

May 14, 2020

## **Reynolds Addition and Reynolds Second Addition Intensive Survey**

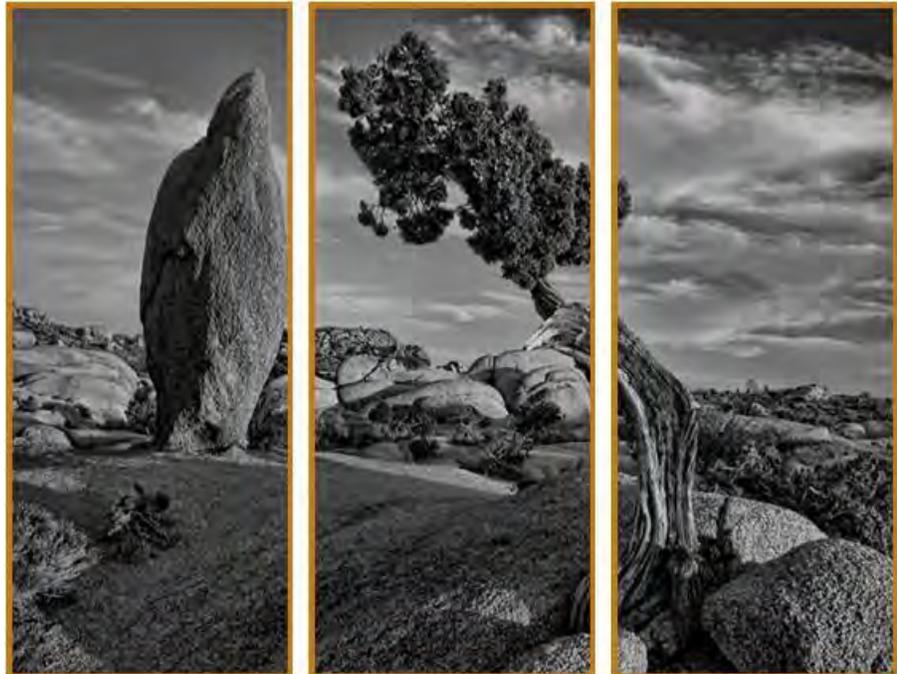
**Historic Residential Intensive-Level Survey – Phase II  
Certified Local Government Grant No. CO-19-10005  
Fort Lupton, Colorado**

**Prepared For:**

City of Fort Lupton  
130 S. McKinley Avenue  
Fort Lupton, Colorado, 80621

**Pinyon Project No.:**

119131901



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**Prepared by:**



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Sean Fallon

**Reviewed by:**



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Ashley Bushey

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## I. Introduction

As a Certified Local Government (CLG), the City of Fort Lupton (Fort Lupton) is using a grant (CO-19-10005) through History Colorado to survey residential buildings. The intensive level survey will identify and assess individual National Register of Historic Places (NRHP) eligibility in accordance with National Register of Historic Places and Colorado Historic Survey Standards. In addition to individual property evaluations, this survey also evaluates the potential for a historic residential district. This survey represents the most recent evaluation of historic residential resources for Fort Lupton. Previous historic resource surveys have focused on residences and commercial buildings/structures in central Fort Lupton. Previous historic surveys undertaken by the CLG have examined the original 1882 subdivision filing of Fort Lupton and have expanded outward from the historic downtown area into adjacent subdivisions. Residences in the Reynolds and Reynolds Second Addition, located south of 1<sup>st</sup> Street, are the focus of this report.

Fort Lupton contracted with Pinyon Environmental, Inc. (Pinyon) to execute an intensive-level survey of residences in the Reynolds Addition and Reynolds Second Addition. In cooperation with Fort Lupton, the Historic Preservation Board (HPB), and with public comment after an initial project meeting, Pinyon Historian Sean Fallon identified 20 residences along S. Park Avenue and S. Denver Avenue in the Reynolds additions for evaluation. Of the approximately 50 residential buildings located in the Reynolds additions, the 20 properties most likely to have individual NRHP eligibility were chosen for survey as part of this intensive evaluation. These residences were chosen for exhibiting specific characteristics including date of construction, an easily identifiable architectural style, and the presence/absence of additions/modifications based on Google Earth and photos available through the Weld County Assessor website.

Fort Lupton has executed the CLG mission very well and has a clearly defined preservation plan. The Fort Lupton HPB has demonstrated significant momentum in their most recent preservation efforts, including the completion of the *Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues (Intensive Survey)*, completed in 2018. The 2018 intensive-level survey represented Phase I of a multistage effort to document detailed information about residential architecture for the purpose of evaluating properties eligible for the NRHP and identifying the potential for an NRHP district. This evaluation and report represents Phase II of the ongoing effort by the HPB to identify, document and evaluate the historic residential structures in the Fort Lupton community.

## 2. Methodology

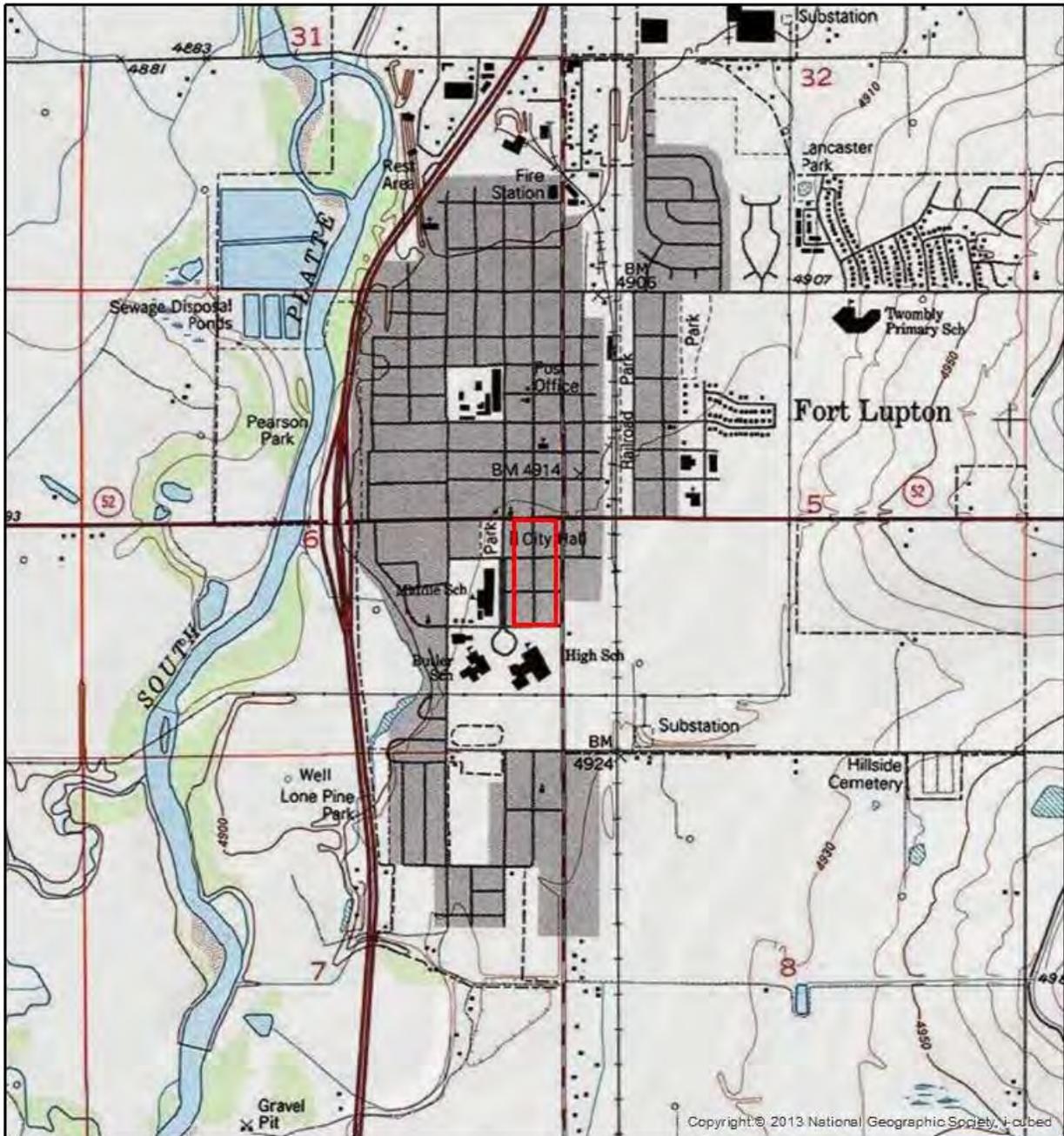
### Intensive Level Survey

Intensive level surveys document detailed information about historic resources within a specifically defined survey area. Most often surveys are undertaken in order to evaluate potentially historic resources for individual NRHP eligibility, and to also identify the potential for NRHP historic district. The results of intensive level surveys are used to make recommendations for the future management of historic resources within the defined study area. Detailed location, architectural, and historical information for each resource is recorded on Office of Archaeology and Historic Preservation (OAHP) survey forms and results/conclusions are typically documented in an associated report. Archival repositories consulted for this survey include the Fort Lupton Museum, the Weld County Assessor, Denver Public Library Digital Collections, Colorado Historic Newspapers and the United States Census.

The study area for this intensive level study consists of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the north and Reynolds Street on the south, South Denver Avenue on the east and the alley behind houses on the west side of South Park Avenue in Fort Lupton, Colorado. The study area is located in Section 6 of the 6<sup>th</sup> PM, Township 1 North, Range 66 West and is depicted on the Fort Lupton, Colorado USGS Quadrangle Map (1949), revised 1994. The study area was approximately 12.7 acres in size, consisting primarily of private property intersected by city streets.

A desktop review of each residence within the study area was undertaken. Utilizing existing surveys and historic context documentation, Weld County Assessor records, Weld County GIS data and Google Earth Street View, residences were ranked as having a High, Medium, or Low likelihood of having individual NRHP eligibility. Resources ranked “High” were considered most likely to be NRHP eligible. For the most part, these residences were chosen for exhibiting characteristics of a defined architectural style and for not having major additions or alterations. Resources ranked as High were targeted first for survey and evaluation, followed next by “Medium” and then “Low” ranked residences. The list of selected residences was presented to the HPB during the initial meeting between the public, Pinyon Historians, and other City Staff. Field surveys were conducted over a period of two days in September and October 2019. Properties were recorded using OAHP Architectural Inventory Form 1403. All surveys were conducted from the public right-of-way (ROW). The cumulative results of the field survey are documented in this report.

## Survey Area Topographical Map



<p><b>Legend</b></p> <p><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Survey Area</p> <p>UTM Coordinates: NAD27 Zone 13N          USGS 7.5' Topographic Map          Fort Lupton Colorado 1949 (revised 1994)</p>	 1:24,000	 <b>Topo Map</b> Reynolds First and Second Addition Fort Lupton, Colorado Historic Residential Survey
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: 119131901	Drawn By: SMF Reviewed By: ALB	Figure: I Date: 5/14/2020

### 3. Historic Context

#### Previous Surveys

Four historic surveys and a detailed historic context have previously been prepared for Fort Lupton. For this reason, this section offers only a brief overview of the town's history.

- Reconnaissance Survey of Historic Buildings (2001)
- Selected Historic Properties in Fort Lupton (2003)
- *Crossroads in Eden: The Development of Fort Lupton, 1835-2000* (2003)
- Fort Lupton Downtown District (2009)
- A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenue (2018)

#### Historic Context

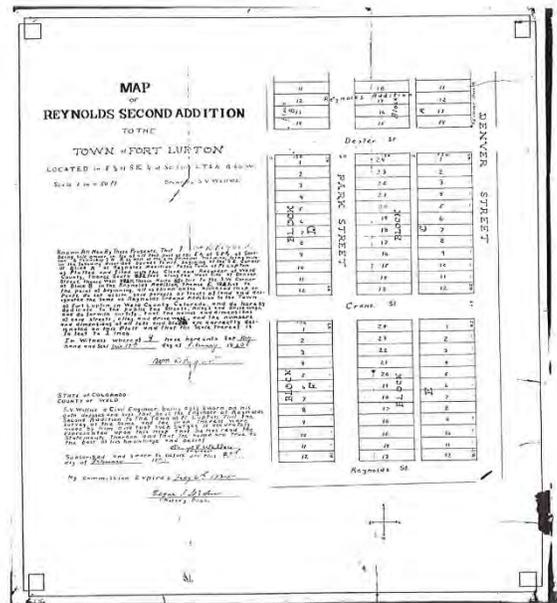
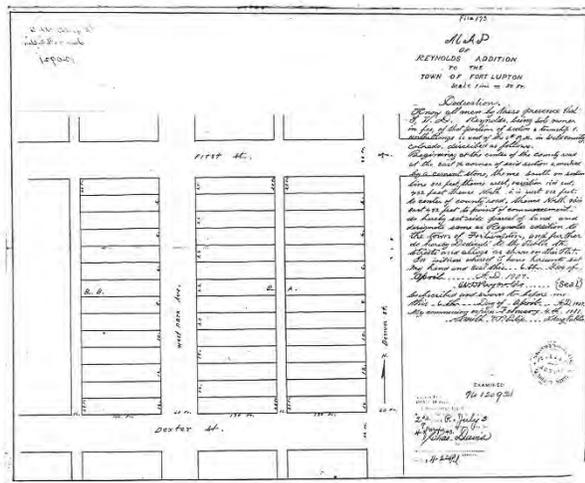
Before permanent European settlement, the area that would become the City of Fort Lupton, quietly situated along the South Platte River in northeastern Colorado, was a vast short grass prairie broken only by the river itself and the occasional cottonwood tree. The first European fur trappers and early US government expeditions reported encountering abundant wild game in the area, as well as Native Americans of both the Arapahoe and Cheyenne tribes. It was the abundance of natural resources, first beaver fur and later metals mined from the earth, that fundamentally motivated Euro-American expansion and economic development in what would become Colorado. It was these motivations that brought a fur trader named Lancaster Lupton to the area in 1836 to construct a trading post. Lupton first witnessed the area and saw its potential as a trading hub the previous year as a member of Henry Dodge's now famed regiment of dragoons. Lupton returned hoping to capitalize on the booming fur trade and the fort he constructed quickly became a hub for travel and trade.

Unfortunately for Lupton, the Rocky Mountain fur trade collapsed around the same time he constructed his trading post and by 1844/45 the fort was mostly closed to trading. Nonetheless, the fort continued as convenient stop for travelers throughout the 1840s and 1850s. In 1858 a man named Andrew Jackson Williams reopened the trading post to supply the growing number of gold seekers heading west and, as luck would have it, the very next year gold was discovered near Denver. The discovery of gold in 1859 saw renewed numbers of pioneers flooding their way into the Colorado Territory. The new opportunity for trade provided by the Pikes Peak Gold Rush brought many additional settlers to Williams fort and a community began to take root. Some settlers found ready work as laborers and clerks at Williams's post, and many others as farmers and ranchers who slowly brought the surrounding area under plow and hoof. Unofficial mail service arrived the same year Williams opened for business. Shortly thereafter, on January 14, 1861, the US Government established an official post office in Fort Lupton and Henry Springer was appointed the first federal postmaster. By the end of the 1860's Fort Lupton was fairly well established and had attracted the attention of numerous land speculators.

In 1870, the Denver Pacific Railroad connecting Denver to Cheyenne, Wyoming through Fort Lupton was finished, and it appeared the town would flourish into a full blown frontier settlement. The 1873 financial crisis stymied any potential growth, however, and it was not until 1881 that an official townsite was surveyed. Finally, on May 23, 1882 William Grant Winbourn purchased from the railroad the land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed the town plat so the town would be centered on a point where travelers had to turn off the main wagon road to reach the important rail depot. About two weeks later, on June 5, the ground was dedicated to the public and a formal town plat was filed with Weld County. The town

grew, with early residential development occurring primarily between Denver Avenue and the railroad, bounded by Fourth Street to the north and Second Street to the south. Buoyed by a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middle-class managers, merchants as well as working-class field and factory laborers found employment at one the creameries, canning plants, agricultural factories or area farms. Some of the earliest and most important industrial facilities to take hold in the city included the Fort Lupton Creamery and Frink's Silver State Canning and Produce (later, the Fort Lupton Canning Co.). This important industry would employ a majority of Fort Lupton residents in the first half of the 20<sup>th</sup> Century, many of whom residing in the Reynolds Addition and Reynolds Second Addition. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative of the ongoing economic development and the growing affluence of the residents of Fort Lupton.



Plat Maps depicting the Reynolds Addition (1907) and Reynolds Second Addition (1920)

The historically resilient economy of Fort Lupton was not immune to Great Depression and the growing trouble was compounded by ecological disaster. The Dust Bowl collapsed the volume and price of agricultural products grown and shipped from Fort Lupton and growth stagnated. World War II helped to revive the economic inactivity of the 1930s, but the evolution of commercial and transportation technology brought on by the war transformed society in the United States. Like much of rural America,

Fort Lupton was afflicted with urban flight as many sought greater economic opportunities afforded in larger cities. Key employers in the town either closed or relocated, and in 1955 the Valley Highway was constructed, bypassing the town to the west. As a result, many Fort Lupton residents began commuting to outside employment, starting a trend that continues to this day. Today, the town remains a small but vibrant community. Colorado is experiencing another period of rapid growth, with the majority of new Coloradoans settling along the I-25 corridor. As new residents of the state seek affordable, conveniently located housing Fort Lupton is again experiencing renewed growth and is affirming its reputation as an important bedroom community of the greater Denver metropolitan area.

### **Reynolds Addition and Reynolds Second Addition**

The residences located in the Reynolds and Reynolds Second Addition were constructed between 1908 and 1991, with the great majority of houses built before 1930. Sanborn Fire Insurance maps for Fort Lupton do not depict the residential area south of First Street. However, Sanborn maps from 1908 and 1917 provide insight into the commercial development of the downtown area from First Street north to Fourth Street. By 1917, Fort Lupton could boast of having a thriving commercial center with a diversity of businesses, including numerous drug stores, grocers, hardware stores, general stores, banks, apparel stores, carpentry businesses, numerous banks, a bakery as well as two different automobile repair shops.

While Sanborn maps do not depict the areas of residential growth that accompanied the commercial development of Fort Lupton's downtown area, US census records from the 1930s and 1940s show that residents of the Reynolds and Reynolds Second subdivision were mostly working class, with occupations ranging from grocery clerks and farmers to truck drivers and pharmacists, with a handful of managers or other senior positions also having residence in the neighborhood. Most were first and second generation immigrants, primarily from Europe via the Midwest, and many were employed at one of the central downtown businesses or at an area agricultural operation. Most residents owned their homes, though some renters as well as numerous boarders appear in the historic record.



The Fort Lupton Union Pacific Railroad Depot ca. 1948. Note the hip roof, prominent oversized bracketing, and the slightly flared eaves is somewhat evocative of Classic Cottage architecture. This style of architecture is most common in residential buildings, with several examples in the Reynolds Addition and Reynolds Second Addition, but also sometimes appears in rural train depots and small municipal buildings.

Photograph courtesy of the Denver Public Library, Western History and Genealogy.

## Architectural Styles

As the overall affluence of Fort Lupton residents increased so too did the sophistication of the residential architecture one would typically find in the Reynolds additions. One and one-and-one-half story bungalows dominate the neighborhood, most with a front or side gable roof and overhanging eaves. Many houses have an additional gable covering an open porch, supported either by battered porch piers or thick columns. Most also have a detached garage closely matching the architectural style of the main house. The Craftsman-style is most common in the neighborhood, as evidenced by exposed rafter ends, false half-timbering, and knee braces at roof eaves. Several vernacular representations of various high-styles are also evident in the neighborhood, most notably the Classic Cottage, Edwardian and English-Norman styles.



Craftsman Bungalow



Classic Cottage



Edwardian



English-Norman Cottage

## Sources

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton*: Survey Report. City of Fort Lupton, CO.

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

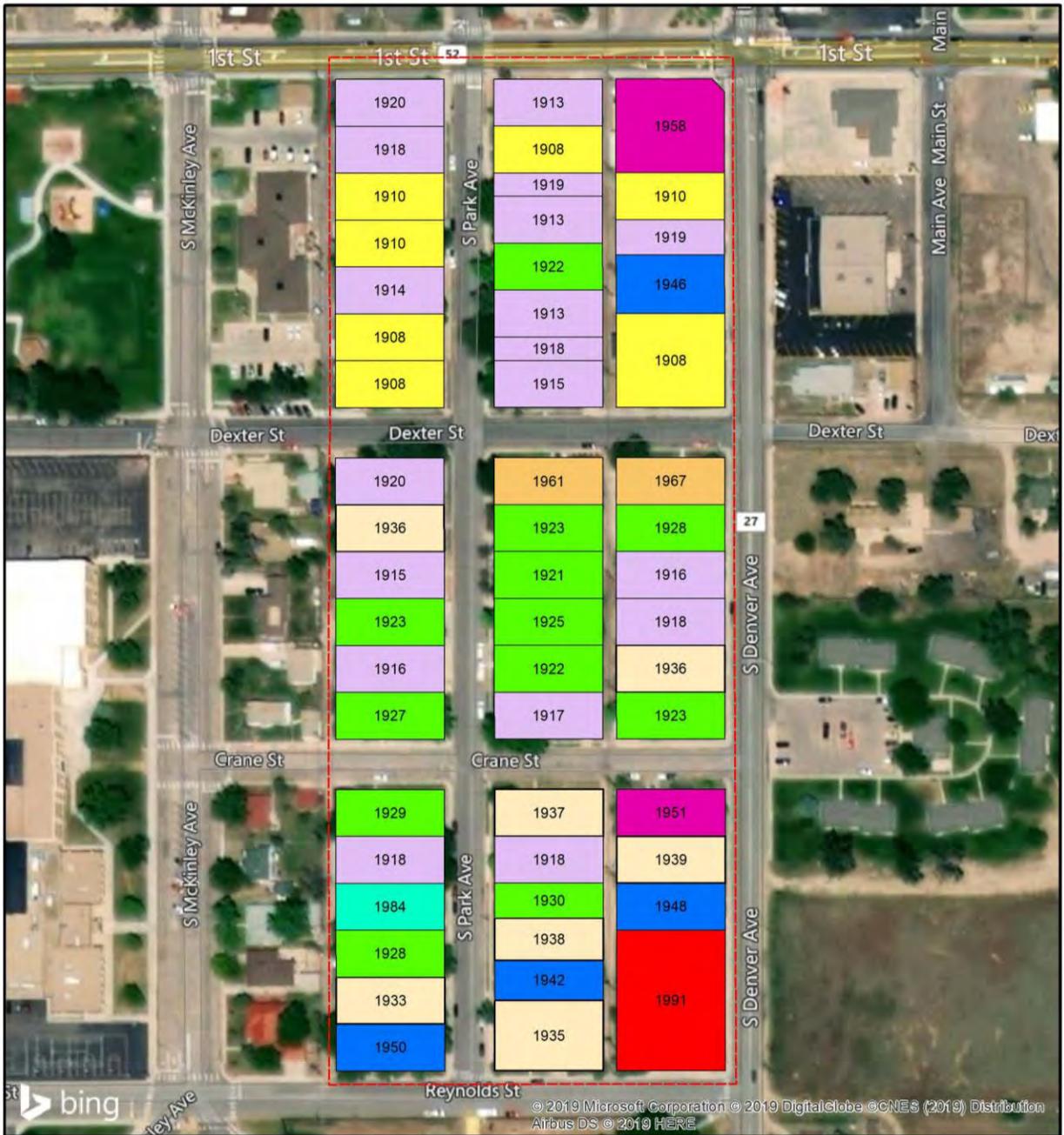
Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Sanborn Fire Insurance Maps; 1908, 1917

United States Census Records; 1900, 1910, 1920, 1930, 1940

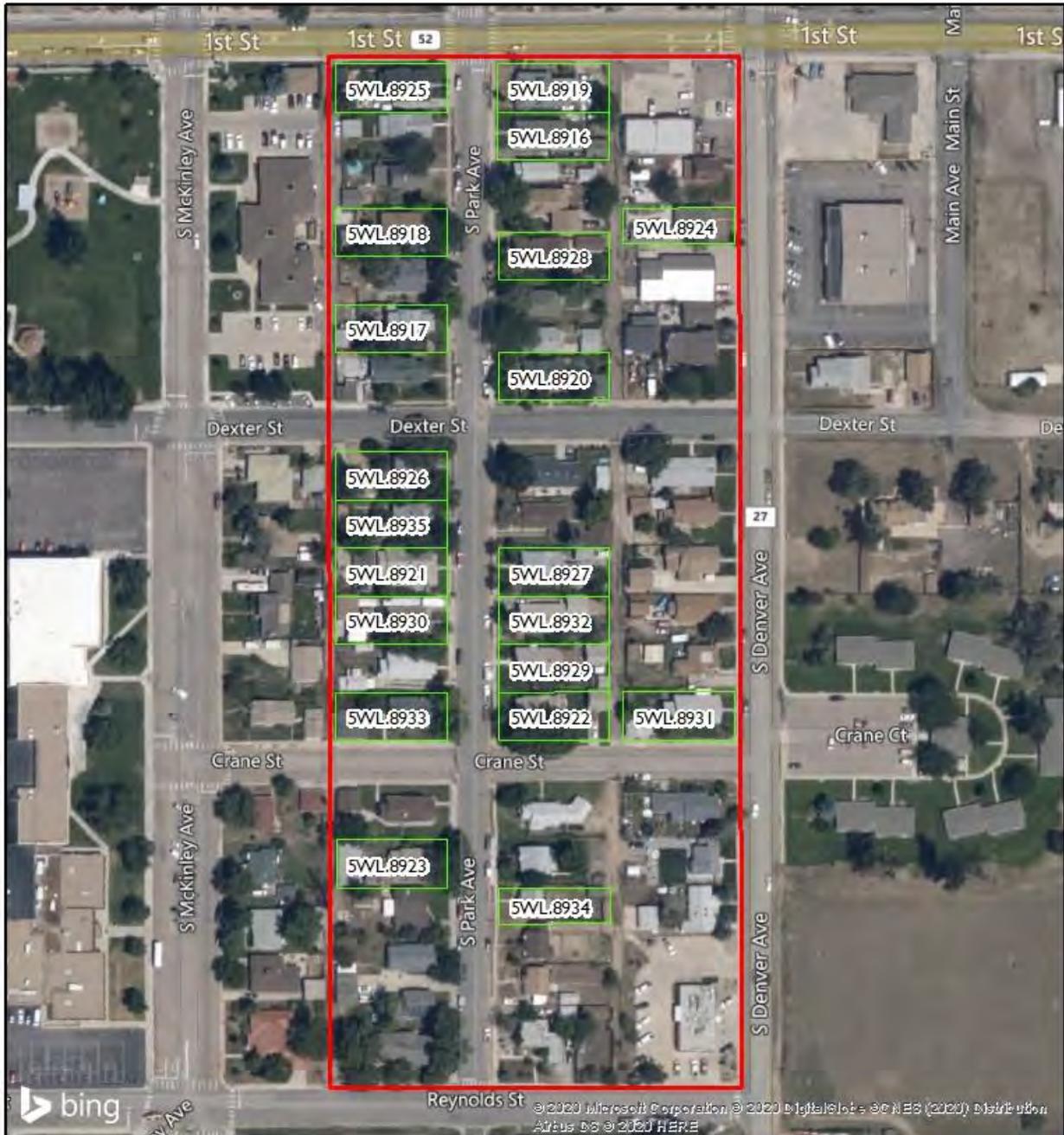
Weld County Assessor Records; Property Portal

## Parcels by Decade Map



<b>Legend</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%; text-align: center;"> <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1900 to 1910             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1941 to 1950             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: red; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1991 to 2000             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1911 to 1920             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: magenta; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1951 to 1960             </div> <div style="width: 33%; text-align: center;"> <span style="border: 2px dashed red; display: inline-block; width: 20px; height: 10px;"></span> Survey Area             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: green; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1921 to 1930             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1961 to 1970             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1931 to 1940             </div> <div style="width: 33%; text-align: center;"> <span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1981 to 1990             </div> </div>			
<b>Parcels by Decade</b> Reynolds First and Second Addition Fort Lupton, Colorado Historic Residential Survey			
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: I19131901	Drawn By: SMF Reviewed By: CoFL	Figure: I Date: 7/26/2019	

## Surveyed Parcels Map



<p><b>Legend</b></p> <p><span style="border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Surveyed Parcel Boundary</p> <p><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Survey Area</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton Colorado 1949 (revised 1994)</p>	 1:24,000	 <b>Surveyed Parcels Map</b> Reynolds First and Second Addition Fort Lupton, Colorado Historic Residential Survey
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: 119131901	Drawn By: SMF Reviewed By: ALB	Figure: 1 Date: 5/14/2020

## 4. Intensive Level Survey Results

### Previous Studies

A potential Fort Lupton Residential National Register District was identified as part of a 2018 intensive level survey. The 2018 survey identified the area between Park Avenue on the west, Harrison Avenue on the east, and 9<sup>th</sup> Street on the north and 1<sup>st</sup> Street on the south with a period of significance from 1881 to 1955. This residential survey documented nine sites on Park Avenue, three on Pacific Avenue, and eight on Harrison Avenue at the intensive level. Most of these resources were found to have modifications that would exclude them from being individually eligible for the NRHP and SRHP. The one building identified as eligible for the NRHP was at 714 Harrison Avenue (5WL8151 – George Hickey House). Additionally, four properties were identified as eligible for the SRHP: 714 Harrison Avenue (5WL8151 – George Hickey House), 404-408 Pacific Avenue (5WL8155—J. Yamashita House/East Side Grocery), 139 Park Avenue (5WL8157), and 236 Park Avenue (5WL8161—W.S. Decker House).

### Historic Residential Survey of the Reynolds Addition and Reynolds Second Addition: CO-19-1005

Table I summarizes the buildings recorded during this survey. Buildings were evaluated for individual NRHP eligibility, as well as SRHP and local eligibility. In addition to individual NRHP eligibility, the potential for a historic residential district was also evaluated. A potential National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential.

This collection of surveyed resources represent a high degree of cohesion in terms of dates of construction and architectural styles. However, many individual residences have undergone alterations that may make them non-contributing to any potential historic district. As a result of this survey, two resources in the Reynolds Addition and Reynolds Second Addition were found to be individually eligible to the NRHP/SRHP. Furthermore, these two resources were found to be contributing to any potential historic district. 15 residences require additional information to determine their contributing status to any potential historic district. Five resources were identified as being eligible for designation as a Local Landmark, four for architectural significance and one for its association with prominent Fort Lupton business owners.

Table I: Surveyed Properties

Site Number	Property Address	Historic Building Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5WL.8916	114 S. Park Ave	Clock Residence	Not Eligible	Not Eligible	Non-Contributing
5WL.8917	145 S. Park Ave	McClave Residence	Not Eligible	Not Eligible	Needs Data

Site Number	Property Address	Historic Building Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5WL.8918	127 S. Denver Ave	Funk Residence	Not Eligible	Not Eligible	Needs Data
5WL.8919	604 1 <sup>st</sup> St	Landell Residence	Not Eligible	Not Eligible	Needs Data
5WL.8920	154 S. Park Ave	Burke Residence	Not Eligible	Not Eligible	Needs Data
5WL.8921	217 S. Park Ave	Brown Residence	Not Eligible	Not Eligible	Needs Data
<b>5WL.8922</b>	<b>248 S. Park Ave</b>	<b>Smith Residence</b>	<b>Eligible</b>	<b>Eligible</b>	<b>Contributing</b>
5WL.8923	315 S. Park Ave	Lewis Residence	Not Eligible	Not Eligible	Needs Data
5WL.8924	125 S. Denver	Cline Residence	Not Eligible	Not Eligible	Needs Data
5WL.8925	103 S. Park Ave	Miller Residence	Not Eligible	Not Eligible	Needs Data
5WL.8926	203 S. Park Ave	Tegneil Residence	Not Eligible	Not Eligible	Needs Data
5WL.8927	218 S. Park Ave	Keetle Residence	Not Eligible	Not Eligible	Needs Data
5WL.8928	134 S. Park Ave	Bolton Residence	Needs Data	Needs Data	Needs Data
5WL.8929	236 S. Park Ave	Ericksen Residence	Needs Data	Needs Data	Needs Data
5WL.8930	229 S. Park Ave	Brewster Residence	Not Eligible	Not Eligible	Needs Data
5WL.8931	243 S. Denver Ave	Whiteside Residence	Not Eligible	Not Eligible	Needs Data
5WL.8932	226 S. Park Ave	Jeffers Residence	Not Eligible	Not Eligible	Not Contributing
5WL.8933	247 S. Park Ave	Scott Residence	Not Eligible	Not Eligible	Needs Data
5WL.8934	320 S. Park Ave	Inman Residence	Not Eligible	Not Eligible	Not-Contributing
<b>5WL.8935</b>	<b>211 S. Park Ave</b>	<b>Guindon Residence</b>	<b>Eligible</b>	<b>Eligible</b>	<b>Contributing</b>

## Summary of Individual Residential Evaluations

### ***Clock Residence, 114 S. Park Avenue (5WL.8916)***

This one-and-a-half story, hipped roof, Classic Cottage has a rectangular plan. The front elevation (façade) faces west towards S Park Avenue. The Clock Residence has a concrete-masonry-unit foundation. The building is clad in horizontal, wood weatherboard siding painted white; the trim is also painted white. The roof is clad in grey, asphalt shingles and has two brick chimneys. Except when otherwise stated, all of the windows on the building are vinyl, six-over-six, double-hung, sash windows. Concrete steps lead to the entrance of the house, which is centered in the façade. A two-light storm door covers the wood entrance. There are three windows on either side of the entrance, stretching across the entire façade. A gable-roofed dormer is directly above the entrance. A three-part ribbon window is in the dormer. All three parts are one-over-one, double-hung, sash windows, though the center window is slightly wider than the other two flanking it. The north elevation of the house is mostly obscured by a tall fence, but one window is visible on the elevation's west side and two others on the east side. The east elevation is not visible from the pedestrian right-of-way. On the east side of the south elevation, there is another entrance, flanked by two small windows. Further west is another window. A narrow, squared bay with a gabled roof extends from the center of the elevation. A three-part ribbon window sits in the bay. Another window is just west of the bay.



**Figure 1: 114 S. Park Avenue**

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history; therefore, the house not significant under Criterion B. Julia Clock is listed as one of the few females in the 1916 edition of *The Rocky Mountain Druggist* as a registered pharmacist, an impressive achievement for the time. However, there is no indication Julia, or her husband Kirk, are locally significant for their contributions to Fort Lupton's broader history. The house is an example of Classic Cottage architecture in Fort Lupton. Essentially a one-story version of a Foursquare, the house features simple rectangular plan with an elongated hipped roof, central dormer and broad front porch, since enclosed. The house has little ornamentation and has been modified, most notably enclosing the front porch, but the overall form of the house remains intact, and this represents a somewhat uncommon example of Classic Cottage architecture in the Reynolds additions. This style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house may have been clad in brick at some point, but the entirety of exterior materials has been replaced numerous times and is now clad in modern weatherboard. For these reasons the house is associated with Criterion C but has diminished integrity.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions and the inset front porch has since been enclosed; therefore, the house does not retain integrity of design. Over time, windows and doors have been replaced, and in 2019 the original exterior siding was replaced with modern weatherboard siding. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of workmanship and materials. However, the exterior envelope demonstrates a high degree of modern materials and has been somewhat altered. These integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP, and as a Fort Lupton Historic Landmark.

### **McClave Residence, 145 S. Park Avenue (5WL.8917)**

The McClave Residence is a vernacular building with features representative of the Dutch Colonial-style. It has a rectangular plan and is built on a stone block foundation, painted green. The residence is a two-story, gambrel roofed house clad with green painted horizontal clapboard siding, except on the second story of the east elevation, which is clad in decorative fish scale shingles that have been painted yellow. All windows appear to be made of vinyl and do not appear to be original. Window frames are all wood. Window and door frames are painted white. A covered porch projects from the primary (east) facing elevation and contains a ribbon of 13 vertically oriented three-over-three double hung sash windows, painted white. A metal screen door with a fixed three pane transom is located towards the northern end of the elevation and is flanked on either side by a window. A window bay containing two, one-over-one double hung sash windows is centered on the second story of the elevation. The south facing elevation has a small bump out containing three, one-over-one double hung sash windows. To the east of the bump out is a large window bay containing a fixed pane picture window flanked on either side by a narrow, double hung sash window. A window bay containing two, one-over-one double hung sash windows is centered on the second story of the elevation. Windows on the south elevation are covered by metal awnings. The north elevation has a single vertically oriented one-over-one double hung sash window. To the west of the centermost window is a square, one-over-one double hung sash window and to the east is a diamond shaped fixed pane accent window. A window bay containing two, one-over-one double hung sash windows is



**Figure 2: 145 S. Park Avenue**

centered on the second story of the elevation. This survey was conducted from the public right-of-way; the west (rear) facing elevation is obscured from view.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local Fort Lupton history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant locally or regionally; therefore, the house not significant under Criterion B. As a farmer employed at an area farm and living in a separate location on S. Park Avenue, Albert McClave is representative of the slow urbanization of Colorado's agriculturalists and the transition to larger, more resource intensive industrial farming practices. Nonetheless, there is no indication he or his wife Artie made notable contributions to Fort Lupton or the broader history of the nation. This is true of subsequent residents. The house is vernacular representation of Dutch Colonial architecture in Fort Lupton. The house features a gambrel roof, wide overhangs, dormers and a covered porch but does not represent one cohesive architectural style. Vernacular architecture of this style was popular for residential construction between 1900 to 1925, especially in Colorado's agricultural communities where barn-like houses fit well in the neighborhoods of once rural communities transitioning to more urban populations and were often constructed by local craftsman and/or the first residents to live there. This house is emblematic of the growing affluence of Fort Lupton residents between 1900 and 1955. For these reasons, the house is associated with Criterion C, but demonstrates diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no major additions, though the original windows, doors, and first-floor siding have been replaced, and the previously open porch was enclosed at some point. For these reasons, the house does not retain integrity of design, materials and workmanship. The house does not retain integrity enough to reflect its significance under Criterion C as an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features including the porch, to warrant consideration as a contributing resource in the potential Reynolds Addition(s) historic district. Although the house is a unique example of Dutch Colonial Architecture in Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

### ***Funk Residence, 127 S. Denver Avenue (5WL.8918)***

The house has a rectangular plan and is built on a poured concrete foundation. The residence is a one and a half story, hipped roof (with ridge) cottage with overhanging eaves, clad in brick and stucco. The original windows have been replaced with metal framed modern windows, painted dark brown. The façade (east facing) is clad entirely in brick and projects slightly from the main structure. The elevation contains an offset wooden door with a decorative window, behind a metal storm door. Five brick steps flanked by two wrought iron railings lead up to the front door. On either side of the steps is a brick planter. To the north of the door is a horizontal sliding window with a projecting brick sill. A brick planter is located beneath the window. A hipped roof dormer containing two window vents is located in the center of the elevation. The remaining elevations have a brick water table, above which the house is clad in stucco. The north elevation contains two vertically oriented casement windows. The south facing elevation similarly contains two vertically oriented casement windows and one square casement window. A brick chimney separates the two larger windows from the square window. The chimney projects slightly from the



**Figure 3: 127 S. Park Avenue**

elevation and extends to just above the roofline. This survey was conducted from the public right-of-way; therefore, the west facing elevation was obscured from view.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in local or regional history; therefore, the house not significant under Criterion B. Although George Funk held an important managerial position at the Colorado Condensed Milk Co., there is no indication he or his wife Lillian, or the subsequent residents of the house, made notable contributions to the history of Fort Lupton. The house is somewhat representative of the Classic Cottage architecture style but lacks the cohesive elements necessary to be considered a representative example of this architecture. This style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house features a square plan, elongated hipped roof with a central dormer, and is clad in brick but lacks important character defining features such as a belt course and a broad front porch. Furthermore, the primary entrance is asymmetrically located on the façade, and the original windows and doors of the house have been replaced. For these reasons, the resource is not significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The Classic Cottage style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house features a square plan, elongated hipped roof with a central dormer, and is clad in brick but lacks important character defining features such as a belt course. The typical Classic Cottage front porch was enclosed at an unknown date. Furthermore, the primary entrance is asymmetrically located on the façade, and the original windows and doors of the house have been replaced. Therefore, although the house is somewhat representative of the Classic Cottage style, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

#### ***Landell Residence, 604 1<sup>st</sup> Street (5WL.8919)***

This one-and-a-half-story, hipped-roof house has a rectangular plan. The façade (north facing) fronts 1st Street. The house has a masonry foundation. The hipped roof is clad in grey, asphalt shingles. There is brick and a prefabricated, metal chimney on the north side of the roof. The building is clad in horizontal, wood, clapboard siding painted blue. The trim is painted white. Except when otherwise stated, all of the windows on the house are tall, rectangular, two-light, double-hung windows with wood surrounds. A covered porch with a hipped roof stretches across the façade of the house. Brick steps lead to the porch. The porch supports have cushion capitals and a wood railing. The entrance is on the west side of the façade beneath the porch; it is a six-light wood door. There is a window on either side of the entrance. There is a horizontal, rectangular, two-light sliding window on the east side of the porch. Directly above this window, on the upper half story, is a hipped-roof dormer. There is a pair of windows in the dormer. A single-story, flat-roof addition is built off of the east elevation of the house and had a concrete foundation. A pent roof clad in wood shingles is attached to the cornice line and wraps around north and east elevation of the addition. The north elevation of this addition has two pairs of windows. The east elevation of the addition has an entrance on the north side. It is single-light glass door with a transom. Brick stairs on a small, concrete platform lead to the entrance. A single window is on the south side of the east elevation of the addition. There is a hipped-roof dormer with a single window is



**Figure 4: 604 1<sup>st</sup> Street**

on the upper half story of the east elevation of the main house. The rest of the east elevation is not visible from the pedestrian right-of-way. On the west side of the south elevation there is a pair of windows. In the center of the elevation, there is a single, square, fixed-light window. To the east of that window is a small, horizontal window. There are two windows on the east side of the south elevation. There is also a hipped-roof dormer on the upper half story, identical to the one on the north elevation. The south side of the west elevation has a three-part ribbon window. The windows are short, two-light, double-hung windows with wood surrounds. The north side has an identical, paired window. The upper half story has a hipped-roof dormer with a single window.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in local or regional history; therefore, the house is not significant under Criterion B. Mr. Landell held a managerial position at the Colorado Condensed Milk Co., there is no indication he or his wife Penelope made notable contributions to Fort Lupton or the broader history of the nation. This is true of subsequent residents. The house lacks the cohesive elements of one distinct architectural style. The house features a multi-gabled roof, asymmetrical massing and general lack of ornamentation. The house is modified, with a large addition off the east elevation. The house does not embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master. For these reasons, the resource is not significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house is not associated with significant events or persons in history and is only somewhat reflective of the Classic Cottage style of architecture. The Classic Cottage style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture in Fort Lupton. The house features a multi-gabled roof, asymmetrical massing and general lack of ornamentation. The house is modified, with a large addition off the east elevation. The house lacks important character defining features such as belt course, flared eaves and single central dormer. Therefore, although the house is somewhat representative of the Classic Cottage style, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

### ***Burke Residence, 154 S. Park Avenue (5WL.8920)***

This two-story, gable front house is a vernacular representation of the Edwardian style, with simple ornamentation and lacking a tower common to the architectural style. The house has a rectangular plan and fronts S Park Avenue. and was constructed on a rough stone block foundation. The gabled roof is clad in green asphalt shingles. There is a brick chimney on the north slope of the gable roof. The majority of the building is clad in wide, white, asbestos shingles. The front gable and dormers are clad in wooden fish scale shingles painted white. The trim is painted black. Except when otherwise stated, all of the windows on the house are tall, rectangular, two-light, double-hung, vinyl windows with plain wood surrounds. A shed-roof porch with Tuscan columns stretches across the façade of 154 S Park Ave. Concrete steps lead to the porch. The entrance is on the north side of the façade. A tall, three-part window is on the south side. All three windows are two-light, fixed windows with wood surrounds. The upper lights are a third of the size of the lower lights, creating the impression of transoms. The center window is wider than the two on either side of it. Immediately above the porch, in the center of the gable, is a paired window. There is a small window built in the foundation on the east side of the south elevation.



**Figure 5: 154 S. Park Avenue**

Above that widow is small, square, fixed, window. There is a window in the center and west end of the south elevation. A hipped-roof dormer is built out of the gable in the center of the south elevation. There is a paired window in the gable. The gabled roof has eave returns on the west elevation. There is a vinyl sliding window in the center of the first story of the elevation. There is a window in the middle of the gable. A small wood deck is built off of the west side of the north elevation. The deck leads to a single-light, metal screen door. Just east of the entrance is a short, two-light, double-hung, vinyl window. To the east of the short window, is another window. A one-story, squared bay with a hipped roof extends from the center of the north elevation. There is a three-part ribbon window in the center portion of the bay and a single window on either side. There is a hipped-roof dormer—identical to the one on the south elevation—above the bay.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20th Century. While the historic record suggests these were productive members of the community, there is no evidence in the historic record indicating that these individuals contributed to significant developments of community development, including industry, agriculture, local politics, or other pursuits; therefore, the house not significant under Criterion B. The house is a vernacular representation of Edwardian architecture in Fort Lupton. General characteristics of the house include its steep gable roof and bargeboard, vertical orientation, the prominent porch, its multiple dormers and simple ornamentation. However, the house lacks a tower, multiple gables, and other features and decorative elements common to the style. Furthermore, the exterior envelope of the house has been extensively modified over time. For these reasons, the house is associated with Criterion C but has diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no major additions therefore, the house retains integrity of design. While the building retains its historic form and massing, periodic replacement of key exterior features including the roof materials, windows, siding, and porch supports with modern materials has created a modern exterior envelope that significantly diminishes integrity of design, workmanship, and materials. For these reasons, the house does not retain physical integrity to reflect its significance under Criterion C. Therefore, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

### ***Brown Residence, 217 S. Park Avenue (5WL.8921)***

This one-and-a-half story cross-gabled house has a rectangular plan. The façade (east facing) faces S Park Avenue. The house has a brick foundation. The roof is clad in grey, asphalt shingles and has exposed rafter tails and roof beams. There is a brick chimney on the north slope. The building is clad in brick and horizontal, wood clapboard painted white. There is stucco painted grey in the gables. The trim is painted maroon. The entrance is in the center of the façade. Concrete steps lead to the entrance. Wide, tall, brick pilasters, supporting square, wood supports, are on either side of the entrance. They mimic Craftsman porch piers. The entrance has an oval light and five-light side lights. The rest of the windows on the façade are single, hung, sash windows. The north end of the façade has a front gable roof, lower than the rest of the



**Figure 6: 217 S. Park Avenue**

house's roofline. There is a five-part ribbon window. The three center windows are four-over-one light windows. The two on either side are three-over-one light windows. To the south of the ribbon window is a single, three-over-one light window. The south side of the façade has a single, three-over-one light window just south of the entrance. Further south, there is a three-part ribbon window. The center window has four-over-one lights, and the outside two windows have three-over-one lights. A gabled eyebrow dormer extends across the north end of the façade. A horizontal, five-light fixed window sits in the dormer. The east side of the south elevation has two three-part ribbon windows identical to the one on the façade. Visibility of the west end of the south elevation is obstructed by a fence. The edge of a small, wood deck is visible in the center of the elevation, as are three sash windows. A gabled addition is built off of the west elevation of the building. The south elevation of the addition has a screen door and a pair of sash windows. The west and north elevations are not visible from the pedestrian right-of-way.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20th Century. Mr. Brown worked as a salesman and held jobs as a merchant at local stores, supporting a modestly sized family. While the historic record suggests he was a productive member of the community, there is no evidence in the historic record indicating that Mr. Brown contributed to significant developments of community development, including industry, agriculture, local politics, or other pursuits; therefore, the house not significant under Criterion B. The house blends several architectural elements and does not represent one cohesive style. The house is basically a Bungalow and exhibits a multi-gabled roof, asymmetrical massing and is clad in brick. The house also exhibits Craftsman elements such as exposed rafter ends, overhanging roof eaves. However, the house lacks a large porch, and is missing the classical details commonly associated with these identifiable styles. For these reasons, the resource is not individually significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house is not associated with events or people significant in national, regional or local history. The house blends several architectural elements and does not represent one cohesive style. The house is essentially a Bungalow and exhibits a multi-gabled roof, asymmetrical massing and is clad in brick. Like many other bungalows from this time period, the house also exhibits some Craftsman elements such as exposed rafter ends, overhanging roof eaves. However, the house lacks its original porch, and is missing the classical details commonly associated with these identifiable styles. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. Although the house is a unique example of Bungalow/Craftsman architecture in Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

### ***Smith Residence, 248 S. Park Avenue (5WL.8922)***

The one-and-a-half-story, cross-gabled, Craftsman bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has a concrete foundation painted red. The roof has overhanging eaves and exposed rafter tails and roof beams. There is a brick chimney in the middle of the roof. The building's first story is clad in horizontal, wood clapboard siding painted tan. The half story in the gables is stucco with half timbering. All of the trim is painted white. A large, recessed, gable-roofed porch stretches across the façade. There are square, brick piers on either side of the concrete steps and square, brick porch supports on either end of the porch. The



**Figure 7: 248 S. Park Avenue**

entrance to the house is slightly north of center. The entrance is a large, single-light door, covering a wood door with four lights. There is an identical three-part window on both the south end of the façade and to the immediate north of the entrance. The center window is a six-over-one, single-hung, sash window; on either side of the center window is a thinner, three-over-one, single-hung, sash window. There is also a five-light, fixed window in the center of the gable above the porch. There is a small, rectangular window built in the foundation of the west side of the north elevation. Just east of the porch, on the north elevation, there is a five-over-one, single-hung, sash window. On the east side of the center gable, there is a narrow, one-story, gabled, bay. There is a pair of four-over-one, single-hung, sash windows in the center of that bay. On the east side of the north elevation there is another five-over-one, single-hung, sash window. Like on the façade, there is a five-light, fixed window in the center of the central gable on the north elevation. In the center of the east elevation, there is a small, enclosed entryway. There is a horizontal, two-light, sliding window on the east elevation of the entryway. There is a small cat door beneath the sliding window. On the south elevation of the entryway, there is a wood door with an imprinted panel on the bottom, crisscross pattern in the middle, and large screen on the top half. The door is painted red. There is a pair of four-over-one, single-hung, sash windows on the north end of the east elevation and a pair of shorter, five-over-one, single-hung, sash windows on the south end. Beneath the pair of windows of the south end, there is a single-light basement window built into the foundation. The far east side of the south elevation extends further than the rest of the elevation and has its own one-story, gabled roof. There is a three-part ribbon window in the center of this extension. All three parts are five-over-one, single-hung, sash windows. On the west elevation of this extension, there is a single, five-over-one, single-hung, sash window, identical to the others that make up the ribbon window. On the east side of the first story of the central gable there is a pair of four-over-one, single-hung, sash windows. There is a single, four-over-one, single-hung, sash window to the west of that pair window. There is an un-fenestrated, narrow, bay with a shed roof just east of the single window. One, four-over-one, single-hung, sash window sits on the far east end of the south elevation. Like the façade and north elevation, there is a five-light, fixed window in the center of the central gable in the upper half story.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20th Century. August Schmidt was part of the influx of European immigrants coming into the United States in the second half of the 19th Century. He and his wife Betty founded a farm but are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house is not significant under Criterion B. The house is locally significant under Criterion C as example of Craftsman Bungalow architecture. Known for having multiple gables, a large front porch, overhanging roof eaves and exposed rafter ends this style was most popular between 1900 and 1930 and is widely associated with the Arts and Crafts movement. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is widely evident throughout Colorado though this house represents a relatively intact example. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The property has no additions and still has its character defining features; therefore, the resource retains integrity of design and workmanship. The house has been painted, metal screens have been added over windows and the roof has likely been repaired/replaced in the last 30 years; therefore, the resource has somewhat diminished integrity of materials. Therefore, it is individually eligible for the National Register under Criterion C. Subsequently, the resource is eligible for listing on the SRHP and as a Fort Lupton Historic Landmark.

### **Lewis Residence, 315 S. Park Avenue (5WL.8923)**

The one-and-a-half-story, front-gabled, Craftsman bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted dark green. The gabled roof has overhanging eaves and exposed rafter tails and is clad in asphalt shingles. Five, wood, triangle knees braces sit under the gable on the façade; one on each end, two in the middle, and one in the peak of the gable. There is a brick chimney in the middle of the roof. The building's first story is clad in horizontal, wood, clapboard siding painted tan. The half story beneath the gable is clad in square, wood shingles, also painted tan. All of the trim, including the knee braces, are painted maroon. An enclosed porch extends off of the façade.



**Figure 8: 315 S. Park Avenue**

The porch has a concrete foundation, vertical, wood, clapboard siding, and unelaborated, square, wood columns at the corners. The entrance is just south of center. The entrance is an eight-light, wood door, partially obscured by a two-light, white, metal storm door. Concrete steps with metal railings lead to the entrance. All of the windows on the porch are rectangular, three-over-one, fixed light windows with wood surrounds painted white. There is a pair of windows south of the entrance. To the north of the entrance are a ribbon of three very similar windows, except the middle window is slightly wider than the two on either side of it. The north and south elevations have identical three-part ribbon windows. There is a pair of square, six-light casement windows in the gable of the façade. All the windows on the north and south elevations are rectangular, one-over-one, vinyl, sash windows that do not appear to be original. There are three windows on the north elevation; the window in the center is slightly smaller. There are also three windows on the south elevation. The western-most window is smaller and sits higher on the elevation. A gable-roofed addition is attached to the west elevation, but because this survey was conducted from the public right-of way, most of the elevation is obscured from view.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local or regional history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The first identifiable residents were employed at a local drug store and are representative of the residents of the neighborhood. The Lewis's and subsequent residents are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house not significant under Criterion B. The house is vernacular representation of simple Bungalow architecture in Fort Lupton. It exhibits some Craftsman elements including a gabled roof, exposed rafter tails, and knee braces but lacks some of the high-style, and more expensive, Craftsman details that would be more typical in a larger city. Furthermore, the house has an addition off the west elevation. For these reasons, the house is associated with Criterion C, but has diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house retains some of its character defining features, such as the knee braces and shingle siding, however the property has an addition, the porch was enclosed, and the original windows and doors have been replaced over time; therefore, the house has diminished integrity of workmanship, design and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. Although the house is a unique example of Bungalow/Craftsman architecture in

Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

**Cline Residence, 125 S. Denver Avenue  
(5WL.8924)**

The one-and-a-half-story, hipped roof, Classic Cottage has a rectangular plan. The façade (east facing) faces S. Denver Avenue. The house has a brick foundation. The building is clad in asbestos shingle siding painted yellow; the trim is painted green. The roof is clad in grey, asphalt shingles and has a prefabricated, metal chimney on its north slope. Excepted when otherwise stated, all of the windows on the building are one-over-one, double-hung, sash windows with plain wood surrounds. A hipped-roof porch stretches across most of the façade. Concrete steps lead to the porch, which has three Doric porch supports. The Doric capitals are painted orange. The entrance is slightly south of center. It is a six-over-six light, wood door painted white. There is a window on either side of the entrance. A dormer with a pyramidal roof is built out of the center of the roof above the porch. The dormer has a horizontal, two-light sliding window. The south elevation has a window on its east side. To the north of center is a horizontal, two-light sliding window, and there is a square, single-light, fixed window at the far end of the east side. The west elevation is not visible from the pedestrian right-of-way. The north elevation of 125 S Denver Ave has a small, one-over-one, double-hung, sash window on its west end and just east of the center of the elevation. There are also a window west of center and at the far east side of the elevation.



