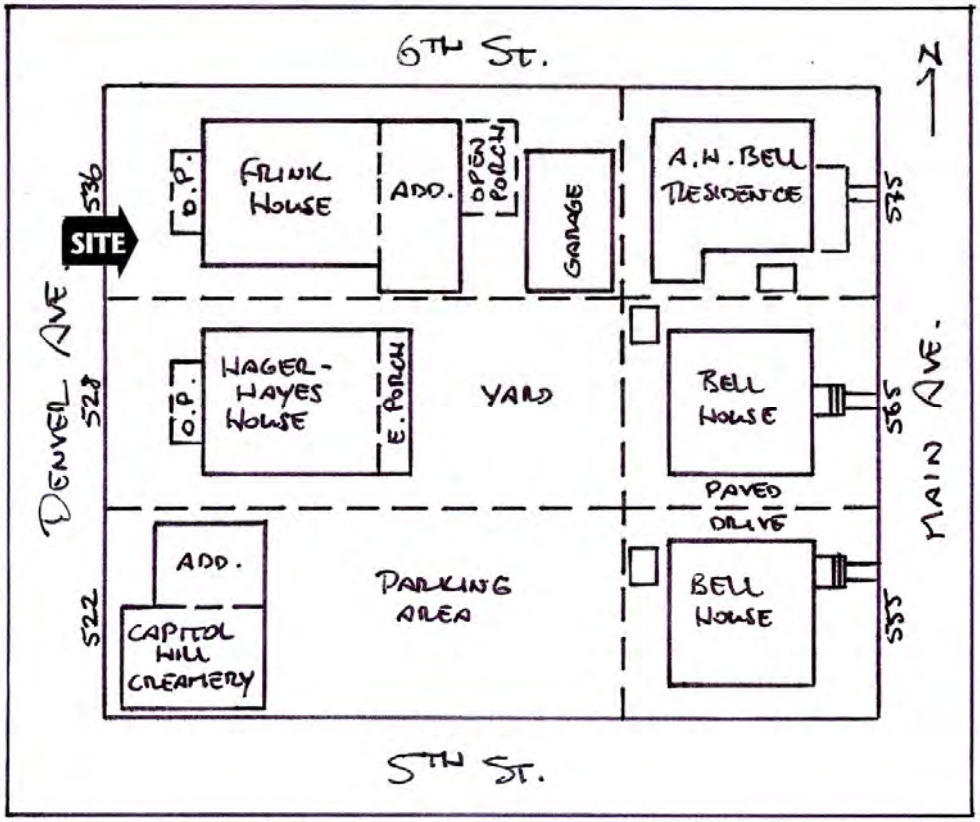
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

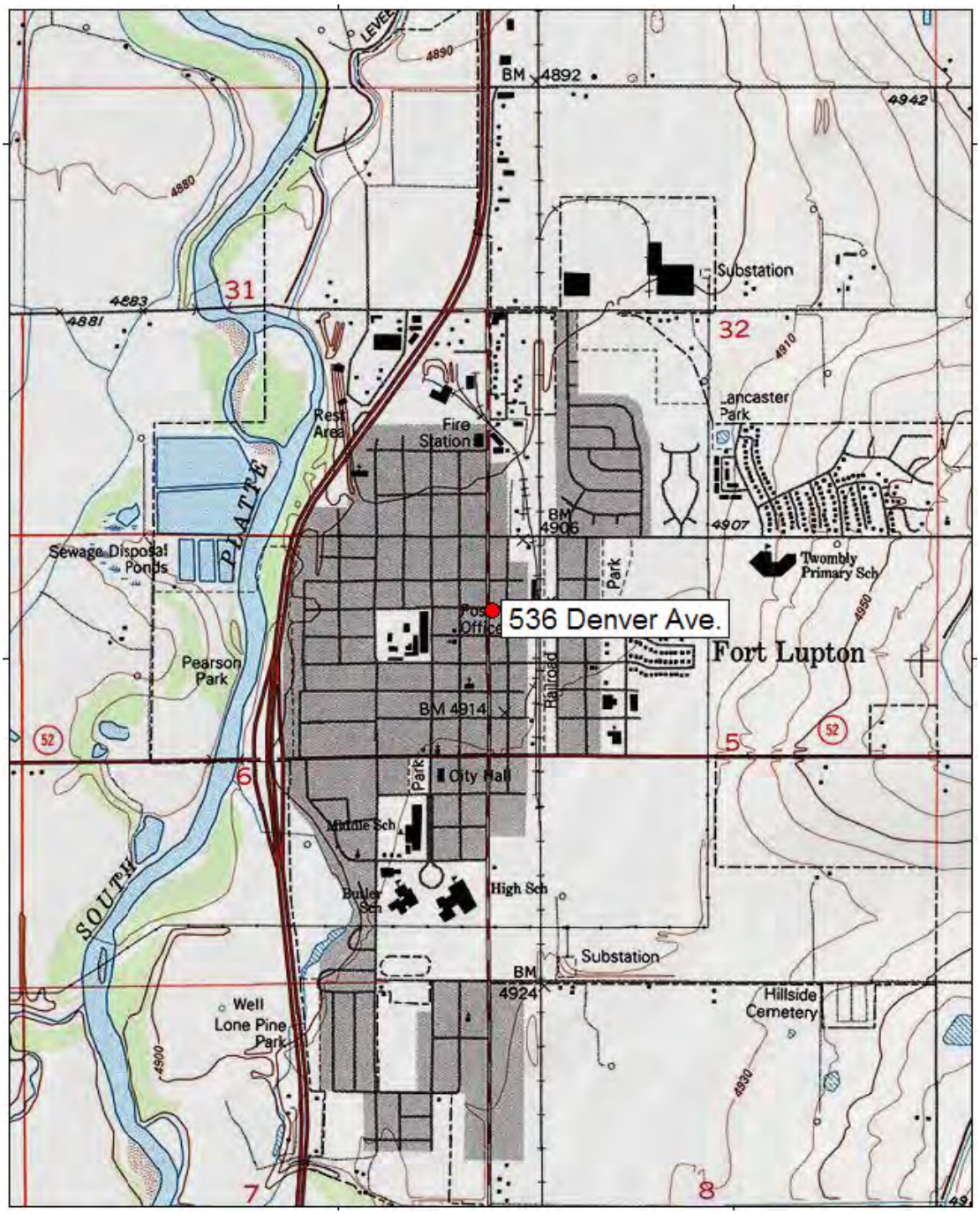
53. Phone number(s): **970 / 221-1095**

Resource Number: **5WL5797** Address: **536 Denver Ave.**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the north and west elevations of the home.
View to the southeast.

View of the garage and east elevation of the home.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5798**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Mabrey Chevrolet / Dellenbach Chevrolet**
6. Current Building Name: **Purifoy Chevrolet**
7. Building Address: **601 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Roland D. Purifoy**
   601 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **SE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4437050**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 1-10, Block 16**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **U-Shaped Plan**

15. Dimensions in Feet (approximate): **130' x 198'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick, Concrete Block**

18. Roof Configuration: (enter no more than one): **Barrel Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Glass Block**

21. General Architectural Description: **Located along the west side of Denver Ave. between 6th St. and 7th St., this property contains a one-story masonry auto dealership building. The building occupies the southern 1/2 of the property and consists of an eastern wing (fronting onto Denver Ave.) that holds offices and an auto showroom, a southern wing (along 6th St.) that holds repair shop space, and a western wing (along the rear alley) holding additional shop space. These three wings form a U-shaped plan that is open toward the north. The entire building rests upon a concrete foundation.**

The eastern wing extends northward from the southern wing and appears to be constructed of concrete blocks with brick facing. Prominent along this wing are its band of large showroom windows with metal frames and a wide modern metal cornice, both of which extend along the east and north elevations. The windows rise from a short brick base upward to the base of the cornice band, which projects from the roof line in block-shaped segments along the east elevation. One entrance is found along each of the north and east elevations. These both hold

modern commercial doors with single lights and transoms in metal framing. Also on the north elevation are two fixed single-light windows.

The southern wing, with concrete block walls and a barrel roof, appears to have been the original east-facing building on the site. This extends along the 6th St. frontage from Denver Ave. on the east to the rear alley on the west. The current façade along Denver Ave. is finished with brick facing, laid in running bond coursing that wraps around the building's southeast corner. Also present are a wide modern metal cornice band and a parapet wall. These features obscure the building's original façade. An entrance found along its 6th St. elevation consists of a modern commercial door with a single light, transom and sidelights, all in modern metal framing. Two overhead modern metal shop doors are also present, each with 15 fixed lights. Fenestration consists of two glass block windows (12-light & 40-light) and three 4-light fixed windows with modern metal frames and concrete sills. The west elevation of the southern wing holds seven 1-light fixed windows with metal frames and concrete sills.

The western wing extends northward from the southern wing and is constructed of concrete block walls and a flat pre-fabricated concrete roof. Entries consist of a single metal slab door on the north elevation and nine metal overhead shop doors with twelve lights in each. Fenestration on this wing is limited to the west elevation, which holds six six-over-three and one 2-light central-pivot windows, all with metal frames and brick sills.

22. Architectural Style/Building Type: **Commercial Style**

23. Landscaping or Special Setting Features: **The building is located in the southern half of the site. The northern half of the property is occupied by a paved auto sales lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1948**

    Source of Information: **City & State Directories; County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

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27. Builder/Contractor: **Unknown**

    Source of Information: **Unknown**

28. Original Owner: **Mabrey Chevrolet (C. C. Mabrey)**

    Source of Information: **City & State Directories**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **In 1948, what is now the southern wing of the building was constructed in Lots 9 & 10 to face onto Denver Ave. This was expanded in 1966 with the western wing and again in 1974 with the eastern wing. Extensive alterations were completed to the façade in 1974, and additional changes appear to have taken place since then to modernize the building's appearance. These alterations included the installation of brick facing, a heavy metal cornice band, and new entries and windows along the street elevations. This resulted in a completely reworked façade that resembles little of the building's original appearance.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce & Trade / Specialty Store**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Commerce & Trade / Specialty Store**

34. Site Type(s): **Auto Dealership & Repair Shop**

35. Historical background: **During the early decades of the 1900s, this property was mostly occupied by residences and vacant lots. It also contained two small auto repair shops, one in its southwest corner (the North End Garage, on the west edge of Lots 9 & 10) and the other close to its northeast corner (the east edge of Lot 2). In 1948 the property began to be redeveloped by Mabrey Chevrolet, which demolished the residence and auto shop on Lots 9 & 10 and replaced them with a larger auto dealership and repair shop that occupied all of these two lots. The 1948 building remains on the site today, but is now the southern wing (the portion with the barrel roof) of the currently expanded building. Owned by C. C. Mabrey, the firm remained at this location for just a few years. By 1952, the dealership had been taken over by Dellenbach Chevrolet. This firm sold and repaired new and used cars and trucks at this location for more than a decade.**

The business was sold to Roland H. Purifoy around 1960, when the western wing was constructed to provide additional repair shop bays and a paint shop. The remaining residences north of the building, along with the North End Garage, were likely torn down at that time to make room for this expansion and an auto sales lot. Purifoy served as mayor of Fort Lupton from 1968 to 1970. In 1974, Purifoy Chevrolet completed another addition when it constructed the eastern wing to provide needed office and showroom space. The façade was evidently remodeled at that time with new brick facing, showroom windows, and a heavy modern cornice. These changes erased the original building's facade and brought it to its current appearance and configuration. Purifoy Chevrolet continued to be run by members of the Purifoy family and remains on this site today.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106113006)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
***Fort Lupton Press* (advertisements): 16 September 1976**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **From 1948 through the present time, this property has been occupied by an auto dealership and repair shop. This facility started out in the southern end of the property and expanded northward through two non-historic periods of expansion. While the first expansion in 1966 added shop space to what was essentially the back of the building, the 1974 expansion to the front along Denver Ave. included an extensive facade remodel. While the building may have originally been historically or architecturally significant, the extensive non-historic expansion and façade alterations significantly changed its appearance. These changes rendered the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to extensive façade alterations and non-historic additions to the original building.

