

A CENTRAL FORT LUPTON HISTORIC
RESIDENTIAL SURVEY ALONG PARK,
PACIFIC, AND HARRISON AVENUES

APRIL 2018

CERTIFIED LOCAL GOVERNMENT GRANT NO. CO-17-016

PREPARED FOR

City of Fort Lupton

PREPARED BY

SWCA Environmental Consultants

A CENTRAL FORT LUPTON HISTORIC RESIDENTIAL SURVEY ALONG PARK, PACIFIC, AND HARRISON AVENUES

Certified Local Government Grant No. CO-17-016

Prepared for and Submitted to

City of Fort Lupton
130 South McKinley Avenue
Fort Lupton, Colorado 80621
Attn: Alyssa Knutson, Planner

Prepared by

Eileen Heideman, Kate Hovanes, Vincent Wray, and Scott Phillips

SWCA Environmental Consultants
295 Interlocken Boulevard, Suite 300
Broomfield, Colorado 80021
(303) 487-1183
www.swca.com

SWCA Project No. 43307

SWCA Cultural Resources Report No. 18-209

April 2018

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for History Colorado, and a History Colorado – State Historical Fund grant. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or History Colorado, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

This program received Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

CONTENTS

Introduction	1
Methodology	1
Intensive-Level Survey.....	1
Historic Context	4
Historical Overview and Chronology.....	4
Historical Themes and Central Fort Lupton’s Development.....	5
Architectural Styles and Building Types.....	6
Results	8
Intensive-Level Survey.....	8
Inventoried Residence Abstracts	9
Floyd C. Parker House, 229 Harrison Avenue (5WL8146).....	9
Charles B. and Fannie Kelsey House, 402 Harrison Avenue (5WL8147).....	11
Henry Kellerman House, 408 Harrison Avenue (5WL8148)	13
William R. and Ollie Terry House, 413 Harrison Avenue (5WL8149).....	15
H. E. Stokes House, 414 Harrison Avenue (5WL8150)	16
George Hickey House, 714 Harrison Avenue (5WL8151).....	18
727 Harrison Avenue (5WL8152)	19
William Moore House, 810 Harrison Avenue (5WL8153)	20
J. Yamashita House and East Side Grocery, 404-408 Pacific Avenue (5WL8155)	22
428 Pacific Avenue (5WL8156)	25
Wylie T. Burge House, 139 Park Avenue (5WL8157).....	27
St. John House, 153 Park Avenue (5WL8158).....	28
Jasper M. King House, 212 Park Avenue (5WL8159)	30
Tom V. Mayfield House, 219 Park Avenue (5WL8160).....	32
W. S. Decker House, 236 Park Avenue (5WL8161)	33
George S. Bulkley House, 329 Park Avenue (5WL8162)	35
Frank F. Nichols House, 527 Park Avenue (5WL8163).....	36
Ralph W. Haynes House, 612 Park Avenue (5WL8164).....	38
George T. Maughan House, 229 Park Avenue (5WL8165).....	39
Conclusions	41
References Cited	43

Appendices

Appendix A. Resource Forms (Provided Under Separate Cover)

Figures

Figure 1. Map of the 20 historic buildings recorded in the intensive-level survey.....	2
Figure 2. Map of Twombly Addition and T.C. Winbourn’s 1st and 2nd Additions.....	3
Figure 3. Map of general periods of building development in central Fort Lupton through time.	7
Figure 4. 229 Harrison Avenue.....	10
Figure 5. 402 Harrison Avenue.....	12
Figure 6. 408 Harrison Avenue.....	14
Figure 7. 413 Harrison Avenue.....	15
Figure 8. 414 Harrison Avenue.....	17
Figure 9. 714 Harrison Avenue.....	18
Figure 10. 727 Harrison Avenue.....	20
Figure 11. 810 Harrison Avenue.....	21
Figure 12. 404 Pacific Avenue.....	23
Figure 13. 408 Pacific Avenue.....	23
Figure 14. 428 Pacific Avenue.....	26
Figure 15. 139 Park Avenue.	27
Figure 16. 153 Park Avenue.	29
Figure 17. 212 Park Avenue.	31
Figure 18. 219 Park Avenue.	33
Figure 19. 236 Park Avenue.	34
Figure 20. 329 Park Avenue.	35
Figure 21. 527 Park Avenue.	37
Figure 22. 612 Park Avenue.	39
Figure 23. 229 Park Avenue.	40
Figure 24. Properties mapped by address.	42