**Figure 9: 125 S. Denver Avenue**

The house is not associated with the lives of persons significant in our shared history. Cline worked as an ice man and is representative of the working class residents of the neighborhood. Like many, the Cline family would leave Fort Lupton before 1940, likely looking for greater employment opportunity in a larger urban center. The Cline's and subsequent residents are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house not significant under Criterion B. The house is an example of Classic Cottage architecture in Fort Lupton. Essentially a one-story version of a Foursquare, the house features simple rectangular plan with an elongated hipped roof, central dormer and broad front porch. The house has little ornamentation and has been modified, most notably replacing the exterior siding, but the overall form of the house remains intact, and this represents a somewhat uncommon example of Classic Cottage architecture in the Reynolds additions. This style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture in Colorado, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house may have been cladded in brick at some point, but the entirety of exterior materials has been replaced. For these reasons the house is associated with Criterion C but has diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions and has not otherwise been altered; therefore, the house retains integrity of design. Over time, windows and doors have been replaced, and at some point, the original exterior siding was replaced with asbestos siding. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of workmanship and materials. The exterior envelope demonstrates a high degree of modern materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the

building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the any potential historic district.

**Miller Residence, 103 S. Park Avenue (5WL.8925)**

This one-and-a-half-story, front gabled, house has a rectangular plan. The façade faces east towards S. Park Avenue. The house has a concrete foundation painted brown. The gabled roof has overhanging eaves and is clad in black, asphalt shingles. There are exposed roof beams under the gable. The building is clad in horizontal, wood, clapboard siding painted red. The trim is painted yellow. A gabled ell with exposed rafter beams extends from the north side of the façade. There is additional wood cladding abutting at the corners of the ell to simulate large, square porch supports. A small bay window extends from the façade of the ell. To the south of the ell, is a porch that extends the same distance as the ell. Concrete steps lead to the porch and a wood railing stretches across the front of the porch. On the south side of the porch is a large, square, wood, porch support. The entrance to the house is on the north elevation of the ell, underneath the porch. Two pairs of rectangular, one-over-one vinyl, sash windows with wood surrounds are on the façade beneath the porch. The porch roof extends nearly to the top of the house's gable. Between the peak of the gable and the top of the porch roof is a small, rectangular, two-light sliding window. Views of the south elevation are obscured by a large RV parked in the driveway next to the house. A gabled entry with exposed roof beams is attached to the west elevation. An entrance sits of the west elevation of the entry. Six-light, double, casement windows with wood surrounds are on the north elevation of the entry; they are likely original windows. There is a small, rectangular, single-hung, vinyl window high on the southern side of the building's west elevation. There is also a small, rectangular, two-light, vinyl, sliding window. A shallow, gabled bay with exposed roof beams extends from the north entrance of the house. There is a pair of rectangular, one-over-one light, double-hung, vinyl, sash windows in the bay. There is an identical pair of windows on the east side of the north elevation. There is also a brick chimney that extends from the ground to above the roof. On either side of the chimney are two rectangular, one-over-one light, double-hung, vinyl, sash windows. On the west end of the north elevation is a small, rectangular, two-light, vinyl, sliding window.



**Figure 10: 103 S. Park Avenue**

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners and subsequent residents are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century but are not uniquely significant to the broader patterns of Fort Lupton's or Colorado's history; therefore, the house not significant under Criterion B. The house blends several architectural elements and does not represent one cohesive style. The house is a Bungalow that is somewhat evocative of Craftsman style such as exposed rafter ends, overhanging roof eaves. The house also has a multi-gabled roof and exhibits asymmetrical massing. The house lacks a large porch, does not have a short tower, and is missing the classical details commonly associated with these identifiable styles. For these reasons, the resource is not significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house is a Bungalow that is somewhat evocative of Craftsman style. Craftsman Bungalows are known for having multiple gables, a large front porch, overhanging roof eaves and exposed rafter ends this style was most popular

between 1900 and 1930 and is widely associated with the Arts and Crafts movement. This resource has similar character defining features such as exposed rafter ends, overhanging roof eaves, and a large front porch. The house also has a multi-gabled roof and exhibits asymmetrical massing. However, since 2017, the exposed rafter tails on the house have been removed and the house has been repainted. Furthermore, all windows on the house have been replaced with modern, vinyl framed windows and a short bay window was added to the ell extending from the façade. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of design, workmanship and materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the any potential historic district.

### ***Tegneil Residence, 203 S. Park Avenue (5WL.8926)***

This one-story, pyramidal house has a square plan. The façade (east facing) faces S. Park Avenue. The house has an unpainted, concrete foundation. The pyramidal roof has overhanging eaves with exposed rafter tails and is clad in the black, asphalt shingles. The building is clad in horizontal, wood, clapboard siding that is painted white. The trim is painted grey. There is a brick chimney, and a round, metal, prefabricated chimney on the southern slope of the roof. The entrance on the façade is off center to the north. Concrete steps lead to the entrance that appears to open up on to an enclosed porch, which stretches across the northern two-thirds of the facade. It is a two-light, white, metal, storm door. The entrance is flanked by two windows. All of the windows on the building (unless otherwise noted) are tall, rectangular, two-light, double-hung, vinyl, sash windows. On either side of the entrance are three-part ribbon windows. There is another three-part ribbon window on the south side of the façade; the middle window is slightly wider than the two on either side of it. This ribbon window has wood surrounds. A tall fence obstructs views of the south elevation. The west elevation has three windows with wood surrounds. There is also a small, horizontal, vinyl, sliding window on the west side of the north elevation. The north elevation has a single window on its west side and a three-part ribbon window with wood surrounds just east of center. This ribbon window, like the one on the façade, has a slightly wider middle window. There is another three-part ribbon window on the east side of the north elevation that makes up part of the enclosed porch.



**Figure 11: 203 S. Park Avenue**

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. Joseph Tegneil, a bookkeeper for G.W. Sugar, and his wife Bertha, as well as subsequent residents are representative of the growing working class in the neighborhood but are not uniquely significant to the history of Fort Lupton; therefore, the house not significant under Criterion B. The house does not clearly exemplify a defined architectural style. The house is somewhat evocative of the Classic Cottage style, but lacks important character defining features of this style including a central dormer, hipped roof, and belt course. For these reasons, the resource is not significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The

house has no major additions, though the original windows and doors have been replaced, and the previously open porch was enclosed at some point. For these reasons, the house does not retain integrity of design, materials and workmanship. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district listed under Criterion C.

**Keetle Residence, 218 S. Park Avenue (5WL.8927)**

The one-and-a-half-story, cross-gabled, Craftsman Bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has a concrete foundation painted tan. The roof has overhanging eaves and exposed, decorative roof beams. The building's first story is clad in horizontal, wood clapboard siding painted tan. The half story in the gables is stucco painted white. The trim is painted white. Unless otherwise stated, the windows are three-over-one, double-hung, sash windows with plain wood surrounds. The entrance on the façade is just north of center. This contemporary entrance has a large, single-light, fixed window. There is a two-light sidelight on the south side of the door. Both the door and the wood surround of the sidelight are painted red. Three concrete steps lead to the entrance. There is a three-part ribbon widow on the south side of the façade. There is a contemporary, three-part, vinyl, picture window on the north side of the façade. The large center window is a single, fixed light. There is a one-over-one, double-hung window on either side of the fixed-light window. In the upper-half story of the façade, in the gable, there is a horizontal, four-light, fixed window. The north elevation of 218 S. Park Ave is mostly obscured by vegetation, but a horizontal, four-light, fixed window is visible in the center of the gable. The east elevation is not visible from the pedestrian right-of-way. The south elevation is also partially obscured by vegetation and a fence. There is a pair of windows in the center of the elevation and a second pair at the far west side.



**Figure 12: 218 S. Park Avenue**

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20th Century. The George Keetle was a farm laborer, like many other residents of the neighborhood, and there is no evidence the Keetle family or subsequent residents of the house made significant contributions to the history of Fort Lupton. Therefore, the house not significant under Criterion B. The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features exposed roof supports, overhanging eaves, and a decorative multi-light window in its gable. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado. However, the exterior envelope of the house has been extensively modified; therefore, this house is associated with Criterion C but has diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The multi-light windows, exposed roof supports, and other stylistic details are still intact; therefore, the house retains its workmanship. The property has an addition built off of its east elevation; therefore, the house has diminished integrity of design. The entrance and a ribbon window on the façade have both been replaced, and

the remaining windows on the house are original; therefore, the house has diminished integrity of materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district listed under Criterion C.

**Bolton Residence, 134 S. Park Avenue (5WL.8928)**

This one-and-a-half story, side-gabled, Craftsman Bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has an unpainted, concrete foundation. The gabled roof has overhanging eaves with decorative, exposed roof beams and thin, decorative, wood, verge boards in the gables. The roof is clad in asphalt shingles. The building is clad in horizontal, wood, clapboard siding that is painted yellow. The trim is painted white. A large, gabled porch stretches across the majority of the house's façade. Concrete steps lead to the porch. A solid, brick railing wraps around the porch. Most of the railing is red brick, but there is a yellow brick belt line at the bottom, right above the foundation. On



**Figure 13: 134 S. Park Avenue**

either side of the steps are two, square, wood porch supports. There is a large, square, brick porch support on either end of the porch. A multi-light wood entrance is obscured by a two-light, metal, white, storm door. On either side of the entrance are pairs of tall, rectangular, two-over-two lights, double-hung, sash windows with wood surrounds. The gable of the porch is clad in square, wood, shingles. Like the roof, it has decorative, exposed roof beams and a thin, decorative, wood, verge board. There is a small, horizontal, two-light, sliding window in the gable. There is a brick chimney on the west side of the north elevation. On either side of the chimney are two small, horizontal, eight-light fixed windows with wood surrounds. There is a pair of tall, rectangular, two-over-two lights, double-hung, sash windows with wood surrounds in the center of the elevation, and an identical double window on the east side. Between those windows, is another eight-light fixed window, and a small, double, six-light, casement window with wood surrounds. Because this survey was conducted from the public right-of way, the east elevation is obscured from view, but aerial images show that an ell extends off the rear. There is a small, double, six-light, casement window with wood surrounds on the east side of the south elevation. To the north of that window is a pair of identical casement windows. There is a ribbon window made up of three tall, rectangular, two-over-two lights, double-hung, sash windows with wood surrounds in the center of the elevation. There is a horizontal, single-light, fixed window with a metal awning on the west end of the south elevation. There is a small, horizontal, two-light, sliding window in the upper half-story.

The house is representative of the growing affluence of Fort Lupton residents, but the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified residents of the house are representative of the growing affluence in Fort Lupton in the first part of the 20th Century. William Bolton served as the president at a local bank, and subsequent residents also held managerial positions at local businesses. However, there is no evidence the Boltons, Carlsons or any other residents made significant contributions to Fort Lupton's or Colorado's history; therefore, the house not significant under Criterion B. The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features exposed overhanging eaves, exposed roof beams, decorative bargeboard, and large porch supports. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The house has not been significantly altered

from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado and this is a relatively intact example. For these reasons, the house is significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The property has no additions and retains its character defining features, including most of the original windows and detailing; therefore, the house retains integrity of design and workmanship. The addition of a metal awning above one window and the replacement of the original window in the front gable slightly diminishes the integrity of materials. For these reasons, the house retains sufficient integrity to reflect its local significance under Criterion C. However, more information is required to determine if the windows and doors are original, or if they are not what dates they were replaced, to determine NRHP/SRHP eligibility. As a locally significant example of Craftsman architecture, the resource should be considered for local designation as a historic landmark.

### ***Ericksen Residence, 236 S. Park Avenue (5WL.8929)***

This one-and-a-half story, front-gabled, Craftsman Bungalow has a rectangular plan. The façade (west elevation) faces S. Park Avenue. The house has a concrete foundation painted light blue. The roof has overhanging eaves and exposed rafter beams and is clad in grey, asphalt shingles. There is a brick chimney at the peak of the roof on the east side. The building's first story is clad in horizontal, wood clapboard siding painted light blue. The half story in the gables is clad in wood shingles. All of the trim is painted yellow. Unless otherwise stated, the windows are large, one-over-one, double-hung, sash windows. Although a close visual inspection of the windows was not possible during this evaluation, windows appear to be made of wood. A



**Figure 14: 236 S. Park Avenue**

A large, recessed, porch stretches across the façade. Square, wood, piers sit on top of a solid, wood railing that wraps around the entire porch. Concrete steps lead to the porch. The entrance is slightly south of the center. It is a metal screen door with a large, single light. There are windows on either side of the entrance. There is a horizontal, ribbon window in the gable of the upper half story. The ribbon window is comprised of three, square, single-light, fixed windows. There are windows in the center of the north elevation. On the far north side of the elevation, there is a small, single-light, fixed window. The east elevation is not visible from the pedestrian right-of-way, but aerial photos show a small covered deck built off the back of the building. A small window is built into the west side of the foundation of the south elevation. There is a window on the east side of the elevation, a three-part, picture window in the center, and another single window on the west side.

The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. As a truck driver for the Colorado Milk Co., the earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. However, there is no evidence the Ericksens or subsequent residents have made significant contributions to the history of Fort Lupton. Therefore, the house is not significant under Criterion B. The house is locally significant as an example of Craftsman Bungalow architecture in Fort Lupton. It features a gabled roof, overhanging eaves, exposed roof supports, and large porch columns. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The house has not

been significantly altered from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow, is evident throughout Colorado and this is a relatively intact example. For these reasons, the house is significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has a covered deck built off of the rear elevation, not visible from the street, that slightly diminishes its integrity of design. Otherwise, the house has not been altered and maintains its character defining features; therefore, the resource retains integrity of workmanship and materials. For these reasons, the house retains sufficient integrity to reflect its local significance under Criterion C. More information is required to determine if the windows are of original wood construction, of if they are not what dates they were replaced, determine NRHP/SRHP eligibility. As a locally significant example of Craftsman architecture, the resource should be considered for local designation as a historic landmark.

**Brewster Residence, 229 S. Park Avenue  
(5WL.8930)**

This one-and-a-half story, front-gabled, Craftsman Bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted green. The house is clad in horizontal, wood clapboard siding painted tan. All of the trim is painted green. The roof has overhanging eaves and exposed roof beams and is clad in brown, asphalt shingles. There is a brick chimney on the west end of the roof's peak. Unless otherwise stated, all of the windows are one-over-one, double-hung, sash windows. An attached, front-gabled porch stretches across the south half of the façade. Concrete steps lead to the porch. A



**Figure 15: 229 S. Park Avenue**

A solid, brick railing wraps around the porch. Short, square, porch piers sit on top of the brick railing and support the porch roof. The porch roof has exposed rafter tails and roof beams. The entrance to the house is on the north side of the porch. A two-light, metal screen door covers the entrance. There is a window to the south of the entrance, also under the porch. There is a second window north of the entrance that is not under the porch. A square, one-light, fixed window sits beneath the gable peak. A small, horizontal window is built into the foundation on the east end of the south elevation. There is also a paired window on the east end of the south elevation. A second, much shorter, paired window sits in the center of the elevation. A single window is on the far west end of the south elevation. The west elevation of the property is not visible from the pedestrian right-of-way. Visibility of the west end of the north elevation is obscured by a parked vehicle, but a single window is visible in the center of the north elevation and a double window sits on the east side.

The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. Joseph Brewster likely had the house built in 1923 and was the first resident. Joseph and his brothers opened an automobile garage and also Ford dealership, Brewster Motors, at 214 S Denver Avenue. Unfortunately, Joe passed away at a young age therefore by 1940 the Brewster have no association with the house but continued to operate important local businesses into the 1960s. For these reasons, the house is locally significant under for its association with the Brewster family, but is not significant under NRHP Criterion B. The house is a vernacular representation of Craftsman Bungalow architecture in Fort Lupton. It features exposed overhanging eaves, exposed roof beams, and large, porch piers. This style of architecture gained prominence between 1905 and 1930. Craftsman architecture most commonly represented in residential architecture and placed a strong emphasis on natural materials. However, the house

lacks a broad porch and the intricate and more delicate Victorian detailing. Because the house is fairly typical, a Bungalow exhibiting some Craftsman elements, and is not a unique or high style representation of either architectural style, the house is not significant under Criterion C. It is unlikely the property will yield information important to history or prehistory.

The house is not associated with events or people significant in national, regional or local history. The house is essentially a Bungalow and exhibits some Craftsman elements such as roof eaves. However, the house lacks a porch, and is missing the classical details commonly associated with these identifiable styles. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district. Although the house is not a representative example of Bungalow/Craftsman architecture in Fort Lupton, the house maintains an historic association with the Brewster family, prominent Fort Lupton citizens and business owners, that merit consideration for Local Landmark designation.

**Whiteside Residence, 243 S. Denver Avenue  
(5WL.8931)**

This one story, Craftsman Bungalow is made primarily of brick, is constructed on a poured concrete foundation and has a rectangular plan. The house has a front gabled roof with overhanging eaves. The façade (east facing) contains four windows and the front door granting entrance to the house. Five concrete steps lead up to a covered patio supported by two square tapered columns. The low walls enclosing the patio are clad in stucco and a crossbeam with tapered ends spans the width of the elevation. The main door to the house is centered on the elevation. To the left of the door is window bay containing three, one-over-one sash windows with projecting brick sill- the centermost window is slightly larger than the two flanking it. To the right of the front door is a medium sized one-over-one sash window with projecting brick sill. The north facing elevation contains three casement basement windows evenly distributed across the bottom the elevation. Above each basement window is a larger window bay. The centermost window bay contains a single one-over-one sash window with projecting brick sill. The window bays to the left and right of the single window each contains two, one-over-one sash windows with a projecting brick sill. The south facing elevation can be split into three separate sections. Each section has a basement casement window. The centermost section projects out from the rest of the house slightly and contains a window bay with three, narrow one-over-one sash windows with a projecting brick sill. The centermost, projecting section of the south elevation is covered by a gabled roof. The section to the right-of-center contains a narrow rectangular window bay with two casement windows and a projecting brick sill. The section to the left-of-center contains a one-over-one sash window and a medium size window bay with three, one-over-one sash windows with a projecting brick sill. The rear (west) facing elevation of the house can be separated into two sections. Four concrete steps lead to a wooden screen door, flanked on either side by two vertically oriented, narrow fixed pane windows. The right section contains a window bay containing three, one-over-one sash windows with a projecting brick sill. A detached single-car garage with a gable roof is located on the southwest corner of the parcel. The garage opens to the south, and a shed roof addition was constructed off of the east elevation to allow for additional covered parking. Like the main house, the roof of the garage, including the addition, has overhanging eaves.



**Figure 16: 243 S. Denver Avenue**

This resource and other residential buildings may not exhibit sufficient significance and in some cases historic integrity to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both

architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C. The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history. Mr. Whiteside worked as a bank teller and is representative of the working class residents that had come to occupy the neighborhood. However, there is no evidence in the historical record indicating the Whitesides or any other subsequent residents made significant contributions to Fort Lupton's or Colorado's; therefore, the house not significant under Criterion B. The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features a gabled roof, overhanging eaves, exposed roof supports, and large porch columns. This style of architecture gained prominence between 1900 and 1930, and the style is most commonly represented in residential architecture and placed a strong emphasis on natural materials. However, the exterior envelope demonstrates a high degree alteration, most notably the front porch and stucco cladding. Therefore, the house is associated with Criterion C but has diminished integrity, as discussed below. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions, but assessor photographs depict that the house previously had an enclosed front porch and it has since been opened. It is not clear if the porch was enclosed originally, somewhat uncommon with the Craftsman style. Nonetheless, the house has diminished integrity of design. Over time, the original windows were replaced with vinyl windows. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house has diminished integrity of workmanship and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The resource is lacking the historic associations and physical integrity for individual consideration as a Fort Lupton landmark.

**Jeffers Residence, 226 S. Park Avenue  
(5WL.8932)**

The one-story, front-gabled, brick, Craftsman house has a rectangular plan. The façade (west facing) faces S. Park Avenue. The entire house is brick, except underneath the gable peaks which is clad in horizontal, wood clapboard siding painted white. The gabled roof has overhanging eaves and exposed rafter tails. There is a brick beltline at foundation height. The trim is painted mustard brown. A narrow, front-gabled, entryway stretches across the north half of the façade, replicating an attached porch. Like the roof, it also has exposed rafter tails. The cladding of this entryway differs from the rest of the house—red sandstone. There are two, large, squared, brick supports, capped with a white stone, on either side of the entryway. The entrance to the house is painted red and has a large, single light. The entrance had a single-light sidelight to its immediate south. To the south of the sidelight is a twelve-light, paired, vinyl, sliding window. To the north of the elevation is an eight-light, fixed window. The south half of the façade has a brick chimney. There is a vinyl, sash window with brick sills on either side of the chimney. The north elevation has two basement windows. There is a vinyl picture window on the west side of the north elevation. Someone replaced or altered the brick beneath this window. There are four sash windows with brick sills along the rest of the elevation, two small and two large. A second brick chimney sits at the



**Figure 17: 226 S. Park Avenue**

center of the gable peak. The east elevation is not visible from the pedestrian right-of-way. There is a small, sash window with brick sills on the east end of the south elevation. There is a large, paired, sash window with brick sills in the center of the elevation. A small, horizontal window is on the west end. The bottom-half of the south elevation is obscured by a fence.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history. The first known residents of the house were small business proprietors and are representative of the rising affluence of Fort Lupton apparent in the Reynolds subdivisions. However, there is no evidence in the historic record indicating the Jeffers or subsequent residents made significant contributions to Fort Lupton's or Colorado's history; therefore, the house not significant under Criterion B. The house is a vernacular representation of Bungalow Craftsman architecture in Fort Lupton. It features a gabled roof, exposed rafter tails, and entryway with squared, brick supports, but lacks some of the more expensive high-style Craftsman details that less apparent in Lupton in the early twentieth century. This style of architecture gained prominence between 1905 and 1930, and the style is most commonly represented in residential architecture and places a strong emphasis on natural materials. The exterior envelope of the house has been significantly altered, most notably with modern siding, new windows and doors. For these reasons, the house is associated with Criterion C but has diminished integrity. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions but the original stucco has been replaced with clapboard siding, exterior brick masonry has been replaced with sandstone to enclose the porch, and the original windows have been replaced with modern vinyl windows; therefore, the house does not retain integrity of workmanship, materials and design. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

**Scott Residence, 247 S. Park Avenue  
(5WL.8933)**

The one-and-half-story, side-gabled, Craftsman bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted green. The gabled roof has overhanging eaves and simple, wood brackets under the gable on the north and south elevations. The roof is clad in green, asphalt shingles. There is a brick chimney on the west slope of the roof and a second brick chimney on the north elevation. The house is clad in horizontal, wood, clapboard siding painted white. Except when otherwise stated, all the windows are five-over-one, sash windows. A recessed porch stretches across the entire facade; the house's gabled roof continues over the porch.



**Figure 18: 247 S. Park Ave**

Short, square, brick columns support square, wood piers on either side of the porch. There are short, square, brick columns without any wood piers on either side of the stairs leading to the porch. A wood railing wraps around the porch. The entrance is centered on the façade. Two large eight-over-one, fixed windows are on either side of the entrance. A front-gabled dormer is directly above the entrance. Like the roof, the dormer has brackets. Three windows sit side-by-side in the dormer. A fourth, horizontal, single-light, fixed window sits

above the other three in the dormer. There is a paired window on the east side of the south elevation. A narrow, one-story, squared bay with a shed roof extends from the south elevation. A bay window sits in the bay. A second pair of windows is west of the bay. A third pair of windows is above the bay on the upper half-story. There are two windows with black shutters on the west elevation. An entrance sits in the middle of the elevation. A steep, shed-roof dormer extends from the gabled-roof, above the back entrance. A pair of windows with black shutters sits in the dormer. Two skylight windows are built into the roof of the house just south of the dormer. There is a window on the west side of the north elevation. To the east of that window is a two-light, horizontal, sliding window. The brick chimney is on the east side of the elevation. There is a window on either side of the chimney. A pair of windows is on the upper half-story.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history; therefore, the house not significant under Criterion B. The house is locally significant as an example of Craftsman Bungalow architecture in Fort Lupton. The house features a gabled roof, central dormer, roof brackets, and prominent porch columns and piers. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The house has not been significantly altered from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado and this is a relatively intact example. The exterior envelope of this particular house, however, has been significantly modified. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1927. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions, but bay windows have been added, some original windows have been replaced with modern vinyl windows, there is new siding, and skylights were added; therefore, the house has diminished integrity of workmanship, design and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

***Inman Residence, 320 S. Park Avenue  
(5WL.8934)***

This one-story, cross gabled roof, Minimal Traditional house has a rectangular plan. The house is constructed on a concrete foundation and the façade is oriented to the west. The house is clad in horizontal, wood weatherboard siding painted yellow with white trim. The roof is clad in grey, asphalt shingles and has a small narrow brick chimney. Unless otherwise noted, all windows on the house are vinyl, four-over-one, single hung sash windows. At some point, an addition was constructed on the rear (east) elevation. Concrete steps lead to the entrance of the house, which is centered in the façade. Wrought iron railings are located on either side of the steps. A single pane, metal frame storm door covers the wood entrance. A slightly projecting, bracketed gable roof covers the front entrance.



**Figure 19: 320 S. Park Ave**

The front door is painted a dark red and is flanked on either side by a window opening, each containing four-over-one sash windows. The south facing elevation can be separated into two bays, the west bay and the east bay. The west bay contains two casement windows built into the foundation. Above these basement windows are two window openings. The westernmost window opening contains two, four-over-one sash windows. The easternmost window opening contains a horizontally oriented, single pane sliding window. Above the two window openings is a vent, oriented in the center of the roof peak. The east bay of the elevation contains a single window opening with a horizontally oriented, single pane sliding window. The north facing elevation contains two casement windows built into the foundation. Above the easternmost basement window is a small window opening containing a four-over-one, sash window. A window-mounted air condition unit has been installed in the window opening.

The house evidence of a nation prepared for war, as these simple homes were built in the decade before World War II and in the years after because they were easy and economical to construct. However, the house was constructed a full 12 years before the United States would enter World War II and is not otherwise directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history. The earliest known residents were Clyde and Ruth Inman. Mr. Inman was a clergyman for a local Methodist church, but it appears the Inman family did not reside in Fort Lupton for long. Subsequent residents included a school principle and teachers. There is no evidence to suggest the Inmans or any other subsequent residents made significant contributions to the broader history of Fort Lupton; therefore, the house not significant under Criterion B. The house is locally significant under Criterion C as an early example of Minimal Traditional architecture in Fort Lupton. Minimal Traditional properties traditionally mark a transition away from the well-established bungalow and cottage forms towards the ranch-style homes of the mid-century. The form typically follows a square, boxy plan and has several small rooms situated around a core. Simplified facades and a general lack of ornamentation reflect the austerity of the 1930s. However, the exterior envelope of the house has been extensively modified. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1930. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has a small addition off the rear elevation. Therefore, the house has diminished integrity of design and workmanship. At some point the windows were replaced with modern vinyl windows and a storm door was added. The house has been painted, most recently in 2018. Therefore, integrity of materials has been somewhat diminished, and the house is not eligible for individual listing to the NRHP. Because the vinyl windows were added outside of the potential district's period of significance, the property also cannot contribute to the potential historic district under Criterion C. Lastly, the house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

### **Guindon Residence, 211 S. Park Avenue (5WL.8935)**

This one-story, cross-gabled-and-hipped, vernacular English-Norman cottage has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house is made primarily of red brick, including the foundation. Two yellow-brick belt courses wrap around the house at the top of the foundation. The front of the house has a cross-gabled, steeply pitched roof. An addition in the back has a hipped roof. The roof is clad in black, asphalt shingles. Vegetation on and around the building limits visibility significantly from the right-of-way. A dominant gable extends out from the center of the façade. Concrete steps lead to the entrance. The entrance is a wood door with a round arch. There is a wood, screen door painted red in front of the main entry. Decorative metal bars cover the bottom half of the screen. Decorative yellow brick (with a brick keystone) surrounds the entrance. Two, small, round-arched windows flank the entrance. There are three decorative red bricks in the peak of the gable. On either side of the extending gable are six-light casement windows, painted black with wood surrounds. Those casement windows are flanked by three-light, fixed windows, also painted black. To the south of the extending gable is a large, brick chimney with yellow-brick, decorative details. There is a sixteen-light window in the center of the south elevation. The sill of the window is yellow brick. Views of the rest of the south elevation, the west elevation, and the north elevation are all not visible from the right-of-way. Aerial photos show that an addition is built off of southwest corner of the house.



**Figure 20: 211 S. Park Avenue**

The house is somewhat out of place in Fort Lupton's historic trajectory, being constructed in the mid-1930s at a time when economical and efficient architectural styles were more prominent. Nonetheless, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A. The house is not associated with the lives of persons significant in our shared history. The earliest known residents were public school teachers, and subsequent residents held various managerial positions. However, there is no evidence to suggest the Guindons or any subsequent residences made significant or important contributions to the history of Fort Lupton; therefore, the house is not significant under Criterion B. The house is a vernacular representation of English-Norman Cottage architecture in Fort Lupton. It features decorative brickwork, a steeply pitched roof, arched entrance, and multi-light casement windows replete with metal mullions. This style of architecture gained prominence in the 1920s and 1930s, and the style is most commonly represented in small, one-story residential architecture, and was commonly considered an alternative to the more popular Craftsman Bungalow style. The house is unusually intact, with a small addition confined to the rear. For these reasons, the house is significant under Criterion C. It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1936. For these reasons, the resource retains integrity of location, setting, feeling and association. The original windows and decorative details remain intact. Therefore, the house retains integrity of workmanship and materials. At some point a small addition was constructed off the rear elevation of the house; therefore, the house has diminished integrity of design, though it is confined to the rear and is otherwise obscured from view. Although the physical integrity of the house has been somewhat diminished, because iconic decorative details remain intact and the addition is confined to the rear of the house and is otherwise obscured from view, the house retains sufficient integrity to reflect its significance under Criterion C.

## 5. Conclusions

There are approximately 50 residences in the Reynolds Addition and Reynolds Second Addition. The houses evaluated in this report are a representative sample of the architectural styles and varying degrees of physical integrity in this neighborhood. The intensive level survey documented 20 sites in the Reynolds Addition and Reynolds Second Addition. Many of the residences were found to have architectural significance but do not retain sufficient historic integrity to reflect their significance. Two residences were identified as being individually NRHP eligible under Criterion C for architecture. Furthermore, another two residences were identified as having high potential for NRHP eligibility but require more information to make a determination. All four of these resources could be designated a Fort Lupton Historic Landmark for the representation of economic growth and development embodied in the residential architecture of this neighborhood.

This evaluation identified a potential National Register district comprised of the Reynolds and Reynolds Second Addition. The potential district is bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one additional building would be constructed between 1958 and 2019. Further research may reveal additional historic themes. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion(a) C in association with economic growth and development evidenced in residential architecture and development in Fort Lupton. For many of the individual resources, more information is needed to determine the dates of alterations. In particular, many appear to have had the windows and doors replaced or have an addition that may have been constructed outside the likely period of significance. Nonetheless, due to the high degree of cohesion of the resources surveyed in this report, there is a high likelihood many of the residences not evaluated in this report would also contribute to a proposed district.

Table 2: NRHP/SRHP Eligible, Local Landmark & Contributing Properties

Site Number	Property Address	Historic Building Name	NRHP Eligibility	SRHP Eligibility	Fort Lupton Historic Landmark	District Contribution
5WL.8922	248 S. Park Ave	Smith Residence	Eligible	Eligible	Eligible	Contributing
5WL.8928	134 S. Park Ave	Bolton Residence	Needs Data	Needs Data	Eligible	Needs Data
5WL.8929	236 S. Park Ave	Ericksen Residence	Needs Data	Needs Data	Eligible	Needs Data
5WL.8930	229 S. Park Ave	Brewster Residence	Not Eligible	Not Eligible	Eligible	Not Eligible
5WL.8935	211 S. Park Ave	Guindon Residence	Eligible	Eligible	Eligible	Contributing

The 20 houses surveyed in this report represent less than half the residential buildings in the Reynolds and Reynolds Second Addition. Future surveys should build on the information gathered in this report by further

investigating the residences of the additions not evaluated in this survey, assessing individual NRHP eligibility and determining the status of residences as either contributing or non-contributing to the potential historic district. Future investigation of the Reynolds and Reynolds Second Addition should emphasize individual building alterations identified as having Needs Data in this report. Additional historic resource surveys should continue to expand outward from the downtown core to better understand pre and post-World War II development as it manifested in the different of neighborhoods in Fort Lupton. Resources found individually eligible to the NRHP are also be considered eligible to the SRHP may also be eligible for local landmarking for their strong association with growing affluence and general economic development in Fort Lupton as manifested in the residential architecture of the Reynolds and Reynolds Second Addition.

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8916
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Clock Residence
6. Current building name: Carter Residence
7. Building address: 114 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Clifford D. and Elizabeth A. Carter, 1621 14<sup>th</sup> Street, Fort Lupton, Colorado

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27; Zone 13; 5 1 0 6 0 7 8 mE 4 4 3 6 6 4 8 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 25-26 Block: A  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 57' X Width 27'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: NA
18. Roof configuration: Hipped  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle

If other roof material, please describe: NA

20. Special features: Dormer, chimney, overhanging eaves, enclosed front porch

21. General architectural description:

This one-and-a-half story, hipped roof, Classic Cottage has a rectangular plan. The front façade faces west towards S Park Avenue. The Clock Residence has a concrete-masonry-unit foundation. The building is clad in horizontal, wood weatherboard siding painted white; the trim is also painted white. The roof is clad in grey, asphalt shingles and has two brick chimneys. Except when otherwise stated, all of the windows on the building are vinyl, six-over-six, double-hung, sash windows.

Concrete steps lead to the entrance of the house, which is centered on the façade. A two-light storm door covers the wood entrance. There are three windows on either side of the entrance, stretching across the entire façade. A gable-roofed dormer is directly above the entrance. A tripart window is in the dormer. All three parts are one-over-one, double-hung, sash windows, though the center window is slightly wider than the other two flanking it.

The north elevation of the house is mostly obscured by a tall fence, but one window is visible on the elevation's west side and two others on the east side. The east elevation is not visible from the pedestrian right-of-way.

On the east side of the south elevation, there is another entrance, flanked by two small windows. Further west is another window. A narrow, squared bay with a gabled roof extends from the center of the elevation. A tripart sits in the bay. Another window is just west of the bay.

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features: An unpaved driveway runs along the south elevation of the house, continuing to the garage. A concrete path leads from the sidewalk to the front entrance. A tall, wood fence cuts across the lawn from the north elevation to the north property line.

24. Associated buildings, features, or objects: A one-story hipped roof garage sits on the southeast corner of the property. The building was being repaired during this evaluation, making it difficult to identify original architectural details. The garage has a rectangular plan and the hipped roof was clad in asphalt shingles at the time of this survey. The main garage door opens to the north, onto an alley, but may have been reconfigured as a result of the construction. The west facing elevation of the garage has two wooden, six-light, fixed pane windows flanking a wooden door painted white. The existing horizontal weatherboard siding was being replaced with new weatherboard siding to match the new siding on the main house. A long, narrow metal pipe projects from a red brick chimney, and is secured to the roof with metal cables. The presence of a chimney suggest the garage may have served another purpose, such as a workshop or additional living space, at some point. The garage is accessed via private alley and was mostly obscured from view during this evaluation.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1908

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1908. A detached garage was constructed east of the house at or around the same time. At the time of this survey, the house and garage were being clad in new siding. It is not clear if improvements to the garage also included replacing windows. The house has no additions. No dates could be determined for the following alterations:

Some windows on the house have been replaced with modern, vinyl framed windows. This may have occurred when the siding was replaced in 2019.

The roof has undergone routine maintenance and appears to be in good condition.

30. Original location:  Original       Moved      If yes, enter date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middle-class managers, merchants as well as working-class farm and factory laborers found employment at one of the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative of the ongoing economic development and the growing affluence of the residents of Fort Lupton between 1900 and 1940. Constructed in 1908, the Clock Residence is one of the earliest houses to be constructed in the Reynolds Addition.

The original owner of the house was not identified. By 1930, the widowed Julia Clock was residing in the house. Married to Kirk Clock, a pharmacist, Julia became a registered pharmacist's assistant in 1916. It is not clear when Julia moved into or out of the house, but by 1940 the Caldwell family occupied it. Born in 1895 in Nebraska, Erwin Caldwell had made his way to Fort Lupton, Colorado by 1940 and found work as a bank cashier at Fort Lupton State Bank. He and his wife Josephine had a 16-year-old daughter and also lodged a boarder, the widow Aletha Booton. By 1953 William Wallace had come to occupy the house. No occupation is listed for Wallace in available directories. By the 1980s the Schneider family came to own the house and in

1988 they sold the property to John and Julie Taylor. In 1997 the Taylors sold the house to the Carter family, who still own the property.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO.

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

*The Rocky Mountain Druggist*, "Colorado State Board of Pharmacy", July 1916, Denver, Colorado.

Weld County Assessor Records; *Property Portal*, 114 S. Park Avenue.

"United States Census, 1930," Julia Clock, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 2B, line 63, family 44, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Erwin E Caldwell, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 2A, line 24, family 33, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: Architecture                      Choose an AOS.                      Choose an AOS.  
40. Period of significance: 1908  
41. Level of significance:     National         State         Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in our shared history; therefore, the house is not significant under Criterion B. Julia Clock is listed as one of the few females in the 1916 edition of *The Rocky Mountain Druggist* as a registered pharmacist, an impressive achievement for the time. However, there is no indication Julia, or her husband Kirk, are locally significant for their contributions to Fort Lupton's broader history.

The house is an example of Classic Cottage architecture in Fort Lupton. Essentially a one-story version of a Foursquare, the house features simple rectangular plan with an elongated hipped roof, central dormer and broad front porch, since enclosed. The house has little ornamentation and has been modified, most notably enclosing the front porch, but the overall form of the house remains intact, and this represents a somewhat uncommon example of Classic Cottage architecture in the Reynolds additions. This style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house may have been clad in brick at some point, but the entirety of exterior materials has been replaced numerous times and is now clad in modern weatherboard. For these reasons the house is associated with Criterion C but lacks integrity, as discussed below.

Because of the heavily disturbed nature of the area, it is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions and the inset front porch has since been enclosed; therefore, the house does not retain integrity of design. Over time, windows and doors have been replaced, and in 2019 the original exterior siding was replaced with modern weatherboard siding. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of workmanship and materials. However, the exterior envelope demonstrates a high degree of modern materials and has been somewhat altered. These integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP, and as a Fort Lupton Historic Landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  
 Eligible     Not Eligible     Need Data
45. Is there National Register district potential?  Yes     No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East

and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Although the dates of all alterations could not be identified, the exterior envelope of the house and garage was significantly modified in 2019; therefore, this resource would not be considered a contributing resource to the potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

### VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL\_8916\_1 to 5WL\_8916\_6

Digital Files at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): October 7, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

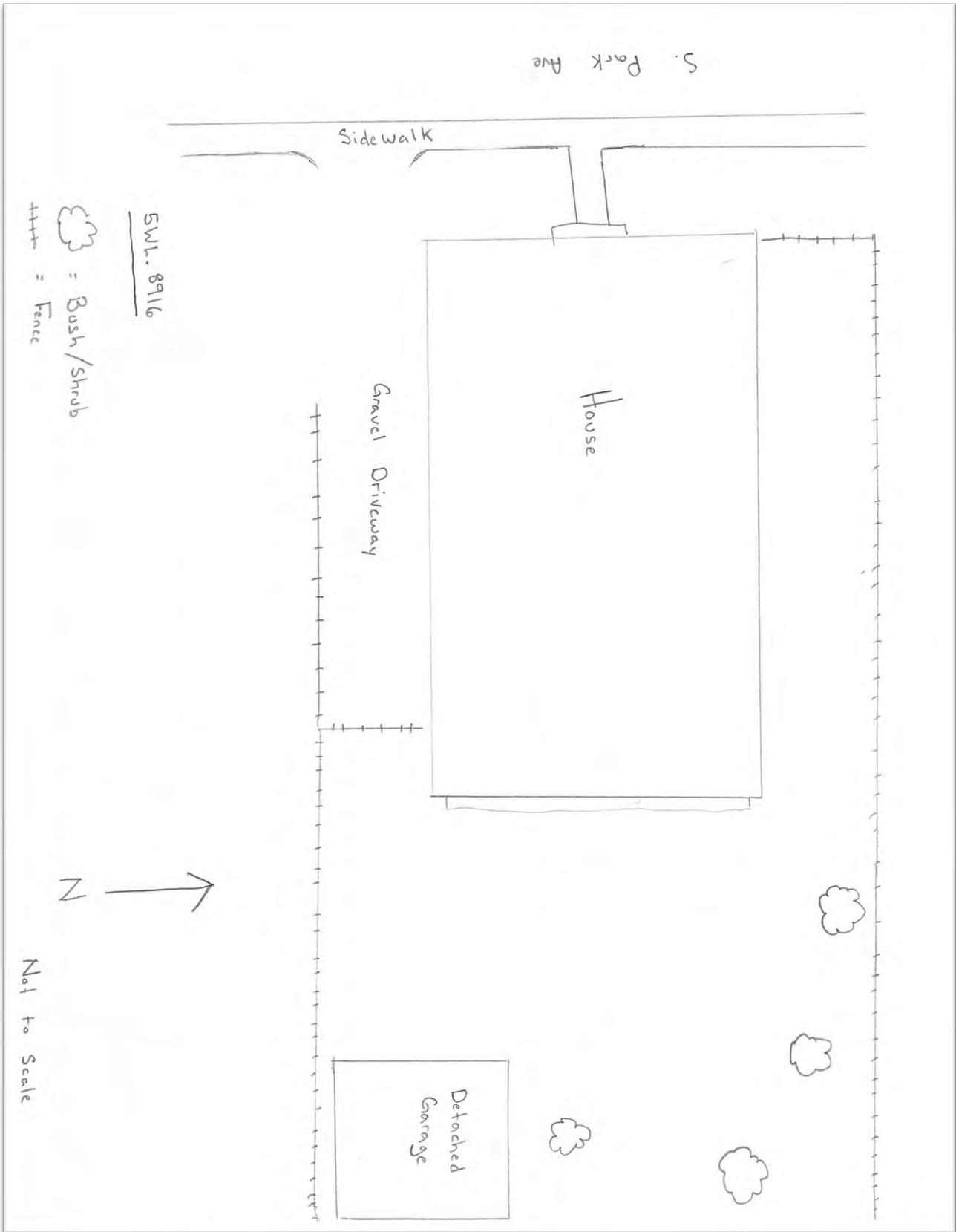
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

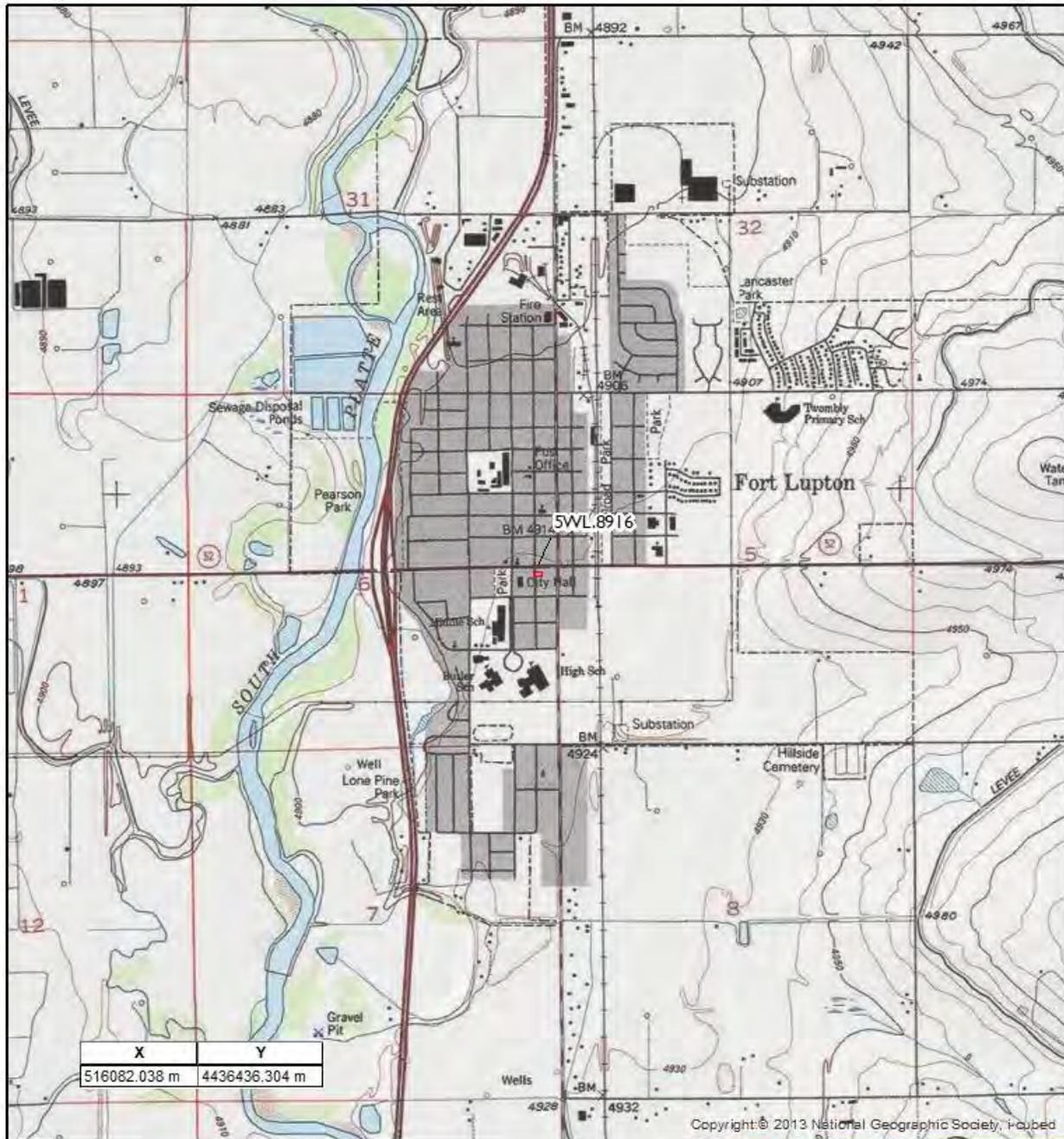
### Sketch Map





<p><b>N</b> <b>Legend</b></p> <p>  Resource Boundary (5WL.8916)</p> <p>0 40 80   Feet</p>	 <b>SKETCH MAP</b> Resource Number 5WL.8916 114 South Park Avenue Fort Lupton, Colorado	
	Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: I/19-1319-01.CUL001	Drawn By: JAF Reviewed By: SMF

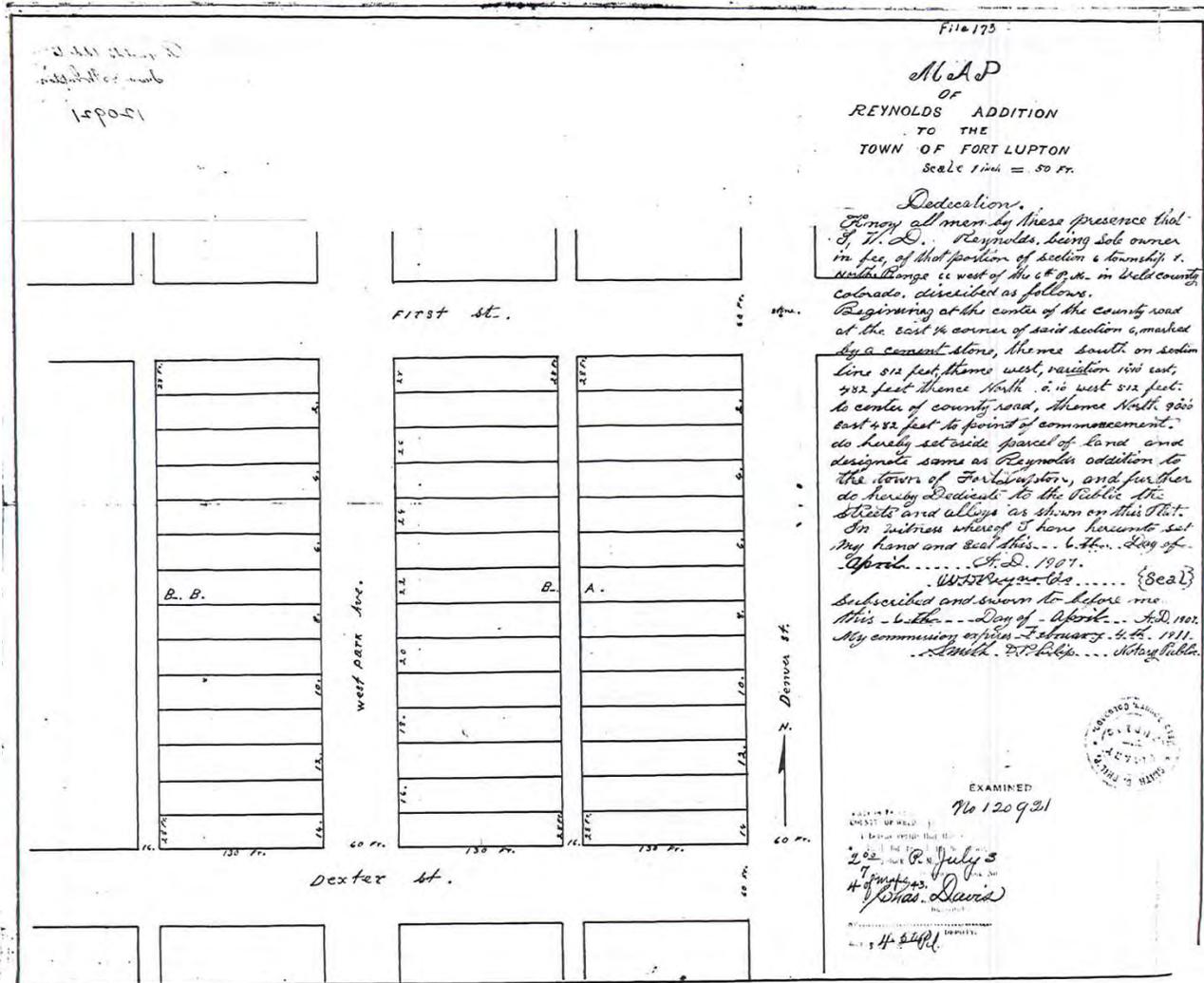
### Topographic Map



<p><b>N Legend</b></p> <p> Resource Boundary (5WL.8916)</p> <p>UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000   Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b>  <small>Environmental Inc.</small></p>
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p>	<p>Drawn By: JAF</p>	<p>Figure: 2</p>
<p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Reviewed By: SMF</p>	<p>Date: 4/14/2020</p>

Document Path: Z:\PDS\ECT\2019\119131\01\_Historic Res\social\_investiv-Laval\_Survey\_Phase\_0\Drawings\Aerial\1319-01-Resource\_Plot\Aerial\TOP\_5\_WL8916.mxd

Plat Map (1907)



File 175

M.A.P.  
OF  
REYNOLDS ADDITION  
TO THE  
TOWN OF FORT LUPTON  
Scale 1 inch = 50 ft.

Dedication.

Finny all men by these presence that  
S. W. D. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1.  
North range 11 west of the 10th P.M. in Weld county,  
Colorado, described as follows.

Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet, thence west, variation 1/2 east,  
452 feet thence North 2.10 west 512 feet  
to center of county road, thence North 900  
east 452 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 11th day of  
April A.D. 1907.

W. P. B. (Seal)  
Subscribed and sworn to before me  
this 11th day of April A.D. 1907.  
My commission expires February 4th, 1911.  
L. P. B. (Seal)



EXAMINED  
No 120921

202  
July 3  
H. J. Davis  
DEPUTY

## Site Photographs



**Photo Number:** 5WL\_8916\_1  
**Description:** Primary (west) elevation. Note gable-roofed dormer.  
**View:** East



**Photo Number:** 5WL\_8916\_2  
**Description:** Primary (west) elevation and north elevation. Note two brick chimneys.  
**View:** Southeast



**Photo Number:** 5WL\_8916\_3

**Description:** Primary (west) elevation and south elevation. Note squared bay with gabled roof.

**View:** Northeast



**Photo Number:** 5WL\_8916\_4

**Description:** Dormer with gabled-roof and ribbon window.

**View:** Northeast



**Photo Number:** 5WL\_8916\_5

**Description:** Detached garage with hipped roof and distinct chimney. Note the siding being replaced.

**View:** East



**Photo Number:** 5WL\_8916\_6

**Description:** Hipped roof detached garage. Supplemental photograph from Google Earth. Building was under construction and obscured from view during this evaluation.

**View:** South

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8917
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: McClave Residence
6. Current building name: Johnson Residence
7. Building address: 145 S. Park Avenue
8. Owner name and address: Quintin Johnson, 145 S. Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 5 mE 4 4 3 6 3 6 7 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5'  15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 11-12 Block: B  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 55' X Width 25'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Gambrel  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: \_\_\_\_\_

20. Special features: Enclosed Porch, Bay Window

21. General architectural description:

The McClave Residence is a building with features representative of the Dutch Colonial Revival-style. It has a rectangular plan and is built on a stone block foundation, painted green. The residence is a one-and-a-half, gambrel roofed house clad with green painted horizontal clapboard siding, except on the second story of the east elevation, which is clad in decorative fish scale shingles that have been painted yellow. All windows appear to be made of vinyl and do not appear to be original. Window frames are all wood. Window and door frames are painted white.

A covered porch projects from the primary (east) facing elevation and contains a ribbon of 13 vertically oriented three-over-three double hung sash windows, painted white. A metal screen door with a fixed, three-light transom is located towards the northern end of the elevation and is flanked on either side by a window. A window bay containing two, one-over-one double hung sash windows is centered on the second story of the elevation. The south facing elevation has a small bump out containing three, one-over-one double hung sash windows. To the east of the bump out is a large window bay containing a fixed pane picture window flanked on either side by a narrow, double hung sash window. A window bay containing two, one-over-one double hung sash windows is centered on the second story of the elevation. Windows on the south elevation are covered by metal awnings. The north elevation has a single vertically oriented one-over-one double hung sash window. To the west of the centermost window is a square, one-over-one double hung sash window and to the east is a diamond shaped fixed accent window. A window bay containing two, one-over-one double hung sash windows is centered on the second story of the elevation. This survey was conducted from the public right-of-way; the west (rear) facing elevation is obscured from view.

22. Architectural style/building type: Dutch Colonial Revival

23. Landscaping or special setting features: Landscaped with flowers and small shrubs. Unpainted wooden picket fence bisects the property, separating the front and back of the property.

24. Associated buildings, features, or objects: There is a small, one-story shed located in the northwest corner of the property. The shed has a rectangular plan with a gambrel roof, reflecting the architectural style of the house. It is clad with horizontal clapboard siding painted the same green as the house; it has white trim. There is a vent on the west elevation of the shed, beneath the roofline. Three decorative stars painted white are attached to the west elevation as well. There is no fenestration on the north elevation of the shed and the remaining elevations are not visible from the pedestrian right-of-way. A detached garage with a gable roof is located at the southwest corner of the parcel. A square, two-pane horizontally sliding window is located on the west facing elevation. A rectangular, fixed pane six-light window is located in the center of the south facing elevation. The north elevation has a swinging garage door. The east facing elevations of the garage are not visible from the pedestrian right-of-way. The detached garage is painted to match the main house.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1908

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1908. A detached garage is also located on the western portion of the property, behind the house, that was likely constructed at or around the same time the house was built. It is not clear when the shed on the property was built, but it appears to be of modern construction. No exact date could be determined for the alterations described below:

The house has been re-painted in the last 2 years.