43. Assessment of historic physical integrity related to significance: **This 1948 auto sales and service building appears to have been intact until 1966, when it was expanded with a western repair shop wing. In 1974 it was expanded again with an eastern office and showroom wing. At that time, its façade was heavily remodeled. Additional changes to the façade may have taken place since then. Due to these extensive alterations, the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D601.1-12**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

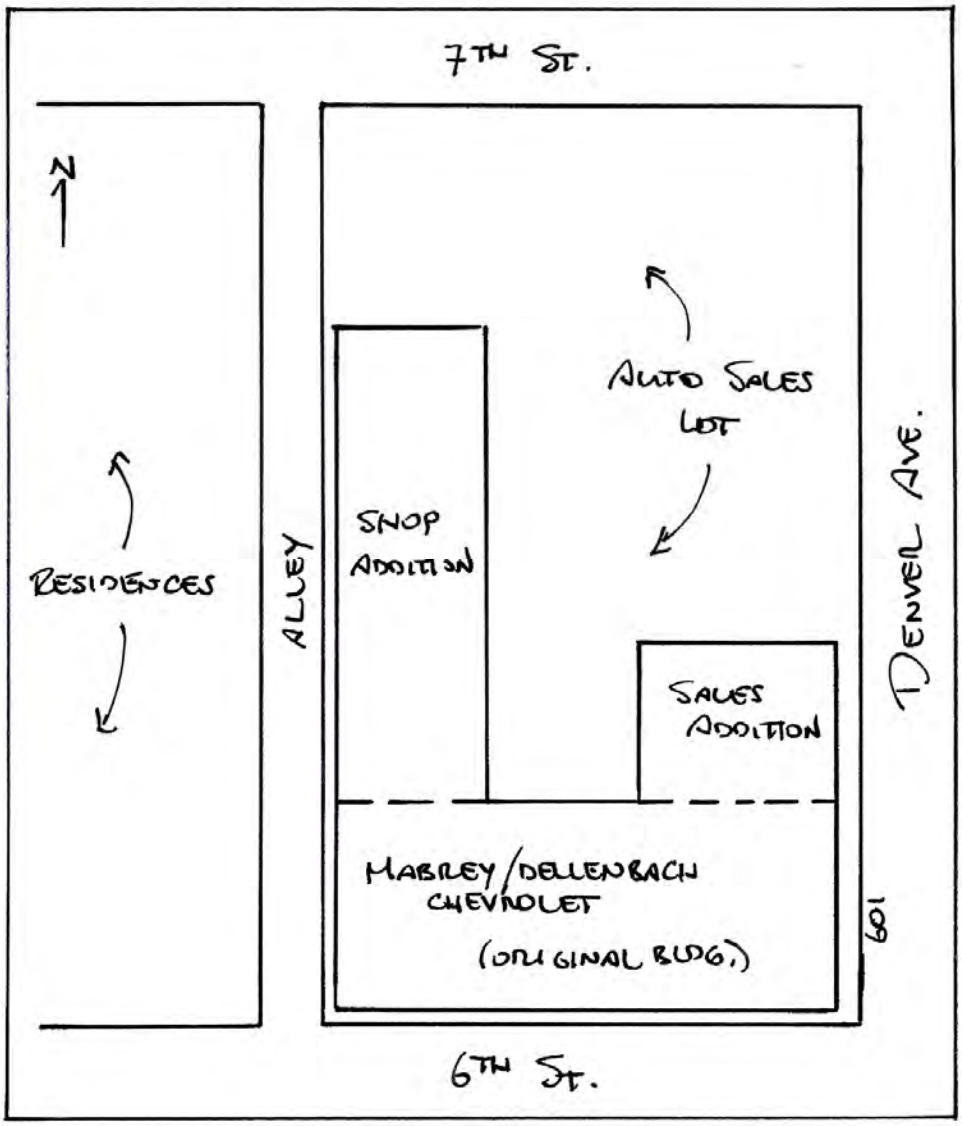
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

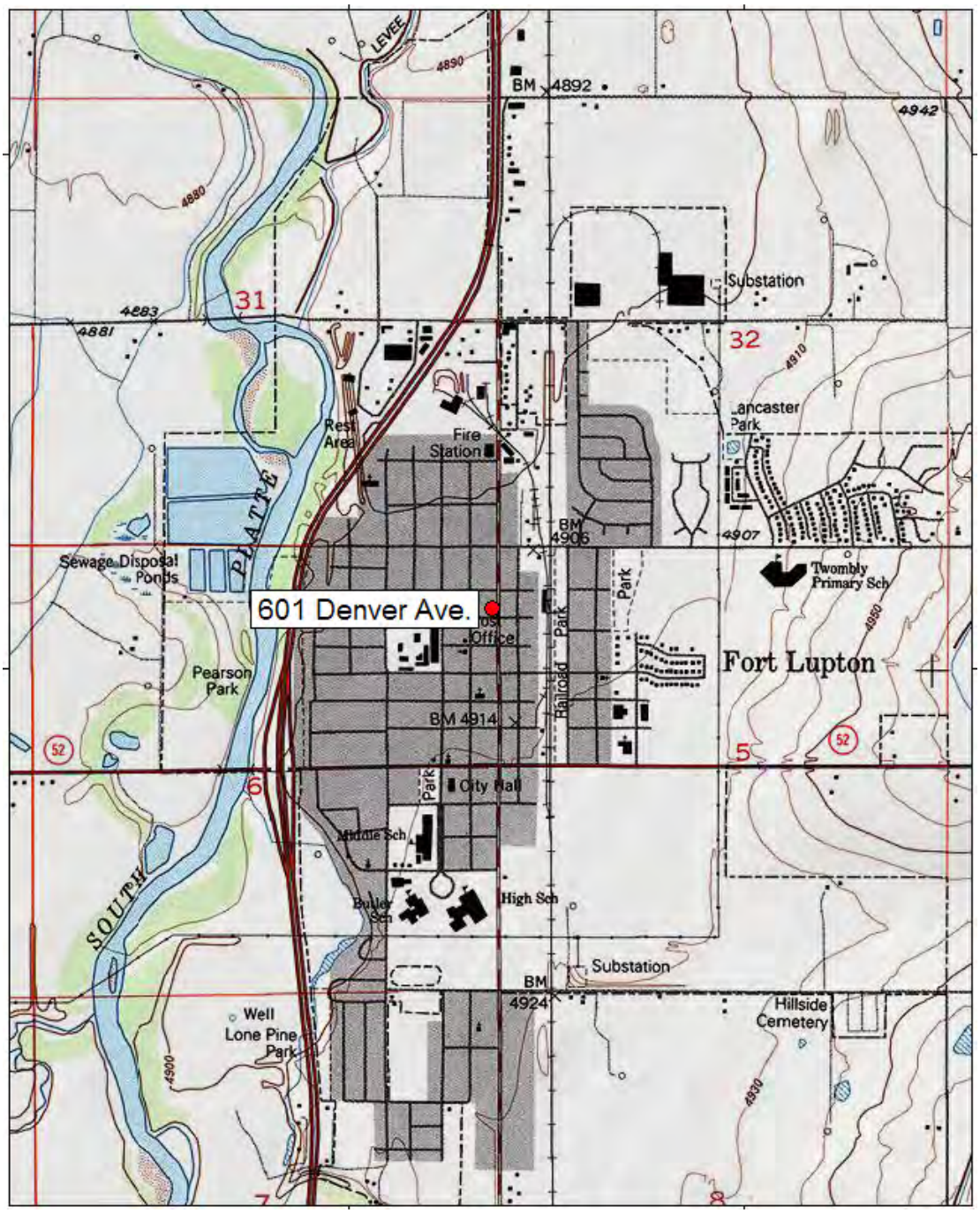
Resource Number: **5WL5798** Address: **601 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5798** Address: **601 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5798** Address: **601 Denver Ave.**

Additional Photographs

View of the south and east elevations of the building.
View to the northwest.

View of the 6th St. elevation of the original 1948 building.
View to the northwest.

Resource Number: **5WL5798** Address: **601 Denver Ave.**

Additional Photographs

View of the southwest corner of the building and the western alley elevation.
View to the northeast.

View of the northwest corner of the building and the western alley elevation.
View to the southeast.

Resource Number: **5WL5798** Address: **601 Denver Ave.**

Additional Photographs

View of the north elevation of the entire site building.
View to the south.

View of the auto showroom and office addition on the east wing.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5799**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Winbourn-Christy-Holmes House**
6. Current Building Name: **Not Applicable**
7. Building Address: **701 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Ken Burough**
   c/o Duane & Christine Foss
   701 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SE 1/4 of the **NE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4437120**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **East ½ of Lots 17-18, Block 15**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 46'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (no more than two): **Ornamental Concrete Block**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Flared Eave, Dormer, Chimney, Fence**

21. General Architectural Description: **Located on the northwest corner of Denver Ave. and 7th St., this property contains a one-story 24' x 46' masonry residence that faces toward the east. Resting upon a concrete block foundation, the home's exterior walls are constructed of ornamental concrete blocks. The rear addition's walls are finished with stucco. Capping the building is a hipped roof with asphalt shingles, exposed shaped rafter ends, and slightly flared eaves. A short brick chimney is found at the ridge line. The eastern slope has a roof dormer with a low-sloped hipped roof, flared eaves, exposed shaped rafter ends, and a pair of fixed stained glass windows.**

The east (front) elevation holds the main entrance, with a modern panel door and storm door. In front of this entry is a small concrete stoop with metal handrails. Fenestration consists of one large one-over-one double hung sash window and a large fixed window with a single light. The wall panels above the door and windows are ornamented with diamond-shaped wood shingles.

The south (side) elevation has no entries. Fenestration consists of two one-over-one and a pair of six-over-one double hung sash windows, along with a three-sided bay with one-over-one double hung sash windows.

The west (rear) elevation is stuccoed holds a secondary entrance with a gabled hood. Fenestration consists of two small one-over-one double hung sash windows with stuccoed sills.

The north (side) elevation has no entries. Fenestration consists of three one-over-one double hung sash windows.

22. Architectural Style/Building Type: **Classic Cottage**

23. Landscaping or Special Setting Features: **The home is surrounded by mature landscaping and a low chain link fence encloses the side yards and back yard.**

24. Associated Buildings, Features or Objects: **See separate documentation for the house at 623 7th St. (5WL.5952), which is located in the rear yard of the residence at 701 Denver Ave.**

IV. Architectural History

25. Date of Construction: Estimate **1905** Actual

    Source of Information: ***Fort Lupton Spirit*, 16 May 1906**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **William J. Winbourn**

    Source of Information: ***Fort Lupton Spirit*, 16 May 1906; US Census Records**

28. Original Owner: **William J. Winbourn**

    Source of Information: ***Fort Lupton Spirit*, 16 May 1906**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The house at 701 Denver Ave. was constructed in 1905. It appears to have remained largely unchanged through the 1930s. Sometime around 1940, a small addition was constructed to the rear of the building – this is the stuccoed**

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portion of the home that remains there today. The front door has been replaced in recent years, and the adjacent picture window was installed in the past decade to replace an earlier pair of double hung sash windows. Other than these changes, the house exhibits much of its historic appearance and architectural details.

30. Original Location: **Yes**

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

V. Historical Associations

35. Historical background: **Prior to the very early 1900s, Margaret Twombly owned lots 15 to 18, which she sold in 1902 to Nate Corcoran for $150. Three years later, Corcoran transferred lots 17 and 18 to local contractor William J. Winbourn, who in 1905 constructed the concrete block house that remains there today. In 1917, Winbourn sold the property to Ida May Christy. She held on to it for almost a decade before selling it in 1926 to Charles and Anna Holmes. Charles owned a local tire shop at 520 Denver Ave. During the 1930s and 1940s, Charles and Anna took in boarders. These included laborer Frank Dean, his wife Geraldine, and their two children. The Holmes continued to live there until 1976, when the property was transferred to George and Christina Breickler.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106101009)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Photograph of 701 Denver Ave., circa 1920, Fort Lupton Museum Collection
"This is a concrete block house. Ho'd you like it?," (advertisement for W. J. Winbourn & Co.), *Fort Lupton Spirit*, 16 May 1906
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The altered masonry residence on this property no longer has any significant architectural associations. In addition, it has no significant historical associations. For these reasons, it is not eligible for individual designation to the National Register of Historic Places.**

    <u>Fort Lupton Eligibility</u>: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to façade alterations.