Tables

Table 1. Sites Recorded as Part of the Intensive-Level Survey	9
---	---

INTRODUCTION

As a Certified Local Government (CLG), the City of Fort Lupton (Fort Lupton) is using available grant funding (No. CO-17-016) through History Colorado to survey its historic residential buildings for the purpose of identifying properties that are important in preserving Fort Lupton’s historic character and heritage values. Previous historical surveys by Fort Lupton have focused on the original subdivision filing of Fort Lupton, where the city was first platted in 1882 (Thomas 2003; Sladek 2009). This previous historical survey work primarily included commercial and residential properties in central Fort Lupton, along Denver Avenue and along Main Street, where Fort Lupton had grown up around the Union Pacific Depot (built in 1882, but now absent). The current residential survey intends to continue documentation of central Fort Lupton historic properties as additional subdivisions were developed outward from that original downtown core, beginning ca. 1891 and continuing historically through the twentieth century.

Fort Lupton contracted with SWCA Environmental Consultants (SWCA) to complete the intensive-level historic architectural survey of 20 historic residences in several subdivisions added around the center of the city toward the end of the nineteenth and the beginning of the twentieth centuries (Thomas 2003:18). Working with Fort Lupton and following an initial public meeting, SWCA identified historic residences along Park Avenue in the Twombly Addition, west of Denver Avenue, and along Pacific and Harrison Avenues in T. C. Winbourn’s 1st and 2nd Additions, east of the railroad right-of-way (Figures 1 and 2). Sites chosen for survey were prioritized by Fort Lupton preference and potential to be eligible for the National Register of Historic Places (NRHP)—with good representation of styles constructed through the mid-nineteenth century with the least modification, as well as based on being location in the central Fort Lupton area. This effort builds upon the previous historical surveys completed by Fort Lupton and is intended to be part of Fort Lupton’s ongoing process of identifying and documenting important historic sites for public benefit and to inform city planning. Previous contexts and surveys consist of those by Tatanka Historical Associates (Tatanka) (Sladek 2001; 2009) and SWCA (Thomas 2003). Tatanka’s 2001 survey provided a reconnaissance-level survey of 795 historic buildings, sites, and structures in Fort Lupton. SWCA’s 2003 context provided in-depth information about the history of Fort Lupton and a sample survey of select historic building sites representing a range of types and periods in Fort Lupton’s history. In 2009 Tatanka conducted an intensive-level survey of Fort Lupton’s downtown district. The survey was intended to provide information to help city planners make informed decisions about historic properties. It offered information on 70 of the properties in the downtown area, which were primarily commercial and residential.

METHODOLOGY

This intensive-level inventory was completed pursuant to the guidelines provided by History Colorado in its *Colorado Resource Survey Manual* (2007).

Intensive-Level Survey

Intensive-level surveys are intended to document detailed information about the resources within a defined survey area for the purposes of evaluating properties eligible for the NRHP, identifying the potential for an NRHP district, and to make recommendations for future management. Detailed location, architectural, photographic, and historical information for each resource, sufficient to evaluate the resource’s NRHP eligibility or status, is recorded during intensive-level surveys. Properties were also assessed to the level of State Register of Historic Properties (SRHP) and local, Fort Lupton landmark eligibility. Eligibility for each of these registers is considered within a historic context to best understand the importance of a given property in relation to its period of significance, place, and comparable properties.