The siding on the first floor was likely replaced.

The poured concrete steps leading to the enclosed patio likely replaced original wooden steps.

All windows on the house have been replaced; replacement windows appear to be vinyl.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton between 1900 and 1940. Constructed in 1908, the McClave Residence is one of the earliest houses to be constructed in the Reynolds Addition.

The original owner of the house was not identified. The McClave family does not appear in Fort Lupton records until 1915. Albert McClave born in Ohio and was the son of John and Hattie. Like his father John, Albert was also a farmer. In 1915, Albert and Artie were married and traveled to California where Albert continued to farm. By 1933 Albert and Artie McClave occupied the house at 145 S. Park Avenue and were retired. Albert died in 1936 and Artie passed away in 1951, and it stands to reason Artie continued to

occupy the house until her death. It is not clear if they had children. In 1953, another McClave is listed as living at the house though no first name is given, and it is not clear what the relation is to Albert and Artie. At some point a Caldwell family came to occupy the house and in 1992 they sold the property to Gordon and Keta Jones. In 2015 the Jones family sold the property to Quintin and Kelly Anne Johnson who still own the residence.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor Records; *Property Portal*, 145 S. Park Avenue

"Albert Barnes McClave (1860-1936) - Find A Grave..." Find A Grave.  
<https://www.findagrave.com/memorial/57141439/albert-barnes-mcclave>.

"Colorado Statewide Marriage Index, 1853-2006," database with images, image 269 of 4375; State Archives, Denver.

"United States Census, 1900," John Mc Clave, Precincts 6, 28-29 Platteville, Nantes, North Platteville Platteville town, Weld, Colorado, United States; citing enumeration district (ED) 200, sheet 2B, family 51, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,240,130.

**VI. SIGNIFICANCE**

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local Fort Lupton history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant locally or regionally; therefore, the house not significant under Criterion B. As a farmer employed at an area farm and living in a separate location on S. Park Avenue, Albert McClave is representative of the slow urbanization of Colorado's agriculturalists and the transition to larger, more resource intensive industrial farming practices. Nonetheless, there is no indication he or his wife Artie made notable contributions to Fort Lupton or the broader history of the nation. This is true of subsequent residents.

The house is vernacular representation of Dutch Colonial Revival architecture in Fort Lupton. The house features a gambrel roof, wide overhangs, dormers and a covered porch but does not represent one cohesive architectural style. Vernacular architecture of this style was popular for residential construction between 1900 to 1925, especially in Colorado's agricultural communities where barn-like houses fit well in the neighborhoods of once rural communities transitioning to more urban populations and were often constructed by local craftsman and/or the first residents to live there. This house is emblematic of the growing affluence of Fort Lupton residents between 1900 and 1955. For these reasons, the house is associated with Criterion C but demonstrates diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no major additions, though the original windows, doors, and first-floor siding have been replaced, and the previously open porch was enclosed at some point. For these reasons, the house does not retain integrity of design, materials and workmanship. The house does not retain integrity enough to reflect its significance under Criterion C as an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features including the porch, to warrant consideration as a contributing resource in the potential Reynolds Addition(s) historic district. Although the house is a unique example of Dutch Colonial Architecture in Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential?  Yes \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was

formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

## VII. RECORDING INFORMATION

47. Photograph numbers: 5WL.8917\_1 to 5WL.8917\_6

Digital files filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): September 11, 2019

50. Recorder(s): Sean Fallon

51. Organization: Pinyon Environmental, Inc.

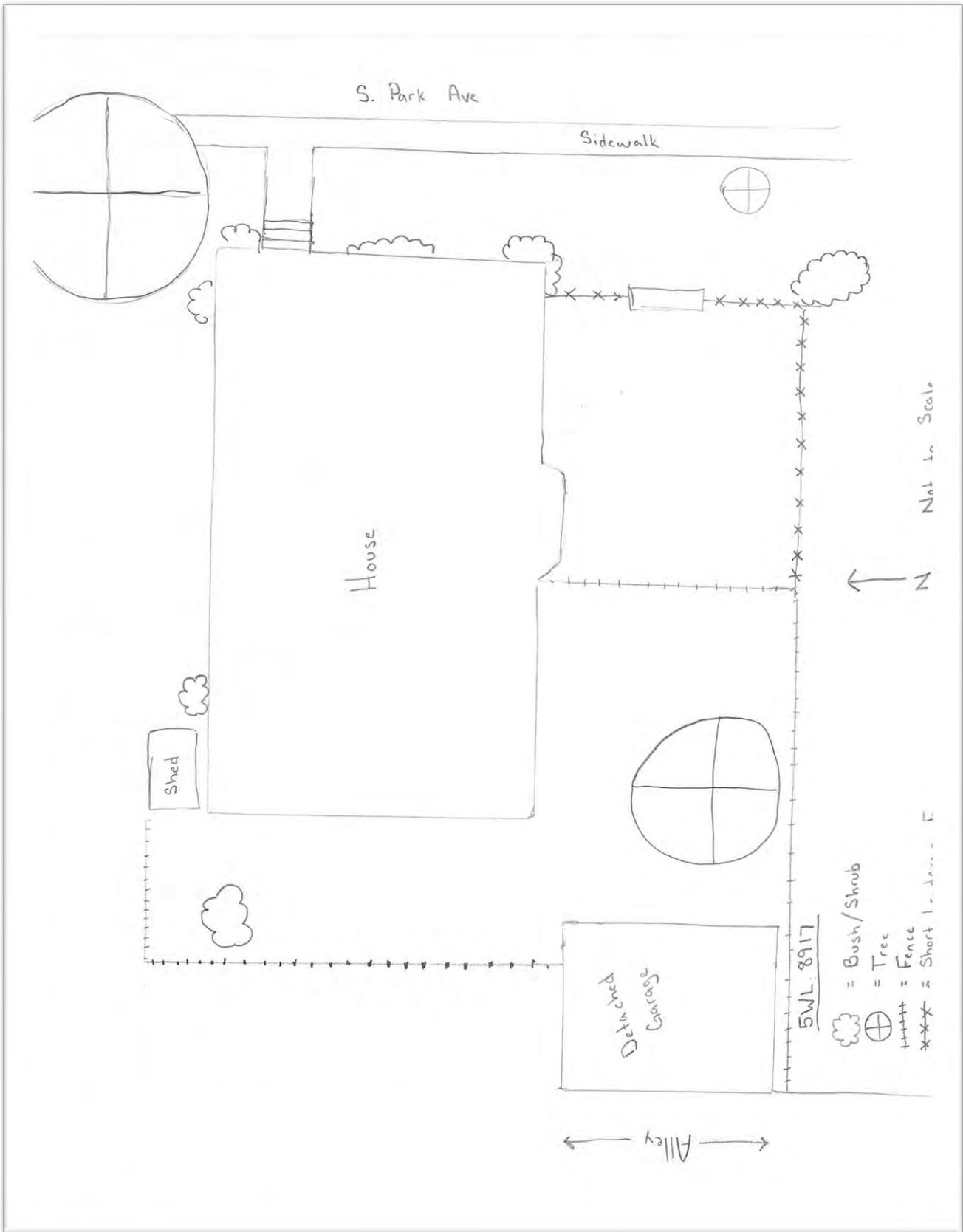
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

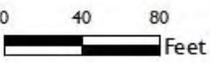
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

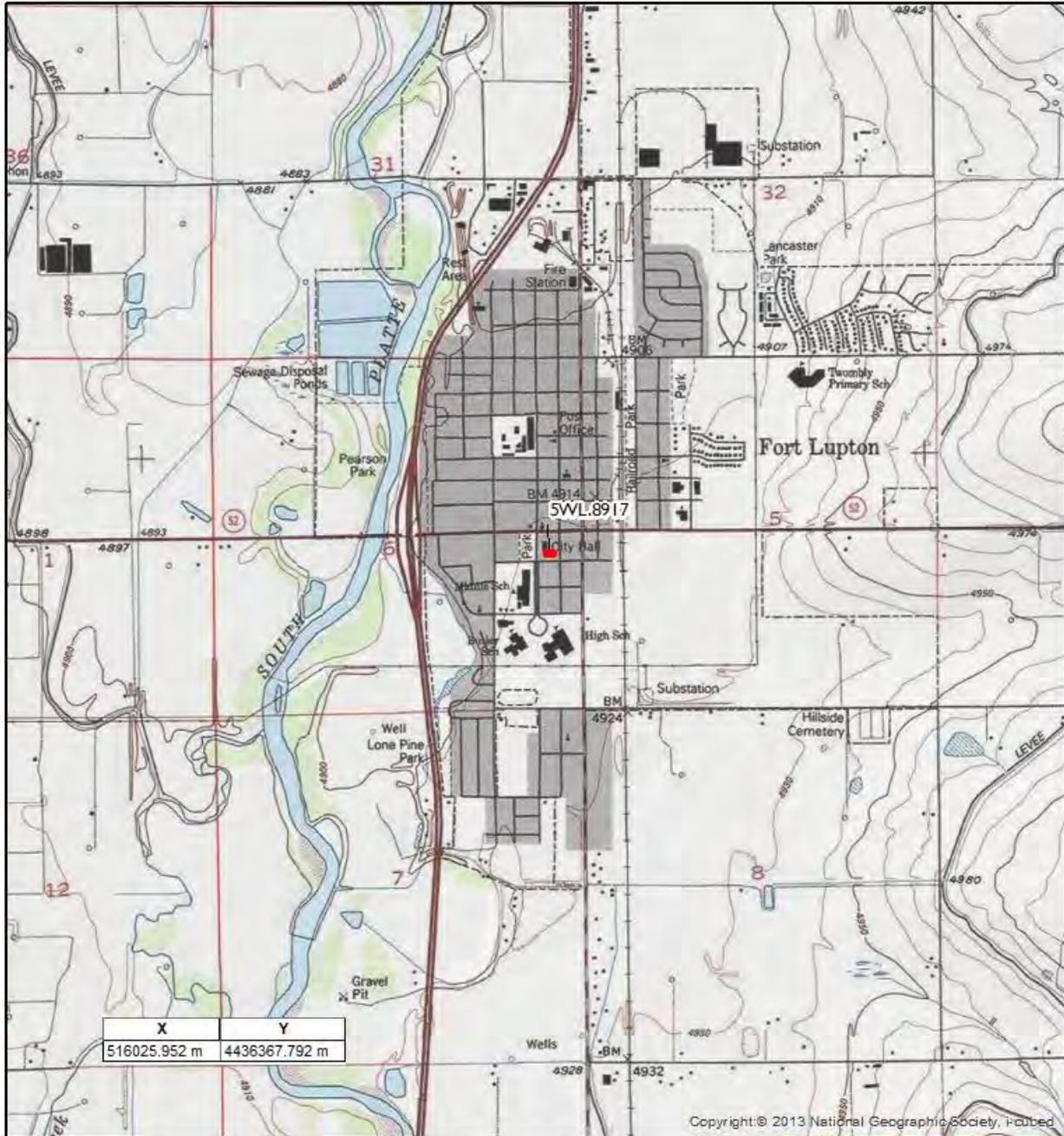




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community

<p><b>N</b> Legend</p>  <p> Resource Boundary (5WL.8917)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL8917                  145 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

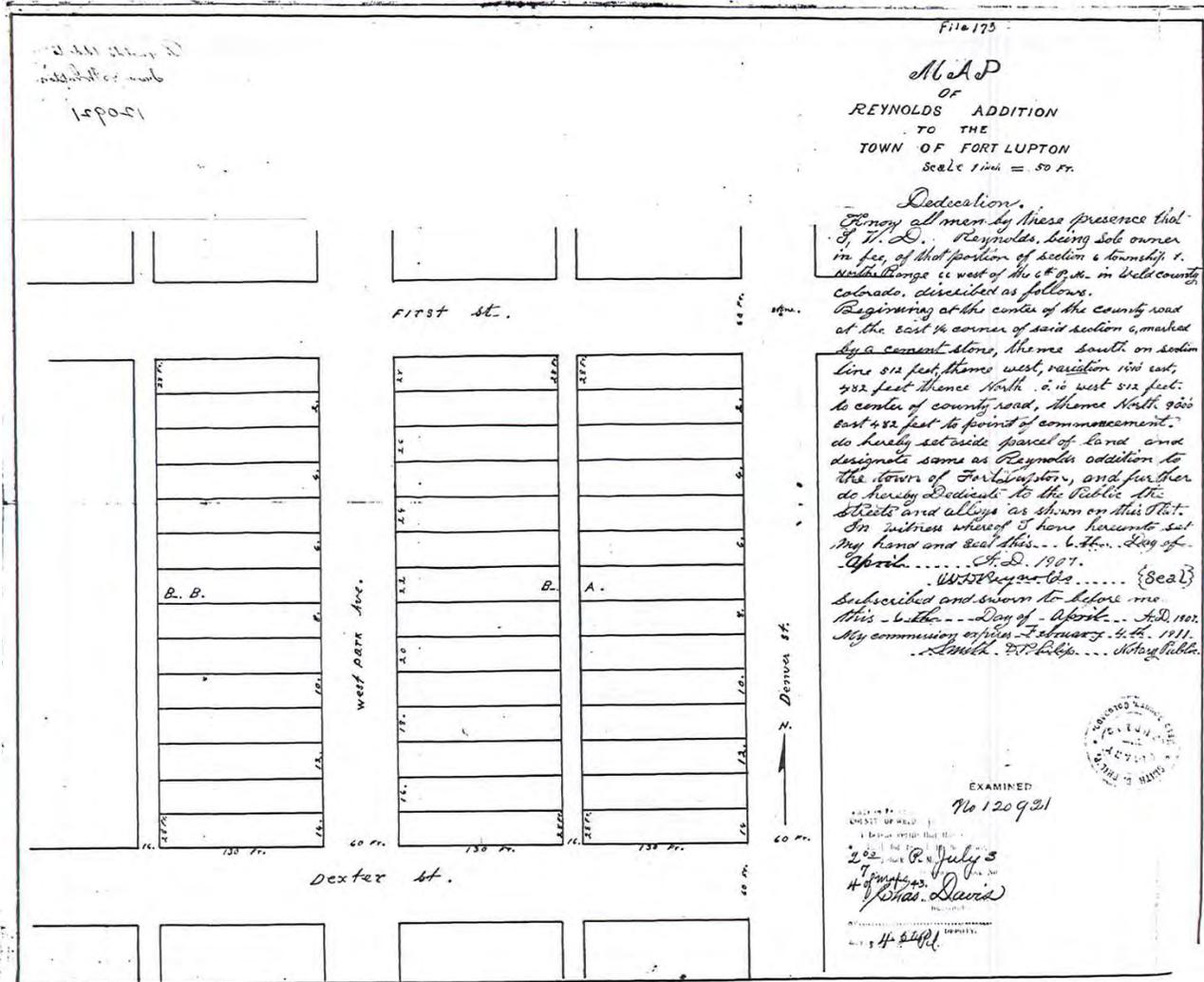
### Topographic Map



Copyright: © 2013 National Geographic Society, Inc.

<p><b>N Legend</b></p> <p>  Resource Boundary (5WL.8917)</p> <p>UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000   Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b>  <small>Environmental</small></p>	
		<p><b>TOPO MAP</b>                  Resource Number 5WL.8917                  145 South Park Avenue                  Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p>		<p>Drawn By: JAF</p>	<p>Figure: 2</p>
<p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Reviewed By: SMF</p>	<p>Date: 4/14/2020</p>

Plat Map (1907)



File 175

**MAP**  
OF  
**REYNOLDS ADDITION**  
TO THE  
**TOWN OF FORT LUPTON**  
Scale 1 inch = 50 ft.

*Dedication.*

Know all men by these presents that  
I, **W. H. Reynolds**, being sole owner  
in fee, of that portion of section 6 township 1,  
North Range 12 west of the 10<sup>th</sup> P. M. in Weld county,  
Colorado, described as follows:  
Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet, thence west, variation 1/2° east,  
482 feet thence North 2° 1/2' west 512 feet  
to center of county road, thence North 90°  
east 482 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 1<sup>st</sup> day of  
April, A. D. 1907.

*W. H. Reynolds* (Seal)  
Subscribed and sworn to before me  
this 1<sup>st</sup> day of April, A. D. 1907.  
My commission expires February 4<sup>th</sup> 1911.  
*Wm. P. Bell* Notary Public



EXAMINED  
No 120921

W. H. Reynolds  
July 3  
Notary Public  
*Wm. P. Bell*

## Site Photographs



**Photo Number:** 5WL.8917\_1

**Description:** Primary (east) and south elevation of house. Note the yellow painted decorative fish scale siding in the upper bay.

**View:** Northwest



**Photo Number:** 5WL.8917\_2

**Description:** Primary (east) elevation of house.

**View:** West



**Photo Number:** 5WL.8917\_3

**Description:** North facing elevation.  
Note the diamond shaped accent window.

**View:** Southwest



**Photo Number:** 5WL.8917\_4

**Description:** Shed with decorative stars.  
Located on north side of parcel.

**View:** West



**Photo Number:** 5WL.8917\_5

**Description:** Detached garage, prior to painting. Supplemental photograph from Realtor. Permission to access the property was not granted.

**View:** Southwest



**Photo Number:** 5WL.8917\_6

**Description:** Detached garage, prior to painting. Supplemental photograph from Realtor. Permission to access the property was not granted.

**View:** Southeast

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8918
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Funk Residence
6. Current building name: Thiesen Residence
7. Building address: 127 S. Park Avenue
8. Owner name and address: Larry Theisen (Heirs of), 127 S. Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 4 mE 4 4 3 6 4 0 1 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 7-8 Block: B  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 50' X Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Brick  
If other wall material, please describe: Stucco
18. Roof configuration: Hipped  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: \_\_\_\_\_
20. Special features: Dormer, Enclosed Porch, Chimney, Overhanging Eaves
21. General architectural description: The house has a rectangular plan and is built on a poured concrete foundation. The residence is a one and a half story, hipped roof (with ridge) cottage with overhanging eaves, clad in brick and stucco. The original windows have been replaced with metal framed modern windows, painted dark brown. The façade (east facing) is clad entirely in brick and projects slightly from the main structure. The elevation contains an offset wooden door with a decorative window, behind a metal storm door. Five brick steps flanked by two wrought iron railings lead up to the front door. On either side of the steps is a brick planter. To the north of the door is a horizontal sliding window with a projecting brick sill. A brick planter is located beneath the window. A hipped roof dormer containing two window vents is located in the center of the elevation. The remaining elevations have a brick water table, above which the house is clad in stucco. The north elevation contains two vertically oriented casement windows. The south facing elevation similarly contains two vertically oriented casement windows and one square casement window. A brick chimney separates the two larger windows from the square window. The chimney projects slightly from the elevation and extends to just above the roofline. This survey was conducted from the public right-of-way; therefore, the west facing elevation was obscured from view.
22. Architectural style/building type: Classic Cottage
23. Landscaping or special setting features: Large tree in the front yard and a short fence.
24. Associated buildings, features, or objects: There is a one and one-half story, gable roof detached garage located in the rear of the parcel. The garage has a rectangular footprint and is not visible from the pedestrian right-of-way. An added living space was added to the garage at an unknown date. Aerial images indicate the garage roof is covered with asphalt shingles, like the main house. The garage opens onto a private alley.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1910  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was constructed in 1910. A detached garage was constructed west of the house at or around the same time. The garage has an added living space above it, though it is not clear if it was constructed at a later date. The house itself has no additions. No dates could be determined for the following alterations:  
All windows on the house have been replaced with modern, metal framed windows.  
The roof has likely undergone routine maintenance and appears to be in good condition  
The porch was enclosed.  
Stucco was applied above the brick belt line.
30. Original location:  Original  Moved If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling
32. Intermediate use(s): Choose a use and function.
33. Current use(s): Single Dwelling
34. Site type(s): Suburban Neighborhood
35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Funk Residence was constructed in 1910. The original owner was not identified. By 1930, George Funk and his wife Lillian had moved into the house. George was born around 1884 in New York and by 1900 the Funk family had arrived in Weld County. By 1910 George was working as a Foreman at the Colorado Condensed Milk Company. The company employed many Fort Lupton residents after the factory opened in 1901. Sometime between 1910 and 1920 George and Lillian were married and living in a house on 1<sup>st</sup> Street in Fort Lupton. The couple never had children and George continued to work for the Colorado Condensed Milk Company, holding several different positions. By 1953, an Eldrid Johnson lived apparently alone at the residence. In 1992 the house was sold to the Theisen family who still owned the property in 2019.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2003).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor Records; *Property Portal*, 127 S. Park Avenue

"United States Census, 1930," George Funk, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 2B, line 90, family 54, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1920," George Funk, Fort Lupton, Weld, Colorado, United States; citing ED 227, sheet 3A, line 49, family 67, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 172; FHL microfilm 1,820,172.

"United States Census, 1910," George Funk in household of Herman Funk, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 263, sheet 3A, family 48, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 126; FHL microfilm 1,374,139.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: NA

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible to the NRHP/SRHP or be eligible for listing as a Fort Lupton Historic Landmark.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in local or regional history; therefore, the house not significant under Criterion B. Although George Funk held an important managerial position at the Colorado Condensed Milk Co., there is no indication he or his wife Lillian, or the subsequent residents of the house, made notable contributions to the history of Fort Lupton.

The house is somewhat representative of the Classic Cottage architecture style but lacks the cohesive elements necessary to be considered a representative example of this architecture. The resource is not significant under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The Classic Cottage style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house features a square plan, elongated hipped roof with a central dormer, and is clad in brick but lacks important character defining features such as a belt course. The typical Classic Cottage front porch was enclosed at an unknown date. Furthermore, the primary entrance is asymmetrically located on the façade, and the original windows and doors of the house have been replaced. Therefore, although the house is somewhat representative of the Classic Cottage style, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes     No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:     Contributing     Noncontributing

46. If the building is in existing National Register district, is it:     Contributing     Noncontributing

## VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL\_8918\_1 to 5WL\_8918\_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

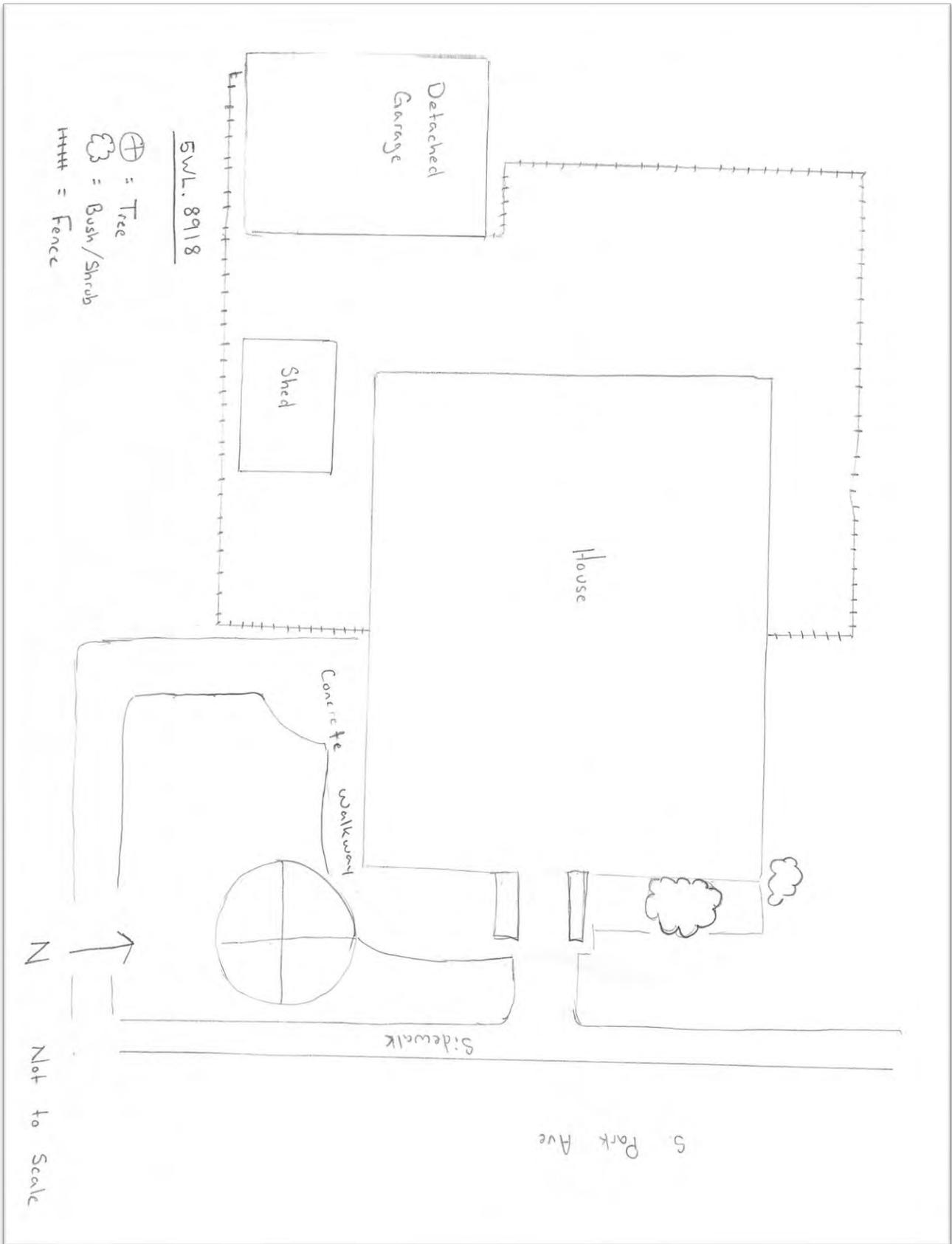
49. Date(s): Sep 11, 2019

- 50. Recorder(s): Sean Fallon and Leslie Moore
- 51. Organization: Pinyon Environmental, Inc.
- 52. Address: 3222 South Vance Street, Lakewood, CO 80232
- 53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

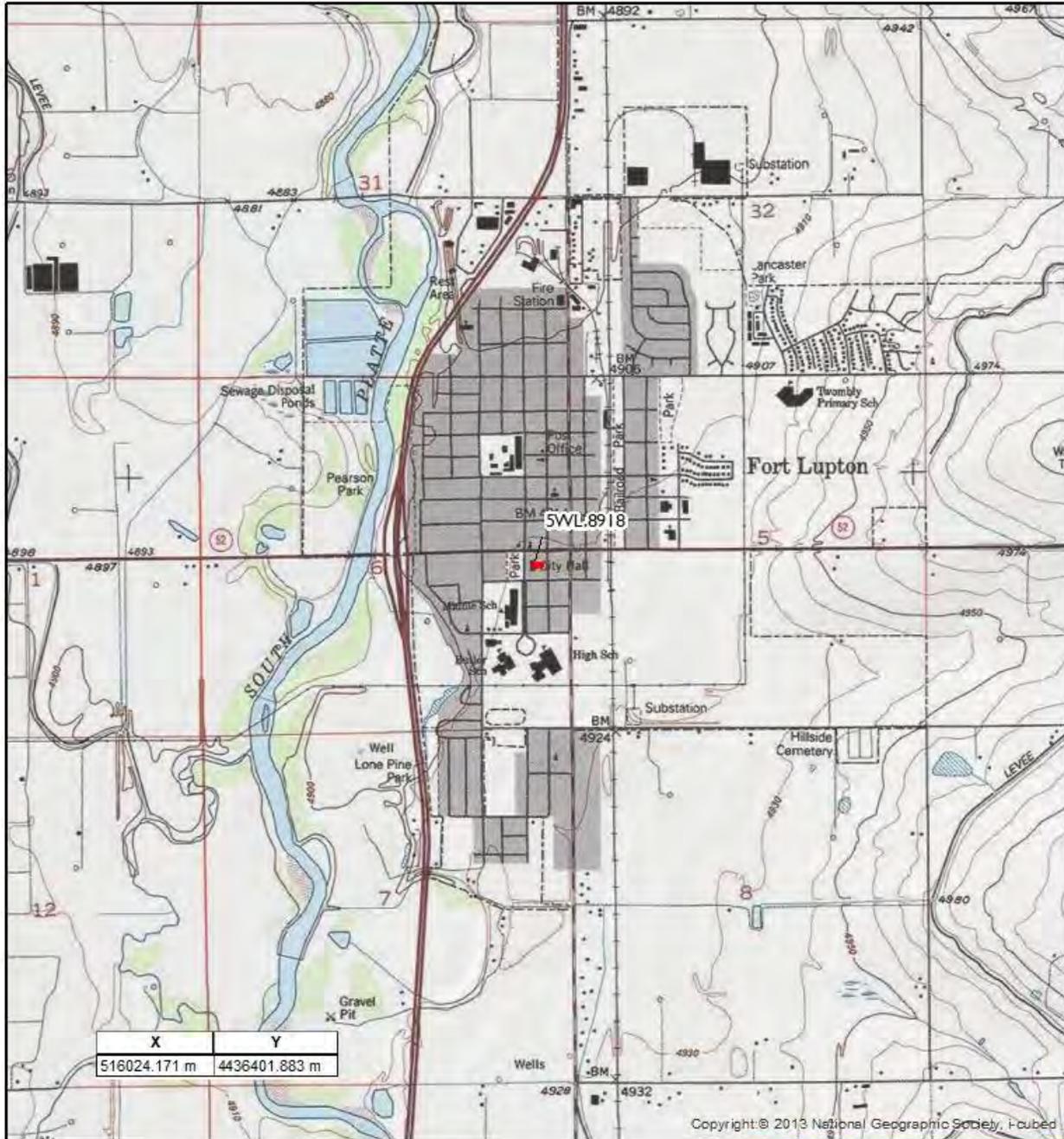




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

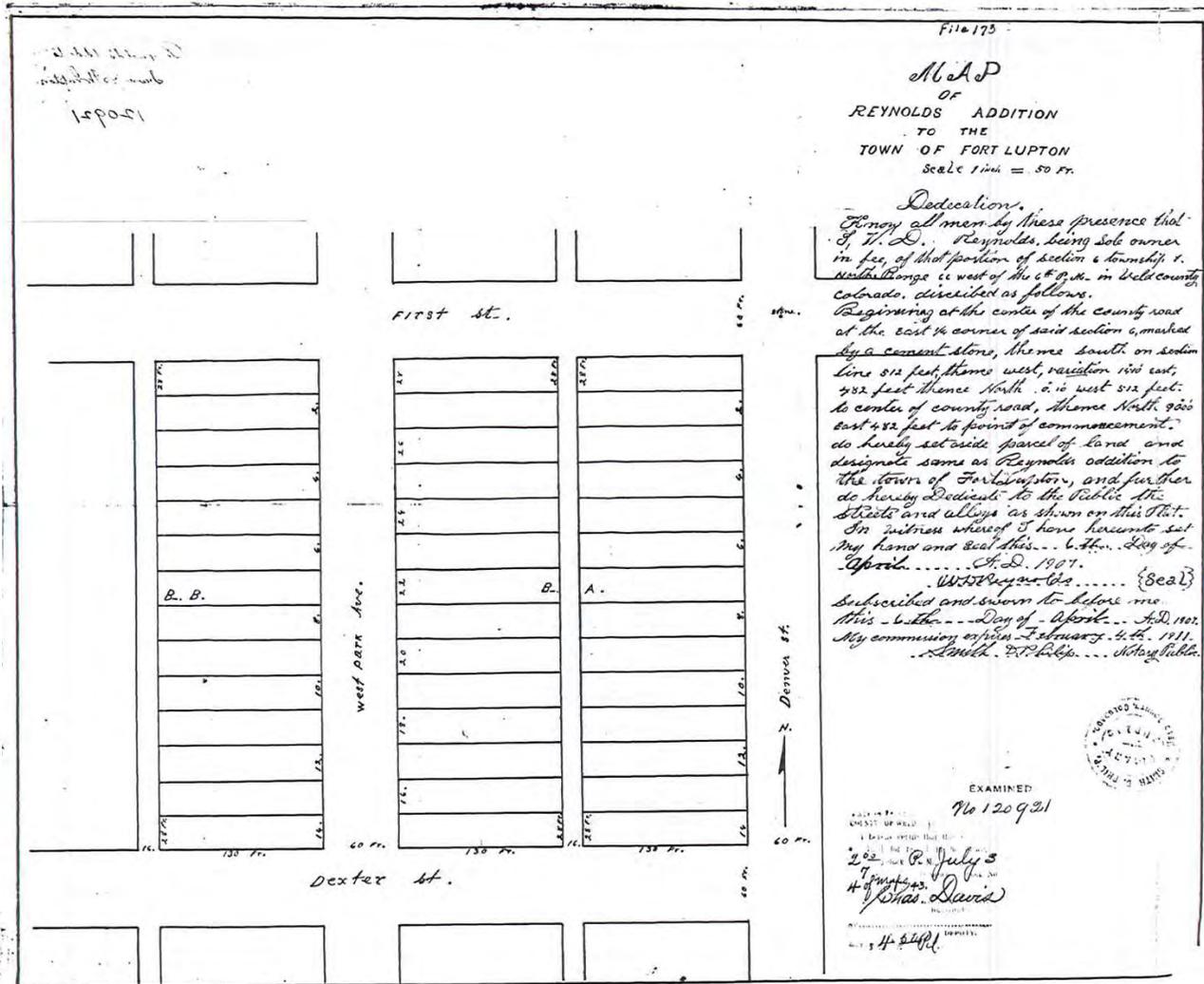
<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8918)</p>	<p>0 40 80   Feet</p>		<p><b>Pinyon</b>  <small>Environmental</small></p> <p><b>SKETCH MAP</b>                  Resource Number 5WL.8918                  127 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian                  Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF                  Reviewed By: SMF</p>	

### Topographic Map



<p><b>N Legend</b></p> <p> UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p> Resource Boundary (5WL.8918)</p>	<p>0 1,000 2,000                  Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b>                  Environmental</p> <p><b>TOPO MAP</b>                  Resource Number 5WL.8918                  127 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>		

Plat Map (1907)



File 175

M.A.P.  
OF  
REYNOLDS ADDITION  
TO THE  
TOWN OF FORT LUPTON  
Scale 1 inch = 50 ft.

Dedication.

Finoy all men by these presence that  
I, W. D. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1,  
North Range 12 west of the 10<sup>th</sup> P.M. in Weld county,  
Colorado, described as follows:  
Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line six feet, thence west, variation six east,  
482 feet thence North 2.0 west six feet  
to center of county road, thence North 90<sup>o</sup>  
east 482 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 4th day of  
April A.D. 1907.

W.D. Reynolds (Seal)  
Subscribed and sworn to before me  
this 4th day of April A.D. 1907.  
My commission expires February 4th 1911.  
L. Smith, P.P. Clerk, Montpelier.



EXAMINED  
No 120921

202 JUL 3  
H. J. Davis  
H. J. Davis

## Site Photographs



**Photo Number:** 5WL\_8918\_1

**Description:** Primary (east) and north facing elevations. Note the brick planters on either side of stairs and under window. Note dormer with window vents.

**View:** West/southwest



**Photo Number:** 5WL\_8918\_2

**Description:** Primary (east) facing elevation. Note the decorative window on the front door and dormer with window vents. Note brick chimney projecting from south elevation.

**View:** West



**Photo Number:** 5WL\_8918\_3

**Description:** South facing elevation.  
Note the brick chimney and small window with projecting brick sill

**View:** Northwest



**Photo Number:** 5WL\_8918\_4

**Description:** Dormer with pyramidal  
roof and fixed shutters.

**View:** NA

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## 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

### I. IDENTIFICATION

1. Resource number: 5WL.8919
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Landell Residence
6. Current building name: Leap Residence
7. Building address: 604 1st Street, Fort Lupton, CO 80621
8. Owner name and address: Keo Leap, 604 1<sup>st</sup> Street, Fort Lupton, Colorado 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 3 mE 4 4 3 6 4 5 2 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 27-28 Block: A  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 75' X Width 40'
16. Number of stories: 2
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Hipped - Gabled  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Shingle  
If other roof material, please describe: \_\_\_\_\_

20. Special features: Hipped Dormer, Porch, Chimney, Overhanging Eaves, Doric Columns

21. General architectural description:

This one-and-a-half-story, hipped-roof house has a rectangular plan. The façade (north facing) fronts 1st Street. The house has a masonry foundation. The hipped roof is clad in grey, asphalt shingles. There is brick and a prefabricated, metal chimney on the north side of the roof. The building is clad in horizontal, wood, clapboard siding painted blue. The trim is painted white. Except when otherwise stated, all of the windows on the house are tall, rectangular, two-light, double-hung windows with wood surrounds.

A covered porch with a hipped roof stretches across the façade of the house. Brick steps lead to the porch. The porch supports have cushion capitals and a wood railing. The entrance is on the west side of the façade beneath the porch; it is a six-light wood door. There is a window on either side of the entrance. There is a horizontal, rectangular, two-light window with wood surrounds on the east side of the porch. Directly above this window, on the upper half story, is a hipped-roof dormer. There is a pair of windows in the dormer. A single-story, flat-roof addition is built off of the east elevation of the house and had a concrete foundation. A pent roof clad in wood shingles is attached to the cornice line and wraps around north and east elevation of the addition. The north elevation of this addition has two pairs of windows.

The east elevation of the addition has an entrance on the north side. It is single-light glass door with a transom. Brick stairs on a small, concrete platform lead to the entrance. A single window is on the south side of the east elevation of the addition. There is a hipped-roof dormer with a single window on the upper half story of the east elevation of the main house. The rest of the east elevation is not visible from the pedestrian right-of-way.

On the west side of the south elevation there is a pair of windows. In the center of the elevation, there is a single, square, fixed-light window with wood surrounds. To the east of that window is a small, horizontal window with wood surrounds. There are two windows on the east side of the south elevation. There is also a hipped-roof dormer on the upper half story, identical to the one on the north elevation.

The south side of the west elevation has a three-part ribbon window. The windows are short, two-light, double-hung windows with wood surrounds. The north side has an identical, paired window. The upper half story has a hipped-roof dormer with a single window.

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features: At grade rock planters with miscellaneous vegetation are located on the north and west sides of the property.

24. Associated buildings, features, or objects: NA

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1913

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1913. At some point, a square flat roofed addition was constructed on the east side of the house. The addition may have served as an attached garage or commercial space. The windows on the house appear to be original, though doors have been replaced and a metal screen door has been added.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Landell Residence was constructed in 1913 and the original owner was not identified. By 1930 a Landell family occupied the house. G.S. Lanell worked as a superintendent at the Colorado Milk Co. and had a son and daughter with his wife Penelope. By 1940 the Landells sold the house to the Vincent family. The Vincents were a large family headed by Rollie and Elizabeth. The couple shared at least 5 children and Rollie worked as a grocer at a local market. The family also rented a room to a Clara Belle Harbinson. At some point a John Martin came to own the property. In 1998 the house was put into a trust under his name and in 2004 was sold to Keo Leap who still owns the property.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor

"United States Census, 1930," Colorado, Weld, Fort Lupton: ED 1, image 5 of 8; citing NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002).

"United States Census, 1940," Colorado, Weld, Election Precinct 1, Fort Lupton, 62-1 Election Precinct 1 Fort Lupton, Fort Lupton Town S of 4th St, E of Park Av, and S of 1st St, image 7 of 20; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority:

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible to the NRHP/SRHP or be eligible for listing as a Fort Lupton Historic Landmark.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in local or regional history; therefore, the house is not significant under Criterion B. Mr. Landell held a managerial position at the Colorado Condensed Milk Co., there is no indication he or his wife Penelope made notable contributions to Fort Lupton or the broader history of the nation. This is true of subsequent residents.

The house currently lacks the cohesive elements of one distinct architectural style, though its hipped roof, dormers, and Doric columns suggest that it was originally a Classic Cottage. Nonetheless, the house does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master. For these reasons, the resource is not significant under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house is not associated with significant events or persons in history and is only somewhat reflective of the Classic Cottage style of architecture. The Classic Cottage style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture in Fort Lupton. The house features a multi-gabled roof, asymmetrical massing and general lack of ornamentation. The house is modified, with a large addition off the east elevation. The house lacks important character defining features such as belt course, flared eaves and single central dormer. Therefore, although the house is somewhat representative of the Classic Cottage style, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes     No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:     Contributing     Noncontributing

46. If the building is in existing National Register district, is it:     Contributing     Noncontributing

#### VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL.8918\_1 to 5WL.8918\_4

Negatives filed at: Pinyon Environmental, Inc.

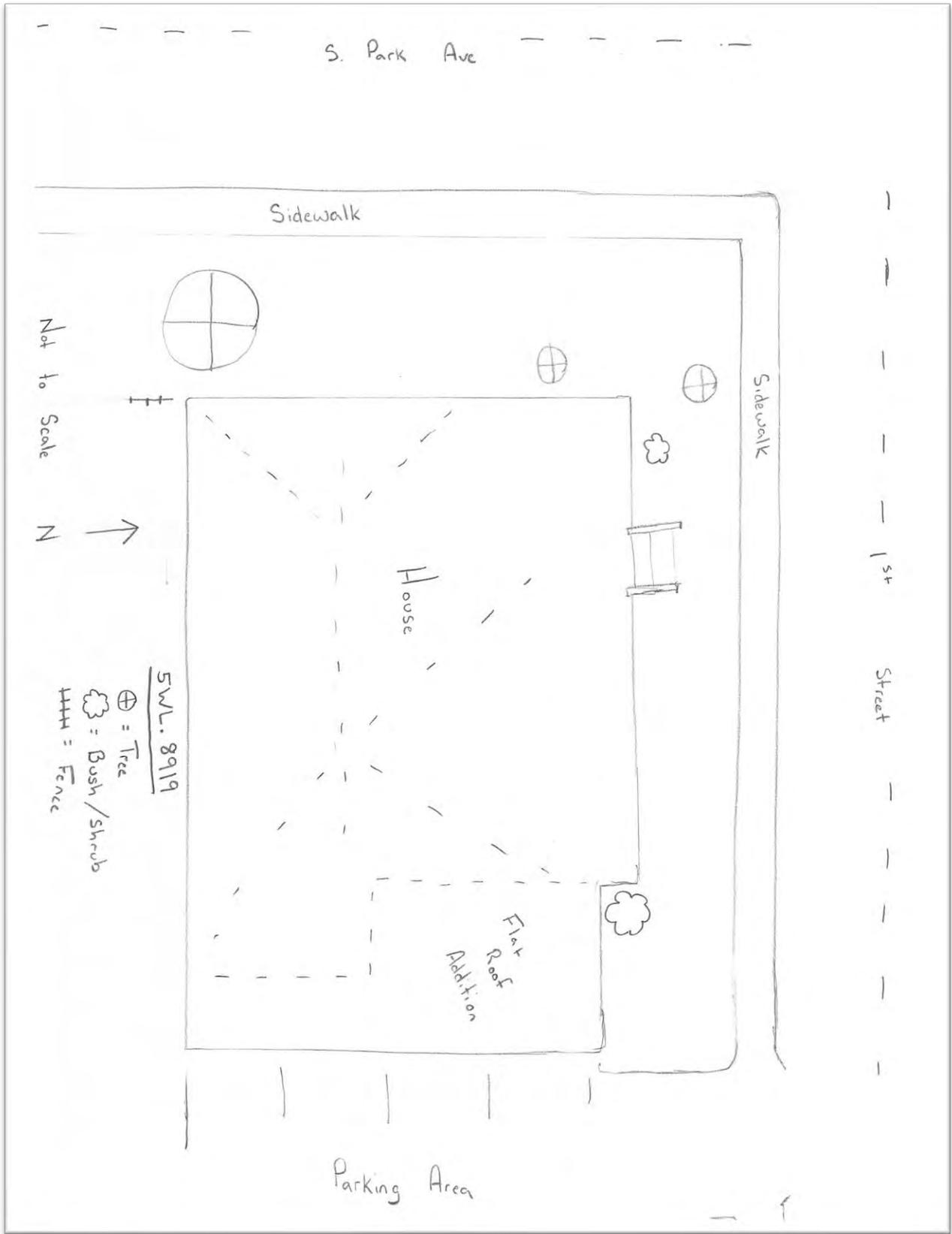
48. Report title: Fort Lupton Intensive Residential Survey: Phase II

- 49. Date(s): Sep 11, 2019
- 50. Recorder(s): Sean Fallon
- 51. Organization: Pinyon Environmental, Inc.
- 52. Address: 3222 South Vance Street, Lakewood, CO 80232
- 53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

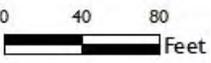
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

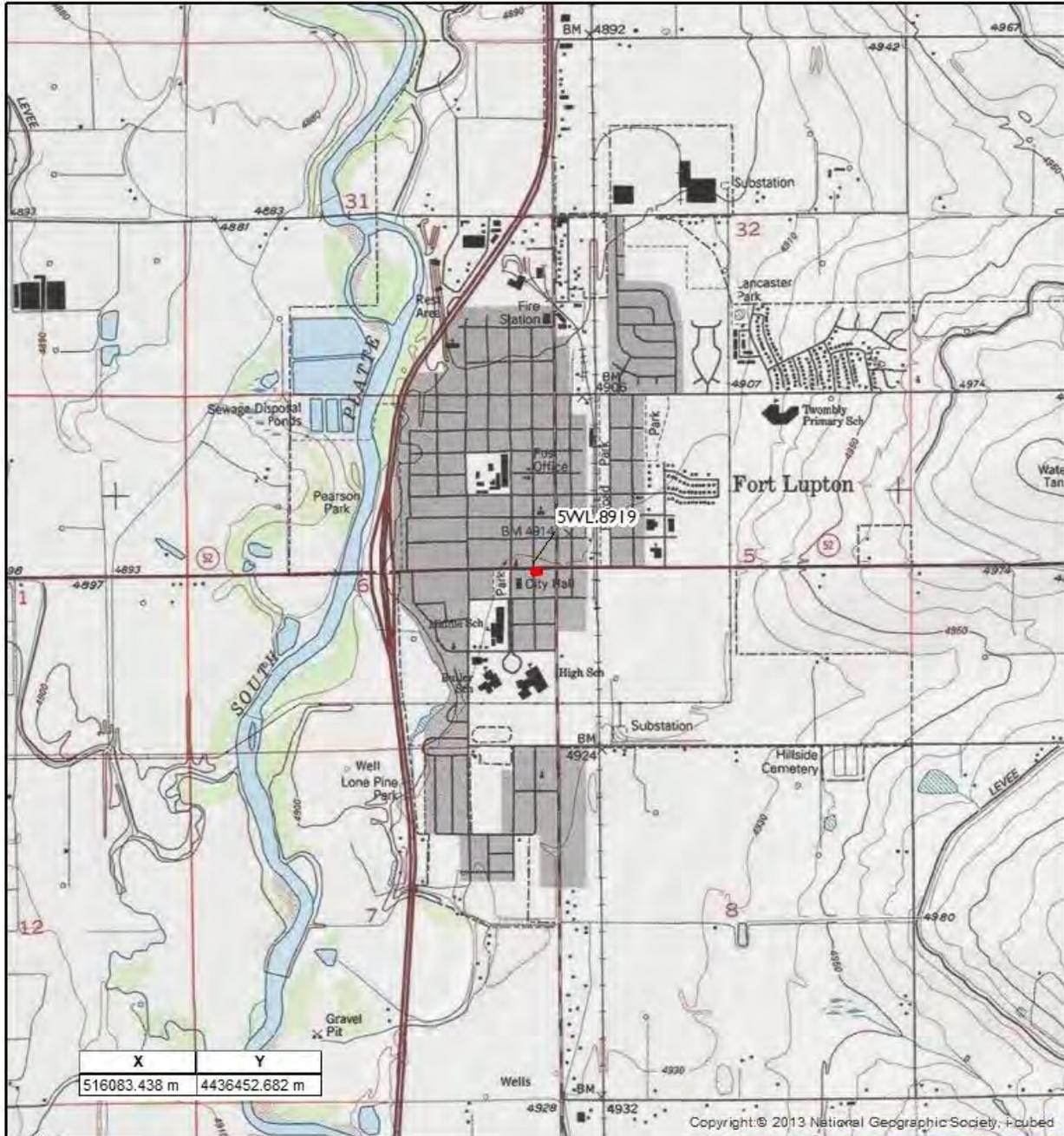




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8919)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL8919                  604 1st Street                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian                  Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF                  Reviewed By: SMF</p>	

### Topographic Map



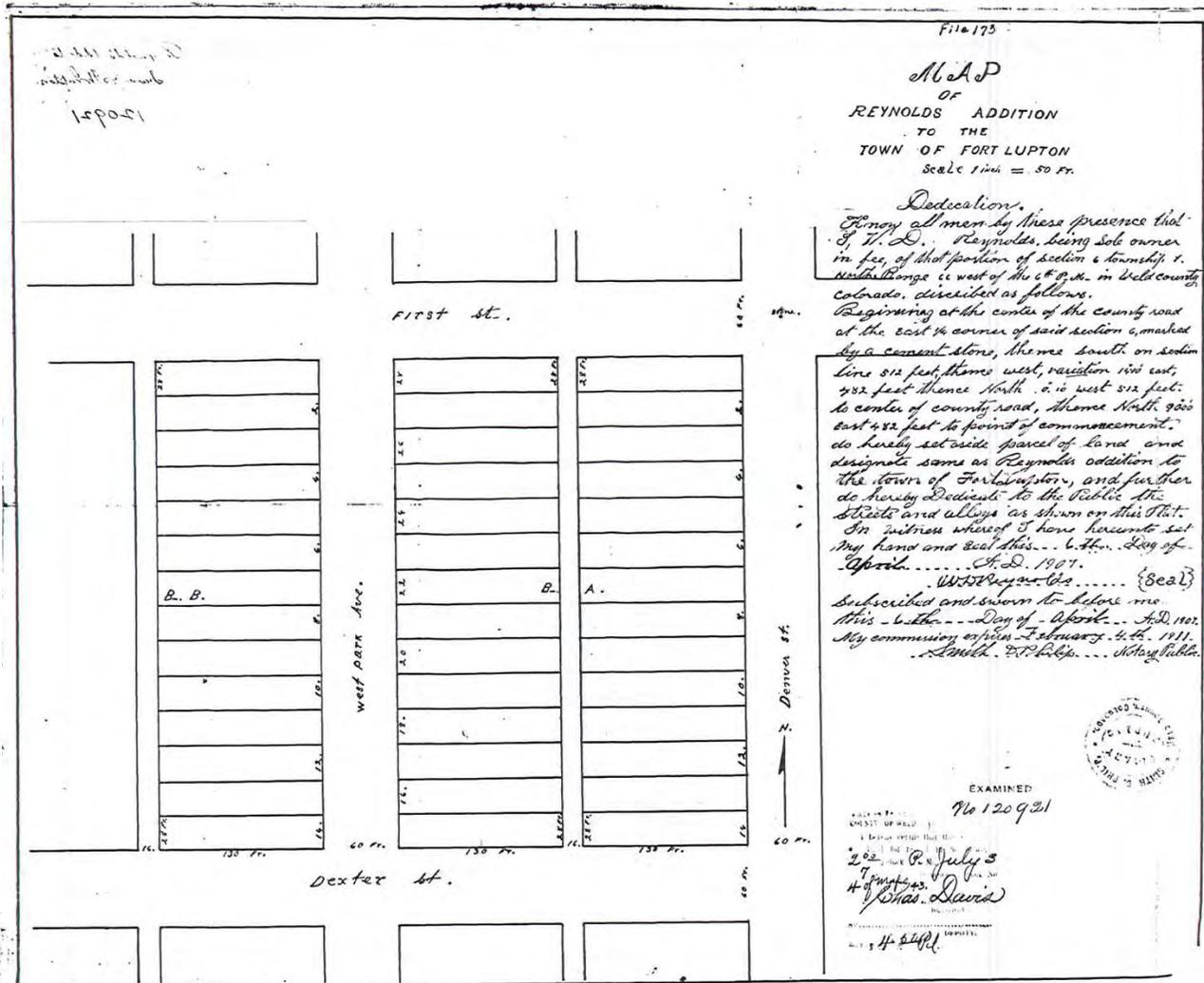
X	Y
516083.438 m	4436452.682 m

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<p><b>N Legend</b></p> <p> Resource Boundary (5WL.8919)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> CONSULTANTS</p>	
		<p><b>TOPO MAP</b> Resource Number 5WL.8919 604 1st Street Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Document Path: Z:\PDO\CT\2019\119121\01\_Historic\_Residential\_Inventory\_Level\_Survey\_Phase\_6\Drawings\Aerial\Topo\Dr\Resource\_5WL8919\1319-01\_CUL001\_TopoMap\_5WL8919.mxd

Plat Map (1907)



File 175  
M.A.P.  
OF  
REYNOLDS ADDITION  
TO THE  
TOWN OF FORT LUPTON  
Scale 1 inch = 50 ft.

Dedication.  
Finny all men by these presence that  
S. W. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1,  
north range 22 west of the 6th P.M. in Weld county,  
Colorado, described as follows.

Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet, thence west, variation 110 east,  
482 feet thence North 61° 10' west 512 feet  
to center of county road, thence North 90° 00'  
east 482 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the Public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 11th day of  
April A.D. 1907.

W. P. Reynolds (Seal)  
Subscribed and sworn to before me  
this 11th day of April A.D. 1907.  
My commission expires February 4th 1911.  
L. M. Smith, P.P. Clerk, Fort Lupton.



EXAMINED  
No 120921  
July 3  
W. P. Reynolds  
L. M. Smith

## Site Photographs



**Photo Number:** 5WL.8919\_1

**Description:** Primary (North) facing elevation. Note flat roofed addition projecting from east (left) side of house. Note the hipped dormer and porch columns with cushion capitals.

**View:** South



**Photo Number:** 5WL.8919\_2

**Description:** North and west facing elevations. Note roof dormers and porch columns with cushion capitals.

**View:** Southeast



**Photo Number:** 5WL.8919\_3

**Description:** South and west facing elevations.

**View:** Northeast



**Photo Number:** 5WL.8919\_4

**Description:** North and east facing elevations. Note the flat roof addition, constructed at an unknown date.

**View:** Southwest

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8920
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Burke Residence
6. Current building name: Carr Residence
7. Building address: 154 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: 154 S. Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE ¼ of NE ¼ of NE ¼ of SE ¼ of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 2 mE 4 4 3 6 3 5 1 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 15-16 Block: A  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 30 feet X Width 40 feet
16. Number of stories: 1.5
17. Primary external wall material(s): Asbestos - Shingle  
If other wall material, please describe: Wood - Shingle
18. Roof configuration: Front Gable Roof  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe: \_\_\_\_\_

20. Special features: Dormer, Chimney, Porch, Tuscan Columns, Decorative Shingles

21. General architectural description: This one-and-a-half-story, front-gable house is a late Victorian style, with simple ornamentation and lacking a tower common to the architectural style. The house has a rectangular plan and fronts S Park Avenue and was constructed on a rough stone block foundation. The gabled roof is clad in green asphalt shingles. There is a brick chimney on the north slope of the gable roof. The majority of the building is clad in wide, white, asbestos shingles. The front gable and dormers are clad in wooden fish scale shingles painted white. The trim is painted dark green. Except when otherwise stated, all of the windows on the house are tall, rectangular, two-light, double-hung, vinyl windows with plain wood surrounds.

A shed-roof porch with Tuscan columns stretches across the façade of 154 S Park Ave. Concrete steps lead to the porch. The entrance is on the north side of the façade. A tall, three-part window is on the south side. All three windows are two-light, fixed windows with wood surrounds. The upper lights are a third of the size of the lower lights, creating the impression of transoms. The center window is wider than the two on either side of it. Immediately above the porch, in the center of the gable, is a paired window.

There is a small vinyl window built in the foundation on the west side of the north elevation. Above that window is a small, square, fixed, vinyl window. There is a window in the center and east end of the north elevation. A hipped-roof dormer is built out of the gable in the center of the north elevation. There is a paired window in the gable.