43. Assessment of historic physical integrity related to significance: **Not Applicable**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D701.1-4**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

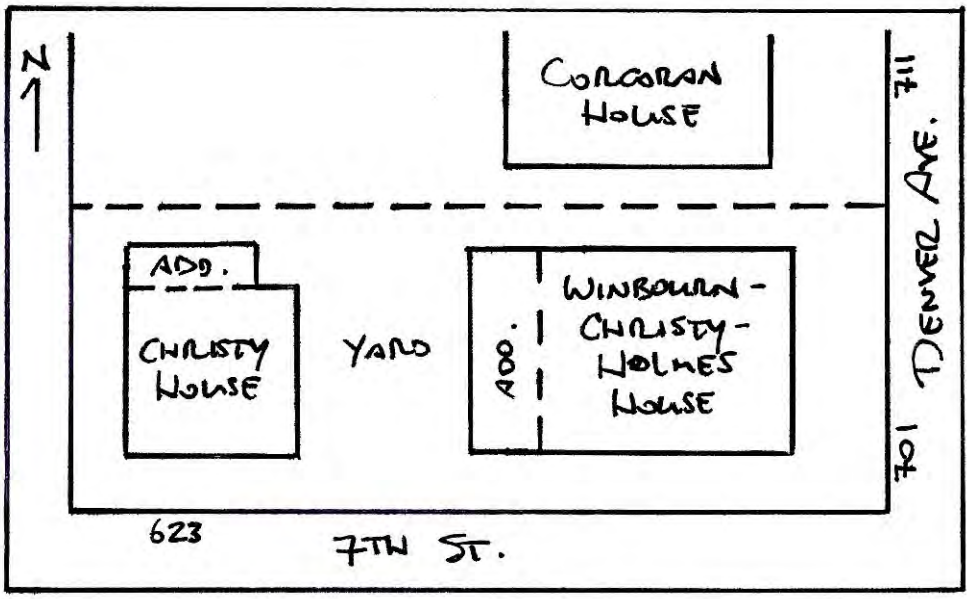
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

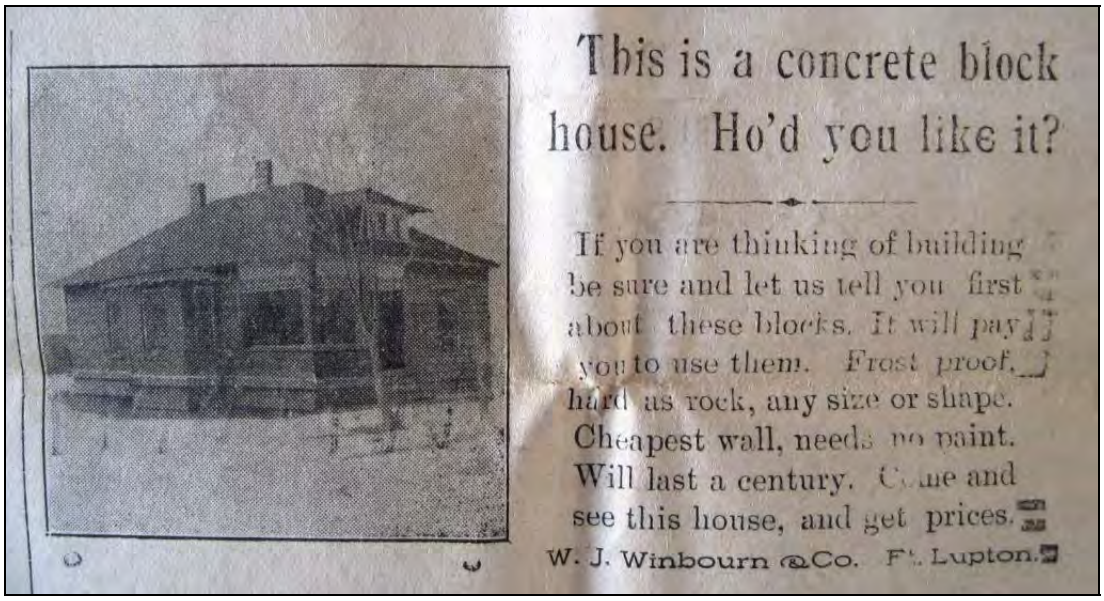
Resource Number: **5WL5799** Address: **701 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5799** Address: **701 Denver Ave.**

Historic Photograph



This is a concrete block house. Ho'd you like it?

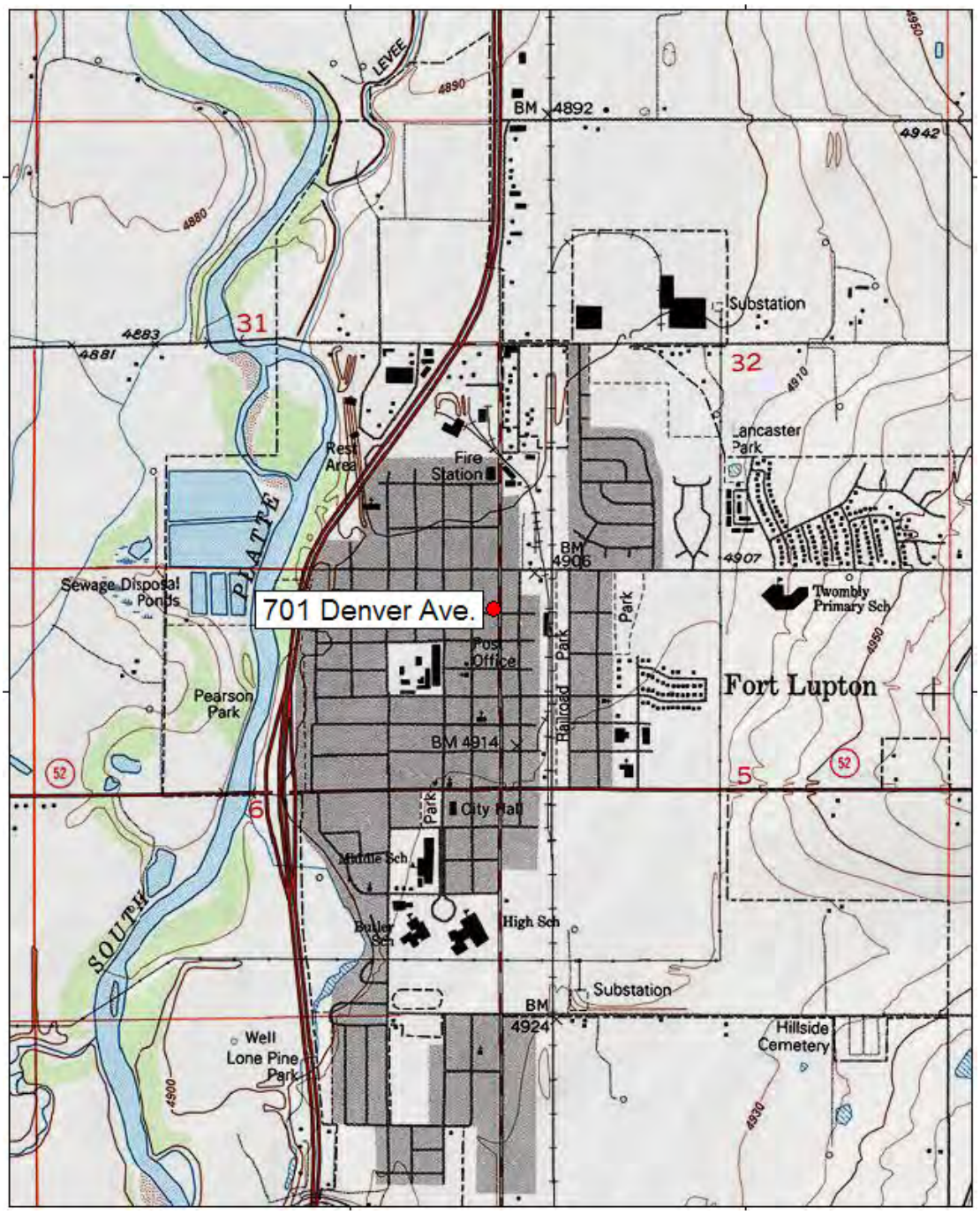
If you are thinking of building be sure and let us tell you first about these blocks. It will pay you to use them. Frost proof, hard as rock, any size or shape. Cheapest wall, needs no paint. Will last a century. Come and see this house, and get prices.

W. J. Winbourn & Co. Ft. Lupton.

Advertisement for concrete block construction, with photo of the house at 701 Denver Ave.

Fort Lupton Spirit, 16 May 1906

USGS 7.5' Topographic Map
Fort Lupton, 1994



Additional Photographs

View of the west (rear) elevation of the home.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5800**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Wilkins-Frink House**
   G & R Hotel
   Fort Lupton Cafe
6. Current Building Name: **Gray Oil Corporate Offices**
7. Building Address: **720 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Gray Oil Company Inc.**
   804 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   SW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516220** Northing: **4437120**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 14**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **26' x 70'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Porch, Fence**

21. General Architectural Description: **This property contains a 26' x 40' two-story residential building that originally faced toward the south onto 7th St., but today faces both to the south and the west onto Denver Ave. The building rests upon a concrete block foundation constructed with exposed blocks that were shaped to look like stone. Its walls are finished on the exterior with stucco and the building has a hipped roof with two short brick chimneys.**

    The south elevation features two entries, each with a modern metal commercial door with one light. Projecting from the front of the building is an open porch with a concrete floor, modern open metal rail, and a shed roof supported by wood brackets and covered with Spanish tiles. In front of the porch is a

concrete handicap ramp with modern metal handrails. The second floor has a narrow modern door with a single light. In front of this door is a small one-person balcony with modern curved decorative wrought ironwork. Fenestration on this elevation consists of two modern wood

casement windows on the second floor. Projecting from each of these is a set of modern curved decorative wrought ironwork.

The west elevation has a main floor entry holding a modern commercial door with a single light. Projecting from the building is a concrete stoop with modern metal handrails. Above the stoop is a wide shed roof with wood brackets and Spanish tiles. On the second floor are two pairs of modern wood doors. In front of each of these is a small one-person balcony with modern curved decorative wrought ironwork. Fenestration on this elevation consists of two large fixed storefront windows.

The north elevation has a main floor entry holding a slab door, in front of which is a small concrete stoop. Fenestration includes one small window with a metal frame on the first floor. The second floor has one small modern fixed window and one pair of modern casement windows with wood frames.

The east elevation has a modern metal stairway that rises from the ground to a second floor entry. This entry holds a modern glass door with a side light. Fenestration on the first floor is limited to a small pair of metal sliding windows. On the second floor are a pair of modern casement windows and one smaller casement.

Northeast of the original two-story building is a more recent 20' x 30' one-story commercial addition. This wood frame addition rests upon a concrete foundation and faces toward Denver Ave. to the west. Its exterior walls are finished with modern wood siding on the sides and back, and brick facing along the storefront. A single modern commercial door with a metal frame and single light is located on the west elevation. Fenestration consists of two large storefront windows with angled brick sills. The addition has a gabled roof.

22. Architectural Style/Building Type: **20th Century Revival / Mediterranean Revival**

23. Landscaping or Special Setting Features: **The building is completely surrounded by concrete aprons and sidewalks. Also behind the building is a small unpaved parking lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

    Source of Information: **Title Records**

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26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Fannie E. Wilkins**

    Source of Information: **Title Records**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The two-story, original portion of this building was constructed around 1915. It featured a south-facing front entry and a full-width open front porch. The garage behind the building was heavily remodeled and enlarged in 1986 to serve as a retail store. By that time, the main building had a west-facing entrance in addition to the one on the south. In 1988, the first floor was remodeled from an apartment to a retail space that utilized the west entrance and its new storefront windows. Sometime after 1990 the exterior of the building was heavily remodeled with the addition of stucco, new windows and doors, new porches, and decorative wrought ironwork and porch roof tiles that gave it its current Mediterranean Revival appearance. These alterations resulted in a significantly reworked building that retains little of its historic appearance.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Domestic / Multiple Dwelling**
Commerce & Trade / Restaurant

33. Current Use(s): **Commerce & Trade / Business**

34. Site Type(s): **Residence / Apartment Building / Restaurant**

35. Historical background: **The building on this property appears to have been constructed as a residence around 1915. Its history is not well documented and its exact use over time remains somewhat inconclusive. Prior to 1915, Mary Winbourn Koopman owned the property. During the town's early history, the Winbourns, Fort Lupton's founding family, owned these lots along with all of the northwest quarter of Section 5. In March 1914, she sold it to Fannie E. Wilkins, who retained ownership through 1918. Wilkins appears to have been the first owner of the home on the property.**

In 1918, the property was sold to Mrs. E. P. Frink. The home remained in the Frink family until 1928, although during this period it was transferred to Marguerite Frink Counter and then Etta Frink. During the Depression, it appears that the property was lost to a building and loan association. Arthur Allison, a carpenter, and his wife Gladys occupied the home in the early 1930s. It was then sold in 1938 to Fred Ackerson. The following year Adeline Morgan and George Rousie purchased the property.

In 1941, local real estate agent and investor A. C. Whiteside acquired the building. Its use had changed by that time to that of a rooming house. The following year it was listed in the city directory as the G & R Hotel. Residents included Wyson & Alice Lee, Robert & Elma Chamberlain, Mildred Daum, Lavon Green, Cecil Wilkes, Verle & Nellie Woodard, and Jack Woodard. These tenants were all wage earners working as truckers, machinists, waitresses and laborers. A Mrs. Lee, possibly Alice, was named as the proprietor of the hotel.

Whiteside sold the building in 1943 to Charlotte McCoy Linder. In 1947, the property changed hands again when Linder sold it to the Markley family. Maude Markley opened the Fort Lupton Café on the main floor of the building, with apartments above. The cafe remained there through the 1950s.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**

Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105204002)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
***Fort Lupton Press* (advertisement), 22 December 1949**
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

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C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This altered early 20th century residence no longer has any significant historical associations. While it was used as a single-family home and then a rooming house and cafe, it exhibits no particularly notable history of occupation. For these reasons, the property is ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the alterations described.