The gabled roof has eave returns on the east elevation. There is a vinyl sliding window in the center of the first story of the elevation. There is a window in the middle of the gable.

A small wood deck is built off the east side of the south elevation. The deck leads to a single-light, metal screen door. Just west of the entrance is a short, two-light, double-hung, vinyl window. To the west of the short window, is another window: a one-story, squared bay with a hipped roof extends from the center of the north elevation. There is a three-part ribbon window in the center portion of the bay and a single window on either side. There is a hipped-roof dormer—identical to the one on the north elevation—above the bay.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: Large deciduous trees dot the property, with several in the front yard. The backyard is fenced in by a large, unpainted, wooden privacy fence.

24. Associated buildings, features, or objects: A one-story, detached garage sits in the southeast corner of the property. It has a rectangular form and concrete foundation. The garage is clad in horizontal, clapboard siding painted white, while the trim is painted dark green. It has an asymmetrical front-gable roof with green asphalt shingles. Rafter ends are visible on the east side of the roof. The west elevation of the garage is likely an addition, explaining the irregular roofline. There are two garage doors on the south elevation facing Dexter Street.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1915

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1915. The house has no additions. A detached garage was built on the southeast corner of the property at or around the same time as the house. No exact date could be determined for the alterations described below:

All windows on the house have been replaced; replacement windows appear to be vinyl.

The poured concrete floor of the front porch may have replaced an original wooden porch.

Most of the original wooden siding has been replaced by asbestos shingles painted white. It is not clear if the small, wooden shingle siding on the front gable and dormers is original.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Burke Residence was constructed in 1915. The original owner was not identified. In 1930, 15 years after the house was constructed, an Edmund Burke and his wife Anna had come to live in the house. Burke worked as a ditch rider for a local irrigation company. According to US Census records, by 1940 a John Elliot and his wife Fannie occupied the house. Elliot worked as a blacksmith and also as a general building laborer. Fannie also worked, doing housework in private homes. A draft card for a Charles Lundien indicates that by 1942 the Lundien family had come to occupy the house. Lundien listed his occupation as a self-employed mortician. Lundien was active in the community, running for and winning a position as

Justice of the Peace in 1928 and is listed as the proprietor of a funeral home in Fort Lupton as early as 1930. Lundien continued to live in the residence into 1950s. It is not clear who occupied the residence between 1953 and 1992. In 1992 the house was sold to Rodney and Rhonda Bruntz. In 1995 they sold the property to Victorino and Carol Duarte. The Duartes then sold the property to Wayne and Kimberly Carr in early 2019.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 154 S Park Avenue

"United States Census, 1930," Edmond D Burke, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 2B, line 82, family 50, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," John K Elliott, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 1B, line 79, family 27, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

"United States World War II Draft Registration Cards, 1942, Charles Walter Lundien, 27 Apr 1942; citing NARA microfilm publication M1936, M1937, M1939, M1951, M1962, M1964, M1986, M2090, and M2097 (Washington D.C.: National Archives and Records Administration, n.d.).

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible to the NRHP/SRHP or be eligible for listing as a Fort Lupton Historic Landmark. but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. While the historic record suggests these were productive members of the community, there is no evidence in the historic record indicating that these individuals contributed to significant developments of community development, including industry, agriculture, local politics, or other pursuits; therefore, the house not significant under Criterion B.

The house is a vernacular representation of Edwardian architecture in Fort Lupton. General characteristics of the house include its steep gable roof and bargeboard, vertical orientation, the prominent porch, its multiple dormers and simple ornamentation. However, the house lacks a tower, multiple gables, and other features and decorative elements common to the style. Furthermore, the exterior envelope of the house has been extensively modified over time. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no major additions therefore, the house retains integrity of design. While the building retains its historic form and massing, periodic replacement of key exterior features including the roof materials, windows, siding, and porch supports with modern materials has created a modern exterior envelope that significantly diminishes integrity of design, workmanship, and materials. For these reasons, the house does not retain physical integrity to reflect its significance under Criterion C. Therefore, the resource is Not Eligible to the NRHP/SRHP. Furthermore, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential?  Yes  No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include

architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

### VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL.8920\_1 to 5WL.8920\_5

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Sep 11, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

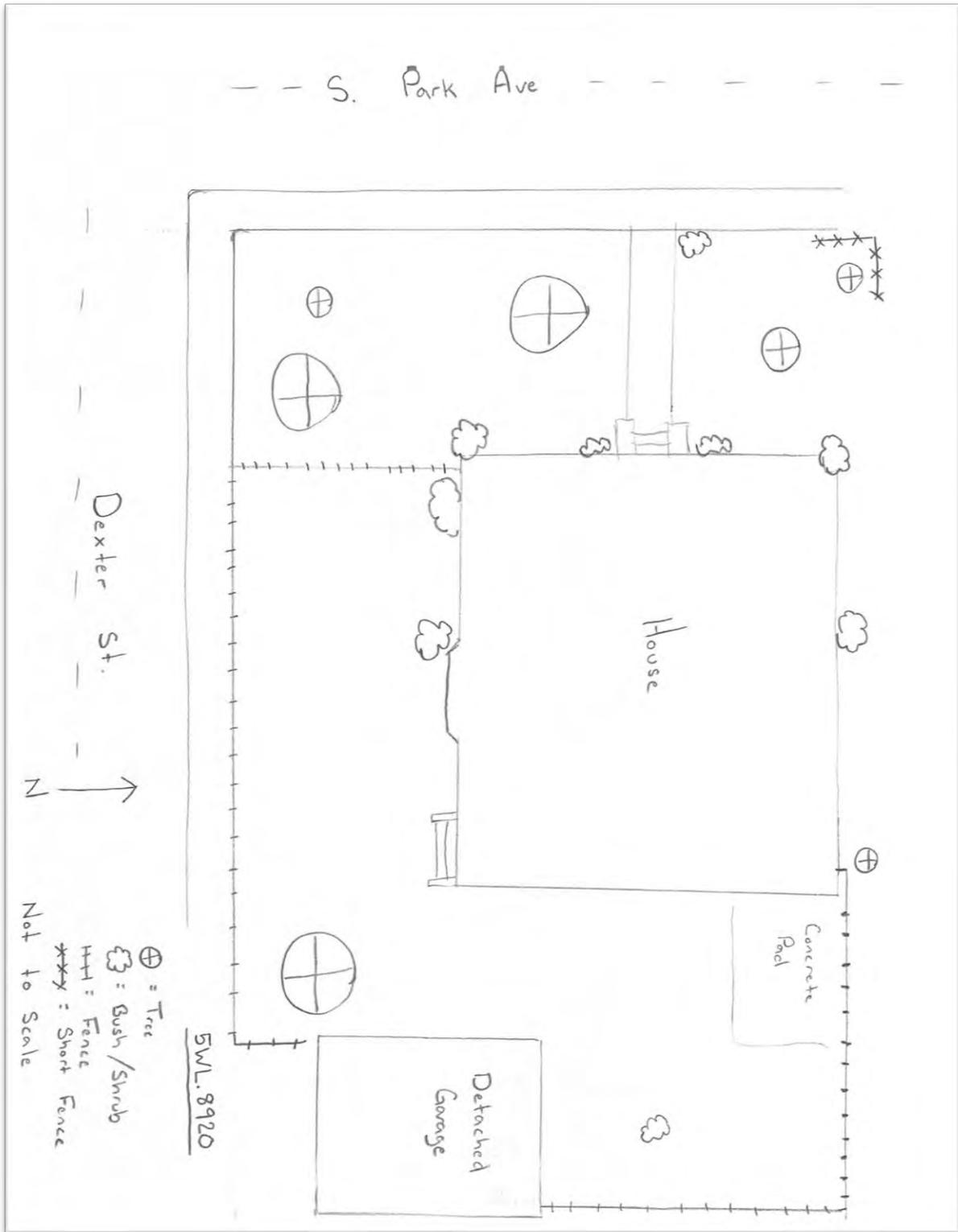
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

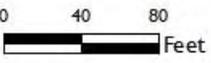
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

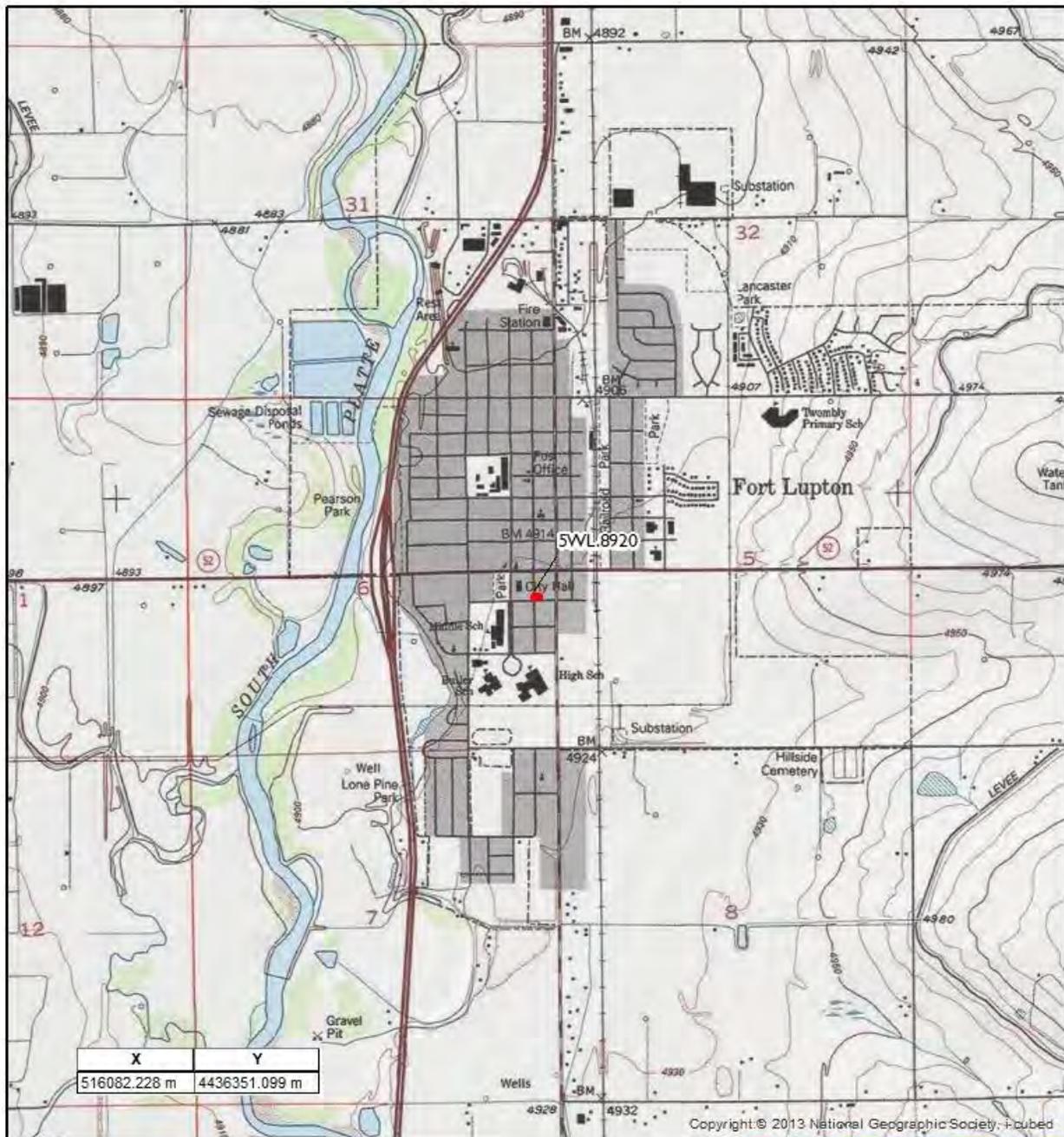




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b></p>  <p><b>Legend</b></p> <p> Resource Boundary (5WL.8920)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8920                  154 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

### Topographic Map



<p><b>N Legend</b></p>  <p> Resource Boundary (5WL.8920)</p> <p>UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000                  Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b>  <small>Environmental</small></p>	
		<p><b>TOPO MAP</b>                  Resource Number 5WL.8920                  154 South Park Avenue                  Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LUTON  
LOCATED IN E 1/2 of S.E. 1/4 of Section 11, T.11 N. R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 83 1/2 feet along the west side of Denver Street, Thence West 122 1/2 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 122 feet to the point of beginning, all as shown on the attached map or plat, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 17<sup>th</sup> day of February 1920.

Wm. R. Reynolds  
1

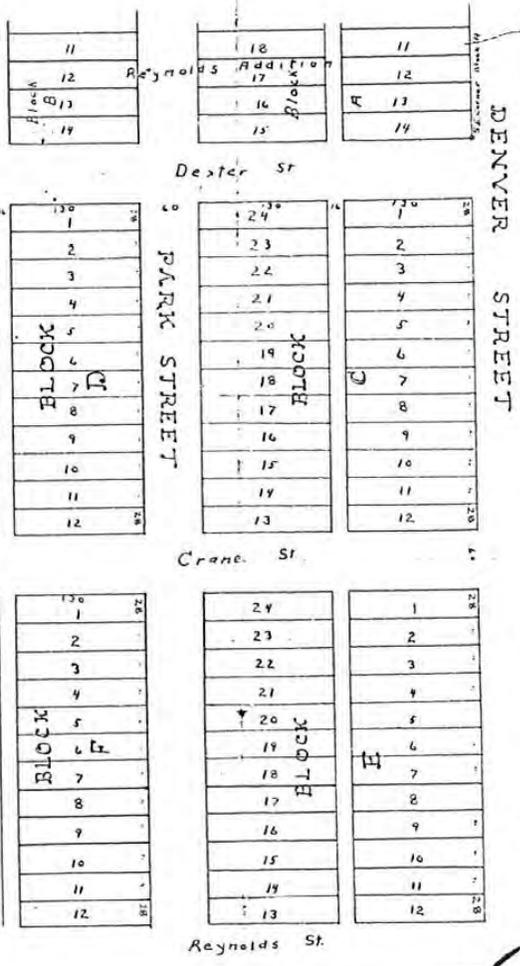
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the specifications upon this map and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 17<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



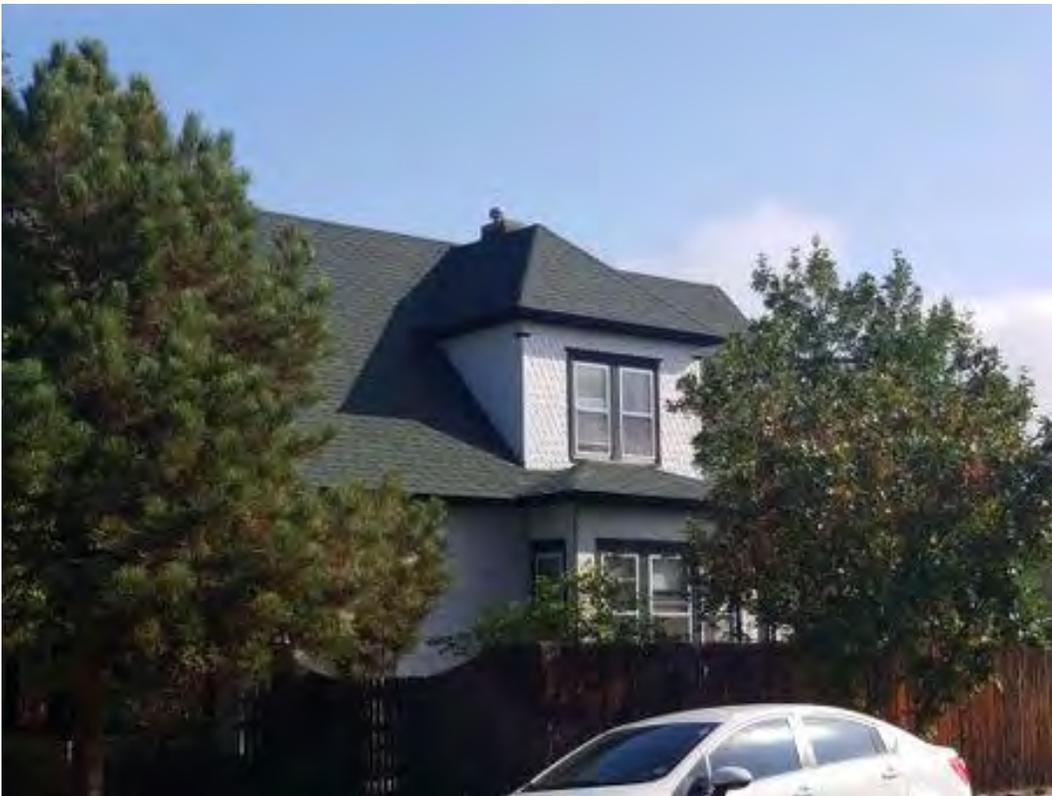
## Site Photographs



**Photo Number:** 5WL.8920\_1

**Description:** Primary (west) facing elevation. Note the steep, gabled roof and fish scale siding.

**View:** East



**Photo Number:** 5WL.8920\_2

**Description:** South facing elevation. Note the hipped roof dormer over a projecting bay on the first story.

**View:** Northeast



**Photo Number:** 5WL.8920\_3

**Description:** South facing elevation.  
Note the hipped roof dormer over  
a projecting bay on the first story.  
Brick chimney in background.

**View:** Northwest



**Photo Number:** 5WL.8920\_4

**Description:** Rear (east) facing  
elevation.

**View:** West



**Photo Number:** 5WL.8920\_5

**Description:** Detached garage, located at southeast corner of parcel. Note the overhanging, bracketed eaves and offset roof, the result of a later addition.

**View:** "[Insert Location]"

zOAH1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## Official eligibility determination (OAH 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

### I. IDENTIFICATION

1. Resource number: 5WL.8921
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Brown Residence
6. Current building name: Turner Residence
7. Building address: 217 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: 217 S. Park Avenue, Fort Lupton, Colorado 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE 1/4 of NE 1/4 of NE 1/4 of SE 1/4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 5 mE 4 4 3 6 2 8 1 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 5-6 Block: D  
Addition: Reynolds Second Addition Year of Addition: 1920

### 13. Boundary Description and Justification:

The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 70' X Width 40'
16. Number of stories: 1
17. Primary external wall material(s): Brick; Stucco  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Cross – Gabled Roof  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: \_\_\_\_\_
20. Special features: Chimney, Overhanging Eaves, Exposed Rafter Ends, Enclosed Front Porch
21. General architectural description: General architectural description: This one story cross-gabled house has a rectangular plan. The façade (east facing) faces S Park Avenue. The house has a brick foundation. The roof is clad in grey, asphalt shingles and has exposed rafter tails and roof beams. There is a brick chimney on the north slope. The building is clad in brick and horizontal, wood clapboard painted white. There is stucco painted grey in the gables. The trim is painted maroon.
- The entrance is in the center of the façade. Concrete steps lead to the entrance. Wide, tall, brick pilasters, supporting square, wood supports, are on either side of the entrance. They mimic Craftsman porch piers. The entrance has an oval light and five-light side lights. The rest of the windows on the façade are single-hung, sash windows with wood surrounds. The north end of the façade has a front gable roof, lower than the rest of the house's roofline. There is a five-part Bungalow window. The three center windows are four-over-one light windows. The two on either side are three-over-one light windows. To the south of the Bungalow window is a single, three-over-one light window. The south side of the façade has a single, three-over-one light window just south of the entrance. Further south, there is a three-part Bungalow window. The center window has four-over-one lights, and the outside two windows have three-over-one lights. A gabled dormer extends across the north end of the façade. A horizontal, five-light fixed window sits in the dormer.
- The east side of the south elevation has two three-part Bungalow windows identical the to the one on the façade. Visibility of the west end of the south elevation is obstructed by a fence. The edge of a small, wood deck is visible in the center of the elevation, as are three sash windows. A gabled addition is built off of the west elevation of the building. The south elevation of the addition has a screen door and a pair of sash windows.
- The west and north elevations are not visible from the pedestrian right-of-way.
22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: Small shrubs are located in planters along the primary elevation of the house. A small deciduous tree is located at the southeast corner of the house.
24. Associated buildings, features, or objects: A detached garage is located behind the house, at the northwest corner of the parcel. It is not visible from the pedestrian right-of-way.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1915  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was constructed in 1915. A detached garage was constructed west of the house at or around the same time. The house has no additions, but the porch was likely enclosed at an unknown time. No dates could be determined for the following alterations:

Some of the original windows, including those flanking the front door, appear to have been covered with modern storm windows. This may have happened when the front porch was enclosed. The front door was also replaced.

The roof has undergone routine maintenance and appears to be in good condition; replaced within the last 30 years.

The house is in good overall condition, has been well maintained, and is likely to have been painted over time.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Brown Residence was built in 1915. The original owner was not identified. However, by 1920 it is likely the Brown family occupied the house and they may be the original owner. Benjamin Brown and his wife Armina were longtime Fort Lupton residents, first appearing in local records in 1920. Brown worked as a salesman for a department store. By 1930 the Browns were living with Armina's mother, Emma Robinson, and Brown worked as a merchant at a local general store. By 1940 Brown had retired. Perhaps because of the nation moving towards war, their daughters June and Marjorie in addition to a boarder, Harry Wolhgamouth, were also living in the residence. By 1953 the Browns no longer lived in the property and a Bannon had come to occupy the house. At some point a Dakota Warner came to own the house and sold the property to Kerry Compton in 1995. Compton retained ownership until 2008 when William and Mary Brewer purchased the property. In 2014 the Brewers sold the property to the current owners.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor Records; *Property Portal*, 217 S. Park Avenue.

"United States Census, 1920," Benjamin Brown, Fort Lupton, Weld, Colorado, United States; citing ED 227, sheet 3A, line 7, family 56, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 172; FHL microfilm 1,820,172.

"United States Census, 1930," Benjamin Brown, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3B, line 51, family 72, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Benjamin Brown, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 3A, line 19, family 54, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

**VI. SIGNIFICANCE**

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority:

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. Mr. Brown worked as a salesman and held jobs as a merchant at local stores, supporting a modestly sized family. While the historic record suggests he was a productive member of the community, there is no evidence in the historic record indicating that Mr. Brown contributed to significant developments of community development, including industry, agriculture, local politics, or other pursuits; therefore, the house not significant under Criterion B.

The house is essentially a Bungalow and exhibits Craftsman elements but lacks the cohesive elements necessary to be considered a representative example of this type of architecture. For these reasons, the resource is not individually significant under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house is not associated with events or people significant in national, regional or local history. The house blends several architectural elements and does not represent one cohesive style. The house is essentially a Bungalow and exhibits a multi-gabled roof, asymmetrical massing and is clad in brick. Like many other bungalows from this time period, the house also exhibits some Craftsman elements such as exposed rafter ends, overhanging roof eaves. However, the house lacks its original porch, and is missing the classical details commonly associated with these identifiable styles. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. Although the house is a unique example of Bungalow/Craftsman architecture in Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential?  Yes \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to

determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5WL.8921\_1 to 5WL.8921\_4

Negatives filed at:

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Sep 11, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

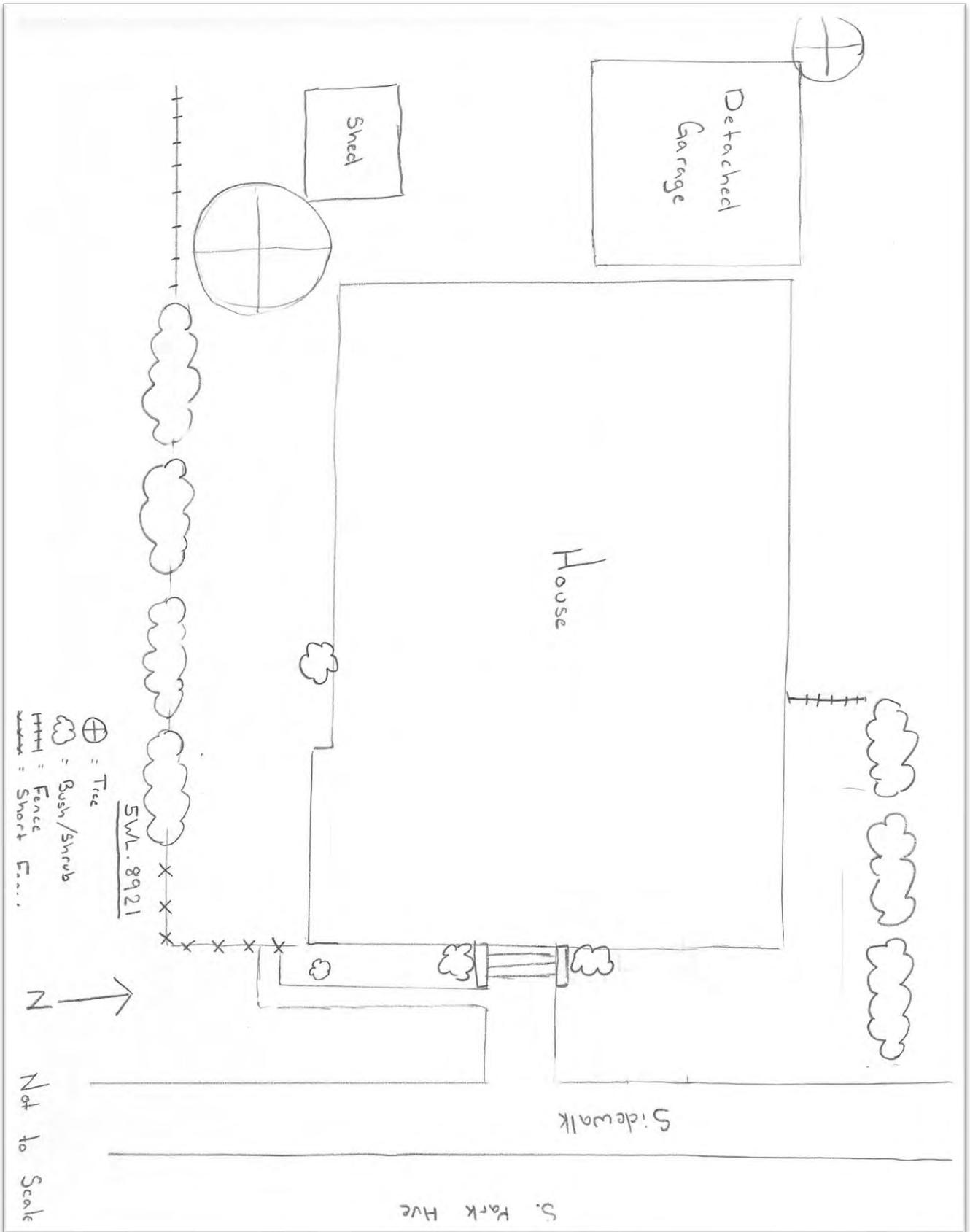
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

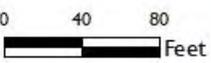
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

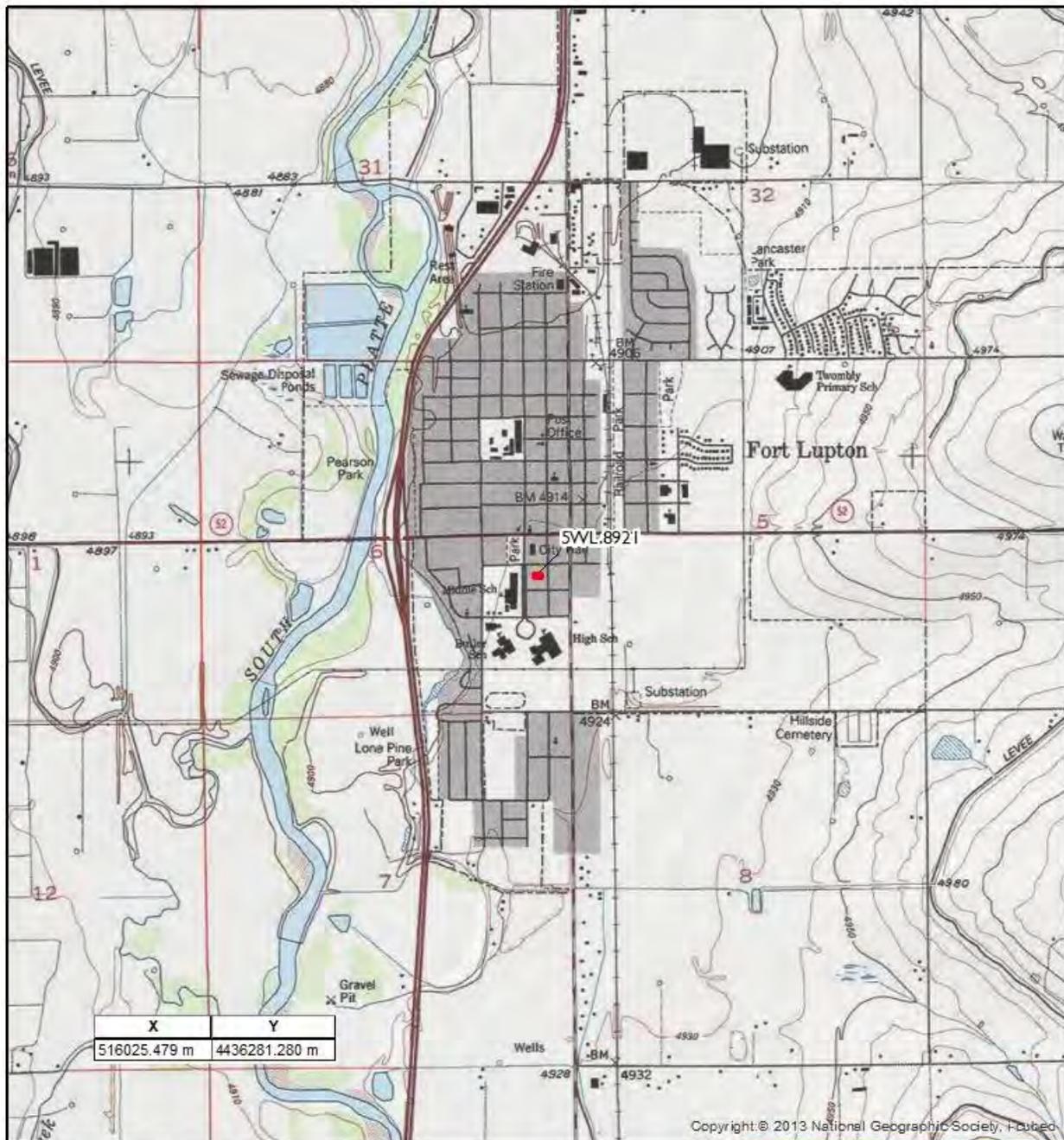




Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> Legend</p>  <p> Resource Boundary (5WL.8921)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8921                  217 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

### Topographic Map



Copyright © 2013 National Geographic Society, Inc.

<p><b>N Legend</b></p>  <p> Resource Boundary (SWL.8921)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	 <p><b>TOPO MAP</b> Resource Number 5WL.8921 217 South Park Avenue Fort Lupton, Colorado</p>

Document Path: Z:\PDS\CT\2019\119131901\_Historic Residential Invasive-Level\_Survey\_Phase 6\Barris\_Arc\Map\TKDoc\Resource\1949\119131901\_5WL8921.mxd

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION  
TO THE  
TOWN OF FORT LURTON

LOCATED in E 1/2 of SE 1/4 of Section 11, T.11 N. R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of SE 1/4 of Section 11, Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Fort Lupton as Platted and filed with the Clerk and Recorder of Weld County, Thence South 89 1/2 feet along the west side of Denver Street, Thence West 192 1/2 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 188 feet to the point of beginning, all as shown on the attached map or Plat, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and drive ways, and do so forth certify, that the names and dimensions of said streets, alleys and drive ways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my Hand and Seal this 17th day of February 1920.

Wm. R. Reynolds

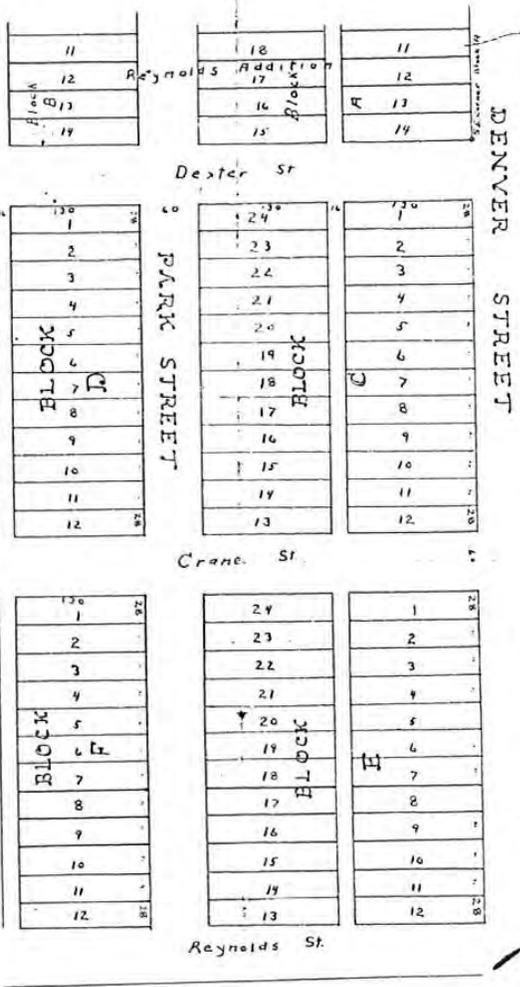
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Fort Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurately represented upon this map and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 17th day of February 1920.

My commission Expires July 6th 1924

Elmer J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8921\_1

**Description:** Primary (east) facing elevation. Note the additional gable, brick work and ribbon of sash windows.

**View:** West



**Photo Number:** 5WL.8921\_2

**Description:** South and East facing elevations. Note the additional gable, brick work and ribbon of sash windows.

**View:** Northwest



**Photo Number:** 5WL.8921\_3

**Description:** North facing elevation (obscured by shadow) and primary elevation. Note the ribbon of sash windows, brick work and exposed rafter ends.

**View:** West



**Photo Number:** 5WL.8921\_4

**Description:** Primary elevation. Note the ribbon of sash windows, brick work and exposed rafter ends.

**View:** Northwest

OAH P1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## Official eligibility determination (OAH P 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

### I. IDENTIFICATION

1. Resource number: 5WL.8922
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Smith Residence
6. Current building name: Davis Residence
7. Building address: 248 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Mark Davis, 248 S Park Avenue, Fort Lupton, Colorado 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 3 mE 4 4 3 6 2 2 9 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 13-14 Block: C  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 70' X Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: Stucco
18. Roof configuration: Gable-On-Hipped Roof  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe: \_\_\_\_\_

20. Special features: Porch, Chimney, Overhanging Eaves, Purlins, Exposed Rafter Ends

21. General architectural description:

The one-and-a-half-story, cross-gabled, Craftsman bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has a concrete foundation painted red. The roof has overhanging eaves and exposed rafter tails and roof beams. There is a brick chimney in the middle of the roof. The building's first story is clad in horizontal, wood clapboard siding painted tan. The half story in the gables is stucco with half timbering. All of the trim is painted white.

A large, recessed, gable-roofed porch stretches across the façade. There are square, brick piers on either side of the concrete steps and square, brick porch supports on either end of the porch. The entrance to the house is slightly north of center. The entrance is a large, single-light door, covering a wood door with four lights. There is an identical three-part window on both the south end of the façade and to the immediate north of the entrance. The center window is a six-over-one, single-hung, sash window; on either side of the center window is a thinner, three-over-one, single-hung, sash window. There is also a five-light, fixed window in the center of the gable above the porch. Unless otherwise noted, all of the windows on the house have wood surrounds and screens.

There is a small, rectangular window built in the foundation of the west side of the north elevation. Just east of the porch, on the north elevation, there is a five-over-one, single-hung, sash window. On the east side of the center gable, there is a narrow, one-story, gabled, bay. There is a pair of four-over-one, single-hung, sash windows in the center of that bay. On the east side of the north elevation there is another five-over-one, single-hung, sash window. Like on the façade, there is a five-light, fixed window in the center of the central gable on the north elevation.

In the center of the east elevation, there is a small, enclosed entryway. There is a horizontal, two-light, sliding window on the east elevation of the entryway. There is a small cat door beneath the sliding window. On the south elevation of the entryway, there is a wood door with an imprinted panel on the bottom, crisscross pattern in the middle, and large screen on the top half. The door is painted red. There is a pair of four-over-one, single-hung, sash windows on the north end of the east elevation and a pair of shorter, five-over-one, single-hung, sash windows on the south end. Beneath the pair of windows of the south end, there is a single-light basement window built into the foundation.

The far east side of the south elevation extends further than the rest of the elevation and has its own one-story, gabled roof. There is a three-part ribbon window in the center of this extension. All three parts are five-over-one, single-hung, sash windows. On the west elevation of this extension, there is a single, five-over-one, single-hung, sash window, identical to the others that make up the ribbon window. On the east side of the first story of the central gable there is a pair of four-over-one, single-hung, sash windows. There is a single, four-over-one, single-hung, sash window to the west of that pair window. There is an un-fenestrated, narrow, bay with a shed roof just east of the single window. One, four-over-one, single-hung, sash window sits on the far east end of the south elevation. Like the façade and north elevation, there is a five-light, fixed window in the center of the central gable in the upper half story.

22. Architectural style/building type: Craftsman/Bungalow

23. Landscaping or special setting features: Several large deciduous dot the property and shade the house. Small planters are located containing flowering bushes flank either side of the concrete steps leading to the front door of the house.

24. Associated buildings, features, or objects: A one-story, detached garage sits on the northeast corner of the parcel with a driveway leading to Crane Street. The garage is rectangular and has a front-gabled roof. It is clad in horizontal, wood clapboard siding painted tan with white trim. The roof has overhanging eaves and exposed rafter ends, as well as grey, asphalt shingles. The garage door is on the west side of the south elevation. There is a shallow, gabled dormer above the garage door. The entrance to the garage is in the

center of the south elevation and is painted red. There is a small, four-light, fixed window with wood surrounds to the east of the entrance. An identical window is in the center of the west elevation. The north elevation is not visible from the pedestrian right-of-way and there is no fenestration on the east elevation.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1917

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1917. A detached garage was constructed west of the house at or around the same time. The house has no additions or major structural alterations. Doors and windows appear to be original, though metal screens were added at some point. The roof appears to be in good condition and has likely been repaired/replaced in the last 30 years. It is also likely the house has been painted, but otherwise is unchanged from when it was first constructed.

30. Original location:  Original  Moved If yes, enter date of move(s): NA

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to

primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton between 1900 and 1940. Constructed in 1908, this is one of the earliest houses to be constructed in the Reynolds Addition.

The Smith Residence was built in 1917. The original owners could not be identified. In 1930 August Schmidt lived in the house with his daughter, Rose Smith and granddaughter Betty Anne. Born in Germany in 1862, August immigrated to the United States in the early 1880s. Schmidt founded a farm along what is now South Denver Avenue. He made his way to the Fort Lupton area around the turn of the century and married a woman named Betty. He was a farmer and the couple had numerous children while living in Fort Lupton. They moved into the house between 1920 and 1930 and a variety of extended family and boarders took up residence through the years. Betty Ann, daughter of Rose and granddaughter of August, married a Raymond Walker. Betty and her husband retained ownership of the house until the year 2000, when the property was sold to a Mark Davis. As of 2019, Davis still owned the property.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 248 S Park Avenue

"August Forrest "Smitty" Schmidt..." Find A Grave.

<https://www.findagrave.com/memorial/176766913/august-forrest-schmidt>.

"United States Census, 1930," August Schmidt, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 29, family 65, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," August Schmidt, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 2B, line 75, family 47, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: Architecture                      Choose an AOS.                      Choose an AOS.

40. Period of significance: 1917

41. Level of significance:     National         State         Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource may be individually eligible, and is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. August Schmidt was part of the influx of European immigrants coming into the United States in the second half of the 19<sup>th</sup> Century. He and his wife Betty founded a farm but are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house is not significant under Criterion B.

The house is locally significant under Criterion C as an example of Craftsman Bungalow architecture. Known for having multiple gables, a large front porch, overhanging roof eaves and exposed rafter ends this style was most popular between 1900 and 1930 and is widely associated with the Arts and Crafts movement. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is widely evident throughout Colorado though this house represents a relatively intact example. This bungalow maintains character defining features such as a large front porch, brick piers, overhanging eaves, exposed rafter ends, and half timbering. Consequently, it is individually eligible for the National Register under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The property has no additions and still has its character defining features; therefore, the resource retains integrity of design and workmanship. The house has been painted, metal screens have been added over windows and the roof has likely been repaired/replaced in the last 30 years; therefore, the resource has somewhat diminished integrity of materials. Therefore, it is individually eligible for the National Register under Criterion C. Subsequently, the resource is eligible for listing on the SRHP and as a Fort Lupton Historic Landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing     Noncontributing

46. If the building is in existing National Register district, is it:     Contributing     Noncontributing

## VIII. RECORDING INFORMATION

47. Photograph numbers:

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Sep 11, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

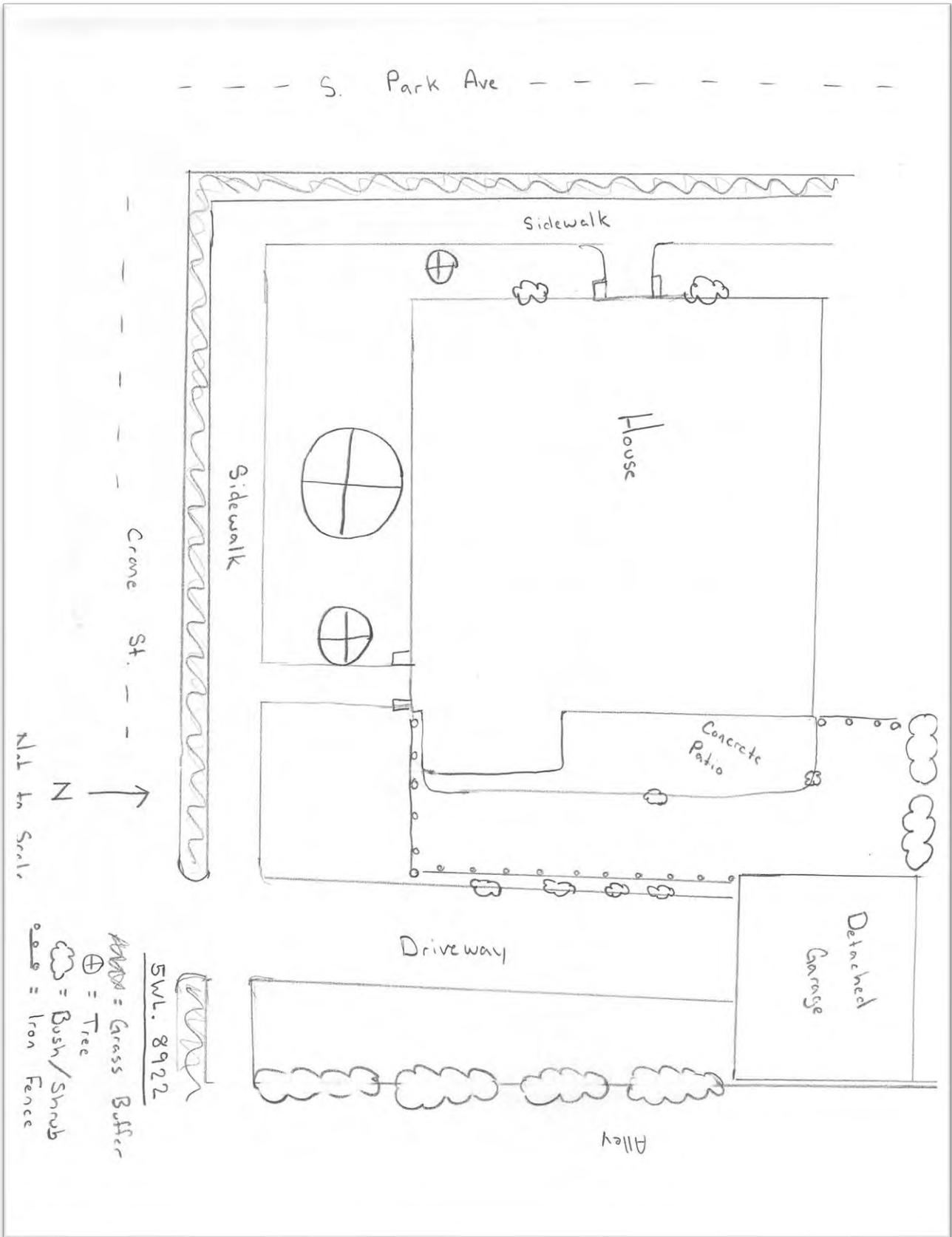
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

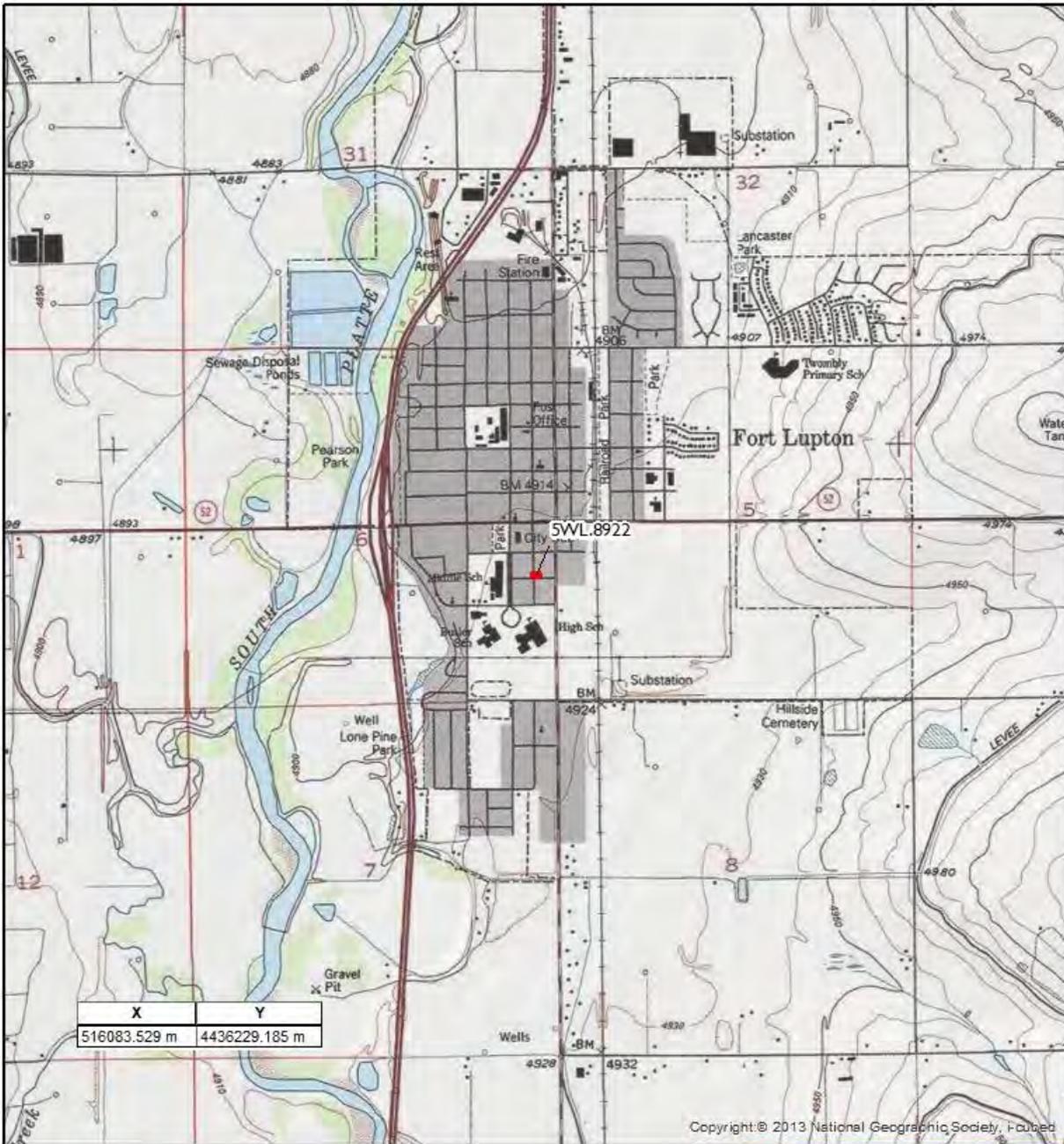




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8922)</p>	<p>0 40 80 Feet</p> 	<p><b>Pinyon</b> Consultants</p>	
		<p><b>SKETCH MAP</b> Resource Number 5WL.8922 248 South Park Avenue Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p>		<p>Drawn By: JAF</p>	<p>Figure: 1</p>
<p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Reviewed By: SMF</p>	<p>Date: 1/8/2020</p>

### Topographic Map



Copyright © 2013 National Geographic Society, Inc.

<p><b>N Legend</b></p> <p>  Resource Boundary (5WL.8922)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000  Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> Environmental</p>	
		<p><b>TOPO MAP</b> Resource Number 5WL.8922 248 South Park Avenue Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p>		<p>Drawn By: JAF</p>	<p>Figure: 2</p>
<p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Reviewed By: SMF</p>	<p>Date: 4/14/2020</p>

Plat Map (1920)

**MAP**  
OF  
**REYNOLDS SECOND ADDITION**

TO THE  
**TOWN OF FORT LUTTON**  
LOCATED IN E 1/2 of S.E. 1/4 of Section 11, T.11 N. R. 66 W.

Scale 1 in. = 50 Ft.

Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do hereby being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block B of Reynolds Addition to the Town of Ft. Lupton County, Thence South 89 1/2 feet along the west side of Denver Street, thence West 122 1/2 feet to the S.W. Corner of Block B in the Reynolds Addition, thence E. 122 feet to the point of beginning, all as shown on the attached map or plat, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is so feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds  
1

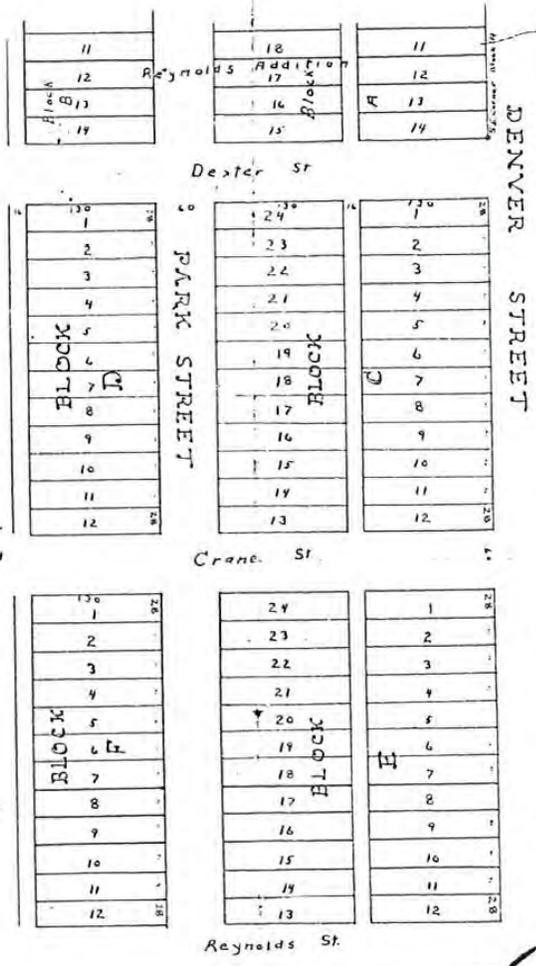
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the specifications upon this map, that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8922\_1  
**Description:** West (primary) facing elevation. Note the half timbers, exposed rafter ends and brick piers.

**View:** East



**Photo Number:** 5WL.8922\_2  
**Description:** South facing elevation. Note the half timbers and exposed rafter ends.

**View:** East



**Photo Number:** 5WL.8922\_3

**Description:** West facing elevation.  
Note the sloping roof and exposed rafter ends.

**View:** Northwest



**Photo Number:** 5WL.8922\_4

**Description:** Detached cross gable  
roof garage located east of main  
house. Note the exposed rafter  
ends.

**View:** Northwest

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## 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

### I. IDENTIFICATION

1. Resource number: 5WL.8923
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Lewis Residence
6. Current building name: Vohs Residence
7. Building address: 315 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Roger Vohs, 315 S Park Avenue, Fort Lupton, Colorado 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE 1/4 of SE 1/4 of NE 1/4 of SE 1/4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 5 mE 4 4 3 6 1 7 6 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 3-4 Block: F  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 54' X Width 26'
16. Number of stories: 1
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: Wood- Shingle
18. Roof configuration: Front Front Gables Roof  
If other roof configuration, please describe:

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe:

20. Special features: Garage, Chimney, Enclosed Front Porch, Knee Braces, Overhanging Eaves

21. General architectural description:

The one-story, front-gabled, Craftsman bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted dark green. The gabled roof has overhanging eaves and exposed rafter tails and is clad in asphalt shingles. Five, wood, triangle knees braces sit under the gable on the façade; one on each end, two in the middle, and one in the peak of the gable. There is a brick chimney in the middle of the roof. The building's first story is clad in horizontal, wood, clapboard siding painted tan. The gable is clad in square, wood shingles, also painted tan. All of the trim, including the knee braces, are painted maroon.

An enclosed porch extends off of the façade. The porch has a concrete foundation, vertical, wood, clapboard siding, and unelaborated, square, wood columns at the corners. The entrance is just south of center. The entrance is an eight-light, wood door, partially obscured by a two-light, white, metal storm door. Concrete steps with metal railings lead to the entrance. All of the windows on the porch are rectangular, three-over-one, fixed light windows with wood surrounds painted white. There is a pair of windows south of the entrance. To the north of the entrance are a ribbon of three very similar windows, except the middle window is slightly wider than the two on either side of it. The north and south porch elevations have identical three-part ribbon windows. There is a pair of square, six-light, casement, vinyl windows in the gable of the façade.

All the windows on the north and south elevations are rectangular, one-over-one, vinyl, sash windows that do not appear to be original. There are three windows on the north elevation; the window in the center is slightly smaller. There are also three windows on the south elevation. The western-most window is smaller and sits higher on the elevation. A gable-roofed addition is attached to the west elevation, but because this survey was conducted from the public right-of-way, most of the elevation is obscured from view.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: Landscaped with small plantings and shrubs immediately around the house. Two mature trees sit between the façade and S. Park Avenue.

24. Associated buildings, features, or objects: A large, one-story, rectangular, side-gabled garage is located west of the house. It is clad in horizontal weatherboard painted tan with maroon trim. The roof is clad in asphalt shingles. There are three garage doors on the east elevation of the garage. The doors each have three, fixed windows. The south, west, and north elevations are not visible from the pedestrian right-of-way. A driveway leads from S. Park Avenue to the garage.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1918

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1918. A detached garage was constructed west of the house in 1982. A small addition was built off the west elevation at an unknown time. The porch was enclosed at an unknown time. The house was repainted sometime after 2016. In that same time period, the original three-over-one, wood framed windows on the north and south elevations of the house were replaced with one-over-one, vinyl framed windows. The roof has undergone routine maintenance and appears to be in good condition.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Lewis Residence was built in 1918 in the Second Reynolds Addition. The original owner of the property could not be identified. Married couple Elmer and Blanche Lewis lived in the house in 1940. Elmer worked as a druggist. However, by 1953, someone with the surname Jensen owned the property. At some point Jensen sold the property and ownership is unclear until the 1990s. Clarence E. and Lois V. McCorkle owned the house from 1997 until Clarence died in 2014 at the age of 85. Roger Lee Vohs has owned the property since.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 315 S Park Avenue

"Clarence E. McCorkle." *Fort Lupton Press*. March 26, 2014. Accessed December 30, 2019.

<https://www.ftluptonpress.com/content/clarence-e-mccorkle>

"United States Census, 1940," Elmer L Lewis, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 3B, line 56, family 66, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C. This resource is not likely to be individually eligible to the NRHP/SRHP or be eligible for listing as a Fort Lupton Historic Landmark.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local or regional history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The first identifiable residents were employed at a local drug store and are representative of the residents of the neighborhood. The Lewis's and subsequent residents are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house not significant under Criterion B.

The house is vernacular representation of simple Bungalow architecture in Fort Lupton. It exhibits some Craftsman elements including a gabled roof, exposed rafter tails, and knee braces but lacks some of the high-style, and more expensive, Craftsman details that would be more typical in a larger city. Furthermore, the house has an addition off the west elevation. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

42. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house retains some of its character defining features, such as the knee braces and shingle siding, however the property has an addition, the porch was enclosed, and the original windows and doors have been replaced over time; therefore, the house has diminished integrity of workmanship, design and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. Although the house is a unique example of Bungalow/Craftsman architecture in Fort Lupton, it is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

43. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

44. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:     Contributing     Noncontributing

45. If the building is in existing National Register district, is it:     Contributing     Noncontributing

## VII. RECORDING INFORMATION

46. Photograph numbers: 5WL.8923\_1 to 5WL.8923\_4

Negatives filed at: Pinyon Environmental, Inc.

47. Report title: Fort Lupton Intensive Residential Survey: Phase II

48. Date(s): Sep 11, 2019

49. Recorder(s): Sean Fallon and Leslie Moore

50. Organization: Pinyon Environmental, Inc.

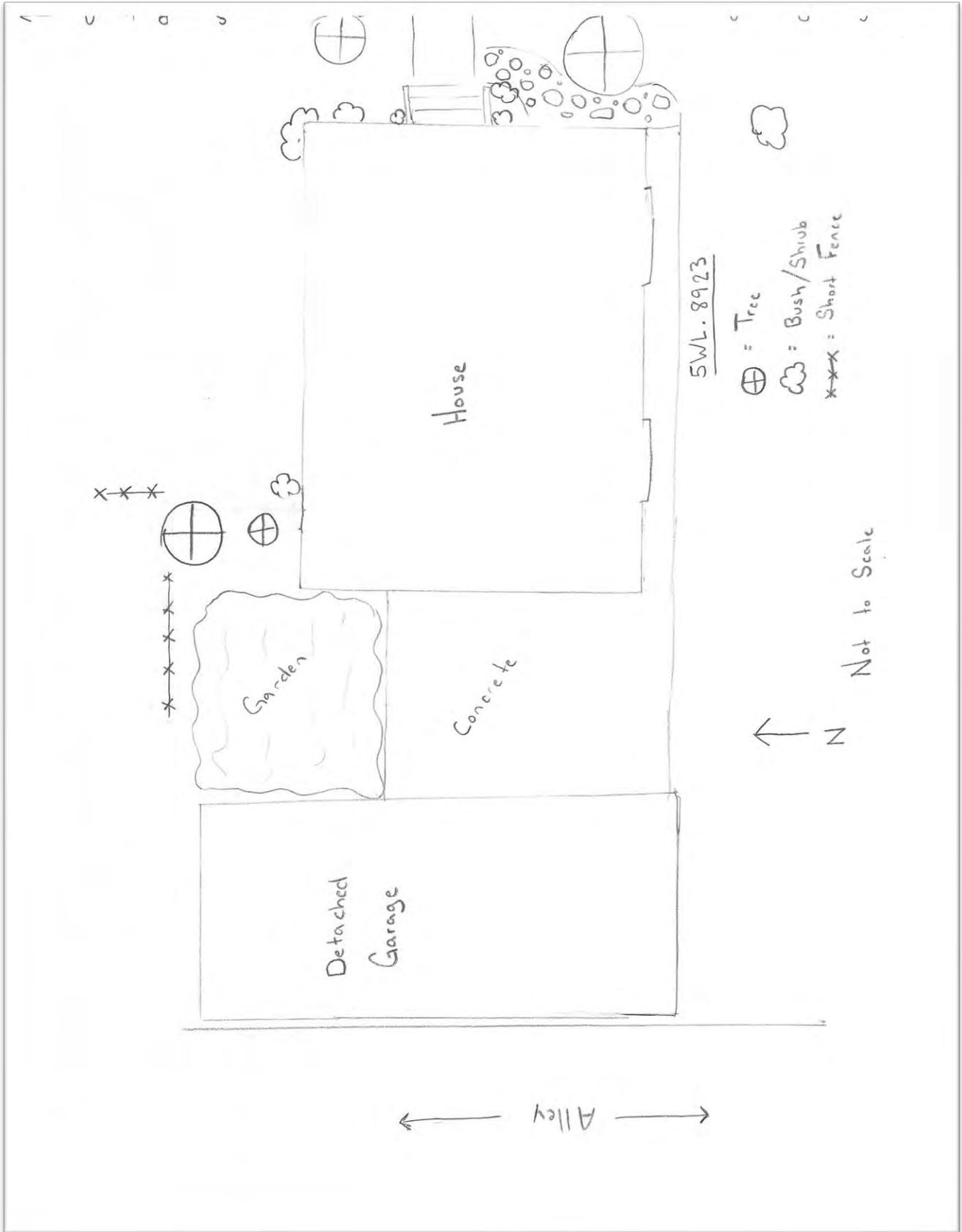
51. Address: 3222 South Vance Street, Lakewood, CO 80232

52. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

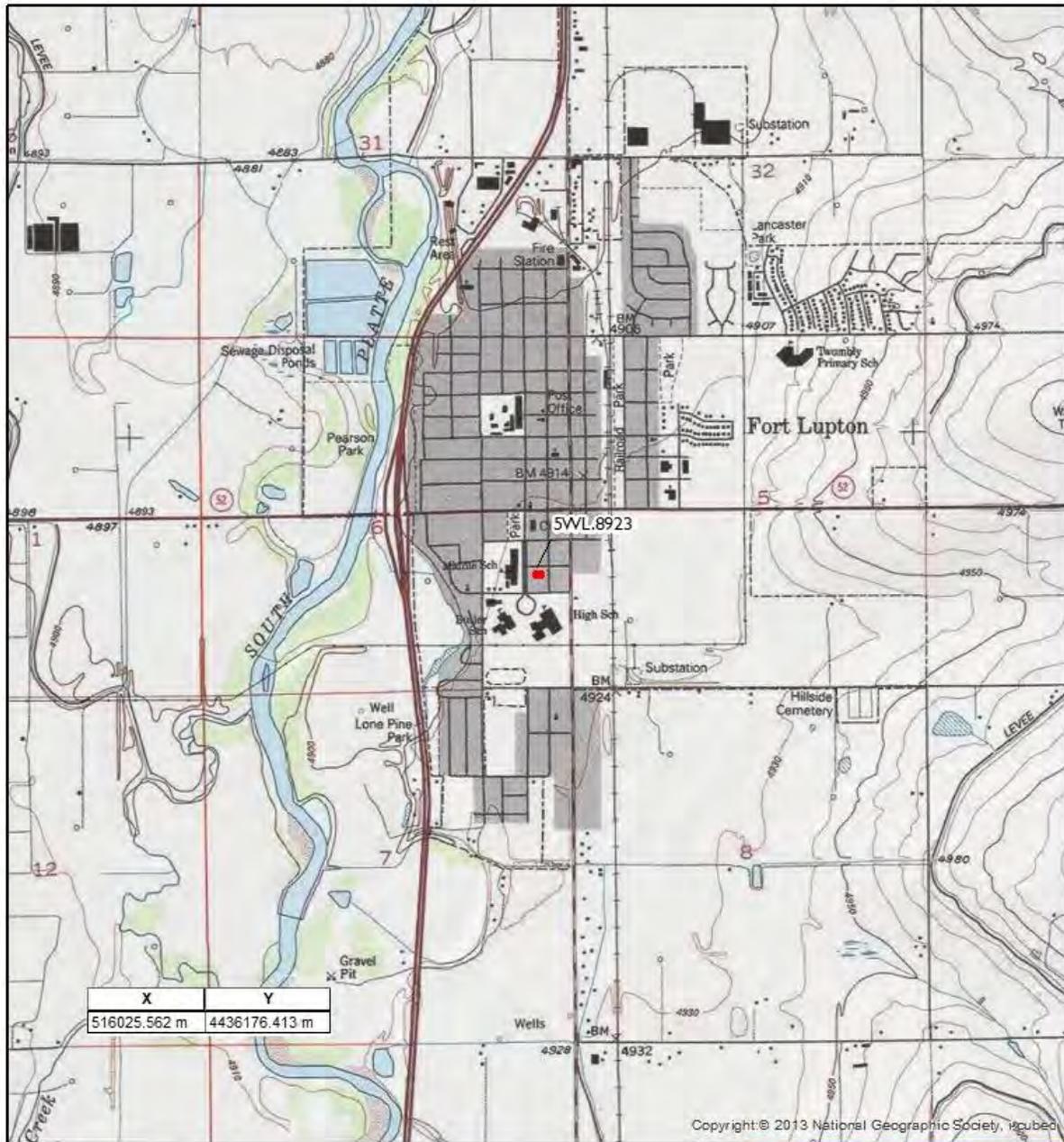
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map





### Topographic Map



X	Y
516025.562 m	4436176.413 m

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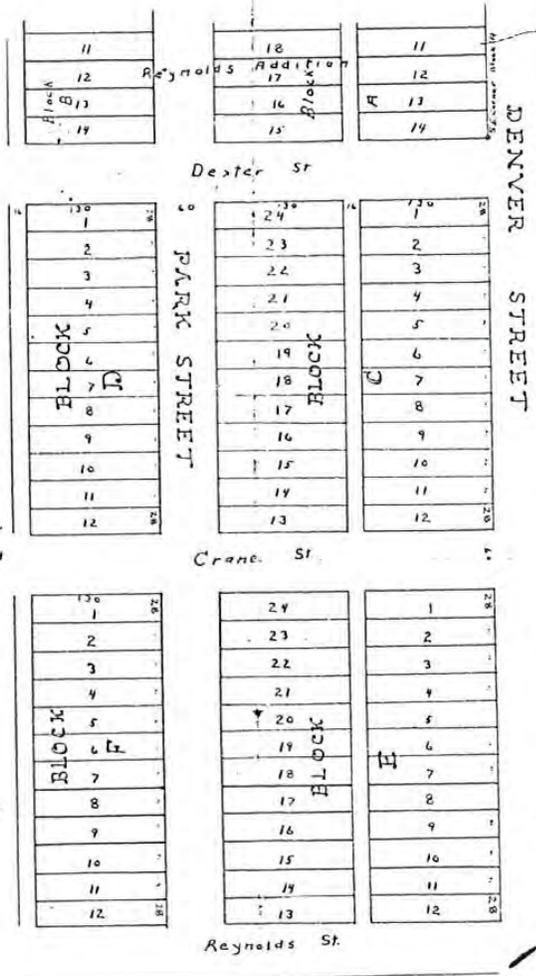
<p><b>N Legend</b></p> <p> UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p> Resource Boundary (5WL.8923)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> Professional Services, Inc.</p>
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>	

Document Path: Z:\PDS\ECT\2019\119131901\_Historic\_Residential\_Improvement\_Level\_Survey\_Phase\_1\Range\A\Other\PIX\_ColResource\_Plot\10701\_Tp\_5WL.8923.mxd

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED IN E 1/2 of S.E. 1/4 of Sec. 11, T. 11 N., R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace



Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 832 feet along the west side of Denver Street, Thence West 192 ft., Thence North 832 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 192 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds

STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8923\_1

**Description:** Primary (east) elevation. Note the knee brackets and shingles in the gable.

**View:** West



**Photo Number:** 5WL.8923\_2

**Description:** Primary (east) and north elevation. Note the knee brackets and exposed rafter tails.

**View:** Southwest



**Photo Number:** 5WL.8923\_3

**Description:** Primary (east) and south elevation. Note exposed rafter tails and replacement windows.

**View:** Northwest



**Photo Number:** 5WL.8923\_4

**Description:** Garage

**View:** West

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8924
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Cline Residence
6. Current building name: Brian Residence
7. Building address: 125 S Denver Avenue, Fort Lupton, CO 80621
8. Owner name and address: Scott Brian, 910 Jarvis Drive, Erie, Colorado

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE 1/4 of NE 1/4 of NE 1/4 of SE 1/4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 1 3 2 mE 4 4 3 6 6 2 7 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 7 Block: A  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 40' X Width 27'
16. Number of stories: 1
17. Primary external wall material(s): Asbestos shingle  
If other wall material, please describe: NA
18. Roof configuration: Hipped Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt shingle  
If other roof material, please describe: NA
20. Special features: Dormer, Porch, Doric Columns, Overhanging Eaves
21. General architectural description:

The one-story, hipped roof, Classic Cottage has a rectangular plan. The front elevation (east) faces S. Denver Avenue. The house has a brick foundation. The building is clad in asbestos shingle siding painted yellow; the trim is painted green. The roof is clad in grey, asphalt shingles and has a prefabricated, metal chimney on its north slope. Except when otherwise stated, all of the windows on the building are one-over-one, double-hung, sash, vinyl windows with plain wood surrounds.

A hipped-roof porch stretches across most of the façade. Concrete steps lead to the porch, which has three Doric porch supports. The Doric capitals are painted orange. The entrance is slightly south of center. It is a six-over-six light, wood door painted white. There is a window on either side on the entrance. A dormer with a pyramidal roof is built out of the center of the roof above the porch. The dormer has a horizontal, two-light sliding window.

The south elevation has a window on its east side. To the north of center is a horizontal, two-light sliding window, and there is a square, single-light, fixed window at the far end of the east side. The west elevation is not visible from the pedestrian right-of-way.

The north elevation of 125 S Denver Ave has a small, one-over-one, double-hung, sash window on its west end and just east of the center of the elevation. There is also a window west of center and at the far east side of the elevation.

22. Architectural style/building type: Classic Cottage
23. Landscaping or special setting features: A narrow, brick, raised, flower bed wraps around the base of the porch. A wood, picket fence stretches across the lawn from the south elevation to the south border of the property.
24. Associated buildings, features, or objects: A large, rectangular garage with a gable roof with asphalt shingles is located on the southwest corner of the property. The garage is clad in horizontal weatherboard siding. A shed roof addition extends from the east facing elevation of the garage, creating a small covered area with a white painted door granting access to the garage. The main garage door is oriented towards the west, where the garage opens onto a private alley.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1919  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1919. A detached garage was constructed west of the house at or around the same time. The house has no additions. It was repainted in 2018 or 2019. No dates could be determined for the following alterations:

The windows on the house have been replaced with modern, vinyl framed windows.

The roof has undergone routine maintenance and appears to be in good condition.

The original siding was replaced at some point with asbestos siding

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Cline Residence was built in 1919 in the Reynolds Addition. The original owner of the property could not be identified. By 1933, Harold Cline and a woman named Sylvia, likely his wife, resided in the house. Cline was an ice man and a recent resident to Fort Lupton. The Clines moved out of the city by 1940, when the Edwards family is listed in the census as living in 125 S Denver Ave. Roy J. Edward was a truck driver for the local canning company. His wife's name was Josephine and they had a son, Roy Lorren Edwards. In 1986, Edward D. McMillan Jr. purchased the property. The title of the property was expanded to include Tracey J Reynolds in 2000, the same year that McMillan and Reynolds sold the house to Jeffrey J. Hoagland. Ownership of the property shifted to Deutsche Bank National Trust Company in 2008, perhaps a victim of the housing crisis at the start of the Great Recession. Hearthstone Management Service, LLC purchased the property in 2009 and in 2018, Scott Brian bought it and is the current owner.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Weld County Assessor; *Property Report*, 125 S Denver Avenue

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 125 S Denver Avenue

"United States Census, 1940," Roy J Edwards, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 1B, line 72, family 25, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance:

This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

The house is not associated with the lives of persons significant in our shared history. Cline worked as an ice man and is representative of the working-class residents of the neighborhood. Like many, the Cline family would leave Fort Lupton before 1940, likely looking for greater employment opportunity in a larger urban center. The Cline's and subsequent residents are not uniquely important to the broader patterns of Fort Lupton's or Colorado's historic development; therefore, the house not significant under Criterion B.

The house is an example of Classic Cottage architecture in Fort Lupton. Essentially a one-story version of a Foursquare, the house features simple rectangular plan with an elongated hipped roof, central dormer, Doric columns, and broad front porch. The house has little ornamentation and has been modified, most notably replacing the exterior siding, but the overall form of the house remains intact, and this represents a somewhat uncommon example of Classic Cottage architecture in the Reynolds additions. This style of architecture gained prominence between 1910 and 1930, and the style is most commonly represented in residential architecture in Colorado, although occasionally seen on schoolhouses, train depots and small municipal buildings. The house may have been clad in brick at some point, but the entirety of exterior materials has been replaced. For these reasons the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions and has not otherwise been altered; therefore, the house retains integrity of design. Over time, windows and doors have been replaced, and at some point, the original exterior siding was replaced with asbestos siding. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of workmanship and materials. The exterior envelope demonstrates a high degree of modern materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the any potential historic district.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district listed under Criterion C.

If there is National Register district potential, is this building:     Contributing     Noncontributing

46. If the building is in existing National Register district, is it:       Contributing       Noncontributing

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5WL\_8924\_1 to 5WL\_8924\_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II \_\_\_\_\_

49. Date(s): Oct 7, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

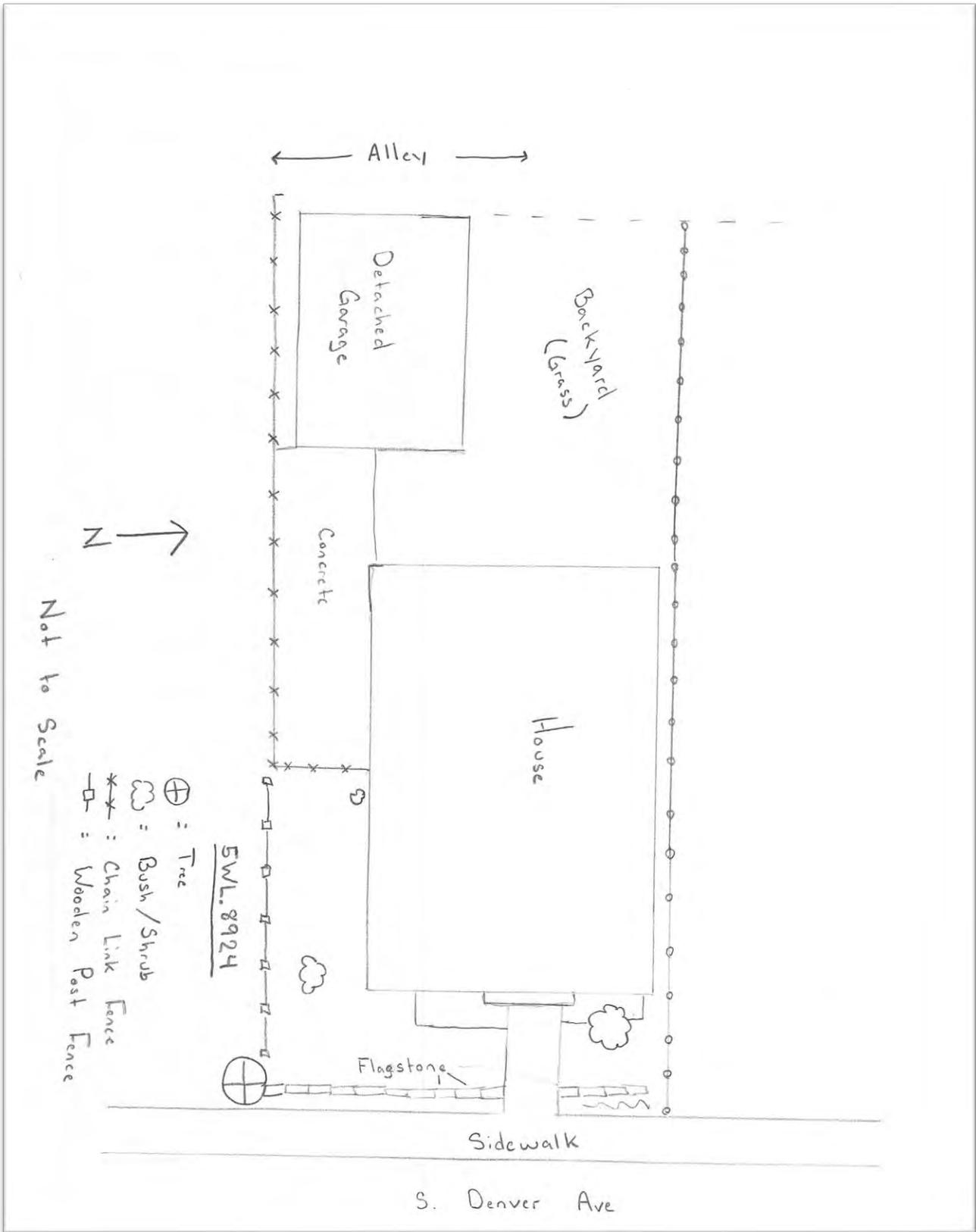
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

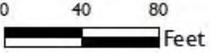
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

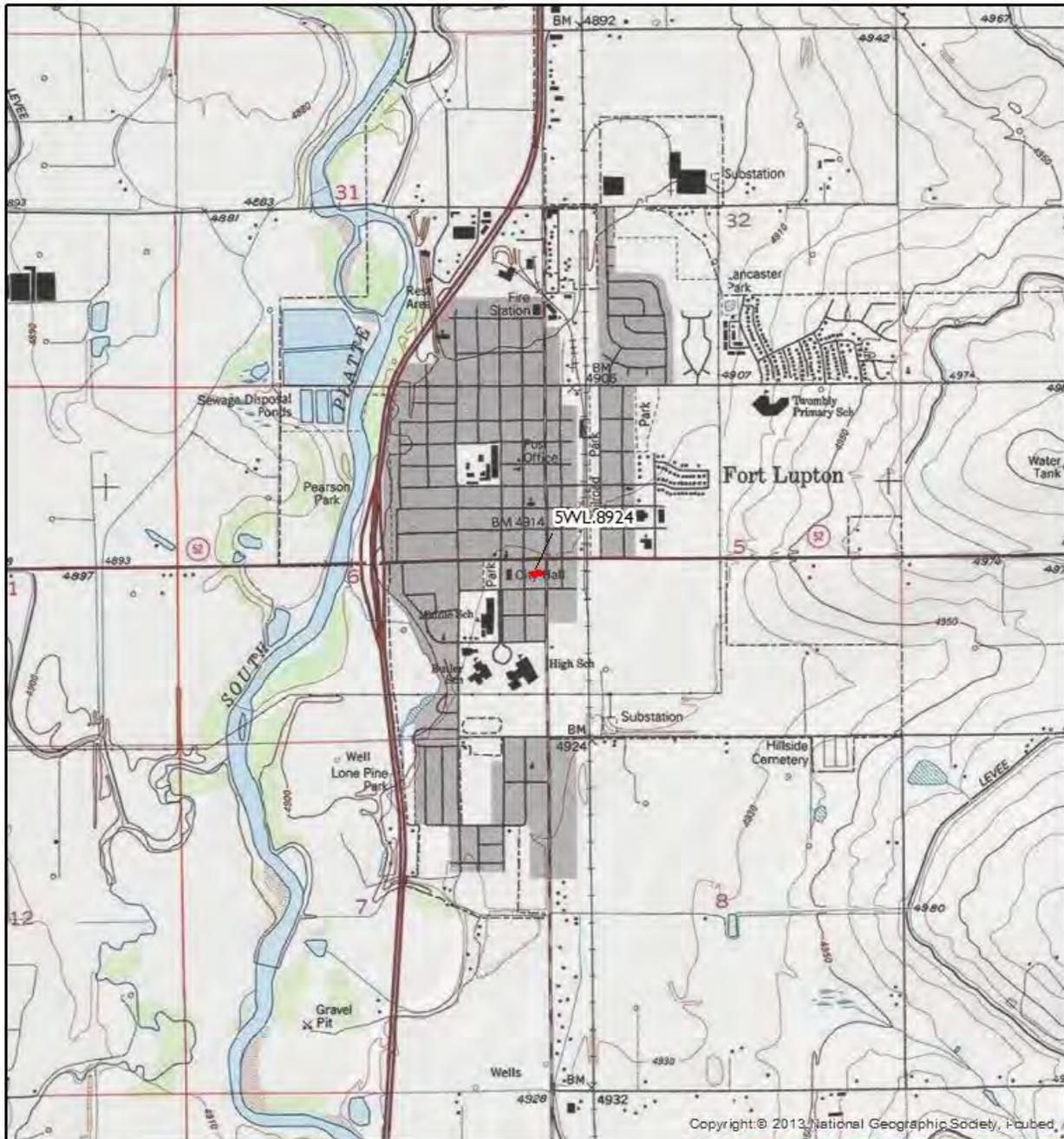




© Street View, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8924)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8924                  125 South Denver Avenue                  Fort Lupton, Colorado</p>
	Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: 1/19-1319-01.CUL001	Drawn By: JAF Reviewed By: SMF	

### Topographic Map

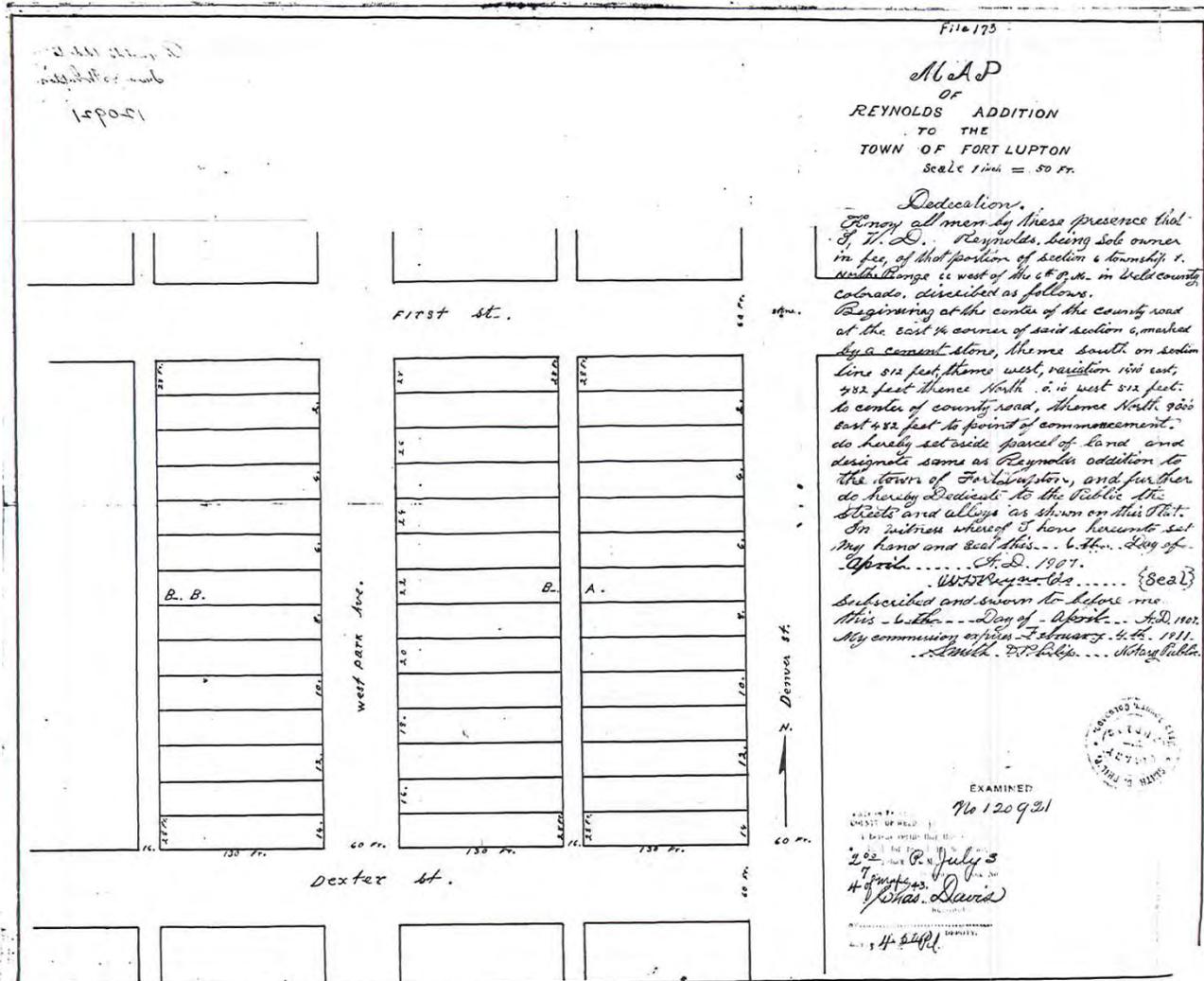


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<p><b>N Legend</b></p> <p> UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p> Resource Boundary (5WL.8924)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> Conservation</p> <p><b>TOPO MAP</b> Resource Number 5WL.8924 125 South Denver Avenue Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>		

Document Path: Z:\PND\CT\2019\119121\01\_Historic\_Railroad\_and\_Levee\_Survey\_Phase\_6\RA\res\A\01\topo\5WL.8924.mxd

Plat Map (1907)



File 175

M.A.P.  
OF  
REYNOLDS ADDITION  
TO THE  
TOWN OF FORT LUPTON  
Scale 1 inch = 50 ft.

Dedication.

Finny all men by these presence that  
I, W. D. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1,  
north range 6 west of the 6th p.m. in Weld county,  
Colorado, described as follows.

Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet thence west, variation 100 east,  
482 feet thence North 6.16 west 512 feet  
to center of county road, thence North 90°  
east 482 feet to point of commencement.

do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 6th day of  
April A.D. 1907.

W. D. Reynolds (Seal)  
Subscribed and sworn to before me  
this 6th day of April A.D. 1907.  
My commission expires February 4th 1911.  
L. W. P. Kelly Notary Public



EXAMINED  
No 120931

202  
July 3  
H. S. Davis  
H. S. Davis

## Site Photographs



**Photo Number:** 5WL\_8924\_1

**Description:** Primary (east) elevation. Note Doric porch supports, dormer, and brick garden beds.

**View:** West



**Photo Number:** 5WL\_8924\_2

**Description:** Primary (east) elevation and south elevation.

**View:** Northwest



**Photo Number:** 5WL\_8924\_3

**Description:** Primary (east) elevation and north elevation.

**View:** Southwest



**Photo Number:** 5WL\_8924\_4

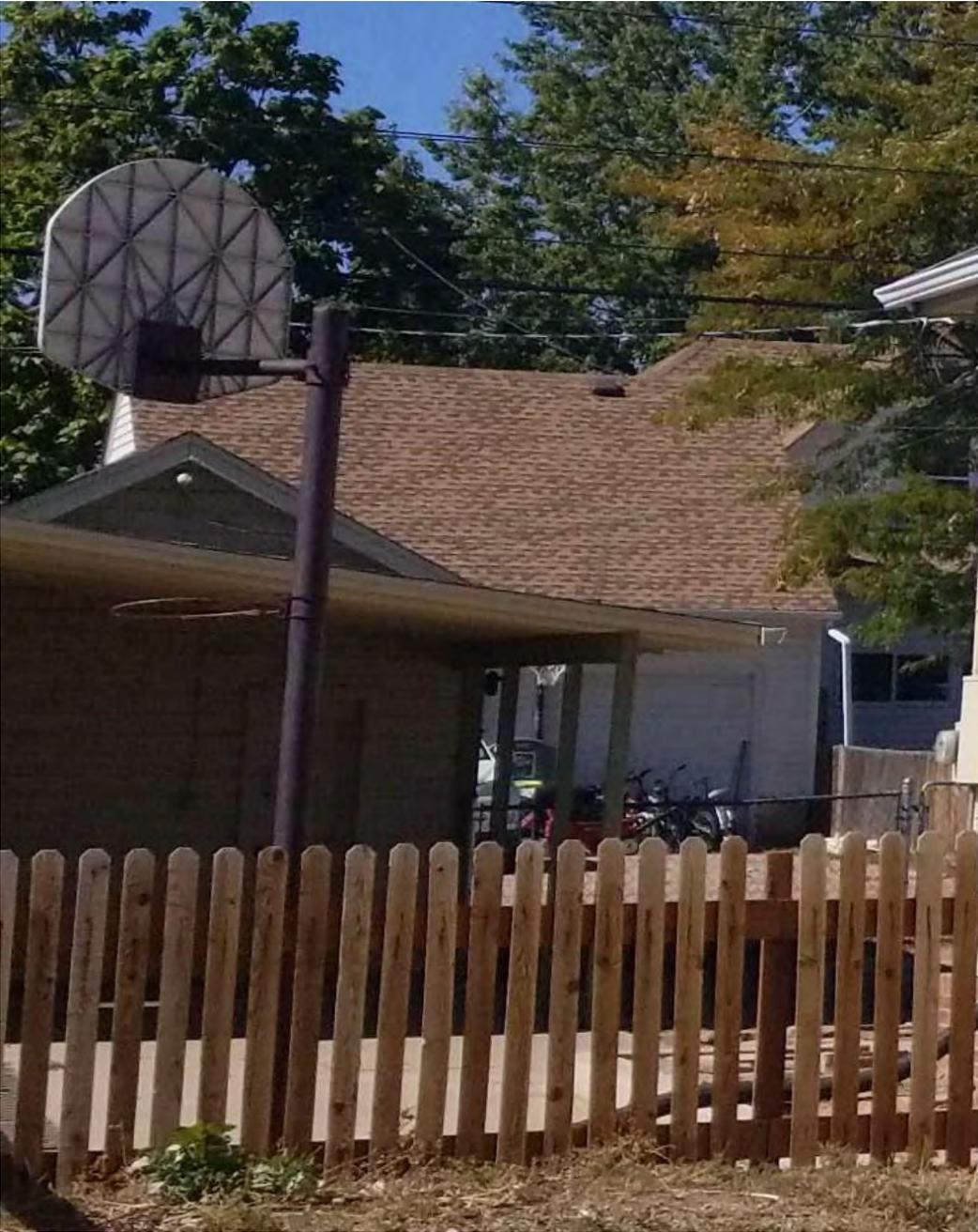
**Description:** Dormer with pyramidal roof and sliding window.

**View:** West

**Photo Number:** 5WL\_8924\_5

**Description:** East facing elevation. Note the shed roof addition.

**View:** West



OAH P1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### Official eligibility determination (OAH P 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8925
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Miller Residence
6. Current building name: Shell-Saldana Residence
7. Building address: 103 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Nicole Shell and Alexander Simon Saldana, 103 S Park Avenue, Fort Lupton, Colorado 80261

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NW $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 7 7 mE 4 4 3 6 6 5 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 1-2 Block: B  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 52' X Width 36'
16. Number of stories: 1
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: NA
18. Roof configuration: Front Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle

If other roof material, please describe: NA

20. Special features: Chimney, Porch, Overhanging Eaves, Purlins

21. General architectural description:

This one-story, front gabled, house has a rectangular plan. The façade faces east towards S. Park Avenue. The house has a concrete foundation painted brown. The gabled roof has overhanging eaves and is clad in black, asphalt shingles. There are exposed roof beams under the gable. The building is clad in horizontal, wood, clapboard siding painted red. The trim is painted yellow.

A gabled ell with exposed rafter beams extends from the north side of the façade. There is additional wood cladding abutting at the corners of the ell to simulate large, square porch supports. A small bay window extends from the façade of the ell. To the south of the ell, is a porch that extends the same distance as the ell. Concrete steps lead to the porch and a wood railing stretches across the front of the porch. On the south side of the porch is a large, square, wood, porch support. The entrance to the house is on the north elevation of the ell, underneath the porch. Two pairs of rectangular, one-over-one vinyl, sash windows with wood surrounds are on the façade beneath the porch. The porch roof extends nearly to the top of the house's gable. Between the peak of the gable and the top of the porch roof is a small, rectangular, two-light sliding window.

Views of the south elevation are obscured by a large RV parked in the driveway next to the house. A gabled entry with exposed roof beams is attached to the west elevation. An entrance sits off the west elevation of the entry. Six-light, double, casement windows with wood surrounds are on the north elevation of the entry; they are likely original windows. There is a small, rectangular, single-hung, vinyl window high on the southern side of the building's west elevation. There is also a small, rectangular, two-light, vinyl, sliding window. A shallow, gabled bay with exposed roof beams extends from the north entrance of the house. There is a pair of rectangular, one-over-one light, double-hung, vinyl, sash windows in the bay. There is an identical pair of windows on the east side of the north elevation. There is also a brick chimney that extends from the ground to above the roof. On either side of the chimney are two rectangular, one-over-one light, double-hung, vinyl, sash windows. On the west end of the north elevation is a small, rectangular, two-light, vinyl, sliding window.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: There are small plantings in front of the façade. Young trees are planted between the north elevation and 1<sup>st</sup> Street.

24. Associated buildings, features, or objects: There is a small, one-story, front-gabled garage that sits on the northwest corner of the parcel, facing 1<sup>st</sup> Street. It is clad in horizontal, wood, clapboard siding painted red and the trim is painted yellow—to match the house. The roof is clad in black, asphalt shingles and has overhanging eaves and exposed rafter tails. The garage door is on the north elevation and appears to be original. The east and south elevations are obscured by a fence. There is no fenestration on the west elevation. A brick driveway leads from 1<sup>st</sup> Street to the garage.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1920

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1920. A detached garage was constructed west of the house at or around the same time. The house has no additions. Since 2017, the exposed rafter tails on the house have been removed and the house was repainted. No dates could be determined for the following alterations:

All windows on the house have been replaced with modern, vinyl framed windows.

A short, bay window was added to the ell extending from the façade.

The roof has undergone routine maintenance and appears to be in good condition.

30. Original location:  Original  Moved If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Miller Residence was built in 1920, though the original owner was not identified. However, records show that Emily Miller and her daughter, Sadie, lived in the house in 1930. Emily was born in England in 1890 and already widowed by 1930. At that time, she worked in a "Telehouse" office. By 1940, a new family owned the property. Howard Mencimer, a truck driver lived in the house with his wife, Leeta, son, Larry, and daughter, Marlene. Julian and Debra Chavez owned 103 S Park Ave from 1991 until 2010, when ownership switched to Wells Fargo Bank, perhaps in part to the housing crisis during the Great Recession.

Wells Fargo sold the property to Sharon Few Kay in 2011, who then sold it to one of its current owners, Simon Alexander Saldana, in 2017. Saldana now owns the property with Nicole Shell.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor Records; *Property Portal*, 103 S Park Avenue.

"United States Census, 1930," Emily Miller, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 1, family 57, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986."United States Census, 1940," Emily B Miller in household of Charles W St John, Tract 43, Denver, Election District M, Denver, Colorado, United States; citing enumeration district (ED) 16-158, sheet 4A, line 20, family 75, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 488.

**VI. SIGNIFICANCE**

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when

the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local or regional history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners and subsequent residents are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century but are not uniquely significant to the broader patterns of Fort Lupton's or Colorado's history; therefore, the house not significant under Criterion B.

The house is a Bungalow that is somewhat evocative of Craftsman style. Craftsman Bungalows are known for having multiple gables, a large front porch, overhanging roof eaves and exposed rafter ends this style was most popular between 1900 and 1930 and is widely associated with the Arts and Crafts movement. This resource has similar character defining features such as exposed rafter ends, overhanging roof eaves, and a large front porch. The house also has a multi-gabled roof and exhibits asymmetrical massing. For these reasons, the house is associated with Criterion C but demonstrates diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house is a Bungalow that is somewhat evocative of Craftsman style. Craftsman Bungalows are known for having multiple gables, a large front porch, overhanging roof eaves and exposed rafter ends this style was most popular between 1900 and 1930 and is widely associated with the Arts and Crafts movement. This resource has similar character defining features such as exposed rafter ends, overhanging roof eaves, and a large front porch. The house also has a multi-gabled roof and exhibits asymmetrical massing. However, since 2017, the exposed rafter tails on the house have been removed and the house has been repainted. Furthermore, all windows on the house have been replaced with modern, vinyl framed windows and a short bay window was added to the ell extending from the façade. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house does not fully retain integrity of design, workmanship and materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the any potential historic district.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes     No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of

construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5WL\_8925\_1 to 5WL\_8925\_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Sep 11, 2019

50. Recorder(s): Sean Fallon

51. Organization: Pinyon Environmental, Inc.

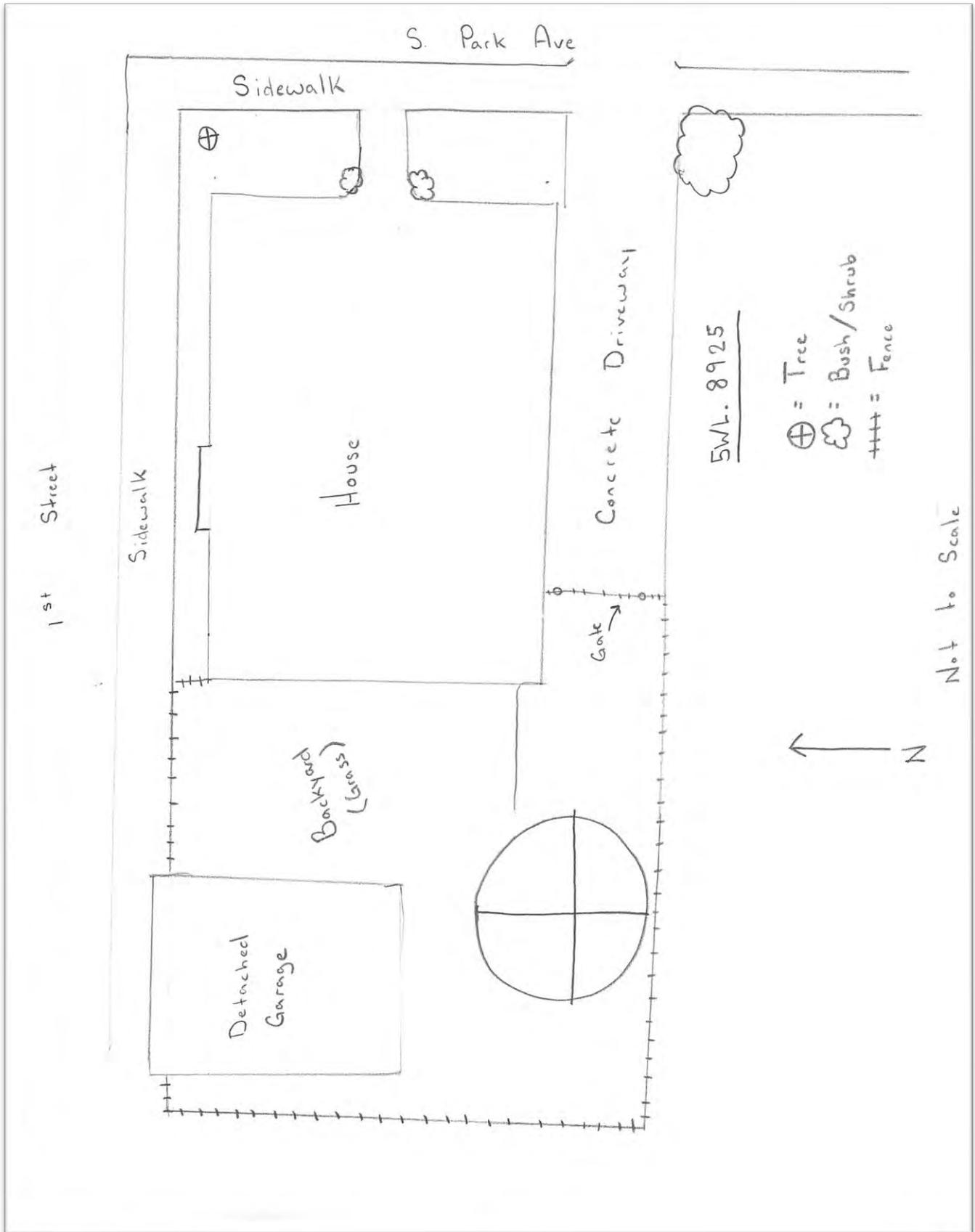
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

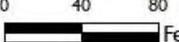
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

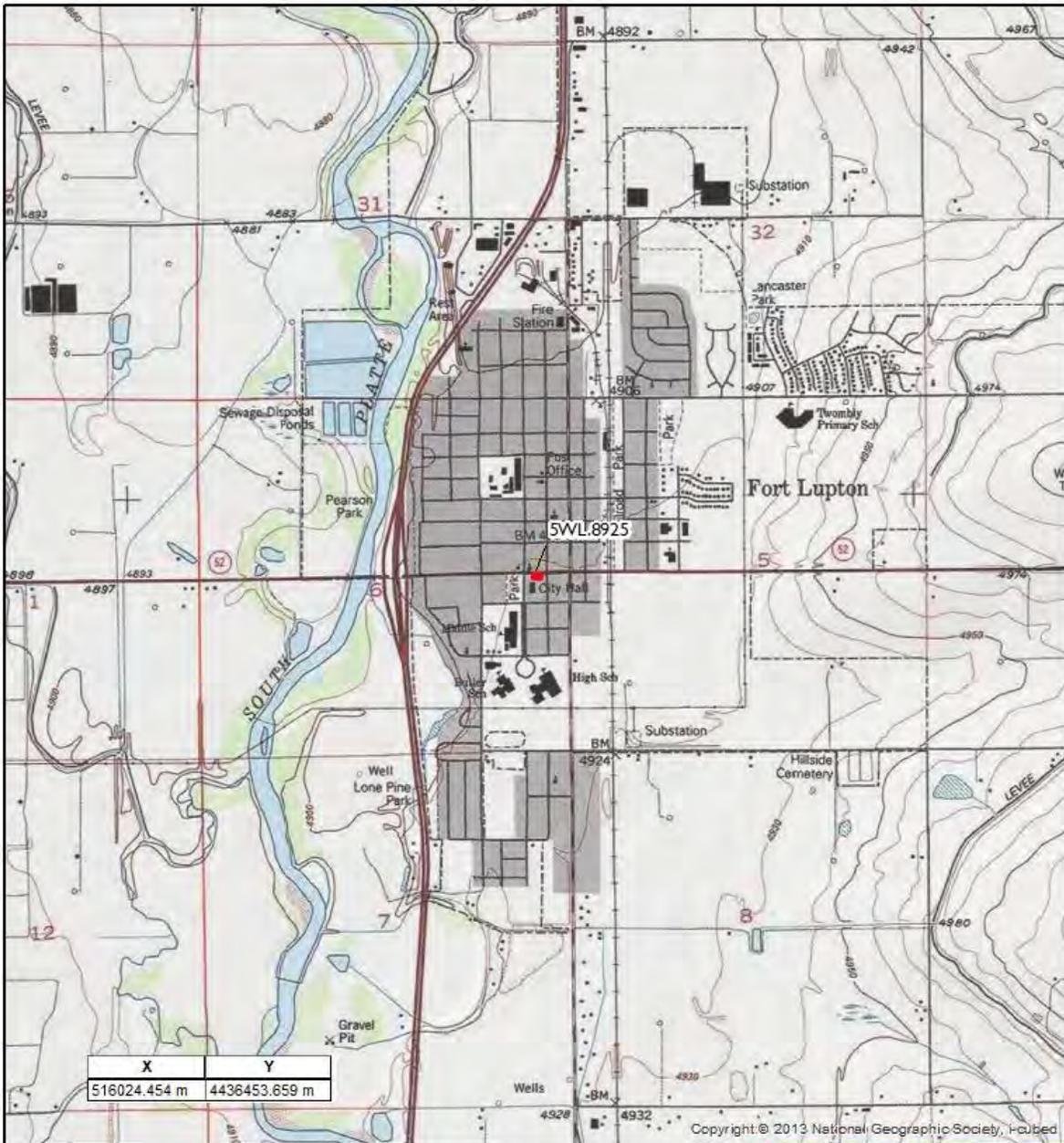




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community

<p><b>N Legend</b></p>  <p> Resource Boundary (5WL.8925)</p>	<p>0 40 80 Feet</p> 		
		<p><b>SKETCH MAP</b>                  Resource Number 5WL.8925                  103 South Park Avenue                  Fort Lupton, Colorado</p>	
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian		Drawn By: JAF	Figure: I
Pinyon Project Number: I/19-1319-01.CUL001		Reviewed By: SMF	Date: 1/8/2020

### Topographic Map



<p><b>N Legend</b></p> <p>  Resource Boundary (5WL.8925)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> resources</p>	
		<p><b>TOPO MAP</b> Resource Number 5WL.8925 103 South Park Avenue Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>		<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Document Path: Z:\P\0\0\2019\1191319\01\_Historic\_Railroad\_Levee\_Level\_Conveyance\_01\Drawings\01\01\_CUL001\_P101\12702\_TPL\_01\_WL8925.mxd



## Site Photographs



**Photo Number:** 5WL\_8925\_1

**Description:** Primary (east) elevation. Note the exposed roof supports and wide porch.

**View:** West



**Photo Number:** 5WL\_8925\_2

**Description:** North elevation. Note the shallow, squared bay, exposed roof supports, and brick chimney.

**View:** Southwest



**Photo Number:** 5WL\_8925\_3

**Description:** Garage. Note the exposed rafter tails and original door.

**View:** Southwest



**Photo Number:** 5WL\_8925\_4

**Description:** West and north elevations. Note exposed roof supports and back entryway.

**View:** Southeast

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8926
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Tegneil Residence
6. Current building name: Voorhees Residence
7. Building address: 203 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Dane Voorhees, 203 S Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
#  /4 of #   /4 of #   /4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 4 mE 4 4 3 6 3 1 4 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 1-2 Block: D  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 40' X Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Pyramidal  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe: \_\_\_\_\_

20. Special features: Chimney, Overhanging Eaves, Exposed Rafter, Enclosed Inset Porch

21. General architectural description:

This one-story, pyramidal house has a square plan. The façade (east facing) faces S. Park Avenue. The house has an unpainted, concrete foundation. The pyramidal roof has overhanging eaves with exposed rafter tails and is clad in black, asphalt shingles. The building is clad in horizontal, wood, clapboard siding that is painted white. The trim is painted grey. There is a brick chimney, and a round, metal, prefabricated chimney on the southern slope of the roof.

The entrance on the façade is off center to the north. Concrete steps lead to the entrance that appears to open up on to an enclosed porch, which stretches across the northern two-thirds of the facade. It is a two-light, white, metal, storm door. The entrance is flanked by two windows. All of the windows on the building (unless otherwise noted) are tall, rectangular, one-over-one, double-hung, vinyl, sash windows. On either side of the entrance are three-part ribbon windows. There is another three-part ribbon window on the south side of the façade; the middle window is slightly wider than the two on either side of it. This ribbon window has wood surrounds. A tall fence obstructs views of the south elevation. The west elevation has three windows with wood surrounds. There is also a small, horizontal, vinyl, sliding window on the west side of the north elevation. The north elevation has a single window on its west side and a three-part ribbon window with wood surrounds just east of center. This ribbon window, like the one on the façade, has a slightly wider middle window. There is another three-part ribbon window on the east side of the north elevation that makes up part of the enclosed porch.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: There are small plantings and shrubs around the foundation of the building. There are mature trees on the north and west portion of the property.

24. Associated buildings, features, or objects: A one-story, rectangular, front-gabled garage sits on the northwest corner of the property, facing Dexter Street. It is clad mostly in asbestos-shingle siding that is painted white while the trim is painted grey—to match the house. The north elevation is in horizontal, wood, clapboard siding and has a large, double garage door. There is an entrance on the south side of the east elevation. A concrete driveway leads from Dexter Street to the garage.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1920

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1920. A detached garage was constructed on the west side of the parcel at or around the same time as the house. No date could be determined for the following alterations:

Most or all of the windows on the house have been replaced over time with vinyl windows.

30. Original location:  Original  Moved If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling
32. Intermediate use(s): Choose a use and function.
33. Current use(s): Single Dwelling
34. Site type(s): Suburban Neighborhood
35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The original owner of the Tegneil Residence was not identified. By 1930 a Joseph Tegneil his wife Bertha, and their two sons occupied the house. Born in Illinois in 1878, Tegneil made his way to Fort Lupton and by 1930 had found work as a bookkeeper for the Great West Sugar Co. They did not live there for long. Records indicate that in 1933 a Joseph Daniels, a mechanic, lived in the house and by 1940 a Ruth Devereaux, her grandson and two lodgers occupied the house. At some point the Neely family came to own the house who in 2002 sold the property to a Melody Fernandez. The house stayed in the Fernandez family until 2017, when it was sold to Dane and Shelby Voorhees.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 203 S Park Avenue

"United States Census, 1930," Colorado, Weld, Fort Lupton. ED 1, image 6 of 8; citing NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002).

"United States Census, 1940," Colorado, Weld, Election Precinct 1, Fort Lupton. 62-1 Election Precinct 1 Fort Lupton, Fort Lupton Town S of 4th St, E of Park Av, and S of 1st St > image 9 of 20; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to local or regional history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. Joseph Tegneil, a bookkeeper for G.W. Sugar, and his wife Bertha, as well as subsequent residents are representative of the growing working class in the neighborhood but are not uniquely significant to the history of Fort Lupton; therefore, the house not significant under Criterion B.