43. Assessment of historic physical integrity related to significance: **Not Applicable**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D720.1-3**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

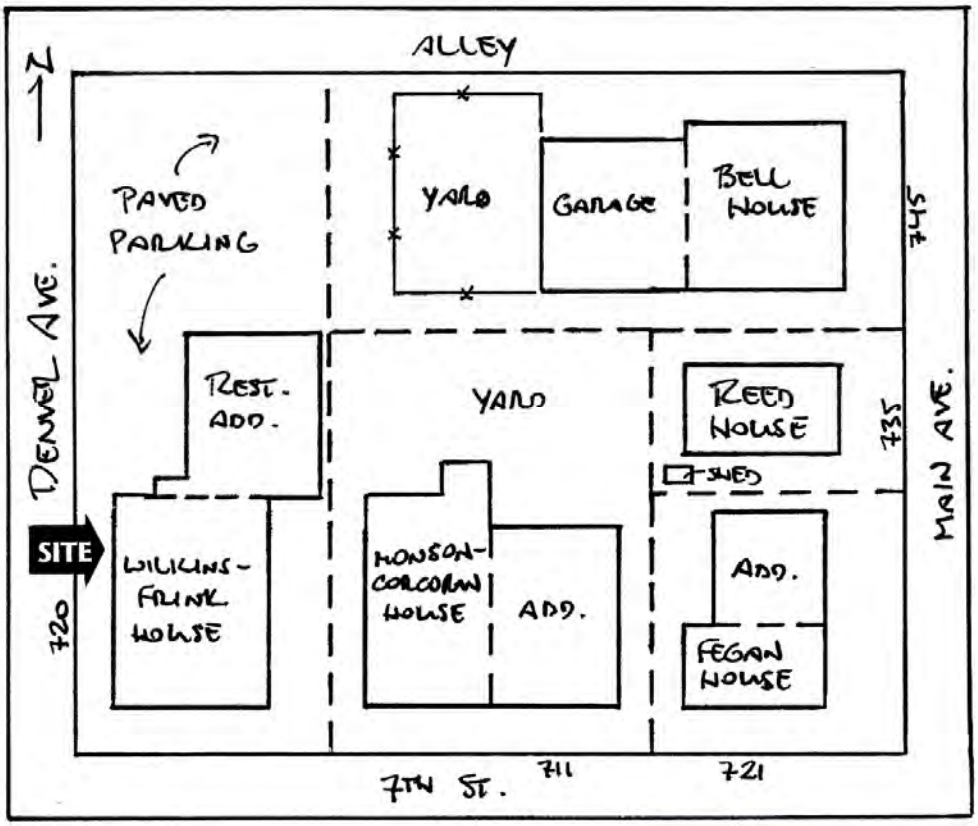
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

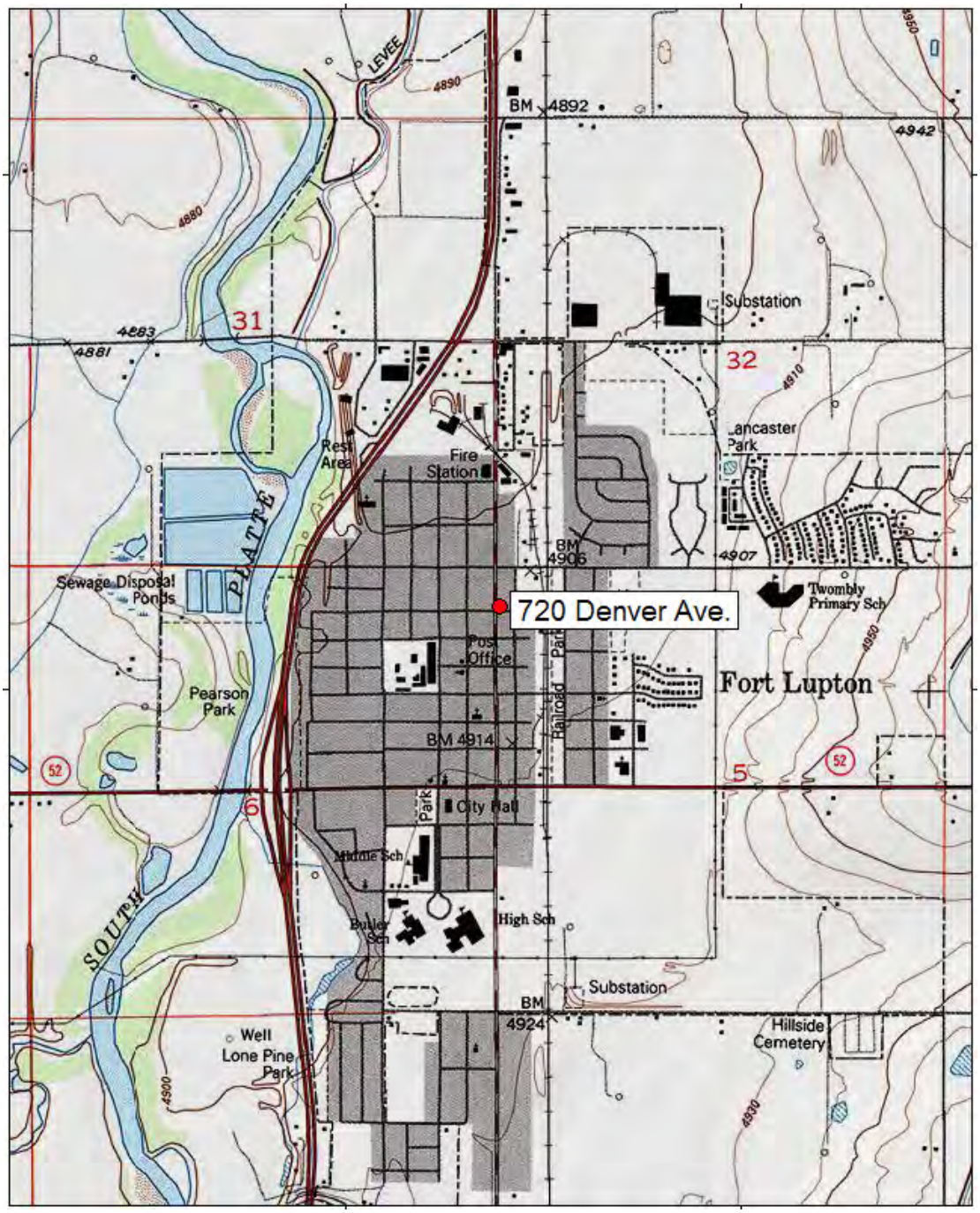
Site Diagram

(not to scale)



Resource Number: **5WL5800** Address: **720 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5800** Address: **720 Denver Ave.**

Additional Photographs

View of the south elevation of the building.
View to the northwest.

View of the west elevation of the building.
View to the southeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5801**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Manly Triplex**
6. Current Building Name: **Not Applicable**
7. Building Address: **801 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **James Martin**
   14591 Junction Rd.
   Eldridge, MO 65463

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4437180**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 7 & 8, Block 15**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **20' x 62'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Wood / Plywood**

18. Roof Configuration: (enter no more than one): **Side Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Fence**

21. General Architectural Description: **This property contains a rectangular wood frame triplex residential building that faces toward the south. The one-story building rests upon a concrete foundation. Its exterior walls are finished with painted plywood paneling. The building has a side-gabled roof with boxed eaves and asphalt shingles.**

    Three entries are located along the south elevation, each providing access to one of the building's three residential units. The entries hold wood panel or slab doors, all with metal storm doors. Fenestration consists of two 2-light metal sliding windows and one fixed window, all with shaped wood surrounds.

Projecting from the entire width of the south elevation is an open porch with a wood floor, open wood rail, square wood posts, and shed roof.

The west elevation holds no entries, windows or other features other than a blank wall. On the east elevation are two 2-light sliding windows with shaped wood surrounds. The north elevation has eight 2-light metal sliding windows with shaped wood surrounds.

22. Architectural Style/Building Type: **Ranch**

23. Landscaping or Special Setting Features: **South of the building is a small dirt and gravel yard. This area is bordered by a metal chain link fence.**

24. Associated Buildings, Features or Objects: **West of the building near the alley is a three-unit storage shed. This small south-facing, wood-frame building rests upon a concrete slab. The entire exterior, including the roof, is clad in standing seam metal paneling. Along the south elevation are three slab doors. No windows are found on the building. The roof is side-gabled with exposed rafter ends.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1963**

    Source of Information: **Weld County Assessor, Property Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Carl & Dorothy Manly**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1963 as a residential triplex. Sometime after 1976 it was altered with the addition of an open full-width front porch. The original fixed shutters that flanked the windows were removed and some of the doors have been replaced. One other change is that the original wood screen doors have been replaced with metal storm doors.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Multiple Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Multiple Dwelling**

34. Site Type(s): **Residential Triplex**

35. Historical background: **Throughout the first half of the 1900s, this property consisted of two vacant lots that were owned in chronological order by George & Margaret Twombly, Maysel & E. A. Renslow, Borbert Brenken, and C. R. Wilcox. By the early 1960s, the property was in the hands of Carl & Dorothy Manly. In 1963 it was developed with the one-story residential triplex building that remains there today. The Manlys sold the property in early 1964 to James Martin.**

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106101015)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

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D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

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39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building, constructed in 1963, is a modest example of mid-20th century multi-family housing and does not appear to have been architecturally or historically significant. It was altered sometime after the mid-1970s with changes to its windows and doors, and the introduction of a full-width porch. In addition to the fact that the building is not yet over fifty years old, these changes erased or altered original features and rendered the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to its lack of historical significance and the extensive alterations described.

43. Assessment of historic physical integrity related to significance: **The 1963 building on this property appears to have been largely intact for over a decade but experienced significant changes to its exterior features starting in the mid-1970s. Due to the extent of these alterations, the building no longer retains an adequate degree of integrity in relation National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does**

not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D801.1-5**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

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49. Date(s): **1 February 2009**

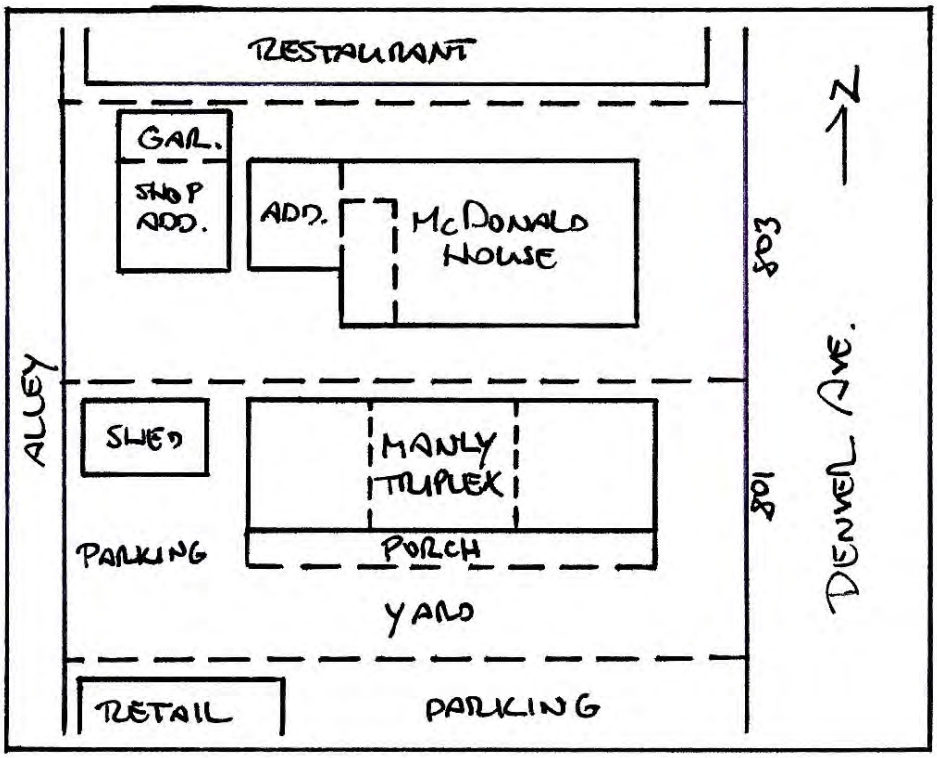
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