The house does not clearly exemplify a defined architectural style. The house is a good example of the hipped-roof box building type, a simplified version of the Classic Cottage style. Hipped-roof boxes have

the hipped roof and porch commonly found on Classic Cottages, but may lack the central dormer, flared eaves, and Doric columns, as this resource does. Nevertheless, this house is emblematic of the understated, but growing affluence of Fort Lupton residents between 1900 and 1955. For these reasons, the house is associated with Criterion C but demonstrates diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no major additions, though the original windows and doors have been replaced, and the previously open porch was enclosed at some point. For these reasons, the house does not retain integrity of design, materials and workmanship. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district listed under Criterion C.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:     Contributing     Noncontributing

46. If the building is in existing National Register district, is it:     Contributing     Noncontributing

## VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL.8926\_1 to 5WL.8926\_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Sep 11, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

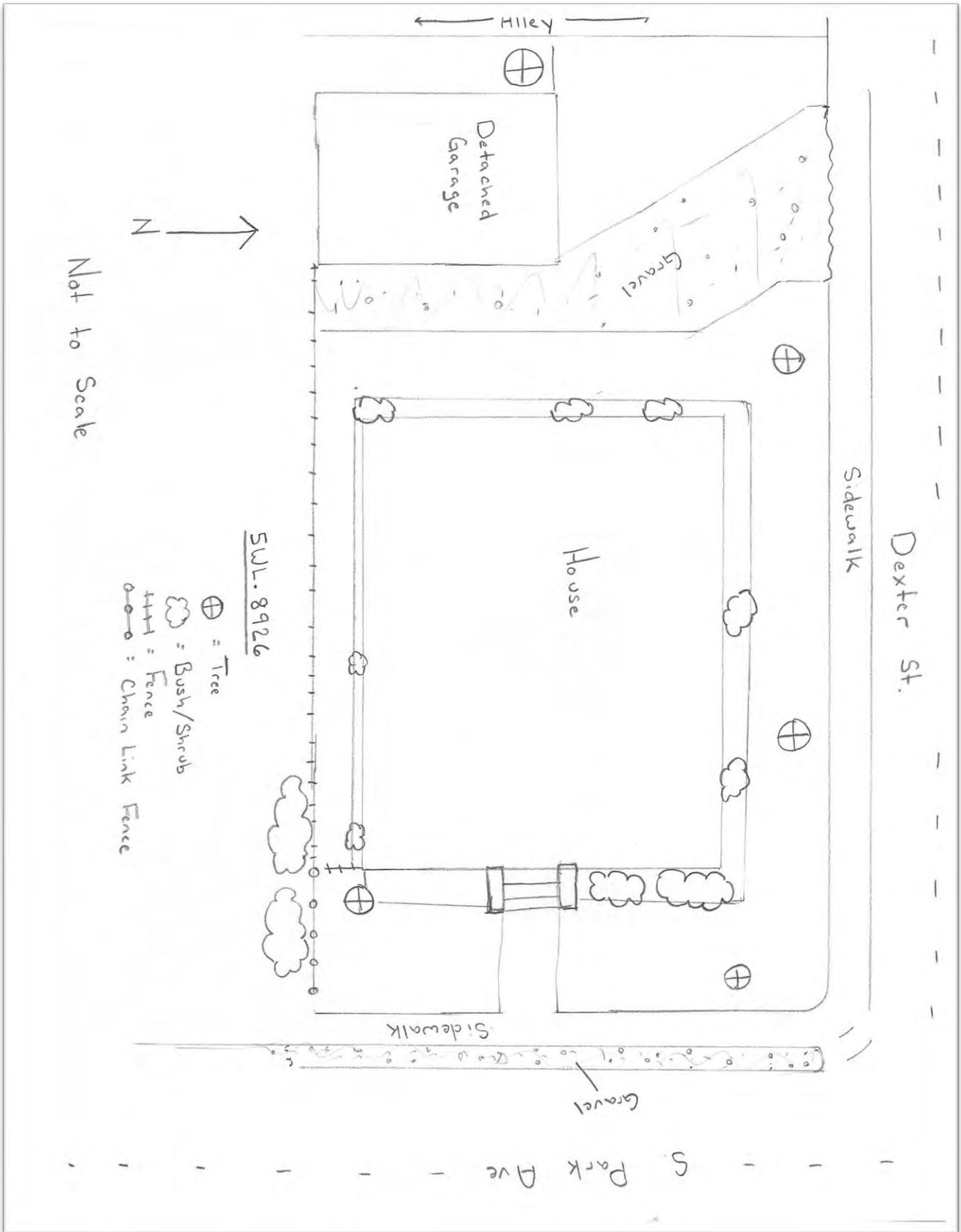
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map





<p><b>N</b></p> <p><b>Legend</b></p> <p> Resource Boundary (5WL.8926)</p> <p>0 40 80 Feet</p>	<p><b>Pinyon</b> Historical</p>	
	<p><b>SKETCH MAP</b>                  Resource Number 5WL.8926                  203 South Park Avenue                  Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 1</p> <p>Date: 1/8/2020</p>

Document Path: Z:\PNO\ICT\2019\19121901\_Historic\_Residential\_Inventory\_Level\_Survey\_Phase\_1\Drawings\Architect\PK\_DeResource\_Plan\191201\_SPL\_5WL8926.mxd



Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED in E 1/2 of S.E. 1/4 of Sec. 11, T. 11 N. R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 832 feet along the west side of Denver Street, Thence West 192 ft. Thence North 832 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 192 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds

STATE OF COLORADO  
COUNTY OF WELD

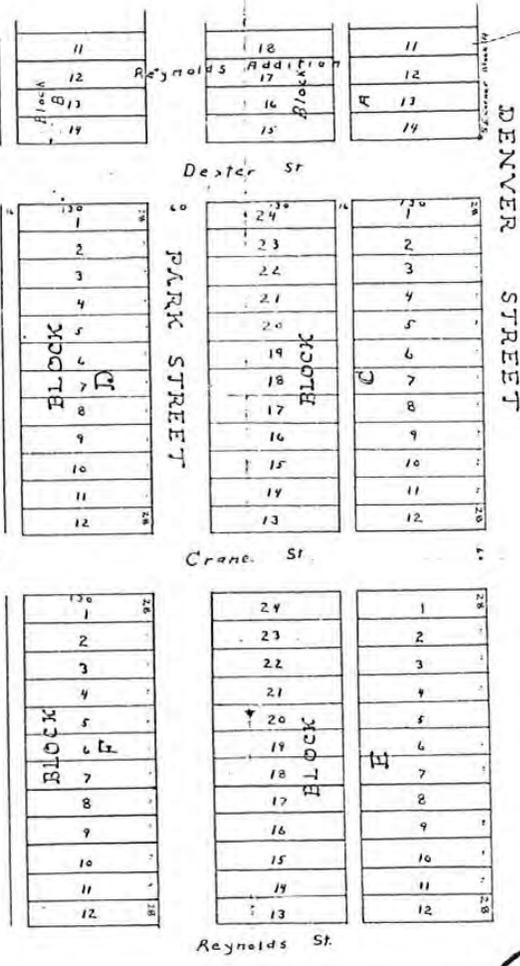
S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

S.V. Wallace  
Engineer

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edgar J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8926\_1

**Description:** Primary (east) elevation. Note the window ribbons, and bracketed eaves.

**View:** West



**Photo Number:** 5WL.8926\_2

**Description:** East and north facing elevations. Note the detached garage behind the house.

**View:** Southwest



**Photo Number:** 5WL.8926\_3

**Description:** North and west facing elevations.

**View:** Southeast



**Photo Number:** 5WL.8926\_4

**Description:** Detached garage on the west side of parcel. House is left of frame.

**View:** South

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8927
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Keetle Residence
6. Current building name: Milliken-Gregory Residence
7. Building address: 218 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Celeste Milliken and James Gregory, 218 S Park Avenue Fort Lupton, CO 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE ¼ of NE ¼ of NE ¼ of SE ¼ of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 0 mE 4 4 3 6 4 9 3 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 19-20 Block: C  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 66' X Width 28'
16. Number of stories: 1
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe: Stucco
18. Roof configuration: Cross Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: NA
20. Special features: Chimney, Purlins, Overhanging Eaves
21. General architectural description:

The one-story, cross-gabled, Craftsman Bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has a concrete foundation painted tan. The roof has overhanging eaves and exposed, decorative roof beams. The building's first story is clad in horizontal, wood clapboard siding painted tan. The half story in the gables is stucco painted white. The trim is painted white. Unless otherwise stated, the windows are three-over-one, double-hung, sash windows with plain wood surrounds.

The entrance on the façade is just north of center. This contemporary entrance has a large, single-light, fixed window. There is a two-light sidelight on the south side of the door. Both the door and the wood surround of the sidelight are painted red. Three concrete steps lead to the entrance. There is a three-part ribbon window on the south side of the façade. There is a contemporary, three-part, vinyl, picture window on the north side of the façade. The large center window is a single, fixed light. There is a one-over-one, double-hung window on either side of the fixed-light window. In the upper-half story of the façade, in the gable, there is a horizontal, four-light, fixed window.

The north elevation of 218 S. Park Ave is mostly obscured by vegetation, but a horizontal, four-light, fixed window is visible in the center of the gable. The east elevation is not visible from the pedestrian right-of-way. The south elevation is also partially obscured by vegetation and a fence. There is a pair of windows in the center of the elevation and a second pair at the far west side.

22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: Multiple trees are planted in the front yard. A short, picket fence painted white wraps around the property, except along the pedestrian sidewalk.
24. Associated buildings, features, or objects: A front-gabled detached garage with a rectangular plan sits on the northeast corner of the property. Aerial images indicate the roof of the garage is clad in asphalt shingles, like the house. Like other garages in the neighborhood, it is likely the garage is clad in horizontal weatherboard matching the main house. The garage is obscured from view by a privacy fence and dense foliage. No photograph is available.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1921  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1921. A detached garage was constructed west of the house at or around the same time. A small addition was built off of the back of the house in 1999. It was repainted in either 2018 or 2019. In that same time period, a contemporary picture window replaced an original ribbon

window on the façade and the original front door was also replaced. The rest of the windows on the house appear to be original. The roof has undergone routine maintenance and appears to be in good condition.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Keetle Residence was built in 1921 in the Reynolds Addition. The original owner of the property was not identified. In 1930, George and Mary Keetle lived in the house. Both were originally from Ohio, and George worked as a farm laborer, though he retired by 1933. By 1940, George William had moved into the home. It is not clear when William sold the property but at some point, Donald and Katherine Yost came to own the property. They sold the house to Jennifer and Kenneth Espinoza. The Espinozas sold the property to Cloid and Betty Willits in 1995 who remained in the house until 2008. The current owner, Celeste Milliken, purchased the property in 2008.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor, *Property Report*, 218 S Park Avenue

"United States Census, 1930," George W Keetle, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 39, family 68, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," George Stanley Keetle, Fort Lupton, Election Precinct 37, Weld, Colorado, United States; citing enumeration district (ED) 62-60, sheet 2A, line 13, family 30, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

"United States Census, 1940," George K William, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 3A, line 7, family 50, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup> Century. The George Keetle was a farm laborer, like many other residents of the neighborhood, and there is no evidence the Keetle family or subsequent residents of the house made significant contributions to the history of Fort Lupton. Therefore, the house not significant under Criterion B.

The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features exposed roof supports, overhanging eaves, and a decorative multi-light window in its gable. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado. However, the exterior envelope of the house has been extensively modified; therefore, this house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

42. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The multi-light windows, exposed roof supports, and other stylistic details are still intact; therefore, the house retains its workmanship. The property has an addition built off of its east elevation; therefore, the house has diminished integrity of design. The entrance and a ribbon window on the façade have both been replaced, and the remaining windows on the house are original; therefore, the house has diminished integrity of materials. While these integrity considerations eliminate this resource from consideration for individual listing to the NRHP/SRHP and as a Fort Lupton Historic Landmark, the building retains sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district listed under Criterion C

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

43. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

44. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

- If there is National Register district potential, is this building:  Contributing  Noncontributing
45. If the building is in existing National Register district, is it:  Contributing  Noncontributing

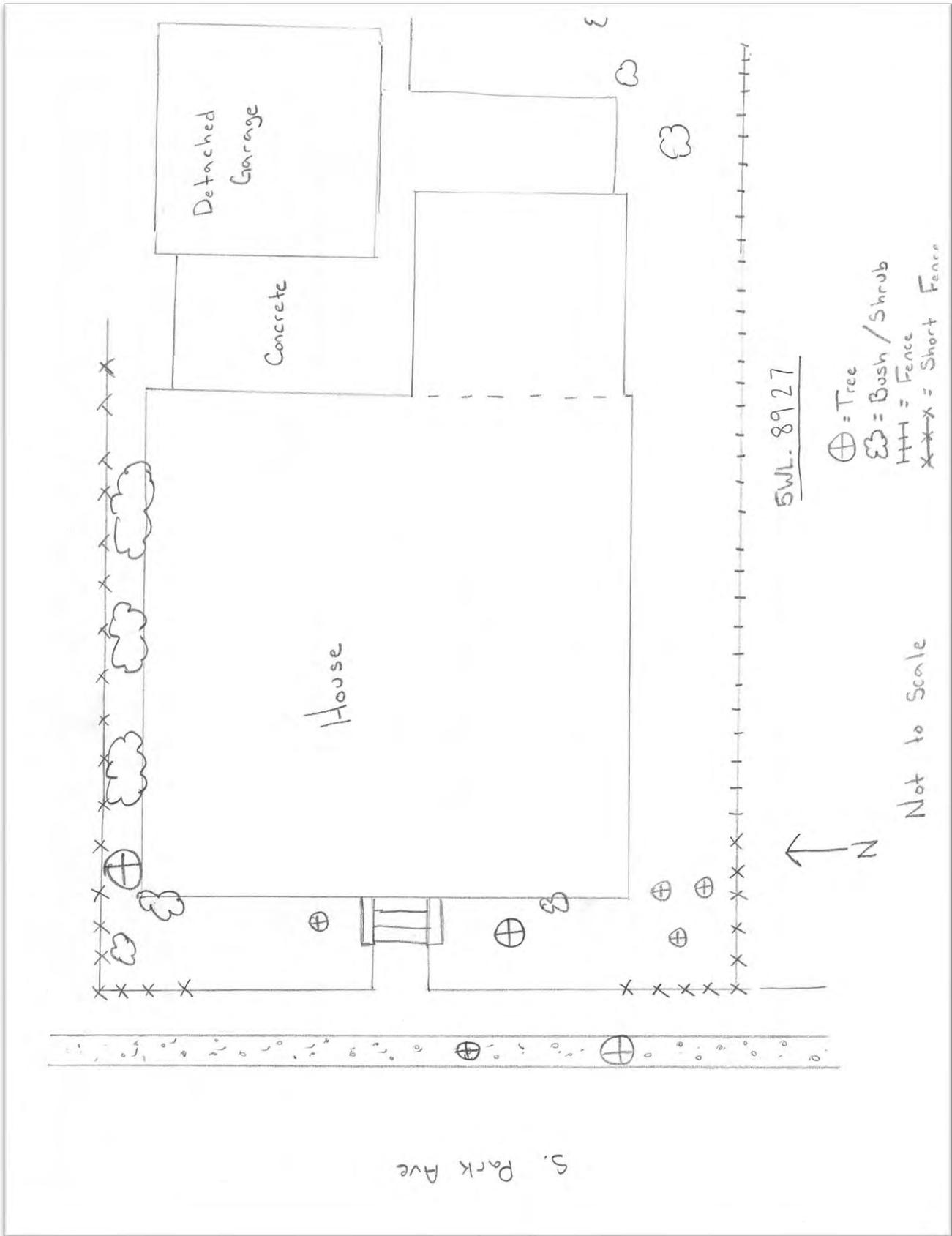
**VIII. RECORDING INFORMATION**

46. Photograph numbers: 5WL\_8927\_1 to 5WL\_8927\_3  
 Negatives filed at: Pinyon Environmental, Inc.
47. Report title: Fort Lupton Intensive Residential Survey: Phase II
48. Date(s): Oct 7, 2019
49. Recorder(s): Sean Fallon and Leslie Moore
50. Organization: Pinyon Environmental, Inc.
51. Address: 3222 South Vance Street, Lakewood, CO 80232
52. Phone number(s): 303.980.5200

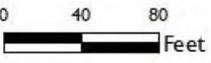
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

Sketch Map

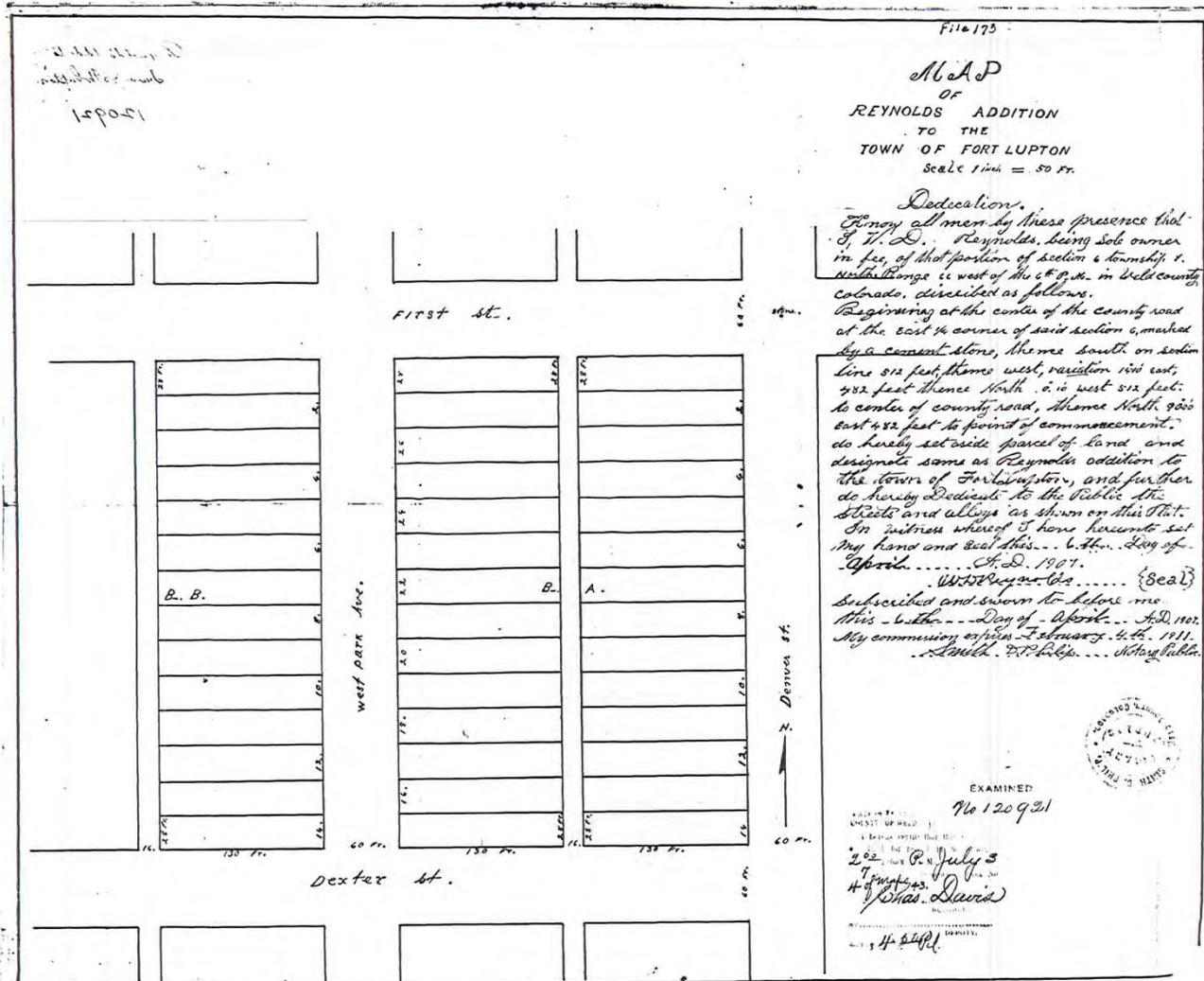




<p><b>N</b></p>  <p><b>Legend</b></p> <p> Resource Boundary (5WL.8927)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8927                  218 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	



Plat Map (1907)



1907  
1900

File 175

**MAP**  
OF  
**REYNOLDS ADDITION**  
TO THE  
**TOWN OF FORT LUPTON**  
Scale 1 inch = 50 ft.

**Dedication.**  
Bearing witness that  
I, W. D. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1,  
north range 6 west of the 6th P.M. in Weld county,  
Colorado, described as follows:  
Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet thence west, variation 100 east,  
482 feet thence North 6.16 west 512 feet  
to center of county road, thence North 90°  
east 482 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 6th day of  
April A.D. 1907.

W. D. Reynolds (Seal)  
Subscribed and sworn to before me  
this 6th day of April A.D. 1907.  
My commission expires February 4th 1911.  
L. M. D. P. Kelly Notary Public



EXAMINED  
No 120931  
202  
July 3  
H. S. Davis  
H. S. Davis

## Site Photographs



**Photo Number:** 5WL\_8927\_1

**Description:** Primary (west) elevation. Note the upper, multi-light windows.

**View:** East



**Photo Number:** 5WL\_8927\_2

**Description:** Primary (west) elevation and south elevation. Note exposed porch supports.

**View:** Northeast



**Photo Number:** 5WL\_8927\_3  
**Description:** North elevation. Note multi-light window in gable.  
**View:** Southeast

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## 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

### I. IDENTIFICATION

1. Resource number: 5WL.8928
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Bolton Residence
6. Current building name: Kvasknicka Residence
7. Building address: 134 S Park Avenue, Fort Lupton CO 80621
8. Owner name and address: Kathleen Kvasknicka, 134 S. Park Ave, Fort Lupton, CO 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE<sup>1</sup>/<sub>4</sub> of NE <sup>1</sup>/<sub>4</sub> of NE <sup>1</sup>/<sub>4</sub> of SE <sup>1</sup>/<sub>4</sub> of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 3 mE 4 4 3 6 3 9 3 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 20-21 Block: A  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 61.4' X Width 27.6'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe:
18. Roof configuration: Side Gabled Roof  
If other roof configuration, please describe:

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe:

20. Special features: Chimney, Porch, Overhanging Eaves, Brackets, Exposed Rafter Ends

21. General architectural description:

This one-and-a-half story, side-gabled, Craftsman Bungalow has a rectangular plan. The façade (west facing) faces S. Park Avenue. The house has an unpainted, concrete foundation. The gabled roof has overhanging eaves with decorative, exposed roof beams and thin, decorative, wood, verge boards in the gables. The roof is clad in asphalt shingles. The building is clad in horizontal, wood, clapboard siding that is painted yellow. The trim is painted white.

A large, gabled porch stretches across the majority of the house's façade. Concrete steps lead to the porch. A solid, brick railing wraps around the porch. Most of the railing is red brick, but there is a yellow brick belt line at the bottom, right above the foundation. On either side of the steps are two, square, wood porch supports. There is a large, square, brick porch support on either end of the porch. A multi-light wood entrance is obscured by a two-light, metal, white, storm door. On either side of the entrance are pairs of tall, rectangular, eight-light, fixed, wood windows. The gable of the porch is clad in square, wood, shingles. Like the roof, it has decorative, exposed roof beams and a thin, decorative, wood, verge board. There is a small, horizontal, two-light, sliding window in the gable.

There is a brick chimney on the west side of the north elevation. On either side of the chimney are two small, horizontal, eight-light, fixed, wood windows. There is a pair of tall, rectangular, two-over-two lights, double-hung, wood, sash windows in the center of the elevation, and an identical double window on the east side. Between those windows, is another eight-light fixed window, and a small, double, six-light, wood, casement window. Because this survey was conducted from the public right-of-way, the east elevation is obscured from view, but aerial images show that an ell extends off the rear. There is a small, double, six-light, wood, casement window on the east side of the south elevation. To the north of that window is a pair of identical casement windows. There is a ribbon window made up of three tall, rectangular, two-over-two lights, double-hung, wood, sash window in the center of the elevation. There is a horizontal, single-light, fixed window with a metal awning on the west end of the south elevation. There is a small, horizontal, two-light, sliding window in the upper half-story.

22. Architectural style/building type: Craftsman/Bungalow

23. Landscaping or special setting features: Small plantings and shrubs are planted around the foundation of the house. A mature tree sits on the western lawn in front of the façade. A low, stone wall, surrounds the base of the tree.

24. Associated buildings, features, or objects: There is a one-story, rectangular, front-gabled garage that sits on the northeast corner of the property, behind the house. The garage is clad in horizontal, wood, clapboard siding that is painted yellow, while the trim is painted white—to match the house. A single garage door is on the west elevation. A concrete and gravel driveway leads from S. Park Avenue to the garage. A small, gabled shed sits just east of the east elevation of the garage but is not visible from the pedestrian right-of-way.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1922

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1922. A detached garage was built east of the house at or around the same time. The house has no additions. Most of the windows appear to be original, excepting the slider window in the front gable, which was altered at an unknown data. No dates could be determined for the following alterations:

A shed was constructed west of the house at an unknown time.

The roof has undergone routine maintenance and appears to be in good condition.

A metal awning was added above one window on the south elevation.

30. Original location:  Original  Moved If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Bolton Residence was built in in 1922. The original owner of the house was not identified. The house was constructed in the Reynolds Addition. By 1930, William F. and Ida L. Bolton lived in the house. William was originally from Pennsylvania but worked as the president of the Platte Valley State Bank in Fort Lupton since at least 1915. His wife, Ida, was born in Wisconsin. The Carlson family moved into the house in 1933. In 1940, Otto Carlson was the superintendent at a canning factory. Otto's wife's name was

Cammie. They lived in the house with their adult children: daughter, Betty, and son, Kelsey, who worked as a laborer at a canning factory. The Carlsons lived in the house until at least 1953. Cammie Jayne Gabel sold the house in 1996 to Sharon Y. and Victor D. Day. The Days owned the property for twenty years before selling it to Kathleen Jo Kvasnicka in 2016.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

*Annual Report of the State Bank Commission of Colorado 1915*. Denver, CO: Smith-Brooks Printing Company, 1916. Accessed on December 30, 2019. [https://books.google.com/books?id=EKc\\_AQAAMAAJ&lpg=RA1-PA95&ots=lfFaeQBt18&dq=fort%20lupton%20colorado%20platte%20bank&pg=PA1#v=onepage&q=fort%20lupton%20colorado%20platte%20bank&f=false](https://books.google.com/books?id=EKc_AQAAMAAJ&lpg=RA1-PA95&ots=lfFaeQBt18&dq=fort%20lupton%20colorado%20platte%20bank&pg=PA1#v=onepage&q=fort%20lupton%20colorado%20platte%20bank&f=false)

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 134 S Park Avenue

"United States Census, 1930," William F Bolten, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 2B, line 75, family 47, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Otto A Carlson, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 2A, line 12, family 30, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 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

39. Area(s) of significance: Architecture                      Choose an AOS.                      Choose an AOS.

40. Period of significance: 1922

41. Level of significance:     National         State         Local

Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource may be individually eligible, and is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

The house is representative of the growing affluence of Fort Lupton residents, but the house is not directly associated with events that have made a significant contribution to our local or regional history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. The earliest identified residents of the house are representative of the growing affluence in Fort Lupton in the first part of the 20th Century. William Bolton served as the president at a local bank, and subsequent residents also held managerial positions at local businesses. However, there is no evidence the Boltons, Carlsons, or any other residents made significant contributions to Fort Lupton's or Colorado's history; therefore, the house not significant under Criterion B.

The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features exposed overhanging eaves, exposed roof beams, decorative bargeboard, and large porch supports. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The house has not been significantly altered from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado and this is a relatively intact example. For these reasons, the house is significant under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

42. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The property has no additions and retains its character defining features, including most of the original windows and detailing; therefore, the house retains integrity of design and workmanship. The addition of a metal awning above one window and the replacement of the original window in the front gable slightly diminishes the integrity of materials. For these reasons, the house retains sufficient integrity to reflect its local significance under Criterion C. However, more information is required to determine if the windows and doors are original, of if they are not what dates they were replaced, to determine NRHP/SRHP eligibility. As a locally significant example of Craftsman architecture, the resource should be considered for local designation as a historic landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

43. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

44. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East

and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

45. If the building is in existing National Register district, is it:  Contributing  Noncontributing

### VIII. RECORDING INFORMATION

46. Photograph numbers: 5WL.8928\_1 to 5WL. 8928\_5

Negatives filed at: Pinyon Environmental, Inc.

47. Report title: Fort Lupton Intensive Residential Survey: Phase II

48. Date(s): Sep 11, 2019

49. Recorder(s): Sean Fallon and Leslie Moore

50. Organization: Pinyon Environmental, Inc.

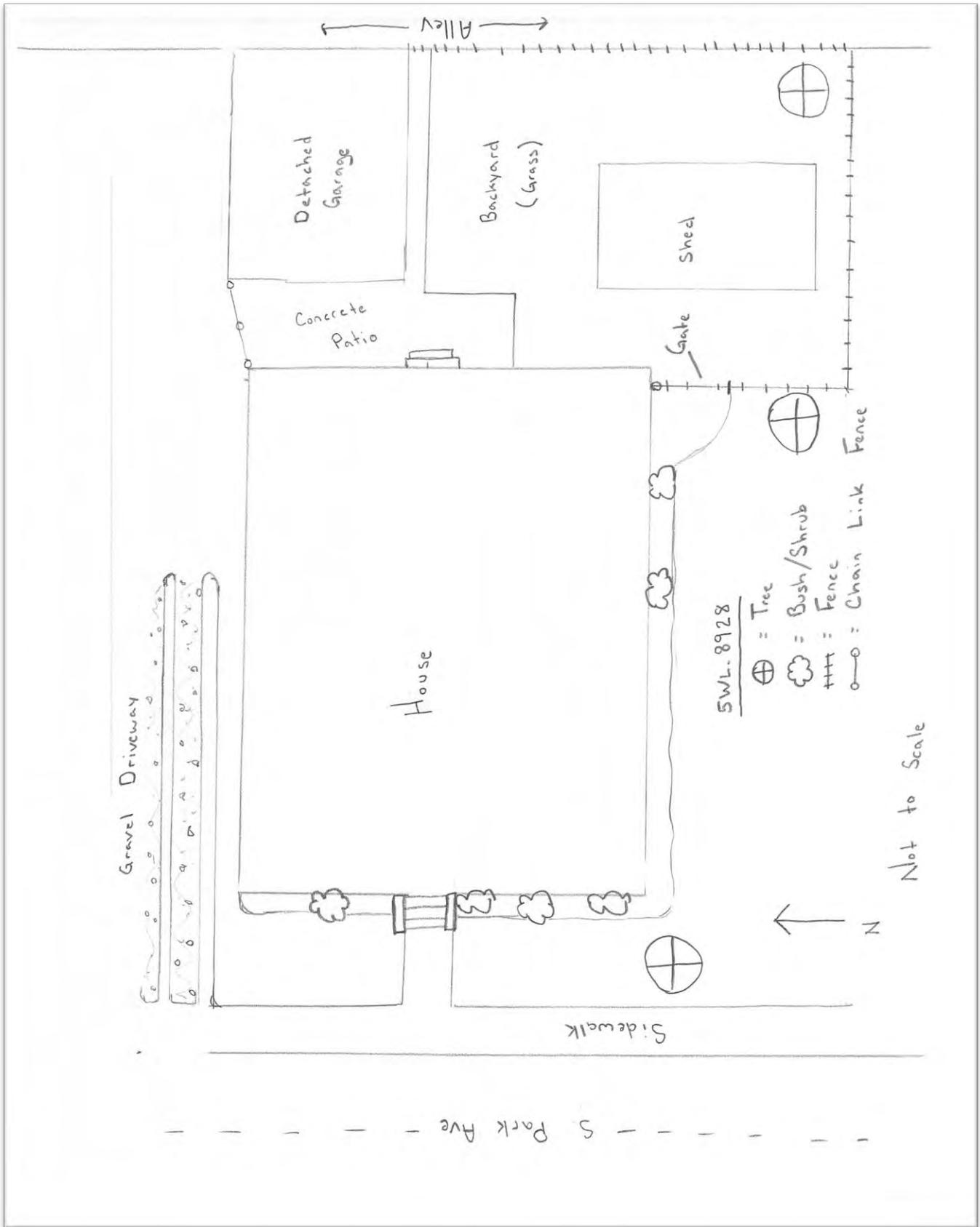
51. Address: 3222 South Vance Street, Lakewood, CO 80232

52. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

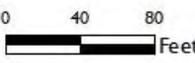
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map



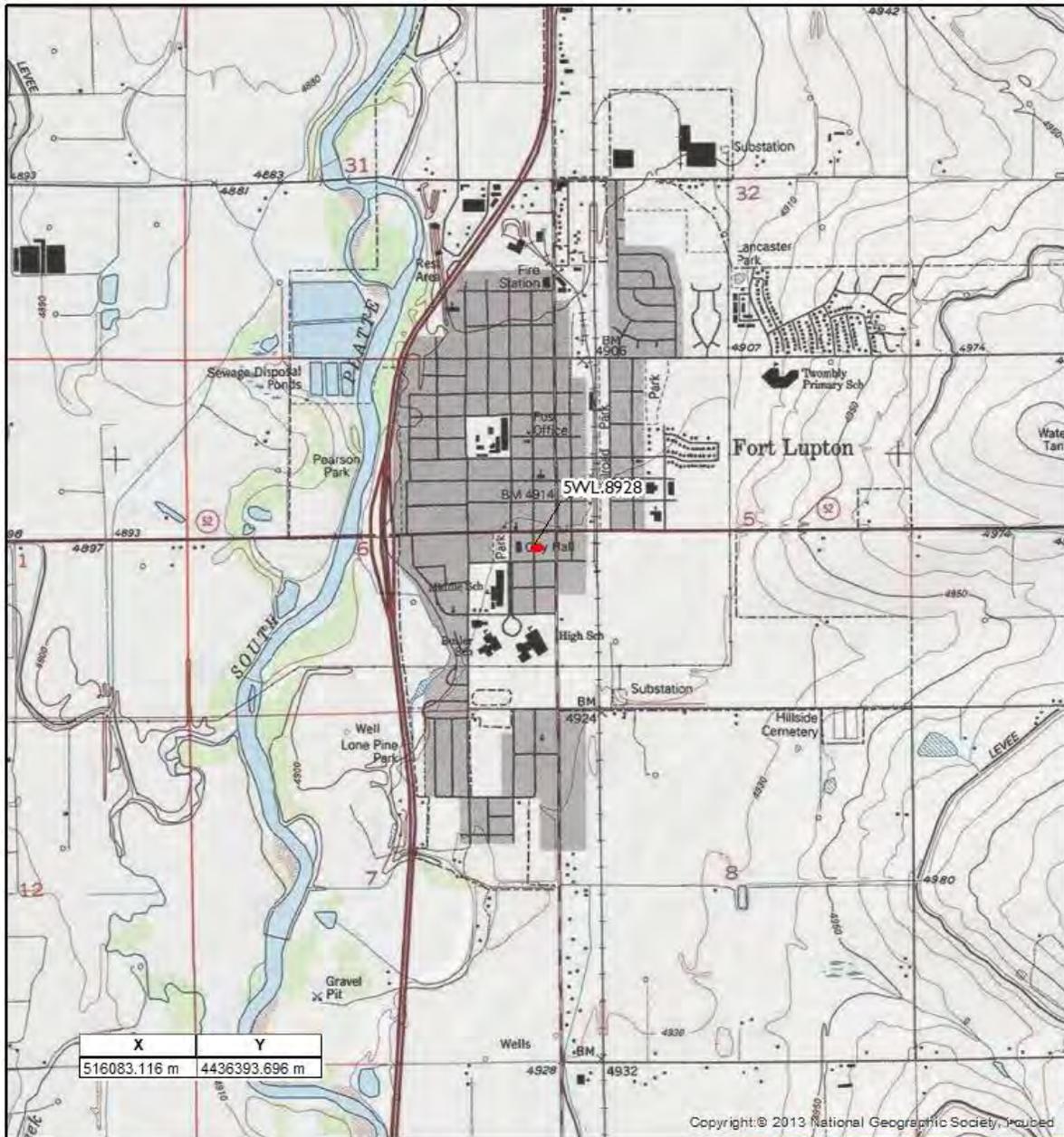


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8928)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8928                  134 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

Document Path: Z:\P\NOV\2019\119131901\Historic Residential Interim-Level Survey Phase 1\Drawings\Arch\Site\5WL\8928\Resource - 134\131901\_5WL8928.mxd

### Topographic Map



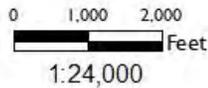
X	Y
516083.116 m	4436393.696 m

**N Legend**



Resource Boundary (5WL.8928)

UTM Coordinates: NAD27 Zone 13N  
USGS 7.5' Topographic Map  
Fort Lupton, Colorado 1949 (revised 1994)



**TOPO MAP**

Resource Number 5WL.8928  
134 South Park Avenue  
Fort Lupton, Colorado

Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian

Pinyon Project Number: I/19-1319-01.CUL001

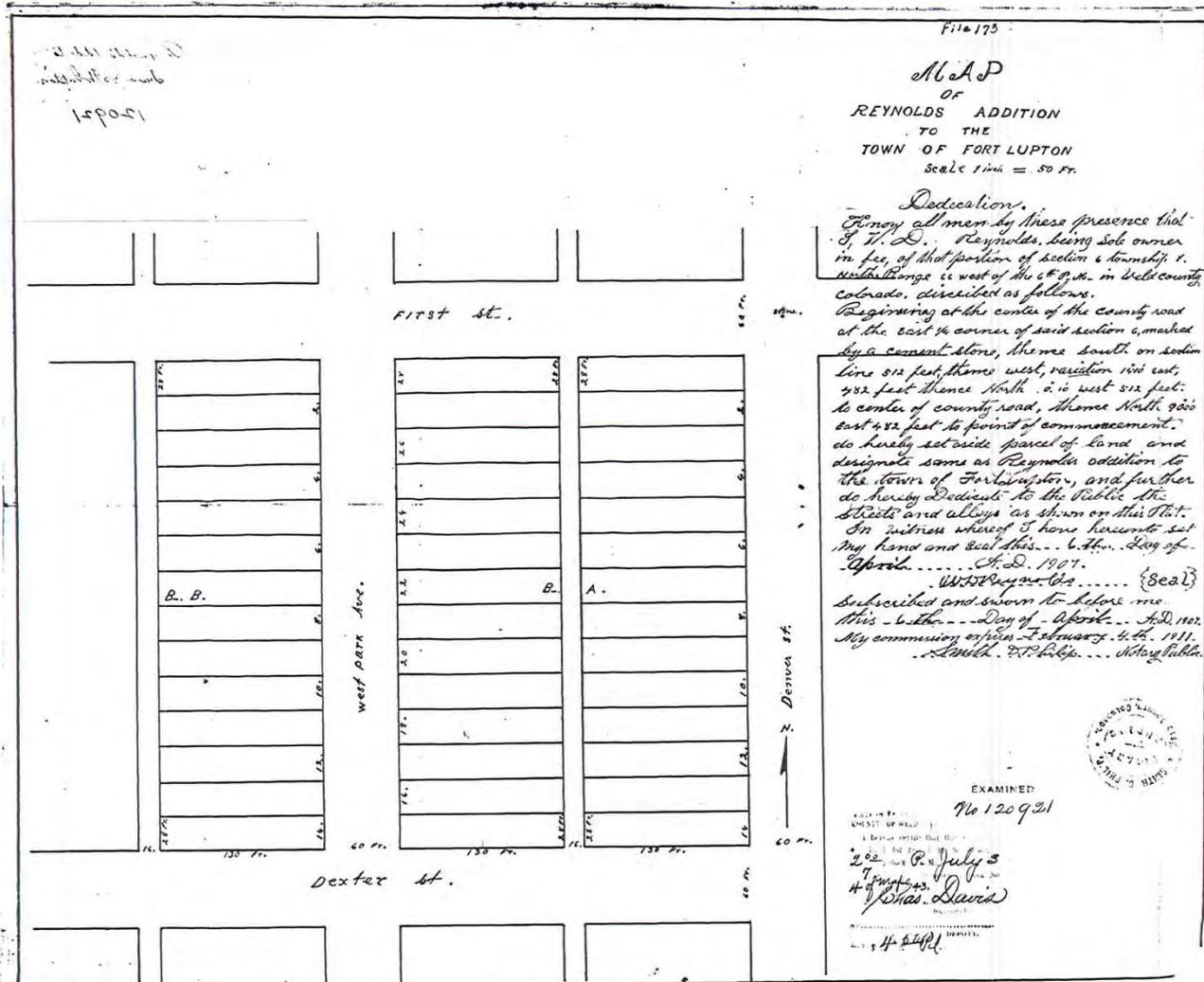
Drawn By: JAF

Reviewed By: SMF

Figure: 2

Date: 4/14/2020

Plat Map (1907)



File 175

**MAP**  
OF  
**REYNOLDS ADDITION**  
TO THE  
**TOWN OF FORT LUPTON**  
Scale 1 inch = 50 ft.

*Dedication.*

Finny all men by these presence that  
J. W. D. Reynolds, being sole owner  
in fee, of that portion of section 6 township 1.  
north range 6 west of the 6th p.m. in Weld county  
Colorado, described as follows.

Beginning at the center of the county road  
at the east 1/4 corner of said section 6, marked  
by a cement stone, thence south on section  
line 512 feet thence west, variation 100 east,  
482 feet thence North 6.16 west 512 feet  
to center of county road, thence North 900  
east 482 feet to point of commencement,  
do hereby set aside parcel of land and  
designate same as Reynolds addition to  
the town of Fort Lupton, and further  
do hereby dedicate to the public the  
streets and alleys as shown on this plat.  
In witness whereof I have hereunto set  
my hand and seal this 6th day of  
April A.D. 1907.

Witness my hand and seal  
this 6th day of April A.D. 1907.  
My commission expires February 4th 1911.  
J. W. D. Reynolds Notary Public



EXAMINED  
No 120931  
202  
H. S. Davis  
H. S. Davis

1907  
1907

## Site Photographs



**Photo Number:** 5WL.8928\_1

**Description:** Primary (west) elevation. Note roof supports, decorative verge board, and brick porch supports.

**View:** East



**Photo Number:** 5WL.8928\_2

**Description:** Primary (west) and north elevations. Note brick chimney.

**View:** Southeast



**Photo Number:** 5WL.8928\_3

**Description:** Primary (west) and south elevations. Note roof supports and metal awning.

**View:** Northeast



**Photo Number:** 5WL.8928\_4

**Description:** North Elevation and garage

**View:** East



**Photo Number:** 5WL.8928\_5

**Description:** North Elevation of house and north elevation of detached garage.

**View:** East

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8929
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Ericksen Residence
6. Current building name: Drake Residence
7. Building address: 236 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Connie L. and John E. Drake, 236 S Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 7 8 mE 4 4 3 6 4 6 3 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 15-16 Block: C  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 55' X Width 30'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood - Weatherboard - Horizontal  
If other wall material, please describe:
18. Roof configuration: Front Gabled Roof  
If other roof configuration, please describe:

19. Primary external roof material: Asphalt Shingle

If other roof material, please describe:

20. Special features: Porch, Chimney, Purlins, Overhanging Eaves

21. General architectural description:

This one-and-a-half story, front-gabled, Craftsman Bungalow has a rectangular plan. The façade (west elevation) faces S. Park Avenue. The house has a concrete foundation painted light blue. The roof has overhanging eaves and exposed rafter beams and is clad in grey, asphalt shingles. There is a brick chimney at the peak of the roof on the east side. The building's first story is clad in horizontal, wood clapboard siding painted light blue. The half story in the gables is clad in wood shingles. All of the trim is painted yellow. Unless otherwise stated, the windows are large, one-over-one, double-hung, sash windows. Although a close visual inspection of the windows was not possible during this evaluation, windows appear to be made of wood.

A large, recessed, porch stretches across the façade. Square, wood, piers sit on top of a solid, wood railing that wraps around the entire porch. Concrete steps lead to the porch. The entrance is slightly south of the center. It is a metal screen door with a large, single light. There are windows on either side of the entrance. There is a horizontal, ribbon window in the gable of the upper half story. The ribbon window is comprised of three, square, single-light, fixed windows.

There are windows in the center of the north elevation. On the far north side of the elevation, there is a small, single-light, fixed window. The east elevation is not visible from the pedestrian right-of-way, but aerial photos show a small covered deck built off the back of the building.

A small window is built into the west side of the foundation of the south elevation. There is a window on the east side of the elevation, a three-part, picture window in the center, and another single window on the west side.

22. Architectural style/building type: Craftsman/Bungalow

23. Landscaping or special setting features: Two young trees are planted in the front yard. A tall picket fence extends from both the north and south elevations to the edges of the property.

24. Associated buildings, features, or objects: A small, one-story, rectangular, front-gabled garage with exposed rafter ends sits on the northeast corner of the property. Like the house, the garage appears to have asphalt shingles. Aerial photos also show a small structure on the southeast side of the property, but it is not visible from the pedestrian right-of-way.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1922

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1922. A detached garage was constructed east of the house at or around the same time. A covered deck was built off the east elevation of the house in 2003. The windows all appear to

be original. The roof has undergone routine maintenance and appears to be in good condition; replaced within the last 30 years. The house was repainted in 2018 or 2019 but otherwise has no other alterations.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

#### V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Single Dwelling
- 32. Intermediate use(s): Single Dwelling
- 33. Current use(s): Single Dwelling
- 34. Site type(s): Suburban Neighborhood
- 35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The Eriksen Residence was constructed in 1922. The original owner was not identified. By 1933, Clarence Ericksen, from Minnesota, and his wife, Anna, owned the property. They lived there with their daughter, Helen, and Clarence's mother, Christine, who was widowed. At that time, Clarence worked as a truck driver for the Colorado Milk Co. The Ericksens still lived in 236 S Park Avenue through 1940, though by then, Clarence had taken up work at a canning factory. Connie and John Drake, the current owners of the property, purchased the house in 1985 and have lived there since then.

- 36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 236 S Park Avenue

"United States Census, 1930," Clarence Eriksen, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 32, family 66, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Clarence H Eriksen, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 2B, line 80, family 48, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: Architecture Choose an AOS. Choose an AOS.

40. Period of significance: 1922

41. Level of significance:  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance and in some cases historic integrity to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource may be individually eligible, and is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

There is no evidence in the historic record indicating the house is associated with the lives of persons significant in our shared history. As a truck driver for the Colorado Milk Co., the earliest identified owners of the house are representative of the growing working class in Fort Lupton in the first part of the 20<sup>th</sup>

Century. However, there is no evidence the Ericksens or subsequent residents have made significant contributions to the history of Fort Lupton. Therefore, the house is not significant under Criterion B.

The house is locally significant as an example of Craftsman Bungalow architecture in Fort Lupton. It features a gabled roof, overhanging eaves, exposed roof supports, and large porch columns. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The house has not been significantly altered from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow, is evident throughout Colorado and this is a relatively intact example. For these reasons, the house is significant under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has a covered deck built off of the rear elevation, not visible from the street, that slightly diminishes its integrity of design. Otherwise, the house has not been altered and maintains its character defining features; therefore, the resource retains integrity of workmanship and materials. For these reasons, the house retains sufficient integrity to reflect its local significance under Criterion C. More information is required to determine if the windows are of original wood construction, of if they are not what dates they were replaced, determine NRHP/SRHP eligibility. As a locally significant example of Craftsman architecture, the resource should be considered for local designation as a historic landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible    Not Eligible    Need Data

45. Is there National Register district potential?  Yes   \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:    Contributing    Noncontributing

46. If the building is in existing National Register district, is it:    Contributing    Noncontributing

## VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL\_8929\_1 to 5WL\_8929\_3

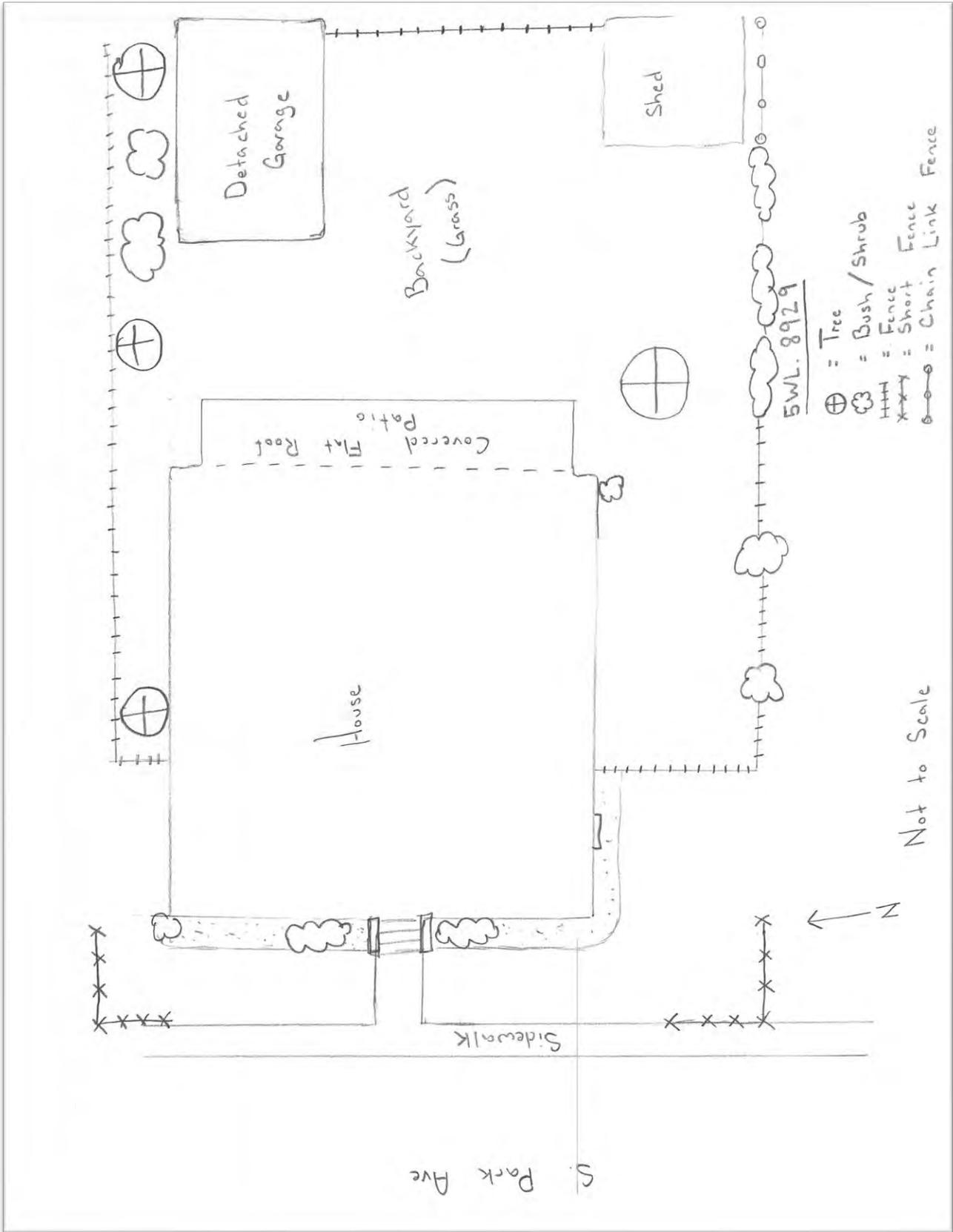
Negatives filed at: Pinyon Environmental, Inc.

- 48. Report title: Fort Lupton Intensive Residential Survey: Phase II
- 49. Date(s): Oct 7, 2019
- 50. Recorder(s): Sean Fallon and Leslie Moore
- 51. Organization: Pinyon Environmental, Inc.
- 52. Address: 3222 South Vance Street, Lakewood, CO 80232
- 53. Phone number(s): 303.980.5200

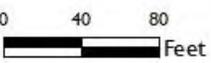
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

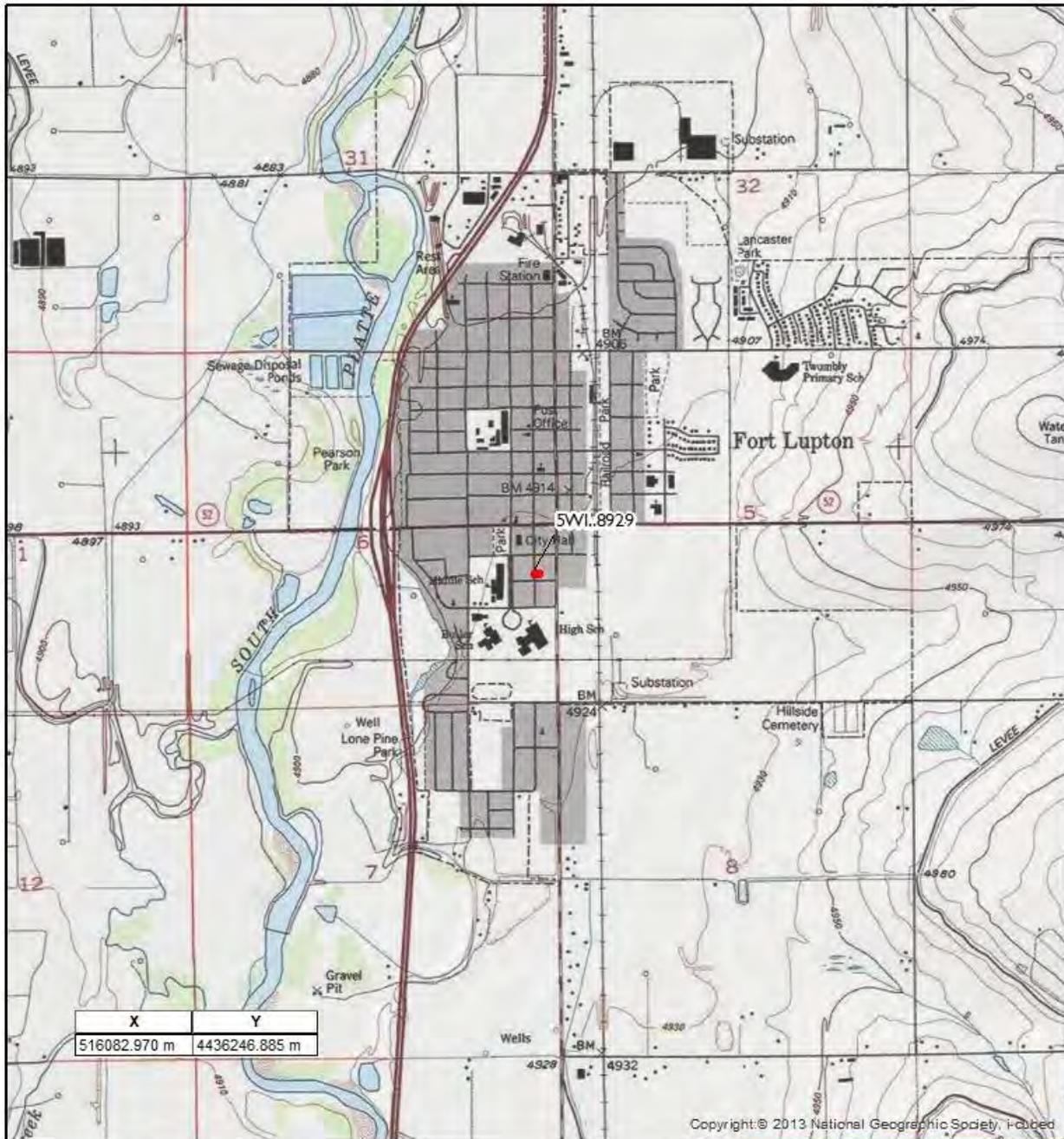
### Sketch Map





<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8929)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8929                  236 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

### Topographic Map



Copyright: © 2013 National Geographic Society, Inc.

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8929)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000  Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> Environmental</p> <p><b>TOPO MAP</b> Resource Number 5WL.8929 236 South Park Avenue Fort Lupton, Colorado</p>	
		<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>

Document Path: Z:\PDC\ECT\2019\119131901\_Historic\_Railroad\Interim-Level\_Survey\_Phase\_II\Baths\Arc\Map\010\_ColResource\_Map\101001\_TPL\_5\_V1\2020.mxd



## Site Photographs



**Photo Number:** 5WL\_8929\_1

**Description:** Primary (west) and south elevation. Note porch and roof supports and brick chimney.

**View:** Northeast



**Photo Number:** 5WL\_8929\_2

**Description:** Primary (west) and north elevation. Note porch and roof supports and brick chimney.

**View:** Southeast



**Photo Number:** 5WL\_8929\_3

**Description:** Primary (west) elevation. Note porch and roof supports.

**View:** East

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8930
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Brewster Residence
6. Current building name: Harlow-Pralle Residence
7. Building address: 229 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address:  
Taylor Jewell Harlow and Brice Scott Pralle, 229 S Park Ave, Fort Lupton, CO 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SW 1/4 of NE 1/4 of NE 1/4 of SE 1/4 of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 8 mE 4 4 3 6 4 7 4 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 7-8 Block: D  
Addition: Reynolds Addition Year of Addition: 1907
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 50' X Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Vinyl Siding - Horizontal  
If other wall material, please describe: NA
18. Roof configuration: Front Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: NA
20. Special features: Chimney, Porch, Purlins, Overhanging Eaves
21. General architectural description:

This one-story front-gabled, Craftsman Bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted green. The house is clad in horizontal, wood clapboard siding painted tan. All of the trim is painted green. The roof has overhanging eaves and exposed roof beams and is clad in brown, asphalt shingles. There is a brick chimney on the west end of the roof's peak. Unless otherwise stated, all of the windows are one-over-one, double-hung, sash windows and appear to be of vinyl construction.

An attached, front-gabled porch stretches across the south half of the façade. Concrete steps lead to the porch. A solid, brick railing wraps around the porch. Short, square, porch piers sit on top of the brick railing and support the porch roof. The porch roof has exposed rafter tails and roof beams. The entrance to the house is on the north side of the porch. A two-light, metal screen door covers the entrance, which has a single oval light and is a modern addition. There is a window to the south of the entrance, also under the porch. There is a second window north of the entrance that is not under the porch. A square, one-light, fixed window sits beneath the gable peak.

A small, horizontal window is built into the foundation on the east end of the south elevation. There is also a paired window on the east end of the south elevation. A second, much shorter, paired window sits in the center of the elevation. A single window is on the far west end of the south elevation. The west elevation of the property is not visible from the pedestrian right-of-way.

Visibility of the west end of the north elevation is obscured by a parked vehicle, but a single window is visible in the center of the north elevation and a paired window sits on the east side.

22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: A tree sites in the front yard. A paved driveway, in poor condition, runs along the south elevation of the house. A metal chain-link fence wraps around the north property lined.
24. Associated buildings, features, or objects: Aerial photos show a detached garage on the northwestern corner of the property, as well as a large storage shed just south of the garage. These features are not visible from the pedestrian right-of-way. Aerial photos indicate the garage has a rectangular plan though. The shed appears to be of metal construction, painted white with a gable roof. Access to the garage is via private alleyway.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: NA Actual: 1923  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1923. A detached garage was constructed west of the house at or around the same time. The house has no additions. No dates could be determined for the following alterations:

The roof has undergone routine maintenance and appears to be in good condition.

The front door has been replaced.

The window north of the entrance on the façade has been altered.

Windows appear to have been replaced with modern vinyl windows.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background: Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The house was built in 1923. The original owner of the house was not identified. The house was constructed in the Reynolds Addition. The Brewster family lived in the house by 1930 and may have been the original owners. The census identified Joseph as the head of the family, though Oliver, his brother, and Capitola, his mother, also lived in the house. The entire family was from Wisconsin, and in 1917 the Brewster brothers Ollie, John Raymund, and Joseph founded an automobile dealership and garage. "Brewster Motors" operated into the 1960s and served as an important employer to Fort Lupton residents. Their automobile related businesses also demonstrate the gradual transition away from horse powered technology to combustion engines and greater industrialization. Joseph also owned and operated an automobile repair shop, the Brewster Garage, in addition to the family dealership. By 1940 Martin and Harriet Schloo had moved into the house as renters. Martin found work as a merchant at a local "variety" store and it is not clear how long the couple lived in the house. Stacey and Wayne Gustus, Jr. owned the property from 1984 until 2019 when they sold it to the current owners.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Ada Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 229 S Park Avenue

"United States Census, 1930," Joseph W Brewster, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3B, line 54, family 73, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Colorado, Weld, Election Precinct 1, Fort Lupton. 62-1 Election Precinct 1 Fort Lupton, Fort Lupton Town S of 4th St, E of Park Av, and S of 1st St., image 9 of 20; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: The house is not likely to be individually eligible to the NRHP. However, the house would contribute to a potential historic district listed under Criterion C. The house may have local significance for its association with the Brewster family, prominent business owners in Fort Lupton.

The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

Joseph Brewster likely had the house built in 1923 and was the first resident. Joseph and his brothers opened an automobile garage and Ford dealership, Brewster Motors, at 214 S Denver Avenue. Unfortunately, Joe passed away at a young age. By 1940 the Brewsters had no association with the house but continued to operate important local businesses into the 1960s. For these reasons, the house is locally significant for its association with the Brewster family, but is not significant under NRHP Criterion B.

The house is a vernacular representation of Craftsman Bungalow architecture in Fort Lupton. It features exposed overhanging eaves, exposed roof beams, and large, porch piers. This style of architecture gained prominence between 1905 and 1930. Craftsman architecture, most commonly represented in residential architecture, placed a strong emphasis on natural materials. However, the integrity of the resource has been negatively impacted by a new front entrance and siding and therefore is not individually eligible under Criterion C.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house is not associated with events or people significant in national, regional or local history. The house is essentially a Bungalow and exhibits some Craftsman elements such as roof eaves. However, the house lacks a porch, and is missing the classical details commonly associated with these identifiable styles. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource in the potential Reynolds Addition(s) historic district. Although the house is a not a representative example of Bungalow/Craftsman architecture in Fort Lupton, the house maintains an historic association with the Brewster family, prominent Fort Lupton citizens and business owners, that merit consideration for Local Landmark designation.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:     Contributing     Noncontributing

46. If the building is in existing National Register district, is it:     Contributing     Noncontributing

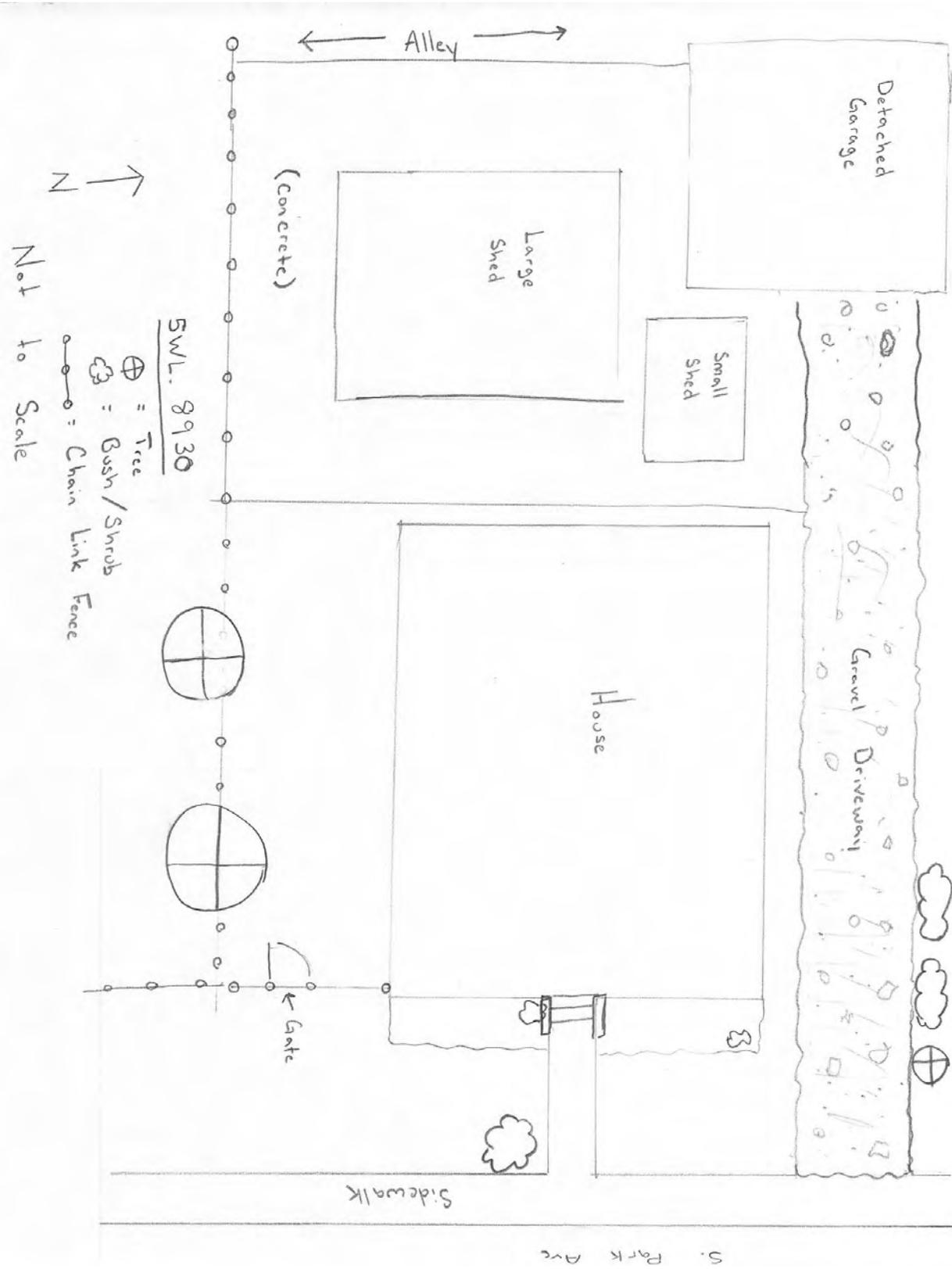
**VIII. RECORDING INFORMATION**

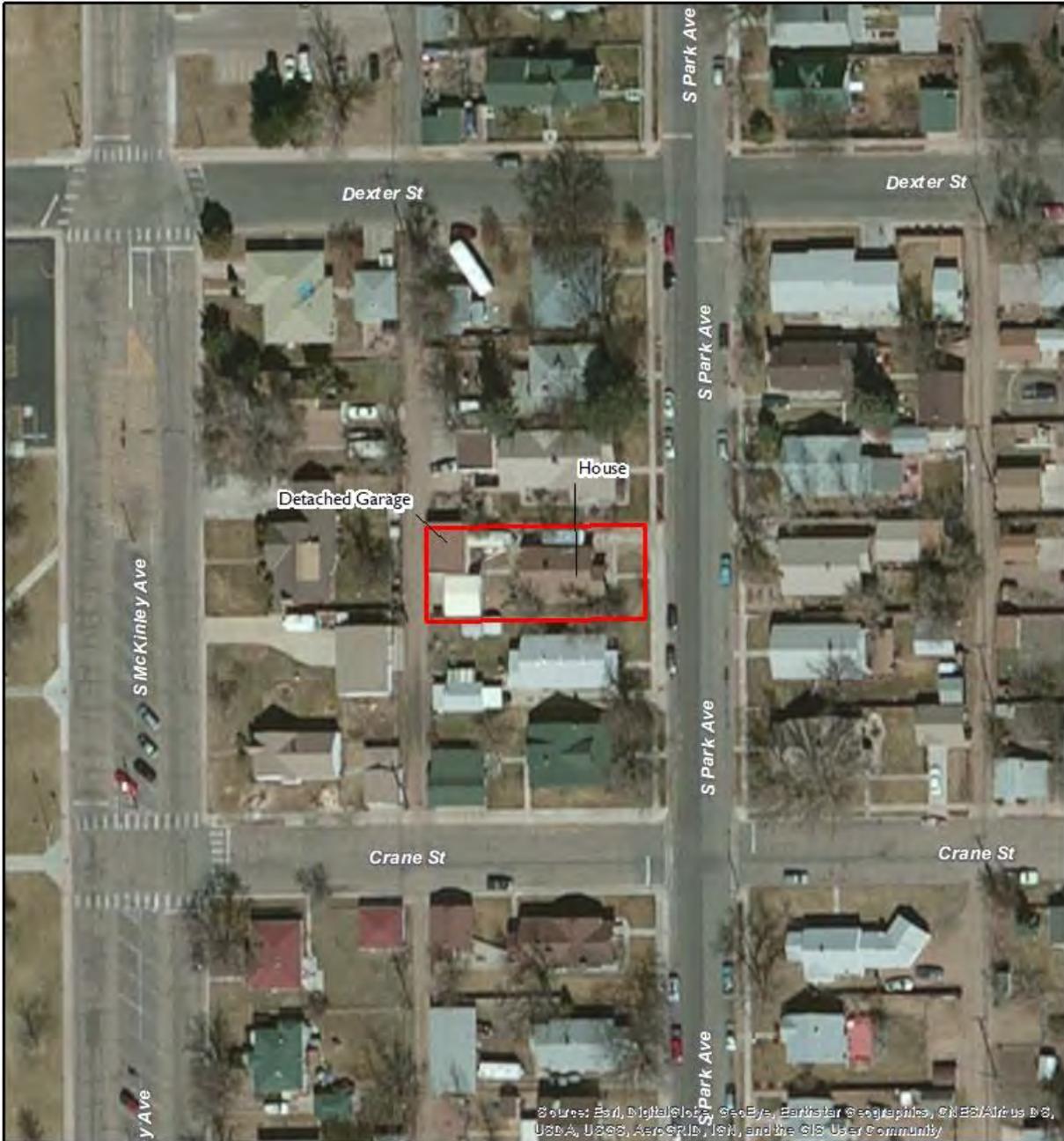
47. Photograph numbers: 5WL\_8930\_1 to 5WL\_8930\_4  
 Negatives filed at: Pinyon Environmental, Inc.
48. Report title: Fort Lupton Intensive Residential Survey: Phase II
49. Date(s): Oct 7, 2019
50. Recorder(s): Sean Fallon and Leslie Moore
51. Organization: Pinyon Environmental, Inc.
52. Address: 3222 South Vance Street, Lakewood, CO 80232
53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map



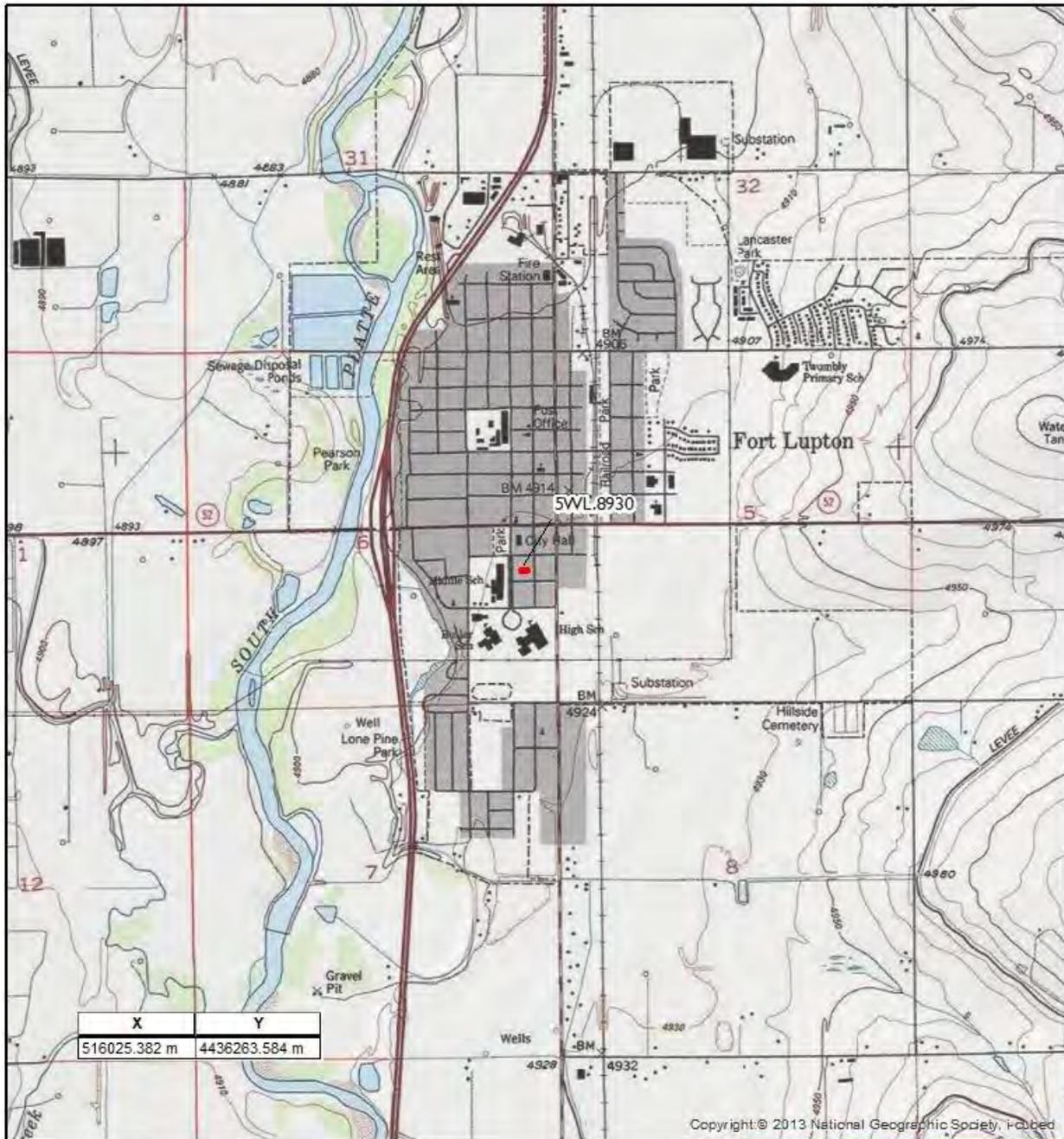


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

<p><b>N</b></p> <p><b>Legend</b></p> <p> Resource Boundary (5WL.8930)</p>	<p>0 40 80 Feet</p>	
	<p><b>Pinyon</b> Solutions &amp; Services</p> <p><b>SKETCH MAP</b>                  Resource Number 5WL.8930                  229 South Park Avenue                  Fort Lupton, Colorado</p>	
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: I/19-1319-01.CUL001	Drawn By: JAF Reviewed By: SMF	Figure: I Date: 1/8/2020

Document Path: Z:\PNO\GCT\2019\119121901\_Historic\_Residential\_Interior-Level\_Survey\_Phase\_1\Drawings\Architectural\Resource\_Phase\HISTO1\_SPL\_WL8930.mxd

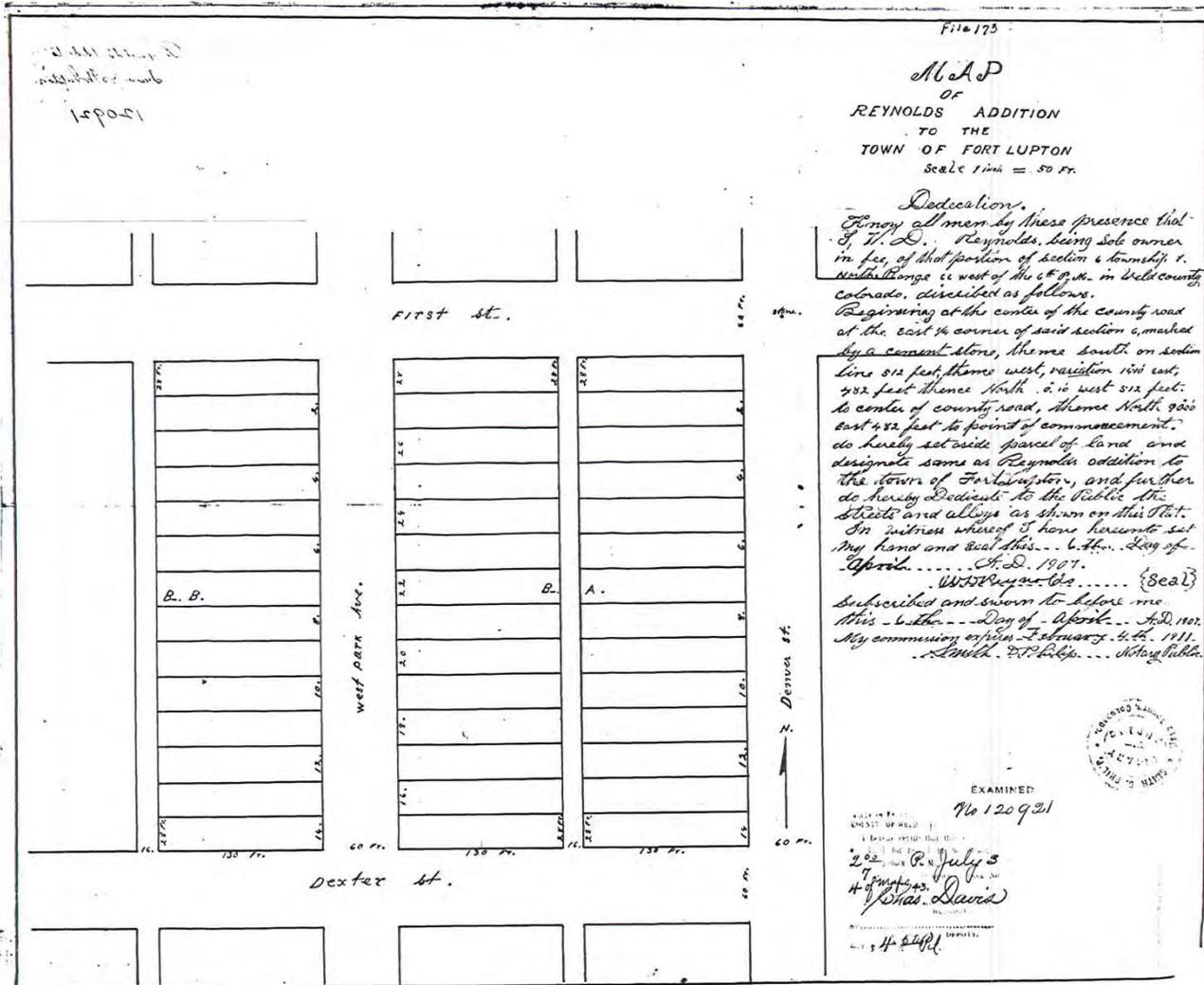
### Topographic Map



<p><b>N Legend</b></p> <p>  Resource Boundary (5WL.8930)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b></p> <p><b>TOPO MAP</b> Resource Number 5WL.8930 229 South Park Avenue Fort Lupton, Colorado</p>	
		<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>

Document Path: Z:\PROJ\CT10019\119121\01\_Historic Residential Incentive-Land Survey\Phase 6\Basis\Archived\PIX\DoResource\Pixel\110101\TP\_5\WLD920.mxd

Plat Map (1907)



150051

File 175

M.A.P.  
OF  
REYNOLDS ADDITION  
TO THE  
TOWN OF FORT LUPTON  
SCALE 1 inch = 50 FT.

Dedication.  
 Borney all men by these presence that  
 J. W. D. Reynolds, being sole owner  
 in fee, of that portion of section 6 township 1,  
 north range 6 west of the 6<sup>th</sup> P.M. in Weld county,  
 Colorado, described as follows:  
 Beginning at the corner of the county road  
 at the east 1/4 corner of said section 6, marked  
 by a cement stone, thence south on section  
 line six feet, thence west, variation 100 east,  
 282 feet thence north 6.16 west six feet  
 to center of county road, thence north 900  
 east 482 feet to point of commencement,  
 do hereby set aside parcel of land and  
 designate same as Reynolds addition to  
 the town of Fort Lupton, and further  
 do hereby dedicate to the public the  
 streets and alleys as shown on this plat.  
 In witness whereof I have hereunto set  
 my hand and seal this 6<sup>th</sup> day of  
 April A.D. 1907.

Witness my hand and seal  
 J. W. D. Reynolds (Seal)  
 Subscribed and sworn to before me  
 this 6<sup>th</sup> day of April A.D. 1907.  
 My commission expires February 4<sup>th</sup> 1911.  
 J. P. Kelly Notary Public

EXAMINED  
 96120931  
 2022 JUL 3  
 H. S. Davis  
 H. S. Davis



## Site Photographs



**Photo Number:** 5WL\_8930\_1

**Description:** Primary (east) elevation. Note the square, brick porch piers and exposed roof beams.

**View:** West



**Photo Number:** 5WL\_8930\_2

**Description:** Primary (east) and north elevations. Note exposed rafter tails on porch.

**View:** Southwest



**Photo Number:** 5WL\_8930\_3  
**Description:** Primary (east) and south elevations. Note paired windows.  
**View:** Northwest



**Photo Number:** 5WL\_8930\_4  
**Description:** Brick chimney.  
**View:** Northwest

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8931
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Whiteside Residence
6. Current building name: Browning/Peinado Residence
7. Building address: 243 S Denver Avenue, Fort Lupton, CO 80621
8. Owner name and address: 243 S Denver Avenue, Fort Lupton, CO 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE ¼ of NE ¼ of SE ¼ of NE ¼ of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 1 2 6 mE 4 4 3 6 2 2 9 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 11-12 Block: C  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 65' X Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Brick  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Front Gabled Roof  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe: \_\_\_\_\_

20. Special features: Porch, chimney, Brackets, Overhanging Eaves

21. General architectural description: This one story, Craftsman Bungalow is made primarily of brick, is constructed on a poured concrete foundation and has a rectangular plan. The house has a front gabled roof with overhanging eaves and exposed rafter tails. Five concrete steps lead up to a covered patio supported by two square, wood tapered columns on the façade (east facing). The low walls enclosing the patio are clad in stucco and a crossbeam with tapered ends spans the width of the elevation. The doorway on the façade (east facing) is in the center of the elevation. The door is a modern replacement, painted red with a single fan light. There is a one-over-one, sash, vinyl window with a projecting brick sill to the north of the entrance. There is a three-part window to the south of the entrance. All three windows are one-over-one, sash, vinyl windows; the middle window is larger than the two on either side of it. The gladding beneath the gable is stucco with simple, half timbering painted blue.

The north facing elevation contains three casement basement windows evenly distributed across the bottom the elevation. Above each basement window is a larger window bay. The centermost window bay contains a single one-over-one sash window with projecting brick sill. The window bays to the left and right of the single window each contain two, one-over-one sash windows with a projecting brick sill.

The south facing elevation can be split into three separate sections. Each section has a basement casement window. The centermost section projects out from the rest of the house slightly and contains a window bay with three, narrow one-over-one sash windows with a projecting brick sill. The centermost, projecting section of the south elevation is covered by a gabled roof. The section to the right-of-center contains a narrow rectangular window bay with two casement windows and a projecting brick sill. The section to the left-of-center contains a one-over-one sash window and a medium size window bay with three, one-over-one sash windows with a projecting brick sill.

The rear (west) facing elevation of the house can be separated into two sections. Four concrete steps lead to a wooden screen door, flanked on either side by two vertically oriented, narrow fixed pane windows. The right section contains a window bay containing three, one-over-one sash windows with a projecting brick sill.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: Various planters with brick edging are located along the edges of the parcel, as well as in the front yard. Small pine trees and other shrubbery has been planted.

24. Associated buildings, features, or objects: A detached, one-story, single-car garage with a gable roof is located on the southwest corner of the parcel. The garage opens to the south, and a shed roof addition was constructed off of the east elevation to allow for additional covered parking. Like the main house, the roof of the garage, including the addition, has overhanging eaves and exposed rafter tails.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1923

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1923. A detached garage was constructed on the southwest corner of the parcel at or around the same time as the house. Between 2012 and 2019, the previously enclosed front porch of the house was opened up and all windows were removed. It is not clear if the porch was originally open or closed. When the porch was modified, portions of it were also clad in stucco. The house has no additions. The stucco and trim were painted between 2018 and October 2019. No dates could be determined for the following alterations:

At some point the windows were replaced with modern, white painted vinyl frame windows.

The poured concrete porch, concrete steps and low concrete walls making up the patio replaces a brick porch sometime after 2012.

The roof appears to have been recently repaired or replaced and has likely undergone routine maintenance since the house was first constructed.

A shed roof addition was constructed off of the east elevation of the detached garage.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The original owner was not identified. The Whiteside Residence was constructed in 1923 and by 1930 a Whiteside family had come to occupy the house. Charles Whiteside, born in 1897 in Colorado, worked as a cashier at a local bank. He shared a daughter with his wife, Hazel. The couple married in 1921 in Fort Lupton and may be the first occupants of the house. In 1930, Charles's mother Edith, also lived in the house with the couple. The Whiteside family lived in the house for many years, through World War II, where Charles served as a sergeant in the United States Army, into the 1990s. At some point an Edith

Whiteside, likely a daughter or granddaughter of Charles and Hazel, came into ownership of the house. In 1991 she sold the house to Walter and Carolyn Weber. The Webers put the house into a family trust and later sold the property to Mark and Leanne Thomas in 2013. In 2017 the Thomases sold the house to the current owners, Amanda Browning and Jesus Peinado.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 243 S Denver Avenue

"United States Census, 1930," Charles M Whiteside, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 15, family 61, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Charles M Whiteside, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 2B, line 72, family 46, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

"United States World War II Draft Registration Cards, 1942," 7 November 2017), Charles Manning Whiteside, 27 Apr 1942; citing NARA microfilm publication M1936, M1937, M1939, M1951, M1962, M1964, M1986, M2090, and M2097 (Washington D.C.: National Archives and Records Administration, n.d.).

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

The house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in our shared history. Mr. Whiteside worked as a bank teller and is representative of the working class residents that had come to occupy the neighborhood. However, there is no evidence in the historical record indicating the Whitesides or any other subsequent residents made significant contributions to Fort Lupton's or Colorado's; therefore, the house not significant under Criterion B.

The house is locally significant as an example of Craftsman architecture in Fort Lupton. It features a gabled roof, overhanging eaves, exposed roof supports, and tapered wood, porch columns. This style of architecture gained prominence between 1900 and 1930, and the style is most commonly represented in residential architecture and placed a strong emphasis on natural materials. However, the exterior envelope demonstrates a high degree of alteration, most notably the front porch and stucco cladding. Therefore, the house is associated with Criterion C but has minimally diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions, but assessor photographs depict that the house previously had an enclosed front porch and it has since been opened. It is not clear if the porch was enclosed originally, somewhat uncommon with the Craftsman style. Nonetheless, the house has diminished integrity of design. Over time, the original windows were replaced with vinyl windows. The roof was also replaced at some point and has undergone routine maintenance and repair; therefore, the house has diminished integrity of workmanship and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The resource is lacking the historic associations and physical integrity for individual consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential?  Yes \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible

properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

### VIII. RECORDING INFORMATION

47. Photograph numbers: 5WL.8931\_1 to 5WL.8931\_3

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Oct 7, 2019

50. Recorder(s): Sean Fallon and Leslie Moore

51. Organization: Pinyon Environmental, Inc.

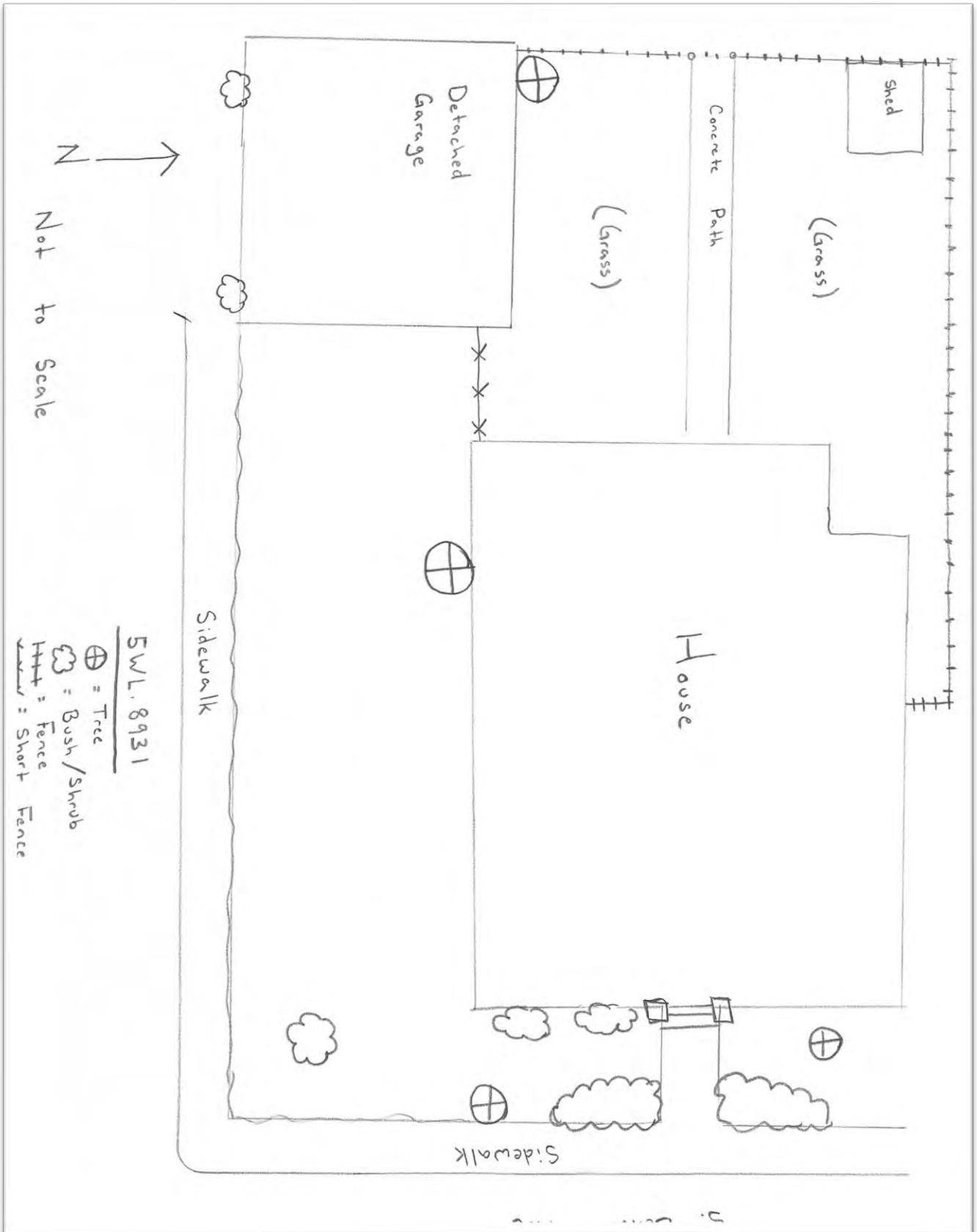
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL8931)</p>	<p>0 40 80   Feet</p>		
		<p><b>SKETCH MAP</b>                  Resource Number 5WL8931                  243 South Denver Avenue                  Fort Lupton, Colorado</p>	
Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian Pinyon Project Number: I/19-1319-01.CUL001		Drawn By: JAF Reviewed By: SMF	Figure: 1 Date: 1/8/2020



Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED IN E 1/2 of S.E. 1/4 of Sec. 11, T. 11 N., R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 83.2 feet along the west side of Denver Street, Thence West 122.1 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 122.1 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920

Wm. R. Reynolds  
1

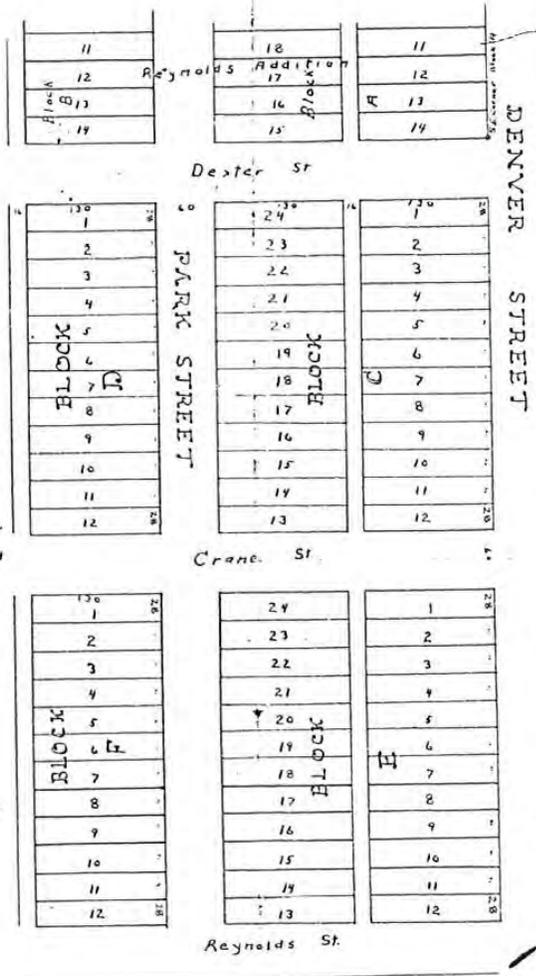
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920

My commission Expires July 6<sup>th</sup> 1924

Edward J. O'Brien  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8931\_1

**Description:** East facing (primary) elevation and north facing elevation (obscured by camper trailer). Note the battered columns and cross beam. Note the stucco treatment to patio walls and stair walls.

**View:** Southwest



**Photo Number:** 5WL.8931\_2

**Description:** East facing (primary) elevation and south facing elevation. Note the tapered columns and cross beam of primary elevation. Note the slightly projecting section of the south facing elevation.

**View:** Northwest



**Photo Number:** 5WL.8931\_3

**Description:** Detached garage with shed roof addition. Note the overhanging eaves, matching the main house.

**View East:**



**Photo Number:** 5WL.8931\_3

**Description:** Undated assessor photograph depicting enclosed front porch.

**View:** East:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8932
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Jeffers Residence
6. Current building name: Inge Residence
7. Building address: 226 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Melia J. and Gerald D. Inge, II, 226 S Park Avenue, Fort Lupton, CO 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NE $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 2 mE 4 4 3 6 4 7 6 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 17-18 Block: C  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangle
15. Dimensions in feet: Length 47' X Width 25'
16. Number of stories: 1
17. Primary external wall material(s): Brick  
If other wall material, please describe: Wood - Weatherboard - Horizontal
18. Roof configuration: Front Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe: NA

20. Special features: Chimney, Exposed Rafter Ends, Overhanging Eaves, Porch

21. General architectural description:

The one-story, front-gabled, brick, bungalow house has a rectangular plan. The façade (west facing) faces S. Park Avenue. The entire house is brick, except underneath the gable peaks which is clad in horizontal, wood clapboard siding painted white. The gabled roof has overhanging eaves and exposed rafter tails. There is a brick beltline at foundation height. The trim is painted mustard brown.

A narrow, front-gabled, entryway stretches across the north half of the façade. The entryway appears to be an enclosed porch. Like the roof, it also has exposed rafter tails. The cladding of this entryway differs from the rest of the house—red sandstone. There are two, large, squared, brick supports, capped with a white stone, on either side of the entryway. The doorway to the house is painted red and has a large, single light. The entrance had a single-light sidelight to its immediate south. To the south of the sidelight is a twelve-light, paired, vinyl, sliding window. To the north of the doorway is an eight-light, fixed, vinyl window. The south half of the façade has a brick chimney. There is a vinyl, sash window with brick sills on either side of the chimney.

The north elevation has two basement windows. There is a vinyl picture window on the west side of the north elevation. The brick beneath this window was added when the porch was enclosed. Someone replaced or altered the brick beneath this window. There are four, one-over-one, sash windows with brick sills along the rest of the elevation, two small and two large. A second brick chimney sits at the center of the gable peak. The east elevation is not visible from the pedestrian right-of-way.

There is a small, sash window with brick sills on the east end of the south elevation. There is a large, paired, sash window with brick sills in the center of the elevation. A small, horizontal, sliding window is on the west end. The bottom-half of the south elevation is obscured by a fence.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: A mature tree is in the front yard. The south end of the front yard has four, raised, garden beds, surrounded by gravel. A fence runs from the south elevation to the south property line. There is a paved driveway along the north elevation leading to the garage.

24. Associated buildings, features, or objects: A front-gabled, one-car-door garage sits on the northeastern corner of the property. The garage has a rectangular plan and is clad in horizontal weatherboard painted red to match the front door of the house. The garage door is painted tan, and asymmetrically oriented on the façade of the garage. The roof of the garage is clad in asphalt shingles. Only the west elevation of the garage is visible from the public right-of-way.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1925

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1925. A detached garage was constructed west of the house at or around the same time. The house has no additions. Since 2018, stucco cladding beneath the gables was replaced with horizontal, wood clapboard. No dates could be determined for the following alterations:

Most, if not all of the windows have been replaced with vinyl windows.

A picture window on the north elevation and a sliding window on the façade were added.

The brick cladding of the entryway was replaced with different masonry.

The roof has undergone routine maintenance and appears to be in good condition.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The original owner of the house was not identified. The Jeffers Residence was built in 1925 and originally was numbered 228 S. Park Ave. Today no such address exists. By 1930 the Jeffers family occupied the house. Raymond Jeffers was the proprietor of a drug store in downtown Fort Lupton with his wife Louva. He was born in 1884 and made his way to Fort Lupton from Illinois with Louva. She worked at the store as a clerk. They had a son, Avery, who by 1940 was a registered pharmacist and also worked at the store. It stands to reason the Jeffers had the house built and are the original owners. Avery still lived in the house in 1953. James and Sue Nash purchased the house in 1992 but sold it Edward and Patricia Gonzales just two years later. The Gonzaleses sold the property to Gerald Inge, the current owner, in 1996.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 226 S Park Avenue

"United States Census, 1930," Raymond M Jeffers, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3A, line 36, family 67, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Raymond N Jeffers, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 3A, line 4, family 49, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This

resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in our shared history. The first known residents of the house were small business proprietors and are representative of the rising affluence of Fort Lupton apparent in the Reynolds subdivisions. However, there is no evidence in the historic record indicating the Jeffers or subsequent residents made significant contributions to Fort Lupton's or Colorado's history; therefore, the house is not significant under Criterion B.

The house retains its bungalow form with some Craftsman features. It features a gabled roof, exposed rafter tails, and an entryway with squared, brick supports, but lacks other typical Craftsman features like a large porch. Craftsman architecture gained prominence between 1905 and 1930, and the style is most commonly represented in residential architecture and places a strong emphasis on natural materials. The exterior envelope of the house has been significantly altered, most notably with modern siding, new windows and doors. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and the neighborhood is relatively unchanged from when the house was constructed. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions but the original stucco has been replaced with clapboard siding, exterior brick masonry has been replaced with sandstone to enclose the porch, and the original windows have been replaced with modern vinyl windows; therefore, the house does not retain integrity of workmanship, materials and design. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district. For example, the major alterations to the porch of this house occurred outside the likely period of significance of the potential historic district. Therefore, although not all dates of alterations to this resource are known, there is enough information available to determine this resource would not contribute to the district.

- If there is National Register district potential, is this building:  Contributing  Noncontributing
46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

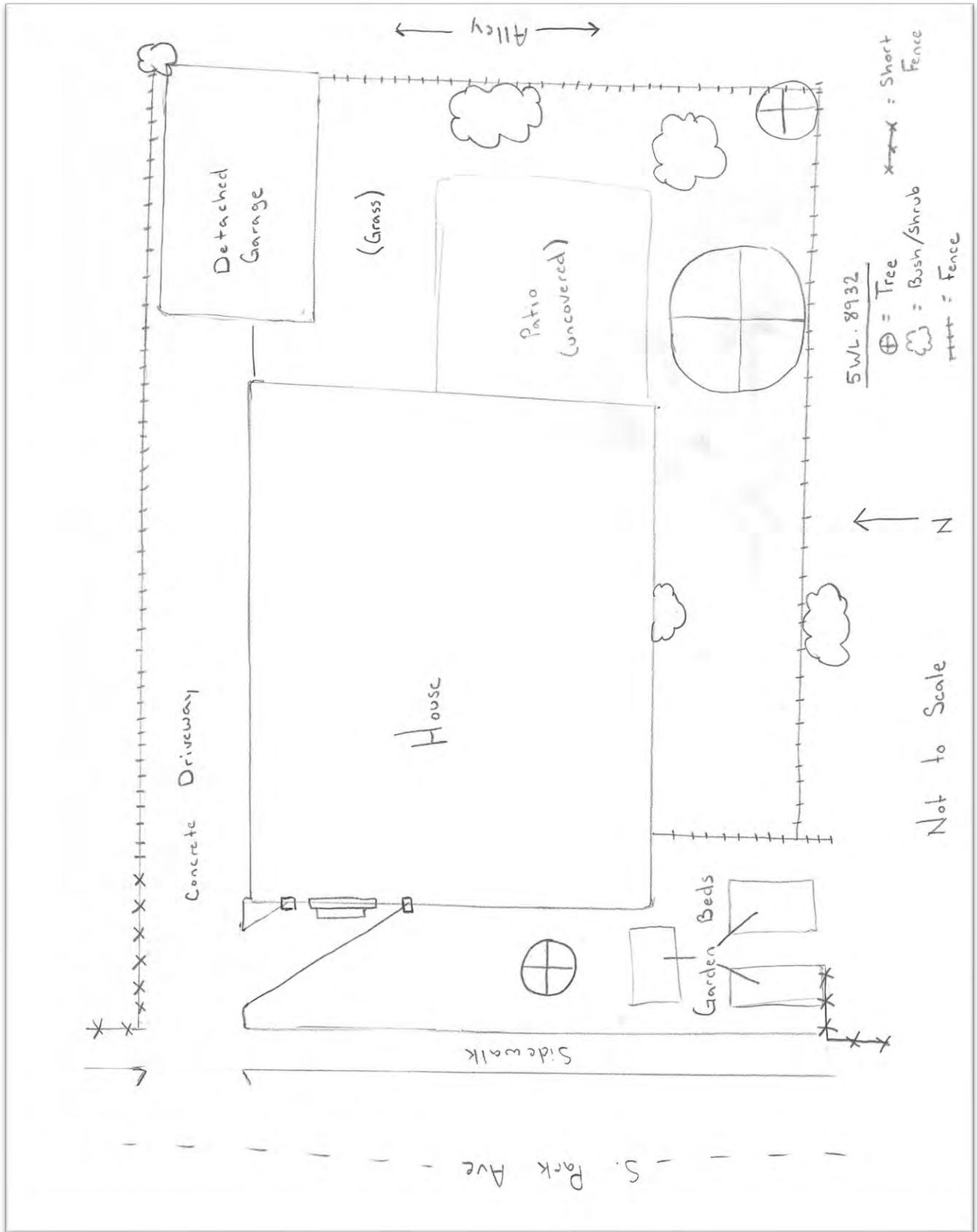
**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5WL\_8932\_1 to 5WL\_8932\_5  
 Negatives filed at: Pinyon Environmental, Inc.
48. Report title: Fort Lupton Intensive Residential Survey: Phase II
49. Date(s): Oct 7, 2019
50. Recorder(s): Sean Fallon and Leslie Moore
51. Organization: Pinyon Environmental, Inc.
52. Address: 3222 South Vance Street, Lakewood, CO 80232
53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

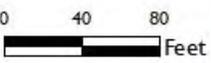
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

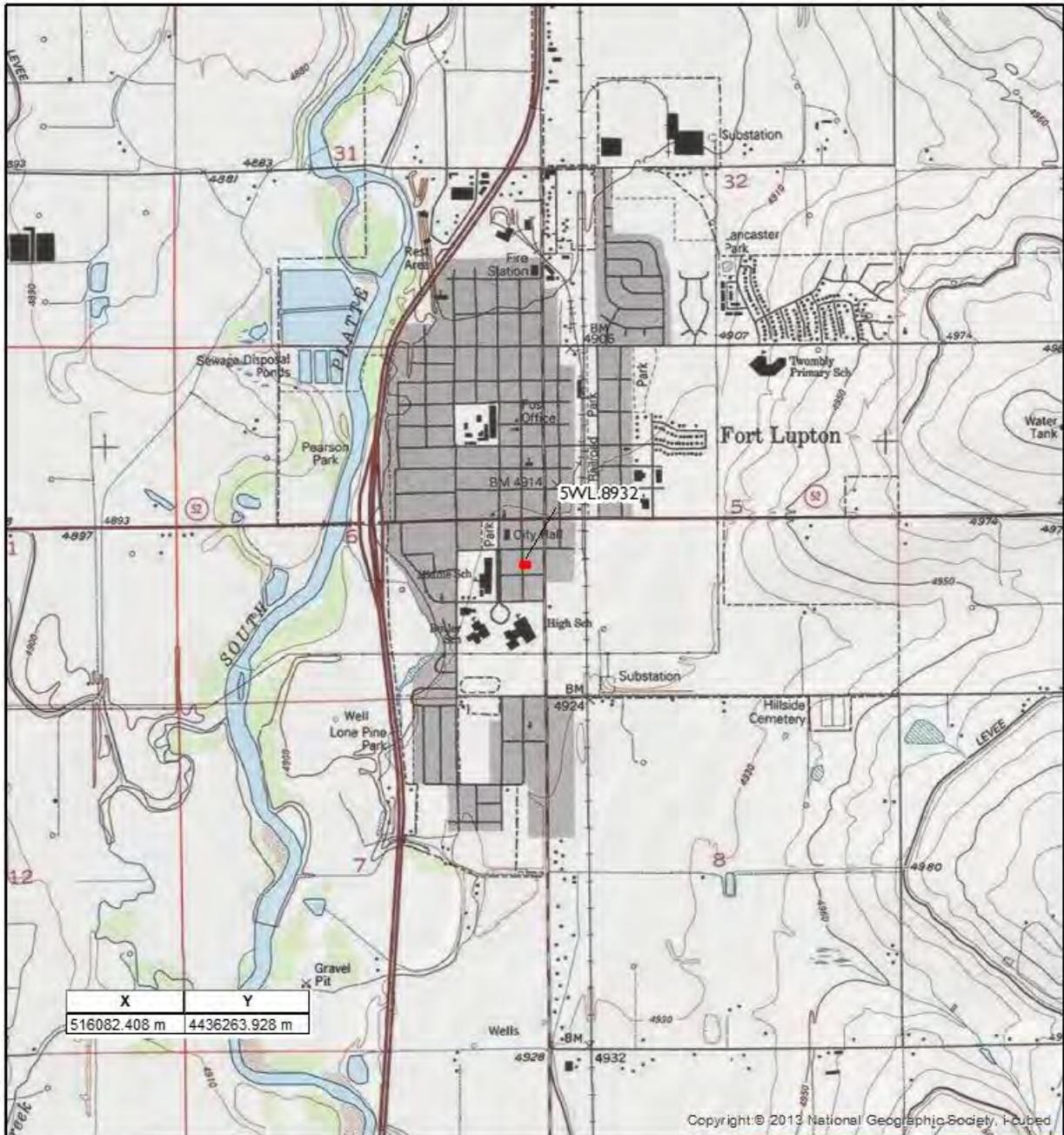




Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8932)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8932                  226 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

### Topographic Map



Copyright © 2013 National Geographic Society, I-Cubed

<p><b>N Legend</b></p>  <p> Resource Boundary (5WL.8932)</p> <p>UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000                  Feet</p> <p>1:24,000</p>	 <p><b>TOPO MAP</b>                  Resource Number 5WL.8932                  226 South Park Avenue                  Fort Lupton, Colorado</p>

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED IN E 1/2 of S.E. 1/4 of Section 11, T.11 N. R. 66 W.

Scale 1 in. = 50 Ft.

Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do hereby being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block B of Reynolds Addition to the Town of Ft. Lupton County, Thence South 83 1/2 feet along the west side of Denver Street, thence West 122 1/2 feet to the S.W. Corner of Block B in the Reynolds Addition, thence E. 122 feet to the point of beginning, all as shown on the attached map or plat, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is so feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds  
1

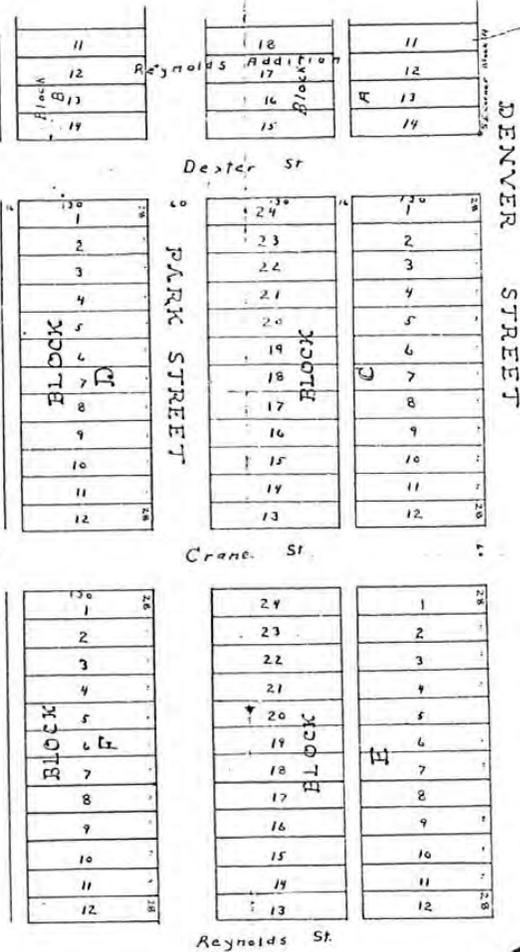
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the specifications upon this map, that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL\_8932\_1

**Description:** Primary (west) elevation. Note entryway and exposed rafter tails.

**View:** East



**Photo Number:** 5WL\_8932\_2

**Description:** Primary (west) and south elevations. Note chimney.

**View:** Northeast



**Photo Number:** 5WL\_8932\_3

**Description:** Brick chimneys and exposed rafter tails.

**View:** Northeast



**Photo Number:** 5WL\_8932\_4

**Description:** Primary (west) and north elevations.

**View:** Southeast

**Photo Number:** 5WL\_8932\_5

**Description:** West facing elevation of garage. Note the exposed rafter tails of main house.

**View:** East



OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8933
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Scott Residence
6. Current building name: Martin Residence
7. Building address: 247 S Park Avenue, Fort Lupton, CO 80621
8. Owner name and address: Linda J. and Richard L. Martin, 247 S Park Ave, Fort Lupton, CO 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
NW $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 3 3 mE 4 4 3 6 4 4 3 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 11-12 Block: D  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangle
15. Dimensions in feet: Length 46' X Width 38'
16. Number of stories: 1.5
17. Primary external wall material(s): Vinyl- Horizontal  
If other wall material, please describe: NA
18. Roof configuration: Side Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt Shingle Roof

If other roof material, please describe: NA

20. Special features: Dormer, Overhanging Eaves, Knee Braces, Skylights, Chimney

21. General architectural description:

The one-and-half-story, side-gabled, Craftsman bungalow has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house has a concrete foundation painted green. The gabled roof has overhanging eaves and simple, wood brackets under the gable on the north and south elevations. The roof is clad in green, asphalt shingles. There is a brick chimney on the west slope of the roof and a second brick chimney on the north elevation. The house is clad in horizontal, vinyl siding painted white. Except when otherwise stated, all the windows are five-over-one, sash windows with wood surrounds.

A recessed porch stretches across the entire facade; the house's gabled roof continues over the porch. Short, square, brick columns support square, wood piers on either side of the porch. There are short, square, brick columns without any wood piers on either side of the stairs leading to the porch. A wood railing wraps around the porch. The entrance is centered on the façade. Two large eight-over-one, fixed windows are on either side of the entrance. A front-gabled dormer is directly above the entrance. Like the roof, the dormer has brackets. Three windows sit side-by-side in the dormer. A fourth, horizontal, single-light, fixed window sits above the other three in the dormer.

There is a paired window on the east side of the south elevation. A narrow, one-story, squared bay with a shed roof extends from the south elevation. A bay window sits in the bay. The bay window has a large, single-light, fixed, vinyl window in the center and is flanked by one-over-one, sash, vinyl windows. A second pair of one-over-one, vinyl windows is west of the bay. A third pair of windows is above the bay on the upper half-story.

There are two windows with black shutters on the west elevation. An entrance sits in the middle of the elevation. A steep, shed-roof dormer extends from the gabled-roof, above the back entrance. A pair of windows with black shutters sits in the dormer. Two skylight windows are built into the roof of the house just south of the dormer.

There is a window on the west side of the north elevation. To the east of that window is a two-light, horizontal, sliding window. The brick chimney is on the east side of the elevation. There is a window on either side of the chimney and a pair of windows is on the upper half-story.

22. Architectural style/building type: Craftsman

23. Landscaping or special setting features: Two mature trees are on either side of the sidewalk leading to the main entrance of the house. Vegetation grows along the foundation of the entire house. A third mature grows in the back yard, west of the house. Two young trees have been planted between the road and south elevation.

24. Associated buildings, features, or objects: A one-story, rectangular, side-gabled garage sits on the southwest corner of the property, facing Crane Street. A shed roof addition is built off of the north elevation. The garage is clad in horizontal, wood, clapboard siding painted white with green trim. Like the house, the garage roof is clad in green, asphalt shingles and has brackets. It has three car doors on the south elevation. A two-light, sliding, vinyl window with black shutters is on the east elevation of the garage. There is also an entrance on the north side of the east elevation.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1927

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Unknown

Source of information: NA

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1927. A detached garage was constructed west of the house at or around the same time. The house has no additions. Dates could not be determined for the following alterations:

A bay window, sliding windows, and skylights were added to the property.

The roof has undergone routine maintenance and appears to be in good condition.

Shutters were added to the windows on the west elevation.

The original cladding was replaced with vinyl siding.

Some windows were replaced with modern, vinyl windows.