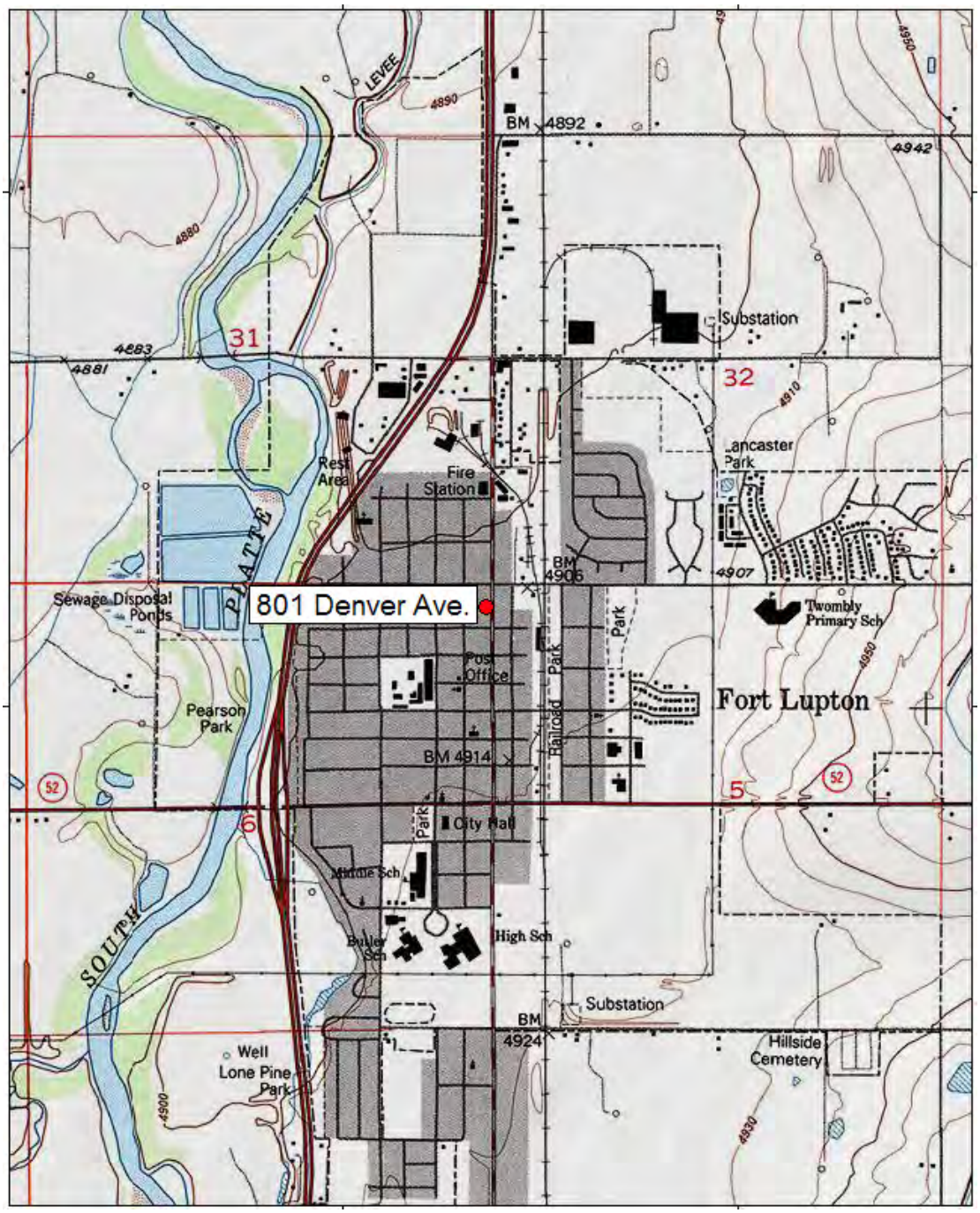
Resource Number: **5WL5801** Address: **801 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5801** Address: **801 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5801** Address: **801 Denver Ave.**

Additional Photographs

View of the south elevation of the building.
View to the northeast.

View of the storage shed near the alley.
View to the northeast.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5802**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **McDonald House**
6. Current Building Name: **Not Applicable**
7. Building Address: **803 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Cheryl Franz**
   803 Denver Ave.
   Fort Lupton, CO 80621

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NE 1/4 of the **NE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **6**

10. UTM Reference Zone: **13** Easting: **516180** Northing: **4437220**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Lots 5 & 6, Block 15**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **24' x 61'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Vinyl Siding**

18. Roof Configuration: (enter no more than one): **Front Gabled Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Chimney, Fence**

21. General Architectural Description: **This property contains a rectangular wood frame residence that faces toward the east onto Denver Ave. The one-story building rests upon a concrete foundation that rises about 16" above grade. Its exterior walls are finished with modern clapboard siding. The building has a front-gabled roof with asphalt shingles. A short brick chimney is located along the ridge line.**

    The east (front) elevation is dominated by an enclosed full-width porch. Projecting from the main body of the house, this has a raised foundation, clapboard siding, and hipped roof. The main entrance consists of a wood panel door and storm door. Fenestration is limited to two pairs of sliding windows. Above the porch in the attic is a pair of sliding windows. The entry is reached

by way of a three-step concrete stoop with wood handrails.

The south (side) elevation has a three-sided bay window and a band of three windows. The west (rear) elevation has what appears to have been a small early addition with modern siding and a hipped roof. This is largely obscured by a large modern addition with a gabled roof. Fenestration on this elevation is limited to two pairs of sliding windows. The north (side) elevation has no entries. Fenestration is limited to four one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The front yard has grassed areas on either side of the main entry walk. The rear yard is bordered by a wood privacy fence.**

24. Associated Buildings, Features or Objects: **Garage/Shop - West of the home near the alley is a wood frame garage/shop building. The north portion of this building seems to be original, dating from sometime around 1950. This is an approximately 10' x 20' building with a gabled roof. South of this is a shed roof addition that measures about 15'x 20'. The building has a concrete foundation, wood siding that appears to date from the 1950s, and two pairs of swinging doors constructed with large corrugated fiberglass panels.**

IV. Architectural History

25. Date of Construction: Estimate Actual **1919**

    Source of Information: **Weld County Assessor's Records**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Eva McDonald**

    Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The building on this property was constructed in 1919 as a single-family home. It has been altered in recent decades with enclosure of the front porch, the installation of non-historic windows, and re-cladding of the home's exterior in modern siding. In addition, a large non-historic addition has been constructed on the back of the building. The doors might also have been replaced.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **During the very early 1900s, Margaret Twombly owned this property. In 1915 she sold it to widowed laundress Eva McDonald, who constructed the home there four years later. McDonald gifted the property to her sons Michael and Charles in 1925 with the stipulation that she be allowed to live there rent and expense free for the remainder of her life. In 1930, Charles and Marie McDonald became the sole owners of the property. The following year they sold it to Charles Howe for a token sum of one hundred dollars.**

In late 1931 Howe transferred the home to widow Nannie Howe, who used it as a rental property (evidently the mother of Charles, she lived in a home at Main and 9th). Fred Boulware, a mechanic, his wife Maud, and their two children rented the residence during the early 1930s. By the early 1940s, it was occupied by a widow named Mayme Kinder. In 1943, Nannie Howe sold the property to Kinder, who transferred it that same year to James and Grace Midcap. By 1948 the property was in the sole ownership of Grace Midcap. That year she transferred her ownership to widow Hazel Sauer, with the stipulation that Midcap be allowed to continue to reside there for the remainder of her life. By the early 1950s, Sauer was the home's sole occupant. In 1963, Sauer gifted the property to her five adult children.

36. Sources of information:

Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147106101016)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
US Census Records (1920)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **While the home on this property may have been architecturally significant at one time, extensive non-historic alterations have diminished its integrity and rendered the property ineligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the home's extensive exterior alterations.

43. Assessment of historic physical integrity related to significance: **The house on this property was built in 1919 and appears to have been largely intact for at least several decades, probably through the 1950s and 1960s. However, it has experienced a number of significant changes to**

its exterior in recent decades. These alterations appear to have involved the replacement of windows and doors, enclosure of the front porch, re-cladding in modern siding, and construction of a large rear addition. The basic historic form of the home is still present, although architectural details have been changed or lost. Due to the extent of alterations, the building no longer retains an adequate degree of integrity in relation to National Register standards.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D803.1-4**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

50. Recorder(s): **Ron Sladek, President**

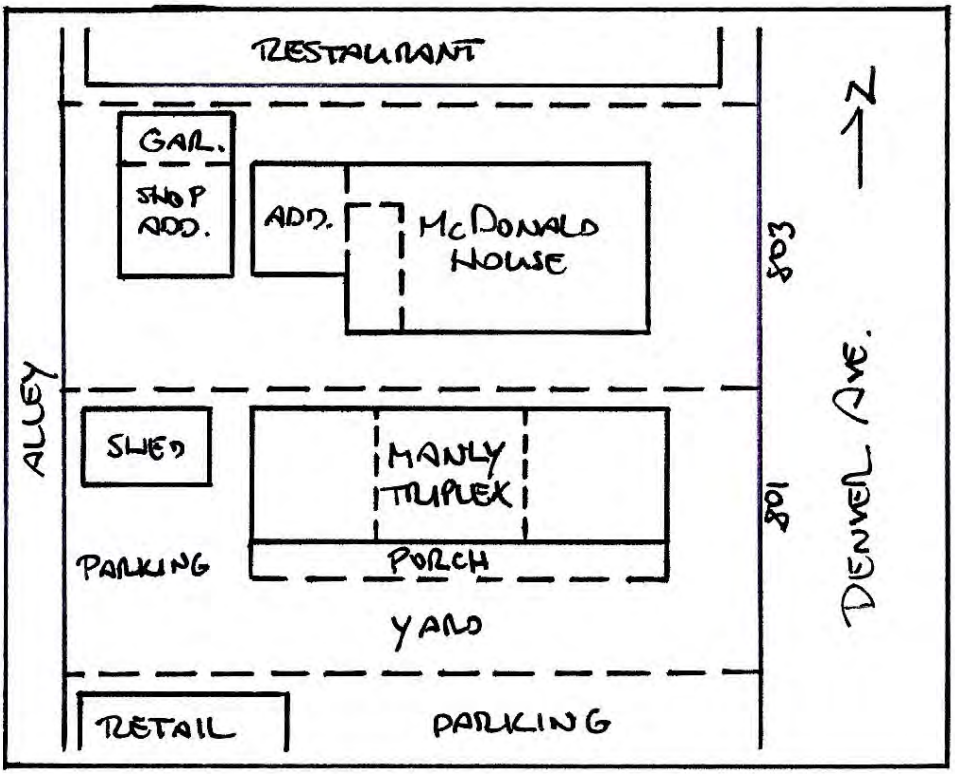
51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

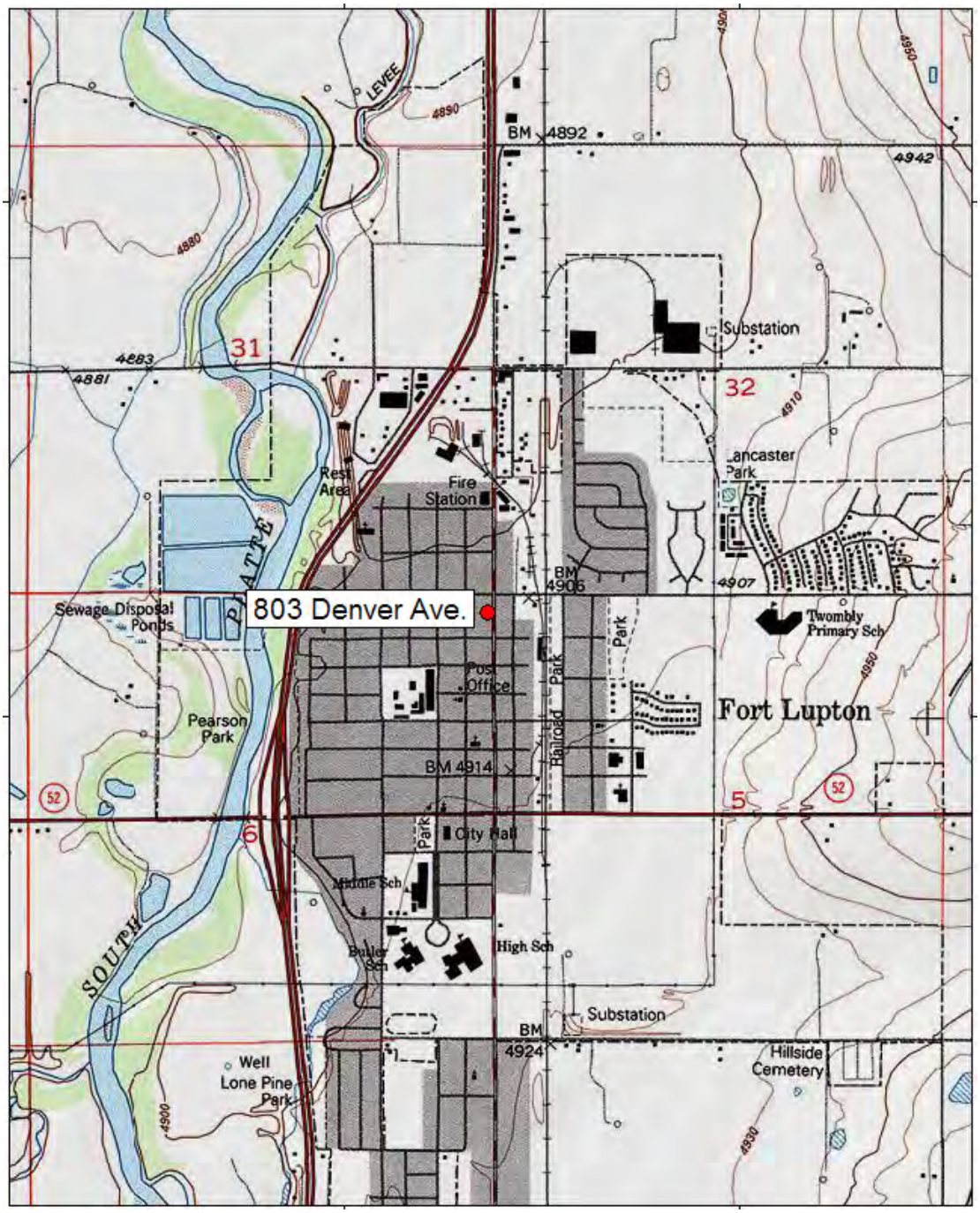
Resource Number: **5WL5802** Address: **803 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5802** Address: **803 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5802** Address: **803 Denver Ave.**

Additional Photographs

View of the west (rear) elevation of the building.
View to the northeast.

View of the west (alley) elevation of the garage/shop.

View to the east.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5803**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Methodist Episcopal Church**
   Silver State Grange No. 171
   Lefferdink Funeral Home
   Vetter Mortuary
6. Current Building Name: **Peterson Family Funeral Home**
7. Building Address: **806 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Thomas J. Gray**
   5758 Arrowhead Dr.
   Greeley, CO 80634

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516240** Northing: **4437220**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Part of the NW quarter of Section 5, Township 1 North, Range 66 West beginning 33' east & 120.85' south of the northwest corner of the northwest quarter of the northwest quarter, thence east 165', south 110.1', west 165', and north 110.1' to the point of beginning.**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**

15. Dimensions in Feet (approximate): **40' x 100'**

16. Number of Stories: **Two**

17. Primary External Wall Material(s) (enter no more than two): **Stucco**

18. Roof Configuration: (enter no more than one): **Hipped Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Chimney, Porch, Fence, Glass Block, Car Port, Attached Garage**

21. General Architectural Description: **This property contains an approximately 40' x 100' two-story building that faces toward the west onto Denver Ave. The building rests upon a concrete foundation. Its walls are finished on the exterior with stucco. The building consists of a two-story central block with one-story additions to the north, east and south. While the rest of the building's walls are stuccoed, the eastern addition has walls of exposed blonde brick. The hipped roof on the main block is finished with asphalt shingles, exposed rafter ends,**

and a brick chimney located on the north slope close to the eaves. The roofs on the additions are also hipped.

The west (front) elevation holds the main entrance, which consists of two wood panel doors and metal storms in the main two-story body of the building. Outside of these is an open porch

with a concrete floor, three steps, metal handrails, and a shed roof supported by decorative wrought iron posts and side supports. The south one-story addition holds a second entrance, with a pair of wood doors that each has three vertical lights in the upper portion that are arranged in a shield pattern. Outside of these is a concrete handicapped ramp with metal handrails and balusters, and an arched canvas awning. Fenestration on the first floor of the main body of the building includes two pointed arch windows with double hung sashes and stuccoed surrounds. The uppers hold four lights and the lowers have one light. On the second floor are two 2-light sliding windows and one set of windows with a large fixed central light and flanking casements. Squared stuccoed surrounds are present on the windows, with keystone emblems centered above. The north addition holds a small 12-light glass block window. In the south addition is a large fixed window with flanking casements. A sign on the front of the building, mounted on the wall next to the entrance, identifies its original use as the "M. E. Church, 1878."

The north (side) elevation has no entrances. Fenestration is limited to two pairs of one-over-one double hung sash windows on the second floor. The stuccoed surrounds include keystone emblems centered above the windows.

The east (rear) elevation has several entrances, located on both the first and second floors. The first floor has two modern overhead doors in the double-wide garage that occupies the north addition. A south-facing entry is also found in the rear addition. A metal stairway rises up to a deck on the addition's second floor. The stairway and deck have metal handrails and open balustrades. An entry into the main body of the building is found off of the deck. Fenestration on the first floor of this elevation consists of a large fixed window with flanking casements, and one older window space that has been infilled and stuccoed. The second floor has three two-light sliding windows and two small one-over-one double hung sash windows.

The south (side) elevation is dominated by an attached carport designed to shelter funeral vehicles. The carport projects from the south end of the building, allowing vehicles to travel through the property from Denver Ave. to Main St. It has a concrete floor and a hipped roof. A single entrance to the building is found under the carport. Fenestration consists of two pairs of one-over-one double hung sash windows.

22. Architectural Style/Building Type: **No Style**

23. Landscaping or Special Setting Features: **The building is located on a large lot that extends from Denver Ave. to Main St. The large front yard holds a paved circular driveway, along with grassed areas, mature trees, and a flagpole.**

Behind the building is a fenced yard and paved driveways leading to the northern garage and the southern carport.

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate Actual **1878**

Source of Information: **"First United Methodist Church Has Second Oldest Congregation in Colorado," *Fort Lupton Press*; Plaque on front of building; Title Records**

26. Architect: **Unknown**

Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **Methodist Episcopal Church of Fort Lupton**

    Source of Information: **"First United Methodist Church Has Second Oldest Congregation in Colorado," *Fort Lupton Press*; Plaque on front of building; Title Records**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The original portion of this building was constructed in 1878 to serve as a church. In 1916, the church moved to a new home and the building was converted into a Grange Hall in 1918 and then a funeral home in 1924. It reportedly experienced an extensive remodel during the mid-1920s. In the 1930s, the building consisted of the core two-story portion that remains there today, along with a small one-story addition to the east and a small attached garage to the northeast.**

    Over the decades since then, the building has been significantly expanded with several one-story additions: a north garage and storage addition, a rear addition built in 1992, and a south addition with an attached carport that was constructed in 1961. The various additions and remodels that have taken place, many of them completed within the past fifty years, have left the enlarged building with a stuccoed exterior, many newer windows and doors, and newer porches.

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Religion / Church**

32. Intermediate Use(s): **Social / Meeting Hall**
    Funerary / Mortuary

33. Current Use(s): **Funerary / Mortuary**

34. Site Type(s): **Church / Grange Hall / Funeral Home**

35. Historical background: **In 1877, Reverend John Collins arranged to secure a parcel of land in the emerging hamlet of Fort Lupton from the Denver & Pacific Railway, which operated a line between Denver and Cheyenne. On this property, he planned to build a new Methodist Episcopal church. Construction began the following year under the direction of Pastor A. W. Fields and the building was finished during the pastorate of H. L. Beardsley. In 1879, the one-acre property (since then subdivided) was officially transferred from the Denver & Pacific Railway to the Methodist Episcopal Church of Fort Lupton. Signing for the railroad was its president, Colorado Governor John Evans.**

    Many of Fort Lupton's most prominent pioneers belonged to the congregation, which occupied the church for thirty-eight years after it was constructed. By 1916, they had outgrown their

building and that year constructed a new church several blocks to the southwest at 3rd St. and Park Ave. Two years later, in September 1918, the church sold the Denver Ave. property to the Silver State Grange No. 171. The Grange remained there into the 1920s.

In September 1924, the property was sold to mortician J. W. Lefferdink, who converted the building to serve as the Lefferdink Funeral Home. J. W. and his wife Clara lived and worked in the building from the 1920s through the 1940s. Typical of many funeral homes, the business ran an ambulance service and offered the services of a "lady assistant," most likely Clara. The couple also ran a flower shop out of the building. In the early 1940s, the Lefferdinks expanded the property to the south by acquiring a small adjacent parcel. This provided space now occupied by the carport off the south end of the building.

In 1946, the Lefferdinks sold the property to Lee and Grace Vetter. The couple took over the funeral home and operated it as the Vetter Mortuary throughout the 1950s.

36. Sources of information: **Fort Lupton City Directories (1933, 1942, 1952)**
Colorado State Business Directories (1890-1956)
Fort Lupton Telephone Directory (1952)
Chain of Ownership, Title Records (1879-1946)
Weld County, Assessor's Records (parcel #147105200004)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)

***Blue & White Courier* (Fort Lupton)**
Advertisement for Lefferdink Flowers, 19 November 1929
Advertisement for Vetter Mortuary, 3 May 1948
Fort Lupton Press
Advertisement for Vetter Mortuary, 22 December 1949
"First United Methodist Church Has Second Oldest Congregation in Colorado, 11 July 2001, p. 6
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007
Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

X Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **This building was important in the early history of Fort Lupton as the first church erected there and due to its 20th century use as a Grange Hall and then a funeral home. However, while it may have been a good example of a late 19th church converted to an early 20th century Grange Hall and funeral home, it has suffered from extensive non-historic alterations. These changes took place over many decades, and have had the combined effect of stripping the building of any particular architectural style. While the building retains a general historic appearance, significant alterations have caused it to lose most of its historic detailing and much of its integrity, rendering the property ineligible for listing in the National Register under any criteria.**

Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property is ineligible for individual designation due to the exterior alterations described.

43. Assessment of historic physical integrity related to significance: **This building appears to have been intact as a church until 1918, when it was sold and converted into a Grange Hall and later a funeral home. Significant alterations appear to have begun at that point and continued for many decades, even into recent years. This work involved stuccoing of the building's exterior, construction of additions to three elevations, replacement of many of the original doors and windows, and the installation of porches and a carport. Many of these changes are non-historic, and the building no longer retains an adequate degree of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D806.1-8**

    Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

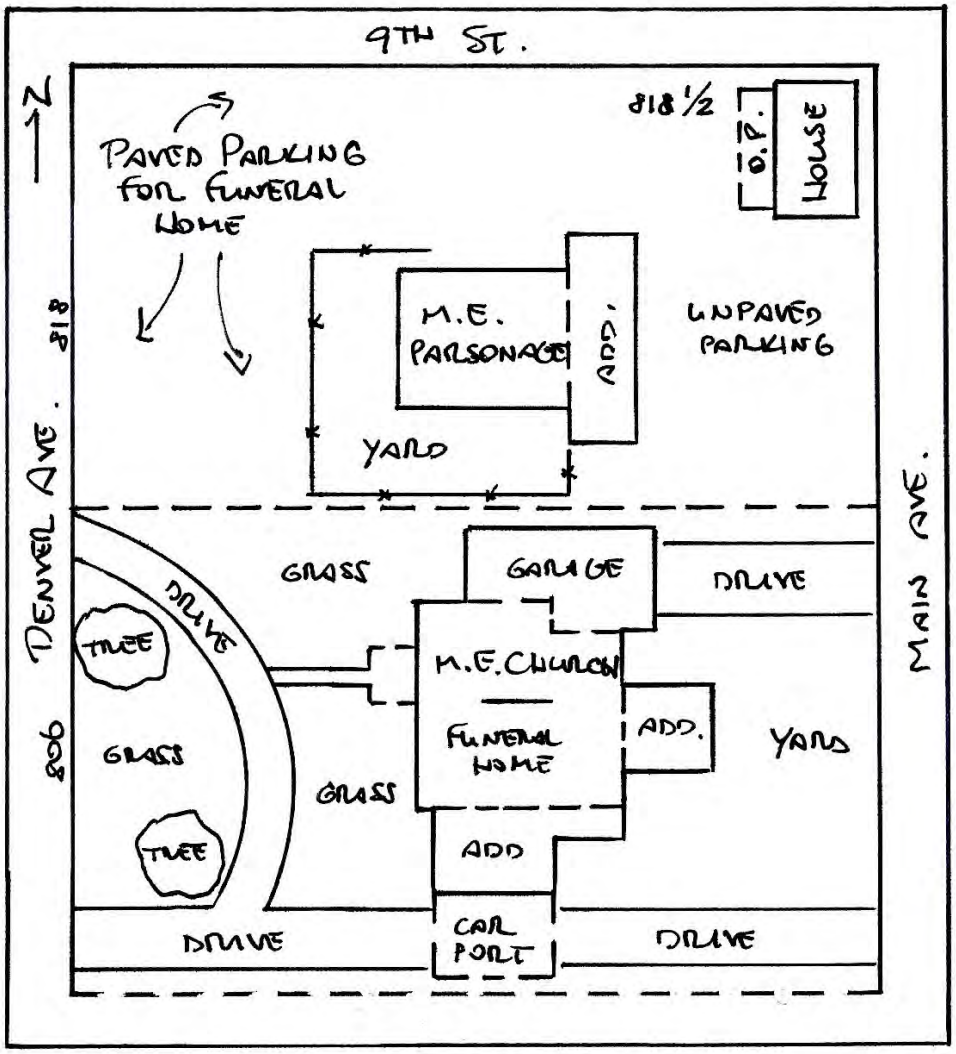
50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