30. Original location:      Original      Moved                             If yes, enter date of move(s): NA

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The house was built in 1927 in the Reynolds Second Addition. The original owner of the property was not identified. William Scott, a farmer, owned the property in 1933 and may have been the original owner. With his wife Nellie, he had a son and daughter, and Nellie's father also lived in the house. Scott still lived in the house in 1940 with his wife. At some point Ronald and Sandra Neb came to own the house and sold the property to the current owners, the Martin family, in 1997.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 247 S Park Avenue.

"United States Census, 1930," William Scott, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 3B, line 64, family 75, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," William E Scott, Fort Lupton, Election Precinct 1, Weld, Colorado, United States; citing enumeration district (ED) 62-1, sheet 3A, line 28, family 57, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 481.

**VI. SIGNIFICANCE**

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS. Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

Although this house is representative of the growing affluence of Fort Lupton residents, the house is not directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in our shared history; therefore, the house not significant under Criterion B.

The house is locally significant as an example of Craftsman Bungalow architecture in Fort Lupton. The house features a side-gabled roof, central dormer, roof brackets, several divided upper window lights, and prominent porch columns and piers. This style of architecture gained prominence between 1900 and 1930 and is widely associated with the Arts and Crafts movement. The movement is largely seen as a rebuke of the mechanized industrial processes dominating the economy by introducing subtle craftsmanship into home design. The form and massing of the house has not been significantly altered from its original state and retains its historic integrity. As the most common expression of Craftsman style architecture, the residential Craftsman Bungalow is evident throughout Colorado and this is a relatively intact example. The exterior envelope of this particular house, however, has been significantly modified. For these reasons, the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

42. Assessment of historic physical integrity related to significance: The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1927. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has no additions, but bay windows have been added, some original windows have been replaced with modern vinyl windows, there is new siding, and skylights were added; therefore, the house has diminished integrity of workmanship, design and materials. The house is not an individually NRHP/SRHP eligible property, but does retain sufficient integrity through its form, massing, and key exterior features to warrant further investigation as a contributing resource to the potential Reynolds Addition(s) historic district. The house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

43. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

44. Is there National Register district potential?  Yes \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the

potential district have alterations that appear to be more recent, outside of the likely period of significance for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

45. If the building is in existing National Register district, is it:  Contributing  Noncontributing

**VIII. RECORDING INFORMATION**

46. Photograph numbers: 5WL\_8933\_1 to 5WL\_8933\_5

Negatives filed at: Pinyon Environmental, Inc.

47. Report title: Fort Lupton Intensive Residential Survey: Phase II

48. Date(s): Oct 7, 2019

49. Recorder(s): Sean Fallon and Leslie Moore

50. Organization: Pinyon Environmental, Inc.

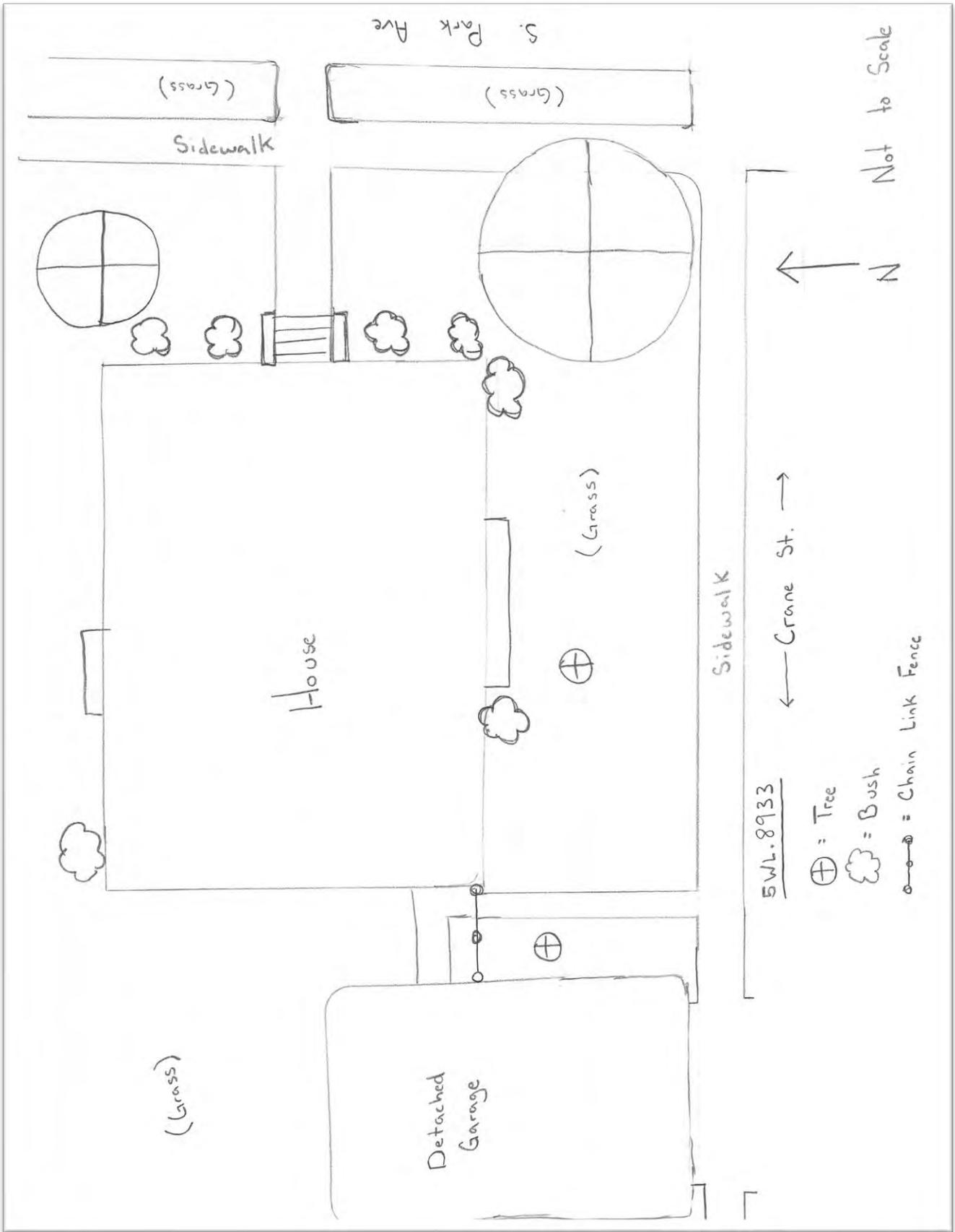
51. Address: 3222 South Vance Street, Lakewood, CO 80232

52. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

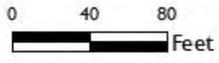
### Sketch Map



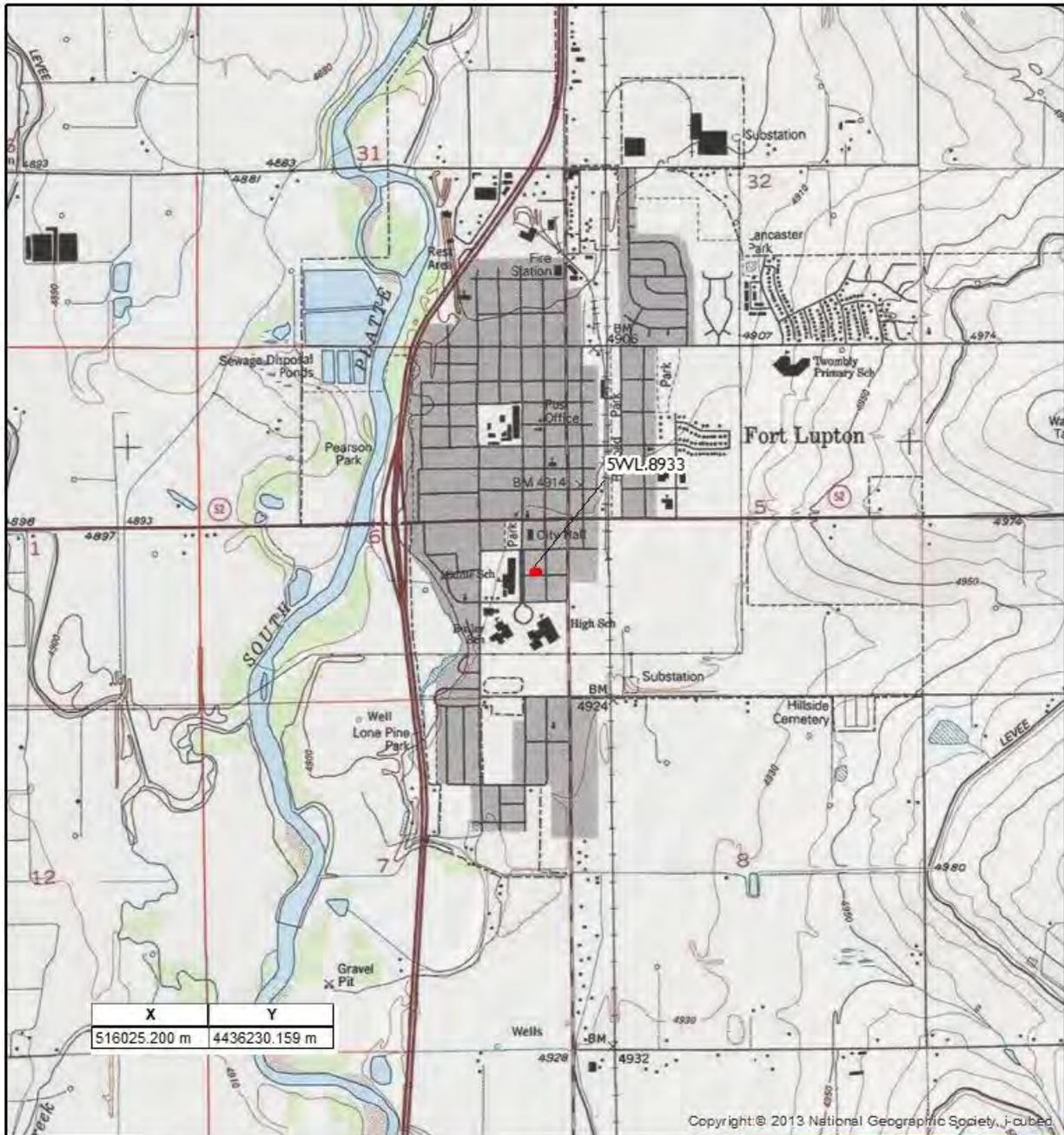


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b></p>  <p><b>Legend</b></p> <p> Resource Boundary (5WL.8933)</p>	<p><b>Pinyon</b> Colorado, Inc.</p>	
	<p><b>SKETCH MAP</b>                  Resource Number 5WL.8933                  247 South Park Avenue                  Fort Lupton, Colorado</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pnyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: I</p> <p>Date: 1/8/2020</p>



### Topographic Map



X	Y
516025.200 m	4436230.159 m

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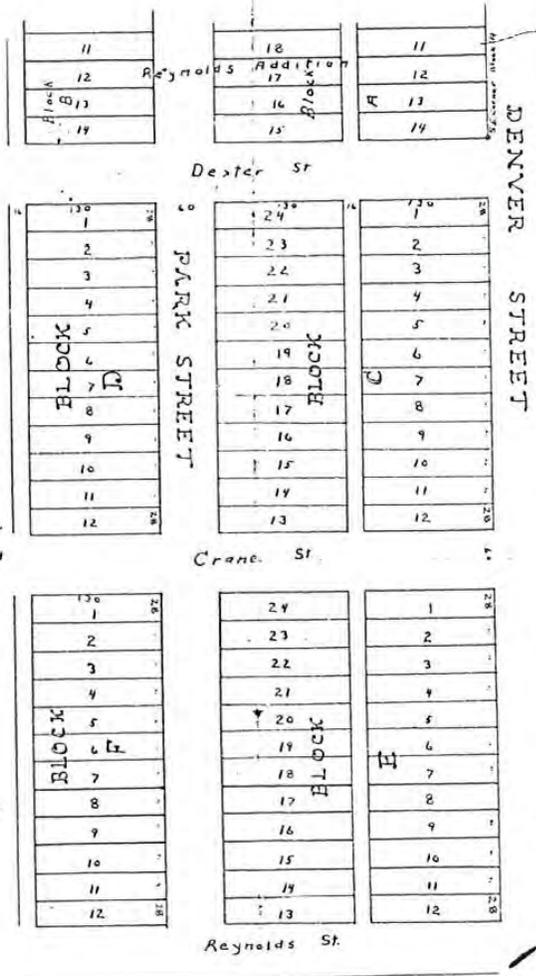
<p><b>N Legend</b></p> <p> Resource Boundary (5WL.8933)</p> <p>UTM Coordinates: NAD27 Zone 13N                  USGS 7.5' Topographic Map                  Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000                  Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b>  <small>Environmental Solutions</small></p>
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Document Path: Z:\PNO\CT\2019\119131\01\_Historic\_Roads\IML\_Interactive\_Level\_Survey\_Phase\_1\B\Rainis\ArcDoc\19131\Doc\Source\Map\415100\_TPL\_5\_WL8933.mxd

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED IN E 1/2 of S.E. 1/4 of Section 11, T.11 N. R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace



Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 83.2 feet along the west side of Denver Street, Thence West 122.1 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 122.1 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds

STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

S.V. Wallace  
Engineer

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edgar J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL\_8933\_1

**Description:** Primary (east) elevation. Note porch and dormer.

**View:** West



**Photo Number:** 5WL\_8933\_2

**Description:** Primary (east) and north elevations. Note porch supports, chimney, and brackets.

**View:** Southwest



**Photo Number:** 5WL\_8933\_3  
**Description:** South elevation. Note bay.  
**View:** Northwest



**Photo Number:** 5WL\_8933\_4  
**Description:** South and west elevations. Note shed-roof dormer.  
**View:** Northeast

**Photo Number:** 5WL\_8933\_5

**Description:** South and west elevations. Note shed-roof dormer.

**View:** Northeast



OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

#### I. IDENTIFICATION

1. Resource number: 5WL.8934
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Inman Residence
6. Current building name: Isidro Residence
7. Building address: 320 S. Park Avenue, Fort Lupton, Colorado 80621
8. Owner name and address: Nathan Clark, 320 S. Park Avenue, Fort Lupton, Colorado 80621

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 8 3 mE 4 4 3 6 1 6 2 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 19 & 20 Block: E  
Addition: Reynolds Second Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 40' X Width 25'
16. Number of stories: 1
17. Primary external wall material(s): Asbestos  
If other wall material, please describe: \_\_\_\_\_
18. Roof configuration: Side Gabled Roof  
If other roof configuration, please describe: \_\_\_\_\_

19. Primary external roof material: Asphalt Shingle Roof  
If other roof material, please describe:

20. Special features: Chimney, Gabled Entry Hood

21. General architectural description: This one-story, side-gabled roof, Minimal Traditional, Cape Cod house has a rectangular plan. The house is constructed on a concrete foundation and the façade is oriented to the west. The house is clad in horizontal, asbestos siding painted yellow with white trim. The roof is clad in grey, asphalt shingles and has a small narrow brick chimney. Unless otherwise noted, all windows on the house are vinyl, four-over-one, single hung sash windows. At some point, an addition was constructed on the rear (east) elevation.

Concrete steps lead to the entrance of the house, which is centered in the façade. Wrought iron railings are located on either side of the steps. A single pane, metal frame storm door covers the wood entrance. A slightly projecting, bracketed gable hood covers the front entrance. The front door is painted a dark red and is flanked on either side by a window opening, each containing four-over-one sash windows.

The south facing elevation can be separated into two sections, the original house and an addition built off the west elevation. The south elevation of the original house contains two casement windows built into the foundation. Above these basement windows are two window openings. The westernmost window opening contains two, four-over-one sash windows. The easternmost window opening contains a horizontally oriented, single-light, sliding window. Above the two window openings is a vent, oriented in the center of the roof peak. The south elevation of the addition contains a single window opening with a horizontally oriented, single pane sliding window.

The north facing elevation contains two casement windows built into the foundation. Above the easternmost basement window is a small window opening containing a four-over-one, sash window. A window-mounted air condition unit has been installed in the window opening.

22. Architectural style/building type: Minimal Traditional

23. Landscaping or special setting features: The house has a narrow concrete walkway dividing the front yard. Either side of the concrete walkway are gravel/dirt pads bordered by red decorative brick. A row of short bushes separates the house on the east from the neighboring property. Other small shrubs have been planted underneath the windows on the primary elevation.

24. Associated buildings, features, or objects: A small storage is located at the northeast corner of the property. It is clad in horizontal, wood, clapboard siding and the roof is covered in asphalt shingles. The shed is not visible from the public right-of-way.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1930

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original Owner: Ruth and Clyde Inman

Source of information: US Census; 1930

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1930. A detached garage was constructed east of the house at or around the same time. No dates could be determined for the following alterations:

The house has a small addition built off of the rear elevation, likely to accommodate an expanded kitchen. It stands to reason the addition was constructed during the postwar period and within the likely period of historic significance for a potential historic district.

Windows on the house have been replaced with modern, vinyl framed windows.

The roof has undergone routine maintenance, has likely been replaced, and appears to be in good condition.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Choose a use and function.

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

Clyde and Ruth Inman are very likely the first owners of the subject house. The couple is listed as owning the house in the 1930 census, and the house was constructed in 1930. According to records, Clyde was a clergyman at the local Methodist church. By 1940 a Robert and Mildred Peter had moved into the house. The couple had no children, though Robert was employed as a public-school principle and also as a teacher. It is not clear who occupied the house after the Peters, but at some point, a Mary Hogelin came to own the house. In 1987 it was sold to Eric Helm who then sold it again in 1993 to a Baker Family. By 1997 a Marjorie Martin came to own the house and sold it to Wayne Livingston. In 2000, Livingston sold the property to a Garcia Isidro who sold it to Nathan Clark in 2016.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor; *Property Report*, 320 S Park Avenue.

"Colorado, World War II Draft Registration Cards, 1940-1945"; "Draft Registration Cards for Colorado, 10/16/1940 – 3/31/1947", NAID 5833895; Records of the Selective Service System, 1926 - 1975, RG 147; (National Archives at St. Louis, Missouri).

"United States Census, 1930," Clyde Inman, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 1, sheet 4A, line 8, family 86, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Colorado, Weld, Election Precinct 1, Fort Lupton, 62-1 Election Precinct 1 Fort Lupton, Fort Lupton Town S of 4th St, E of Park Av, and S of 1st St; image 9 of 20; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: \_\_\_\_\_

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: NA Choose an AOS.

40. Period of significance: NA

41. Level of significance: NA  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance, and in some cases historic integrity, to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant

period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource is not likely to be individually eligible, but is associated with growing affluence as represented in residential architecture in Fort Lupton and could contribute to a potential district listed under Criterion C.

The house is evidence of a nation in the midst of the Great Depression, as these simple homes were built in the decade before World War II and in the years after because they were easy and economical to construct. However, the house was constructed a full 12 years before the United States would enter World War II and is not otherwise directly associated with events that have made a significant contribution to local or regional history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in local or regional history. The earliest known residents were Clyde and Ruth Inman. Mr. Inman was a clergyman for a local Methodist church, but it appears the Inman family did not reside in Fort Lupton for long. Subsequent residents included a school principle and teachers. There is no evidence to suggest the Inmans or any other subsequent residents made significant contributions to the broader history of Fort Lupton; therefore, the house not significant under Criterion B.

The house is locally significant under Criterion C as an early example of Minimal Traditional architecture in Fort Lupton. Minimal Traditional properties mark a transition away from the well-established bungalow and cottage forms towards the ranch-style homes of the mid-century. The form typically follows a one story, square, boxy plan and has several small rooms situated around a core. Simplified facades and a general lack of ornamentation reflect the austerity of the 1930s. However, the replacement, vinyl windows hinder the integrity of the property. For this reason, the house is associated with Criterion C but has diminished integrity, as discussed below.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1930. For these reasons, the resource retains integrity of location, setting, feeling and association. The house has a small addition off the rear elevation. Therefore, the house has diminished integrity of design and workmanship. At some point the windows were replaced with modern vinyl windows and a storm door was added. The house has been painted, most recently in 2018. Therefore, integrity of materials has been somewhat diminished, and the house is not eligible for individual listing to the NRHP. Because the vinyl windows were added outside of the potential district's period of significance, the property also cannot contribute to the potential historic district under Criterion C. Lastly, the house is lacking the historic associations and physical integrity for consideration as a Fort Lupton landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. However, many residences within the potential district have alterations that appear to be more recent, outside of the likely period of significance

for the potential district, rendering many properties non-contributing. More information is needed to determine district potential. Furthermore, because it is difficult to determine the date of alterations to this specific residence, more information is needed to determine its status as contributing or noncontributing to a potential historic district.

If there is National Register district potential, is this building:  Contributing  Noncontributing

46. If the building is in existing National Register district, is it:  Contributing  Noncontributing

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5WL.8934\_1 to 5WL.8934\_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Fort Lupton Intensive Residential Survey: Phase II

49. Date(s): Oct 7, 2019

50. Recorder(s): Sean Fallon

51. Organization: Pinyon Environmental, Inc.

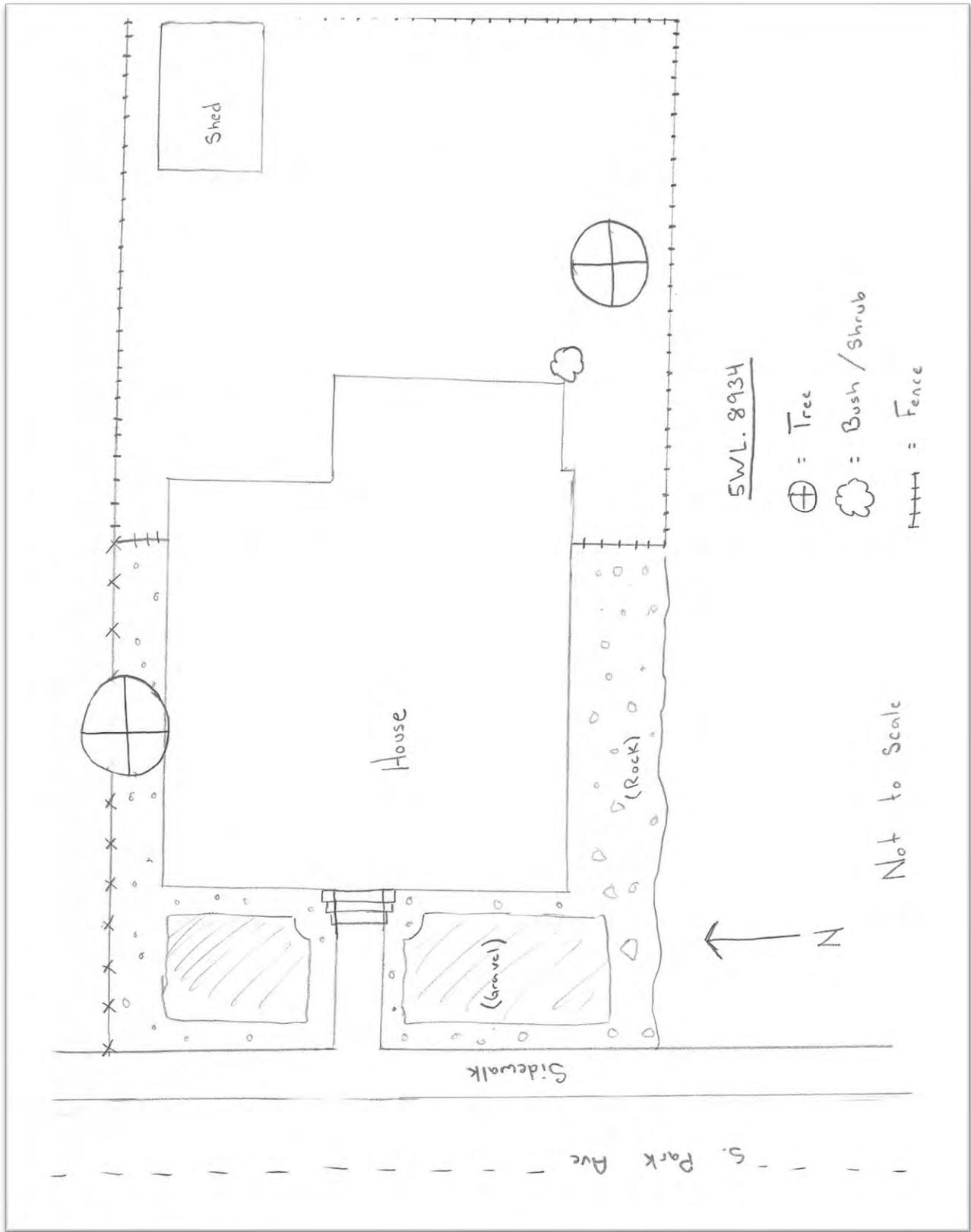
52. Address: 3222 South Vance Street, Lakewood, CO 80232

53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

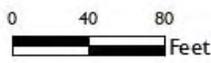
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map



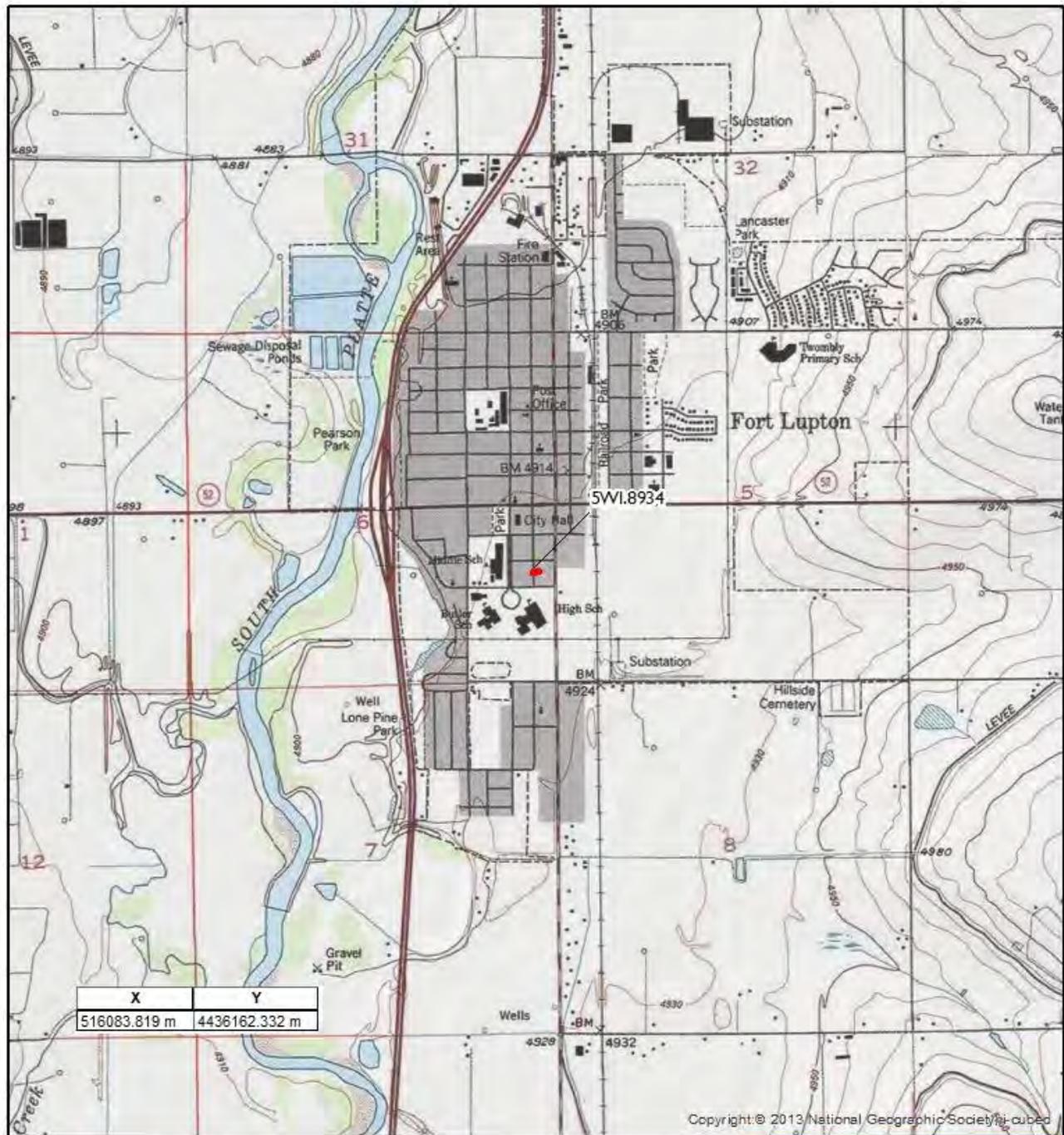


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL8934)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL8934                  320 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

Document Path: Z:\PNO\SCT\2021\119121\01\_Historic\_Residential\_Interior\_v-Land\_Survey\_Phase\_1\Drawings\Architectural\Resour\_320S12701\_SPL\_5WL8934.mxd

### Topographic Map



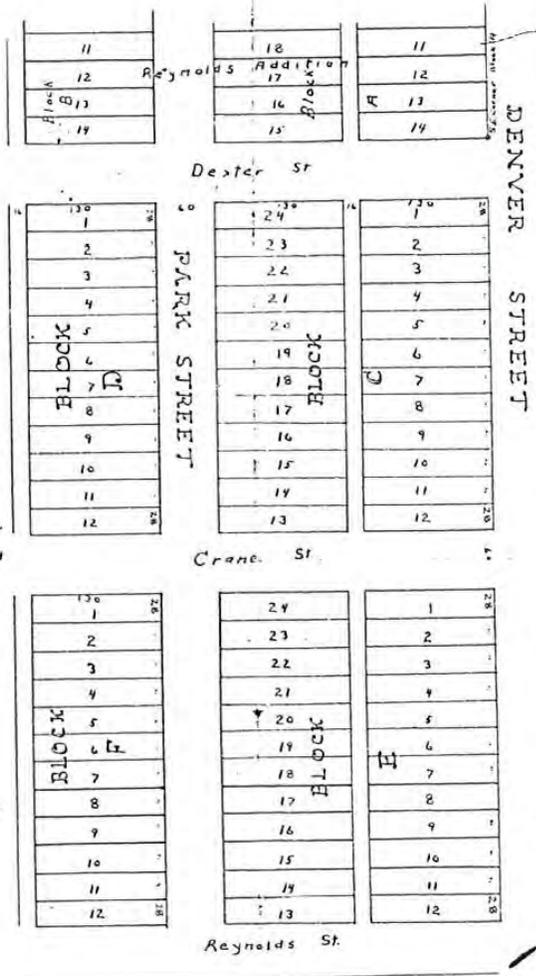
Copyright © 2013 National Geographic Society/ig-cube

<p><b>N Legend</b></p> <p> Resource Boundary (5WL8934)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	<p><b>Pinyon</b> CONSTRUCTION</p>
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED in E 1/2 of S.E. 1/4 of Sec. 11, T. 11 N., R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace



Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 W. of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 83.2 feet along the west side of Denver Street, Thence West 122.1 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 122.1 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds

STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL.8934\_1

**Description:** Primary (west) facing elevation. Note the projection covering the porch and the narrow brick chimney.

**View:** East



**Photo Number:** 5WL.8934\_2

**Description:** Primary (west) and south facing elevations. Note the small addition off rear of house.

**View:** Northeast



**Photo Number:** 5WL.8934\_3

**Description:** Narrow brick chimney on roof ridgeline.

**View:** NA



**Photo Number:** 5WL.8934\_4

**Description:** Primary (west) and north facing elevations.

**View:** Southeast

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### 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

### I. IDENTIFICATION

1. Resource number: 5WL.8935
2. Temporary resource number: NA
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Guindon Residence
6. Current building name: Evans Residence
7. Building address: 211 S. Park Avenue, Fort Lupton, Colorado 80621
8. Owner name and address: Codie M. and Jay R. Evans, 211 S. Park Avenue, Fort Lupton, Colorado 80621

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1N Range 66W  
SW ¼ of NE ¼ of NE ¼ of SE ¼ of section 6
10. UTM reference  
NAD27 Zone 13; 5 1 6 0 2 4 mE 4 4 3 6 2 9 8 mN
11. USGS quad name: Fort Lupton, Colorado  
Year: 1949 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 3 Block: D  
Addition: Reynolds Second Addition Year of Addition: 1920
13. Boundary Description and Justification: The historic resource boundary follows the current legal parcel boundary, and includes all extant features and buildings associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 56' X Width 38'
16. Number of stories: 1
17. Primary external wall material(s): Brick  
If other wall material, please describe: NA
18. Roof configuration: Cross Gabled Roof  
If other roof configuration, please describe: NA

19. Primary external roof material: Asphalt shingle  
If other roof material, please describe: NA
20. Special features: Chimney, Arched Doorway, Exposed Rafter Ends
21. General architectural description:

This one-story, cross-gabled-and-hipped English-Norman cottage has a rectangular plan. The façade (east facing) faces S. Park Avenue. The house is made primarily of red brick, including the foundation. Two yellow-brick belt courses wrap around the house at the top of the foundation. The front of the house has a cross-gabled, steeply pitched roof. An addition in the back has a hipped roof. The roof is clad in black, asphalt shingles. Vegetation on and around the building limits visibility significantly from the right-of-way.

A dominant gable extends out from the center of the façade. Concrete steps lead to the entrance. The entrance is a wood door with a round arch. There is a wood, screen door painted red in front of the main entry. Decorative metal bars cover the bottom half of the screen. Decorative yellow brick (with a brick keystone) surrounds the entrance. Two metal framed small, round-arched windows flank the entrance. Both windows have an arch of yellow brick above them. There are three decorative red bricks in the peak of the gable. On either side of the extending gable are six-light, metal casement windows, painted black with wood surrounds. Those casement windows are flanked by three-light, fixed windows, also painted black. To the south of the extending gable is a large, brick chimney with yellow-brick, decorative details. There are three, evenly spaced columns of yellow bricks the run along the middle half of the chimney. There is also a thick row of yellow brick at the top of the chimney. There is a sixteen-light window in the center of the south elevation. The sill of the window is yellow brick. Views of the rest of the south elevation, the west elevation, and the north elevation are all not visible from the right-of-way. Aerial photos show that an addition is built off the southwest corner of the house.

22. Architectural style/building type: English-Norman Cottage
23. Landscaping or special setting features: There are large plantings around the foundation of the façade. Ivy growing on the building covers the majority of the façade. There are mature trees to the north and south of the façade.
24. Associated buildings, features, or objects: A detached garage, constructed of brick, is located at the northeast corner of the property. The garage is not clearly visible from the public right-of-way. Aerial photos show the garage has a rectangular plan and is oriented to the south. The garage has a shed roof and appears to be clad in asphalt shingles.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1936  
Source of information: Weld County Assessor
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original Owner: Unknown  
Source of information: NA
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was constructed in 1936. A detached garage was constructed west of the house at or around the same time. The roof has undergone routine maintenance and appears to be in good condition;

replaced within the last 30 years. The windows all appear to be original. No dates could be determined for the following alterations:

A small addition was constructed off the rear elevation of the house.

The front door was painted between 2018 and 2019.

30. Original location:       Original       Moved      If yes, enter date of move(s): NA

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Suburban Neighborhood

35. Historical background:

Named for a trading post established by fur trapper Lancaster Lupton in 1836, Fort Lupton is situated along the South Platte River in northeast Colorado. Lupton's attempt at opening a successful trading post failed, but travelers continued to use the fort as a convenient waystation. By 1870 the Denver Pacific Railroad was completed through the small community that had taken root, now at an important trading crossroads with access to greater markets. On May 23, 1882 William Grant Winbourn purchased from the railroad land that would become the townsite for Fort Lupton. Winbourn recognized the importance of connectivity to the town's success and designed a town plat centered on the point where travelers had to turn off the main wagon road to access trade via the railroad. With a robust demand for agricultural products, the economy of Fort Lupton expanded. It was not long before canning factories and other industrial agricultural facilities were constructed and additional people made the town home. In 1889 Fort Lupton was formally incorporated and around 150 people had permanent residence in the town, twice that of the previous year. Necessarily, additions were made to the original town plat to accommodate the rapid growth.

Two of the most important additions to the city were the Reynolds Addition (1907) and Reynolds Second Addition (1920) south of First Street. In addition to residential development he hoped to spur, R.C. Reynolds, who owned the land for the additions, also set aside significant portions of land for parks and other municipal facilities. The classic cottages which dominate the earlier subdivisions gave way to primarily Craftsman-style bungalows and some Tudor Revival-style cottages in the Reynolds additions as middleclass managers, merchants as well as working class farm and factory laborers found employment at one the many downtown businesses or area farms. The residential structures of the Reynolds Addition and Reynolds Second Addition are representative the ongoing economic development and the growing affluence of the residents of Fort Lupton.

The house was built in 1936. The original owner was not identified. By 1940, the Guindon family had moved in. The house was headed by Beatrice Guindon and she lived in the house with her two daughters Eugenie and Pauline. Eugenie, only 23 years old in 1940, was a public-school English teacher. The Guindon patriarch, Mars, appears to have passed away between 1930 and 1940. He worked as a superintendent at the GW Sugar Co. It is not clear how long the family lived in the house. At some point Carlson Gevalene came to own the property. Gevalene sold the house to Mark B. and W. Jeanne Davis in 1988. Ten years later, Leroy P. Arnold had purchased the property. He and Patty J. Arnold sold the house to Codie M. Evans née Cheek in 2005, who still owned the property in 2019.

36. Sources of information:

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

1953 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*. City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants. (2003).

Adam Thomas, *Selected Historic Properties in Fort Lupton: Survey Report*. City of Fort Lupton, CO

Eileen Heideman, Kate Hovanes, Vincent Wray, Scott Phillips, *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*. City of Fort Lupton, Weld County Colorado. SWCA Environmental Consultants. (2018).

Plat Map, Reynolds Addition, City of Fort Lupton, Weld County Colorado (1907).

Plat Map, Reynolds Second Addition, City of Fort Lupton, Weld County Colorado (1920).

Weld County Assessor, *Property Report*, 211 S. Park Avenue

"United States Census, 1930," Mars Guindon, Fort Lupton, Weld, Colorado, United States; citing enumeration district (ED) ED 59, sheet 6B, line 54, family 149, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 251; FHL microfilm 2,339,986.

"United States Census, 1940," Colorado, Weld, Election Precinct 1, Fort Lupton, 62-1 Election Precinct 1 Fort Lupton, Fort Lupton Town S of 4th St, E of Park Av, and S of 1st St., image 9 of 20; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: NA

Designating authority: NA

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 that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: Architecture Choose an AOS. Choose an AOS.

40. Period of significance: 1936

41. Level of significance:  National  State  Local

42. Statement of significance: This resource and other residential buildings may not exhibit sufficient significance and in some cases historic integrity to be considered for individual listing. However, when the Reynold's Addition(s) are considered holistically, the buildings as a collective represent a significant period in Fort Lupton history both architecturally and in terms of economic growth and development. This resource may be individually eligible and could contribute to a potential district listed under Criterion C.

The house is somewhat out of place in Fort Lupton's historic trajectory, being constructed in the mid-1930s at a time when economical and efficient architectural styles were more prominent. The house is not

directly associated with events that have made a significant contribution to our shared history; therefore, the house is not significant under Criterion A.

The house is not associated with the lives of persons significant in our shared history. The earliest known residents were public school teachers, and subsequent residents held various managerial positions. However, there is no evidence to suggest the Guindons or any subsequent residences made significant or important contributions to the history of Fort Lupton; therefore, the house not significant under Criterion B.

The house is an excellent representation of English-Norman Cottage architecture in Fort Lupton. It features decorative brickwork, a steeply pitched roof, arched entrance, and multi-light casement windows replete with metal mullions. This style of architecture gained prominence in the 1920s and 1930s, and the style is most commonly represented in small, one-story residential architecture, and was considered an alternative to the more popular Craftsman Bungalow style. The house is unusually intact, with a small addition confined to the rear. For these reasons, the house is locally significant under Criterion C. Although the property was not accessible during this evaluation, it stands to reason the detached garage was constructed at or around the same time of the house and would likely contribute to the overall significance of the resource.

It is unlikely the property will yield information important to history or prehistory. Therefore, the resource is not significant under Criterion D.

43. Assessment of historic physical integrity related to significance: The house has not been moved and there are few modern intrusions into the neighborhood. The house is somewhat newer than the other houses in the vicinity and the neighborhood is relatively unchanged from when the house was constructed in 1936. For these reasons, the resource retains integrity of location, setting, feeling and association. The original windows and decorative details remain intact. Therefore, the house retains integrity of workmanship and materials. At some point a small addition was constructed off the rear elevation of the house; therefore, the house has diminished integrity of design, though it is confined to the rear and is otherwise obscured from view. Although the physical integrity of the house has been somewhat diminished, because iconic decorative English-Normal Cottage details remain intact and the addition is confined to the rear of the house and is otherwise obscured from view, the house retains sufficient integrity to reflect its historic significance. Therefore, it is individually eligible for the National Register under Criterion C. Subsequently, the resource is eligible for listing on the SRHP and as a Fort Lupton Historic Landmark.

44. National Register eligibility field assessment:

Eligible     Not Eligible     Need Data

45. Is there National Register district potential?  Yes    \_No

Discuss: A National Register district would be comprised of the Reynolds and Reynolds Second Addition, bounded by 1st Street on the North and Reynolds Street on the South, South Denver Avenue on the East and the alley behind houses on the west side of South Park Avenue. Historic themes for the district include architecture. The period of significance would extend from 1908, when the first Reynolds addition was formally platted, to 1958 when development in both additions was finished. Only one new building would be constructed in the neighborhood between 1958 and 2019. While there are few individually eligible properties, taken together there are many buildings of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criterion C in association with economic growth and development in Fort Lupton. Although the historic integrity of this individual resource has been somewhat diminished, it retains sufficient integrity to contribute to the historic integrity of a potential historic district.

If there is National Register district potential, is this building:  Contributing     Noncontributing

46. If the building is in existing National Register district, is it:  Contributing     Noncontributing

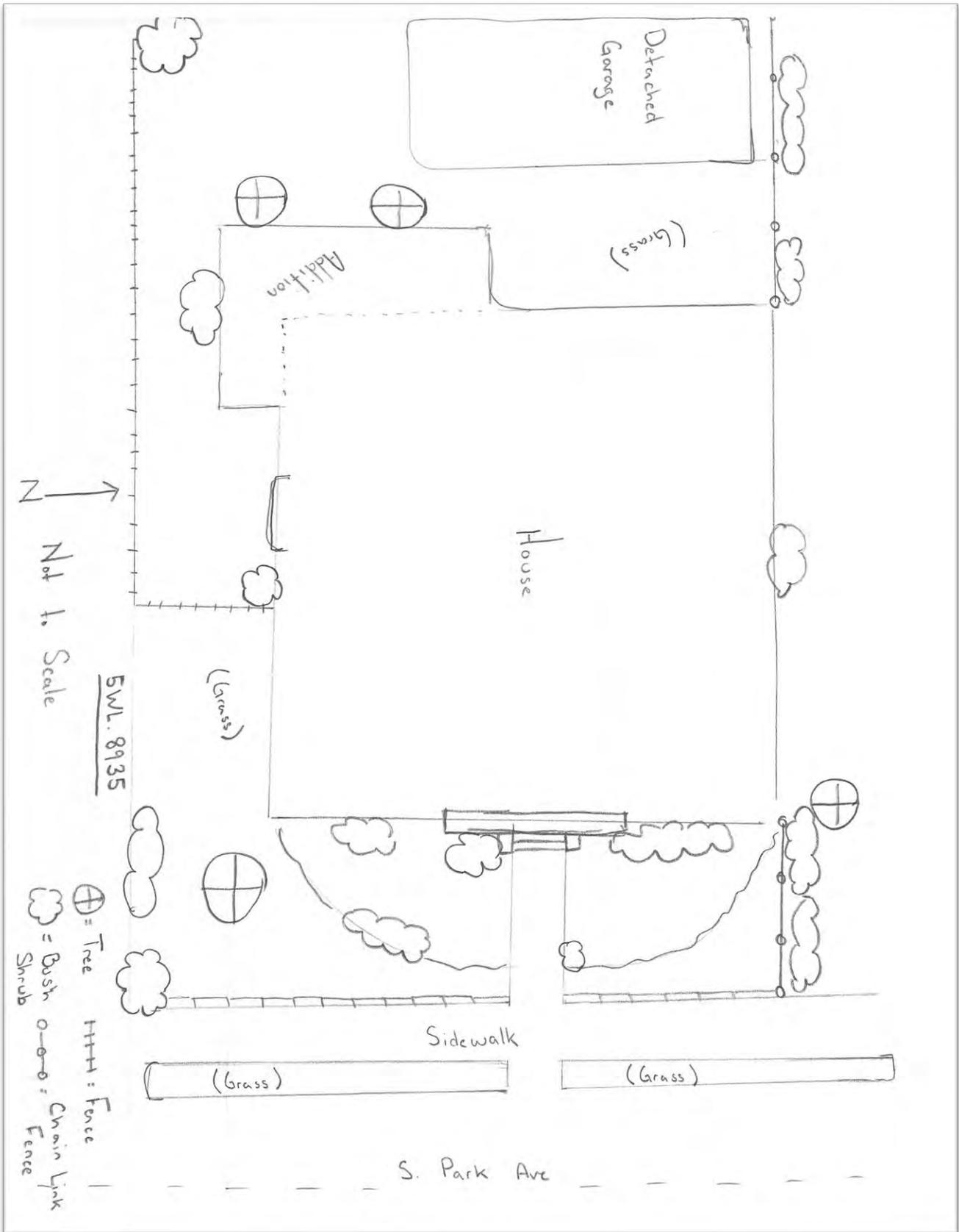
**VII. RECORDING INFORMATION**

- 47. Photograph numbers: 5WL\_8935\_1 to 5WL\_8935\_6
  - Negatives filed at: Pinyon Environmental, Inc.
- 48. Report title: Fort Lupton Intensive Residential Survey: Phase II
- 49. Date(s): Sep 11, 2019
- 50. Recorder(s): Sean Fallon and Leslie Moore
- 51. Organization: Pinyon Environmental, Inc.
- 52. Address: 3222 South Vance Street, Lakewood, CO 80232
- 53. Phone number(s): 303.980.5200

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

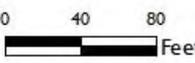
**History Colorado - Office of Archaeology & Historic Preservation**  
1200 Broadway, Denver, CO 80203 (303) 866-3395

### Sketch Map

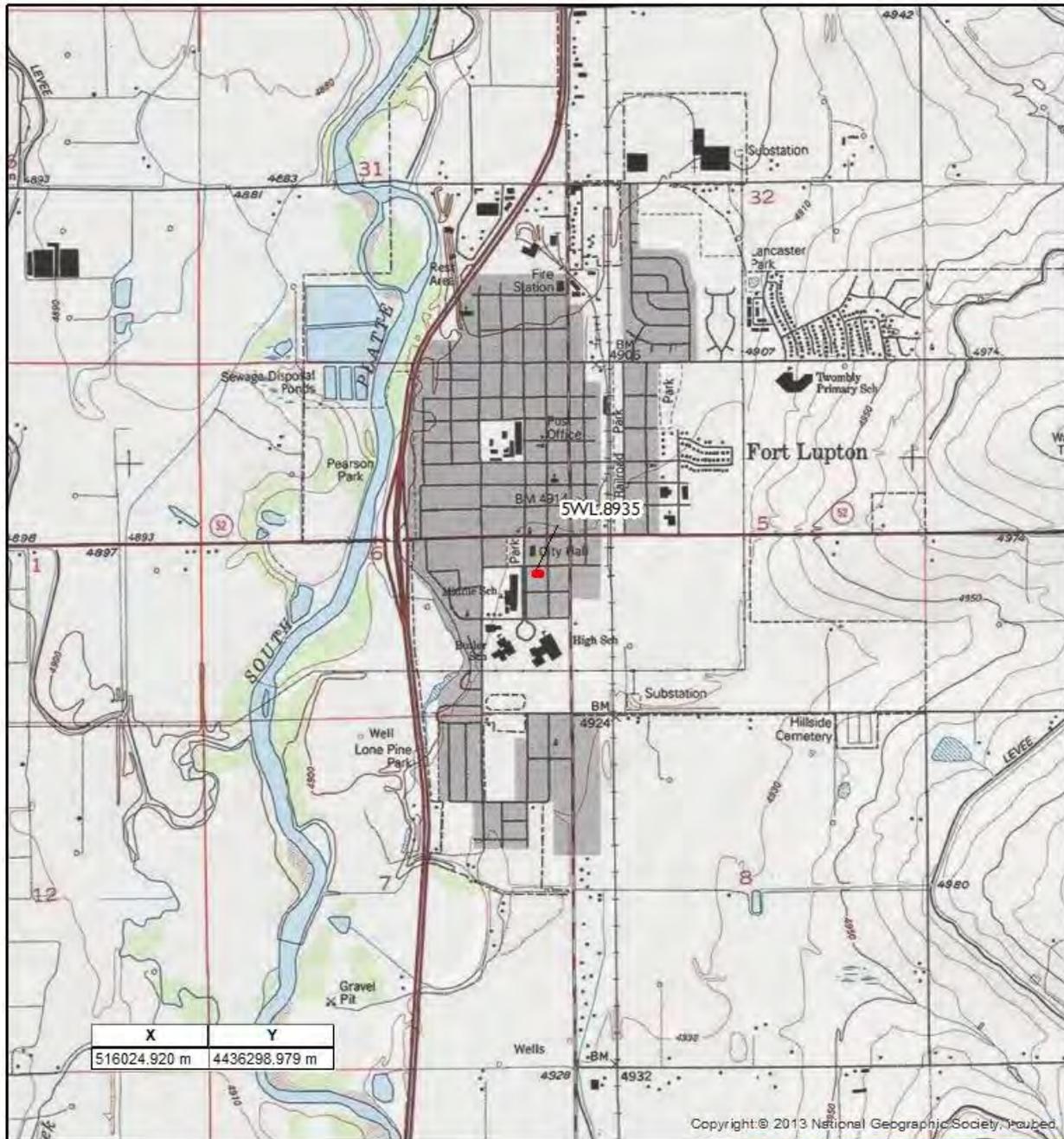




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p><b>N</b> <b>Legend</b></p>  <p> Resource Boundary (5WL.8935)</p>	 <p>0 40 80 Feet</p>		 <p><b>SKETCH MAP</b>                  Resource Number 5WL.8935                  211 South Park Avenue                  Fort Lupton, Colorado</p>
	<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	

### Topographic Map



X	Y
516024.920 m	4436298.979 m

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<p><b>N Legend</b></p> <p> Resource Boundary (SWL.8935)</p> <p>UTM Coordinates: NAD27 Zone 13N USGS 7.5' Topographic Map Fort Lupton, Colorado 1949 (revised 1994)</p>	<p>0 1,000 2,000 Feet</p> <p>1:24,000</p>	
<p>Site Location: Section 6, Township 1N, Range 66W, 6th Principal Meridian</p> <p>Pinyon Project Number: I/19-1319-01.CUL001</p>	<p>Drawn By: JAF</p> <p>Reviewed By: SMF</p>	<p>Figure: 2</p> <p>Date: 4/14/2020</p>

Document Path: Z:\PROJ\2019\119131\01\_Historic Resource\Interim-Level\_Survey\_Phase\_0\Drawings\Aerial\POK\01\_Resource\_Phase\10701\_Topo\_1\119131.mxd

Plat Map (1920)

MAP  
OF  
REYNOLDS SECOND ADDITION

TO THE  
TOWN OF FORT LURTON  
LOCATED IN E 1/2 of S.E. 1/4 of Sec. 11, T. 11 N., R. 66 W.  
Scale 1 in. = 50 Ft. Drawn by S.V. Wallace

Known All Men By These Presents, That I, Wm. R. Reynolds, do being sole owner, in fee of all that part of the E 1/2 of S.E. 1/4 of Section 11 Township 11 N. R. 66 West of the 6th Principal Meridian, lying within the following described bounds to wit, beginning at the S.E. Corner of Block A of Reynolds Addition to the Town of Ft. Lupton of Block A of Reynolds Addition to the Town of Ft. Lupton County, Thence South 832 feet along the west side of Denver Street, Thence West 122 ft. Thence North 832 feet to the S.W. Corner of Block B in the Reynolds Addition, Thence E. 122 feet to the point of beginning, all as shown on the attached map or plan, do set aside said parcels or tracts of land and designate the same as Reynolds Second Addition to the Town of Fort Lupton in Weld County, Colorado, and do hereby dedicate to the public the streets, alleys and driveways, and do for with certifiy, that the names and dimensions of said streets, alleys and driveways, and the numbers and dimensions of all lots and blocks are correctly designated on this Plat and that the Scale thereof is 30 feet to 1 inch.

In Witness whereof I have hereunto set my hand and seal this 14<sup>th</sup> day of February 1920.

Wm. R. Reynolds

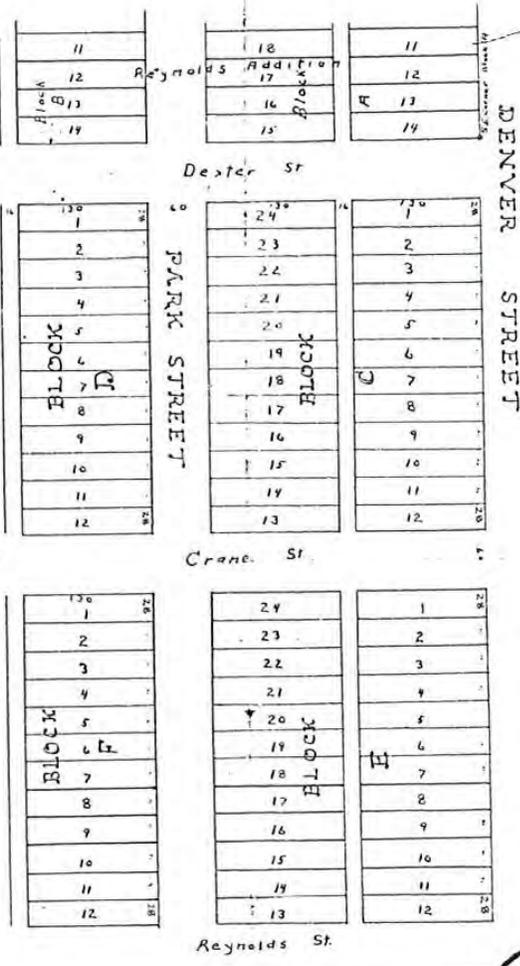
STATE OF COLORADO  
COUNTY OF WELD

S.V. Wallace a Civil Engineer, being duly sworn on his oath, deposes and says that he is the Engineer of Reynolds Second Addition to the Town of Ft. Lupton, that the survey of the same and the map thereon were made by him and that such survey is accurate, and that he has read the statements thereon and that the same are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 14<sup>th</sup> day of February 1920.

My commission Expires July 6<sup>th</sup> 1924

Edward J. Johnson  
Notary Public



## Site Photographs



**Photo Number:** 5WL\_8935\_1

**Description:** Primary (east) elevation. Note the arched entrance and casement windows.

**View:** West



**Photo Number:** 5WL\_8935\_2

**Description:** Primary (east) and south elevations. Note the brick chimney and decorative brickwork. Rear addition is obscured from view.

**View:** Northwest



**Photo Number:** 5WL\_8935\_3

**Description:** South elevation. Note casement window.

**View:** North



**Photo Number:** 5WL\_8935\_4

**Description:** Close up of north and south elevation windows. Note the wooden mullions and projecting blonde brick sill.

**View:** North



**Photo Number:** 5WL\_8935\_5

**Description:** East facing elevation and front door. Note the decorative blonde brick archway surrounding the doorway and windows flanking front door.

**View:** West



**Photo Number:** 5WL\_8935\_6

**Description:** East elevation roof peak with decorative brick.

**View:** West