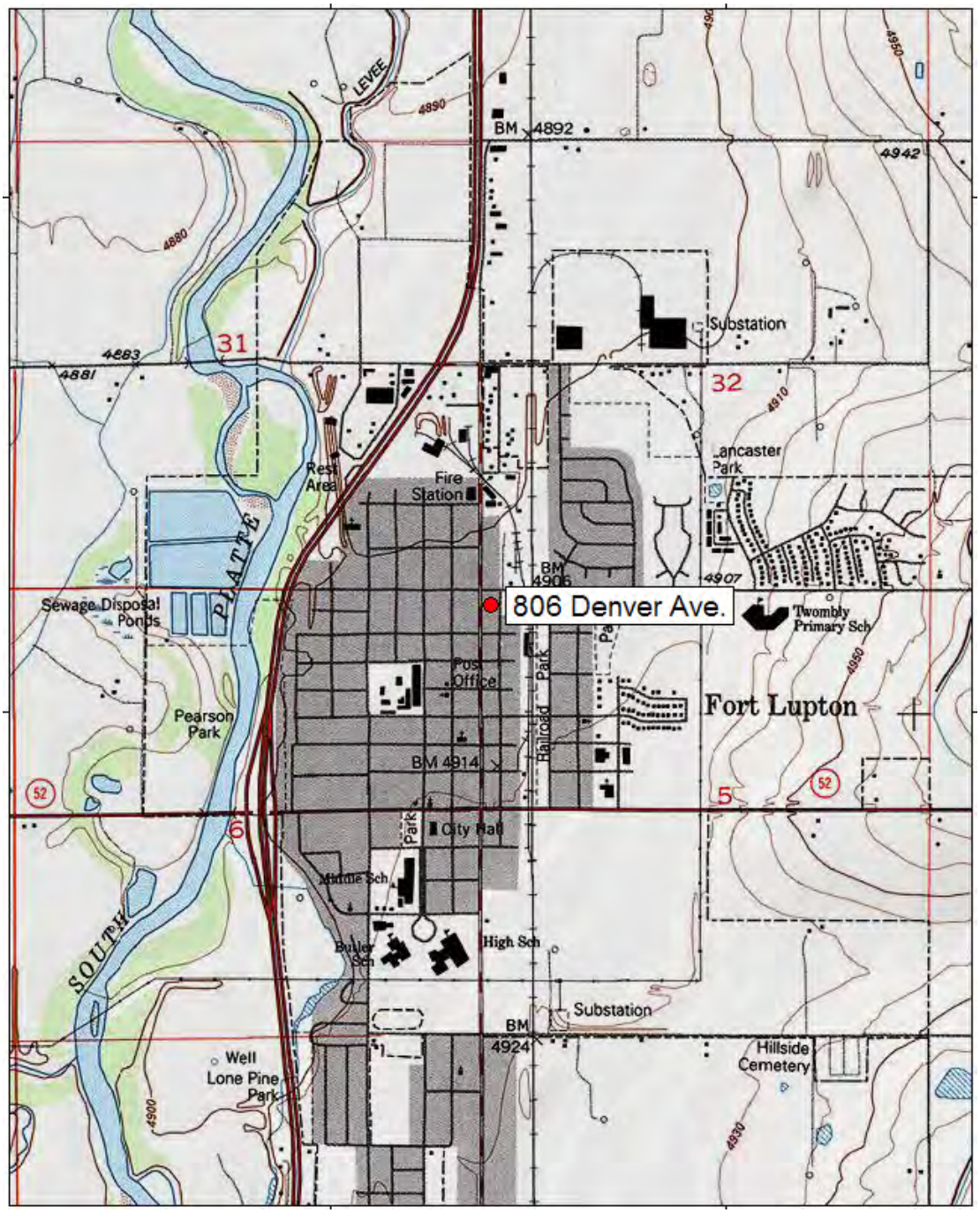
Resource Number: **5WL5803** Address: **806 Denver Ave.**

Site Diagram
(not to scale)



Resource Number: **5WL5803** Address: **806 Denver Ave.**

USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5803** Address: **806 Denver Ave.**

Additional Photographs

View of the west elevation of the building.
View to the northeast.

View of the west elevation of the building.
View to the east.

Resource Number: **5WL5803** Address: **806 Denver Ave.**

Additional Photographs

View of the east elevation of the building.
View to the southwest.

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible- NR
____Determined Not Eligible- NR
____Determined Eligible- SR
_____Determined Not Eligible- SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

I. Identification

1. Resource Number: **5WL5804**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Methodist Episcopal Church Parsonage**
6. Current Building Name: **Not Applicable**
7. Building Address: **818 Denver Ave.**
   Fort Lupton, CO 80621
8. Owner Name & Address: **Thomas Gray**
   5758 Arrowhead Dr.
   Greeley, CO 80634

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**

   NW 1/4 of the **NW** 1/4 of the **NW** 1/4 of the **NW** 1/4 of Section **5**

10. UTM Reference Zone: **13** Easting: **516040** Northing: **4437240**

11. USGS Quad Name: **Fort Lupton, Colorado**

    Year: **1994** Map scale: **7.5'**

12. Legal Description: **Part of the northwest quarter of the northwest quarter of Section 5, Township 1 North, Range 66 West beginning 33' east & 33' south of the northwest corner of the northwest quarter of the northwest quarter, thence east 165', south 87.85', west 165', and north 87.85' to the point of beginning**

    Addition: **Fort Lupton Original Town** Year of Addition: **1889**

13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**

III. Architectural Description

14. Building Plan (footprint, shape): **Rectangular Plan**

15. Dimensions in Feet (approximate): **26' x 40'**

16. Number of Stories: **One**

17. Primary External Wall Material(s) (enter no more than two): **Brick**

18. Roof Configuration: (enter no more than one): **Gable-on-Hip Roof**

19. Primary External Roof Material (enter no more than one): **Composition Roof**

20. Special Features (enter all that apply): **Porch, Chimney, Fence**

21. General Architectural Description: **This property contains a rectangular masonry residence that faces toward the west onto Denver Ave. The one-story building rests upon a concrete foundation. Its exterior walls are finished with brickwork laid in common bond coursing. Behind the building is a sizable early wood frame addition with a concrete foundation, rolled asphalt wall cladding with a faux brick pattern, and a shed roof with rolled asphalt. The main portion of the building has a gable-on-hip roof with asphalt shingles and boxed eaves. A short**

brick chimney is located at the peak of this roof. Another is found on the rear addition. Also on the north slope is a metal stovepipe.

The west (front) elevation holds the main entrance, which is accessed by way of a small open porch. Projecting from the main body of the house, the porch is constructed with a concrete floor, ornamental wrought iron posts, a flared hipped roof, and scalloped fascia boards. The main entrance consists of a wood panel door with a transom light, and a wood screen door. Fenestration is limited to two one-over-one double hung sash windows with segmental arched brick lintels and wood frames and surrounds.

The north (side) elevation has a secondary entrance into the rear addition. This holds a wood panel door and a screen door. Fenestration on this elevation is limited to a single one-over-one double hung sash window.

The east (rear) elevation has a secondary entrance into the rear addition. This holds a wood panel door and a screen door. Fenestration includes two single-light fixed windows, one four-light window that appears to be a casement, and one window space filled with an air conditioning unit.

The south (side) elevation has no entries. Fenestration includes a single one-over-one double hung sash window with a segmental arched brick lintel and a larger one-over-one double hung sash window with an arched upper light and a semi-circular brick arch lintel.

22. Architectural Style/Building Type: **Late Victorian**

23. Landscaping or Special Setting Features: **The front yard, close to the house, is bordered by a wood privacy fence and has minimal landscaping. Between this fenced yard and the adjacent streets to the north and west, the remainder of the front yard is filled with a paved drive and parking lot used by the funeral home to the south. The rear yard is unpaved and used for off-street parking.**

24. Associated Buildings, Features or Objects:

<u>Secondary Residence (818½ Denver Ave.)</u> - In the northeast corner of the property is a small wood frame residence that appears to have been constructed around 1940. The 18' x 20' house faces west and has a concrete foundation, clapboard siding, and a side-gabled roof with clipped ends, asphalt shingles, and exposed rafter ends. A short brick chimney is located on the east slope. Projecting from the front of the house is an open porch with a dirt floor, square wood posts, open lattice rail, concrete steps to the entry, and a shed roof. The entrance holds a wood panel door and a wood screen door. Fenestration on the west elevation is limited to a large two-light sliding window and a smaller pair of three-over-one double hung sash windows. The east elevation holds one single-light casement and a pair of three-over-one double hung sash windows. No entries or windows are located on the north and south elevations. This building appears to have changed little since it was constructed.

IV. Architectural History

25. Date of Construction: Estimate **1915** Actual

    Source of Information: **Weld County, Title Records, Chain of Ownership**

26. Architect: **Unknown**

    Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**

Source of Information: **Not Applicable**

28. Original Owner: **Methodist Episcopal Church**

Source of Information: **Weld County, Title Records, Chain of Ownership**

29. Construction History (include description and dates of major additions, alterations, or demolitions): **The main residence on this property was constructed around 1915. It was enlarged by 1930 with a large wood frame addition to the rear. No significant alterations appear to have taken place since then.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic / Single Dwelling**

34. Site Type(s): **Residence**

35. Historical background: **In 1877, Reverend John Collins arranged to secure a parcel of land in the emerging hamlet of Fort Lupton from the Denver Pacific Railway & Telegraph Company, which operated a rail line between Denver and Cheyenne. In October 1878, the trustees of the railroad, represented by Governor John Evans, transferred one acre of land in the northwest corner of Section 5, along with adjacent street rights-of-way to the north and west, to the Methodist Episcopal Church of Fort Lupton. A church building was soon erected in the southern portion of this property (today's 806 Denver Ave.).**

In 1918, the church sold the north half of the property to Stella Hurley for $1,500. The sum of the transaction strongly suggests that the masonry house was constructed prior to the time Hurley acquired the property. Because the house pre-dated her ownership, it is most likely to have been constructed to

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serve as a parsonage for the adjacent Methodist Episcopal Church. In 1929, Stella Hurley sold the property for $2,500 to Virgil Gerkin, a mechanic, and his wife Dove. Either Hurley or Gerkin constructed the wood frame addition on the back of the home, which was present by 1930.

In 1940, the property was transferred by the Gerkins to Clarence and Harriett Koch. This couple appears to have added the small house at the rear (today's 818-1/2 Denver Ave.) to the property. The Kochs then sold the property in 1945 to Carl and Marguerite Bateman, who continued to own it into the 1990s.

36. Sources of information:
Fort Lupton City Directories (1933, 1942, 1952)
Colorado State Business Directories (1900-1956)
Fort Lupton Telephone Directory (1952)
Weld County, Assessor's Records (parcel #147105200003)
Weld County, Title Records, Chain of Ownership
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1930-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. 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 may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

Resource Number: **5WL5804** Address: **818 Denver Ave.**

Architectural Inventory Form
(Page 6 of 8)

Applicable Fort Lupton Criteria

A. Historical Importance 1: Has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation

Historical Importance 2: Is the site of an historic event with an effect upon society

Historical Importance 3: Is identified with a person or group of persons who had some influence on society

X Historical Importance 4: Exemplifies the cultural, political, economic, social or historic heritage of the community

B. Architectural Importance 1: Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style

Architectural Importance 2: Embodies those distinguishing characteristics of an architectural type or specimen

Architectural Importance 3: Is the work of an architect or master builder whose individual work has influenced the development of the city

Architectural Importance 4: Contains the elements of architectural design, detail, materials or craftsmanship which represent a significant innovation

C. Geographic Importance 1: Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan, cultural, or architectural motif

Geographic Importance 2: Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community or the city

Does not meet any of the above Fort Lupton designation criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: **The two homes on this property are modest examples of early 20th century residences, with no particularly notable architecture. While the masonry cottage appears to have originally been used as the parsonage for the adjacent Methodist Episcopal Church, it does not appear to merit National Register listing. The two homes do not seem to have experienced significant alterations since they were constructed, yet do not appear to be eligible for listing in the National Register under any criteria.**

    Fort Lupton Eligibility: In light of Fort Lupton's criteria for local designation, the property's use as the parsonage for the Methodist Episcopal Church seems to attach an adequate degree of historical significance for it to be eligible for individual designation. In particular, it appears to exemplify the historic heritage of the community under Criterion A-4.

43. Assessment of historic physical integrity related to significance: **The houses on this property were built around 1915 and the late 1930s. They both appear to have changed little since they were erected, although today they are in deteriorating condition and require a variety of repairs. While neither building is particularly notable architecturally, because of their intact character they exhibit a good level of integrity in relation to National Register standards.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **Due to a combination of demolition, new construction, and extensive alterations to many of its buildings, resulting in a loss of architectural integrity, downtown Fort Lupton does not appear to retain an adequate concentration of historically intact properties to merit National Register district eligibility.**

    If there is National Register district potential, is this building contributing: **No**

46. If located in an existing National Register district, is it contributing: **Not Applicable**

VIII. Recording Information

47. Photograph numbers: **D818.1-8**

Negatives filed at: **Tatanka Historical Associates, Inc.**

48. Report title: **Intensive-Level Survey of Historic Buildings Downtown Fort Lupton, Colorado**

49. Date(s): **1 February 2009**

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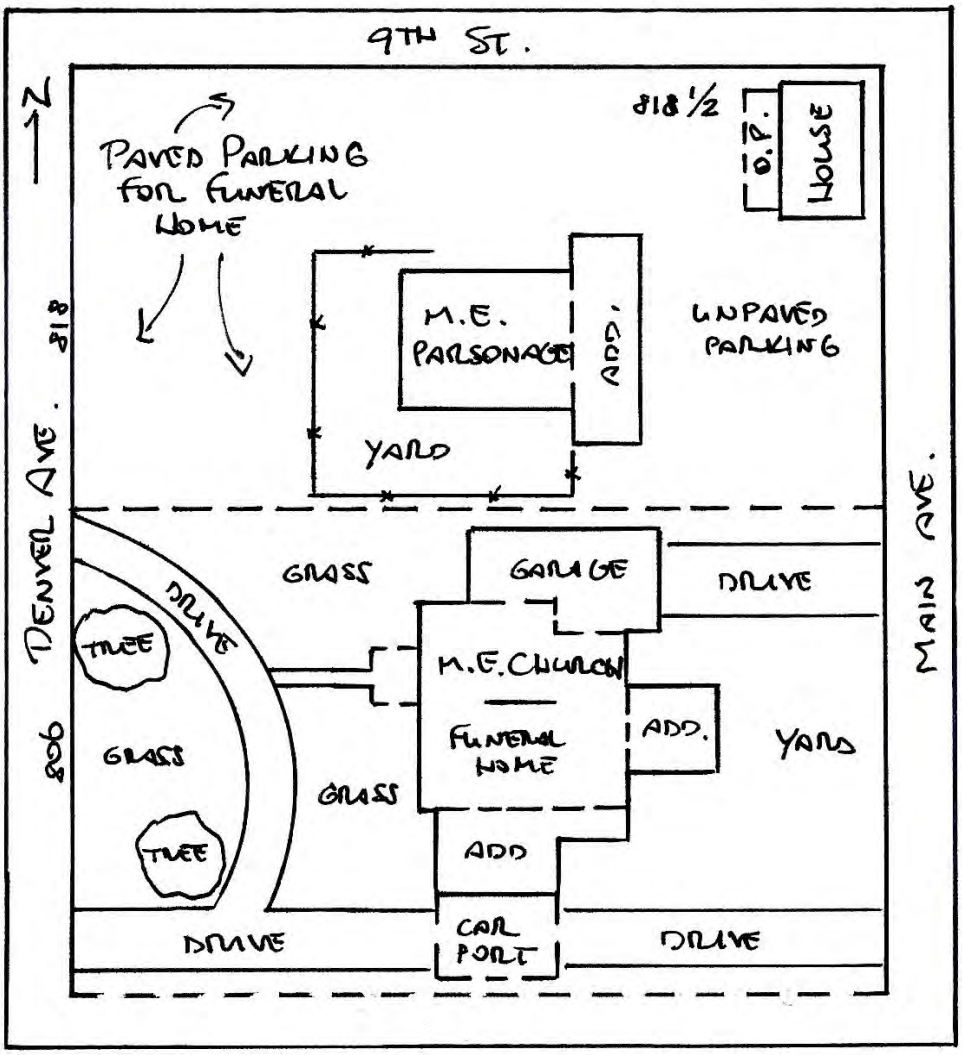
50. Recorder(s): **Ron Sladek, President**

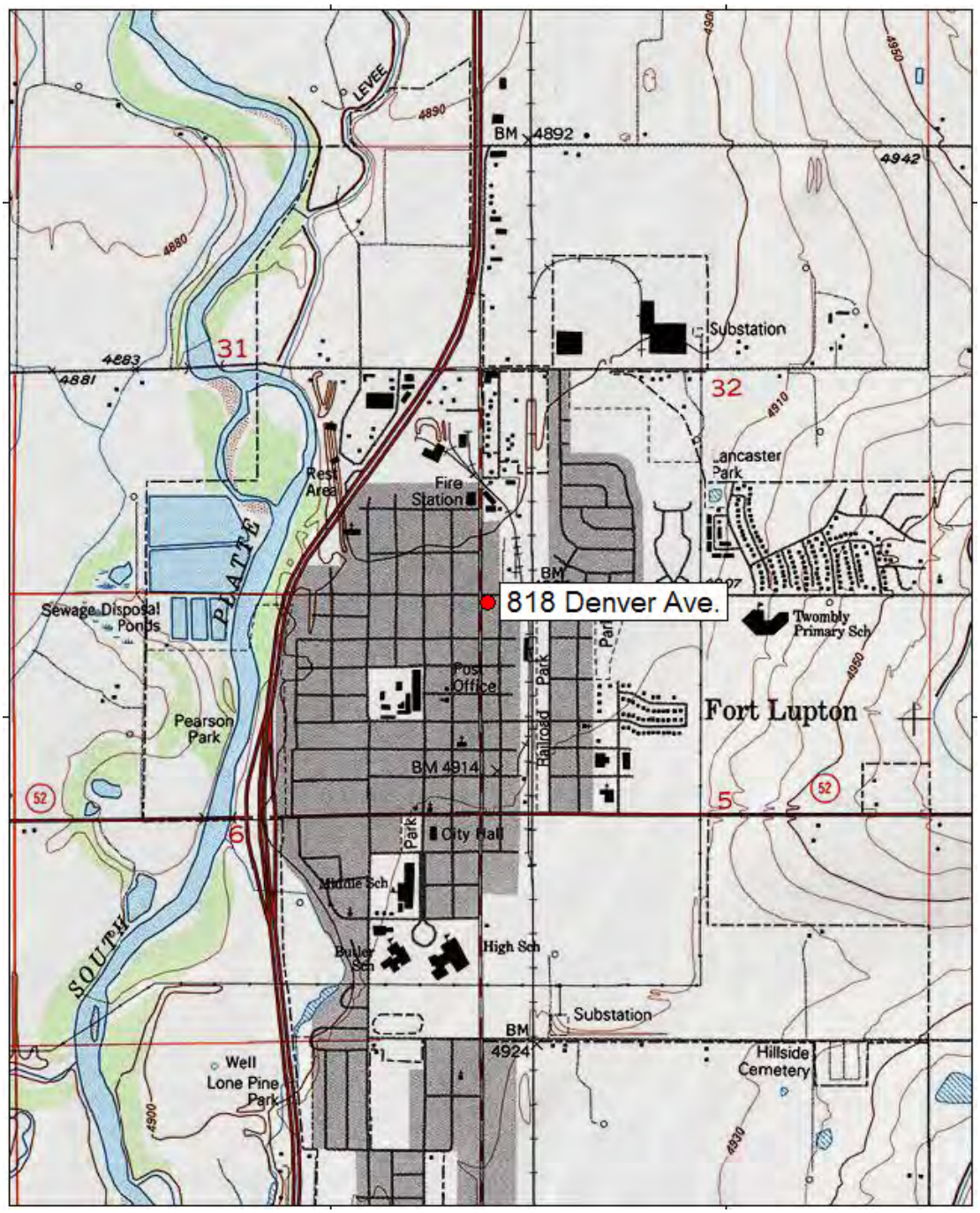
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

Site Diagram
(not to scale)



USGS 7.5' Topographic Map
Fort Lupton, 1994



Resource Number: **5WL5804** Address: **818 Denver Ave.**

Additional Photographs

818 Denver Ave. - View of the north (side) elevation.
View to the southwest.

818 Denver Ave. - View of the east (rear) elevation.
View to the west.

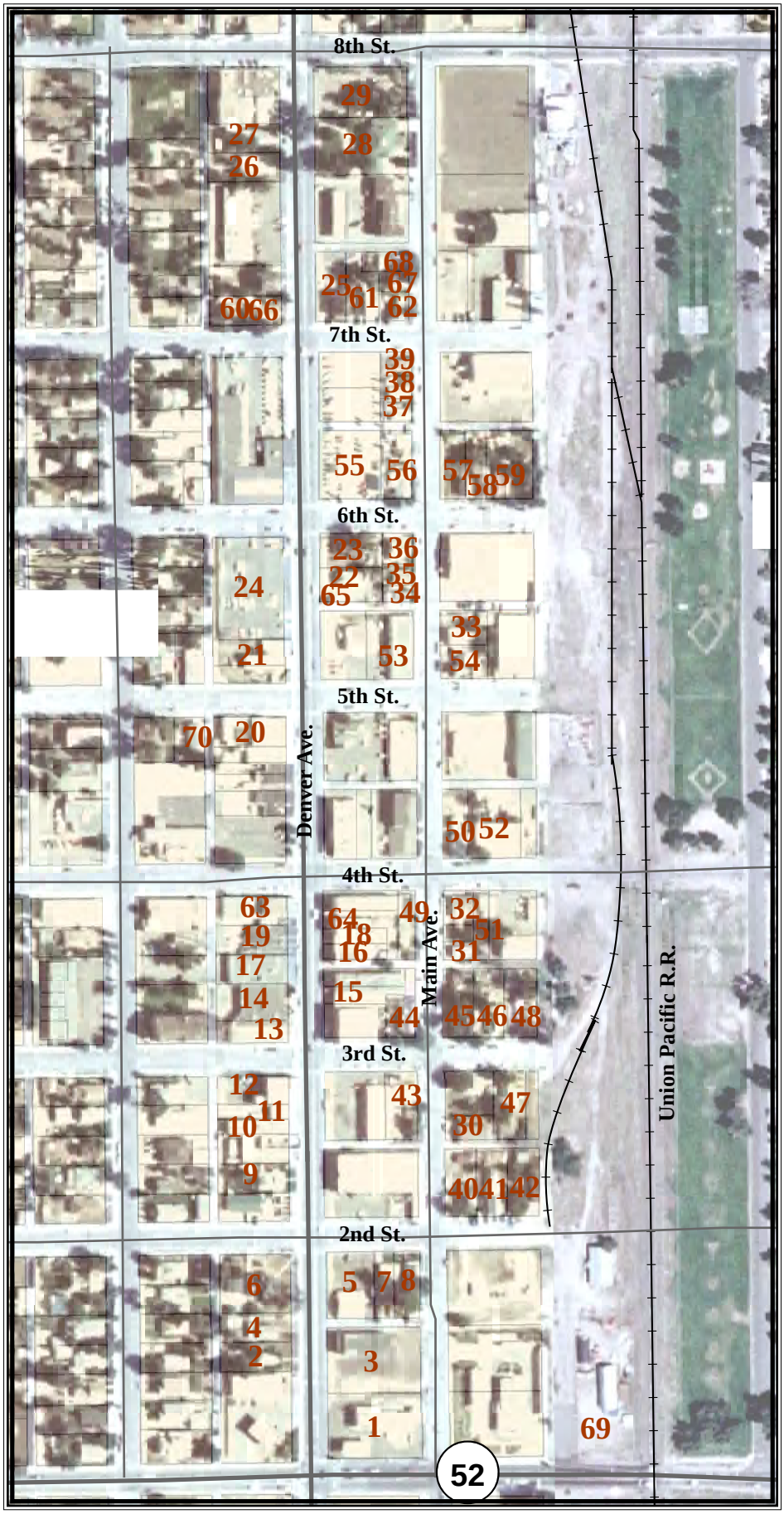
Resource Number: **5WL5804** Address: **818 Denver Ave.**

Additional Photographs

818-1/2 Denver Ave. - View of the north (side) and west (front) elevations.
View to the southeast.

818-1/2 Denver Ave. - View of the south (side) and east (rear) elevations.
View to the northwest.

Historic Resource Survey Map



Property Address Key

1) 104 Denver Ave
2) 127 Denver Ave
3) 130 Denver Ave
4) 135 Denver Ave
5) 140 Denver Ave
6) 149 Denver Ave
7) 712-716 2nd Street
8) 720 2nd Street
9) 211 Denver Ave
10 227 Denver Ave
11) 229 Denver Ave
12) 237 Denver Ave
13) 301 Denver Ave
14) 300-306 Denver Ave
15) 308 Denver Ave
16) 322 Denver Ave
17) 323 Denver Ave
18) 326 Denver Ave
19) 327 Denver Ave
20) 435 Denver Ave
21) 507-509 Denver Ave
22) 528 Denver Ave
23) 536 Denver Ave
24) 601 Denver Ave
25) 720 Denver Ave
26) 801 Denver Ave
27) 803 Denver Ave
28) 806 Denver Ave
29) 818 Denver Ave
30) 220 Main Ave
31) 322 Main Ave
32) 334-336 Main Ave
33) 516 Main Ave
34) 555 Main Ave
35) 565 Main Ave
36) 575 Main Ave
37) 621 Main Ave
38) 629 Main Ave
39) 639 Main Ave
40) 803 2nd Street
41) 811 2nd Street
42) 815 2nd Street
43) 716-720 3rd Street
44) 721 3rd Street
45) 807 3rd Street
46) 813 3rd Street
47) 816 3rd Street
48) 821 3rd Street
49) 718-720 4th Street
50) 803 4th Street
51) 808 4th Street
52) 817 4th Street
53) 721 4th Street
54) 805 5th Street
55) 713 6th Street
56) 721 6th Street
57) 815 6th Street
58) 817 6th Street
59) 821 6th Street
60) 623 7th Street
61) 711 7th Street
62) 721 7th Street
63) 337 Denver Ave
64) 332 Denver Ave
65) 522 Denver Ave
66) 701 Denver Ave
67) 735 Main Ave
68) 745 Main Ave
69) 825 1st Street
70) 620 5th Street

0 180 360 720 Feet

N W E S

Planning Department
Prepared by: Tom Parko
02.20.2009