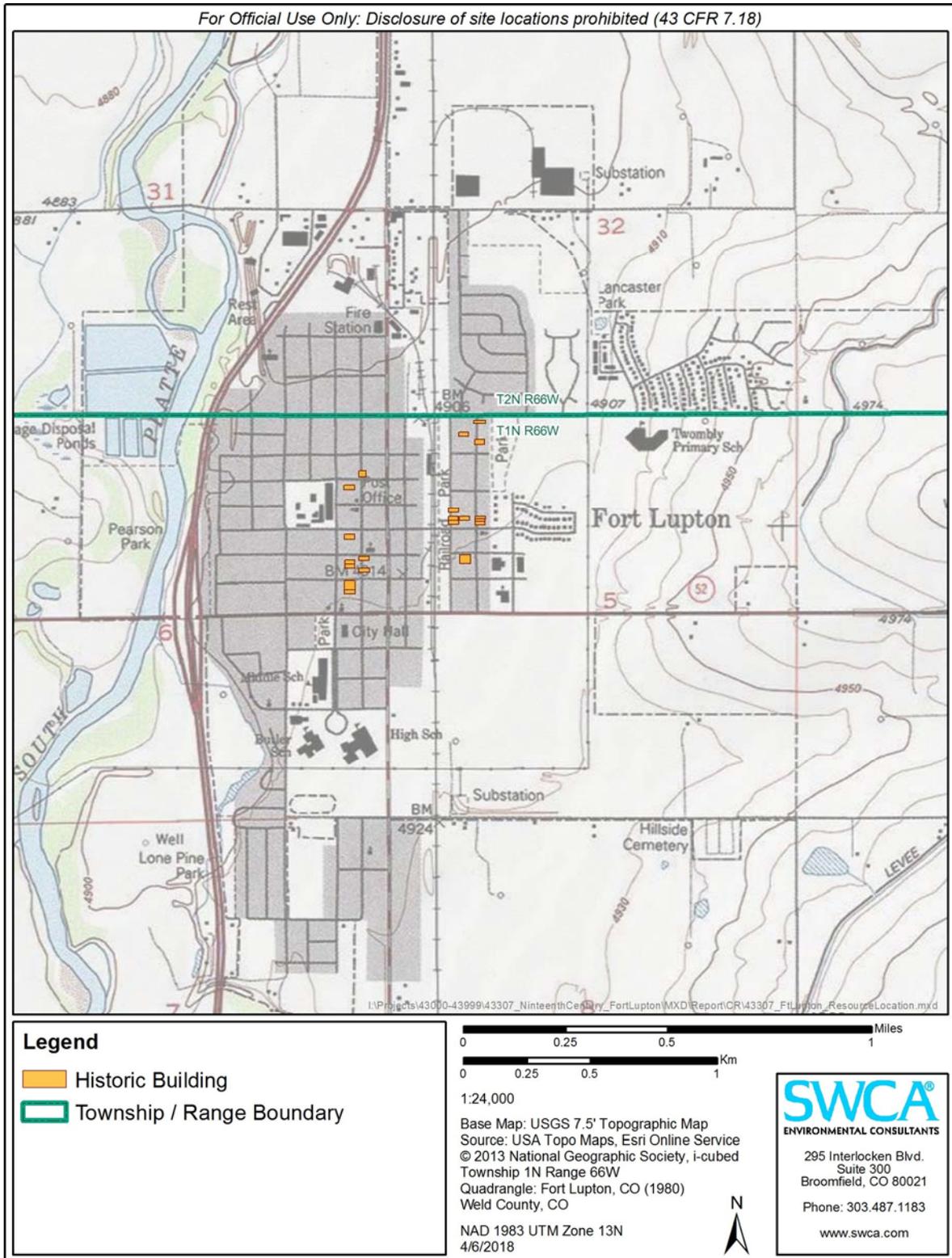


Figure 1. Map of the 20 historic buildings recorded in the intensive-level survey. (The Park Avenue buildings are in the E½ NE¼ Section 6, and the Pacific and Harrison Avenue buildings are in the W½ NW¼ Section 5, Township 1 North, Range 66 West.)

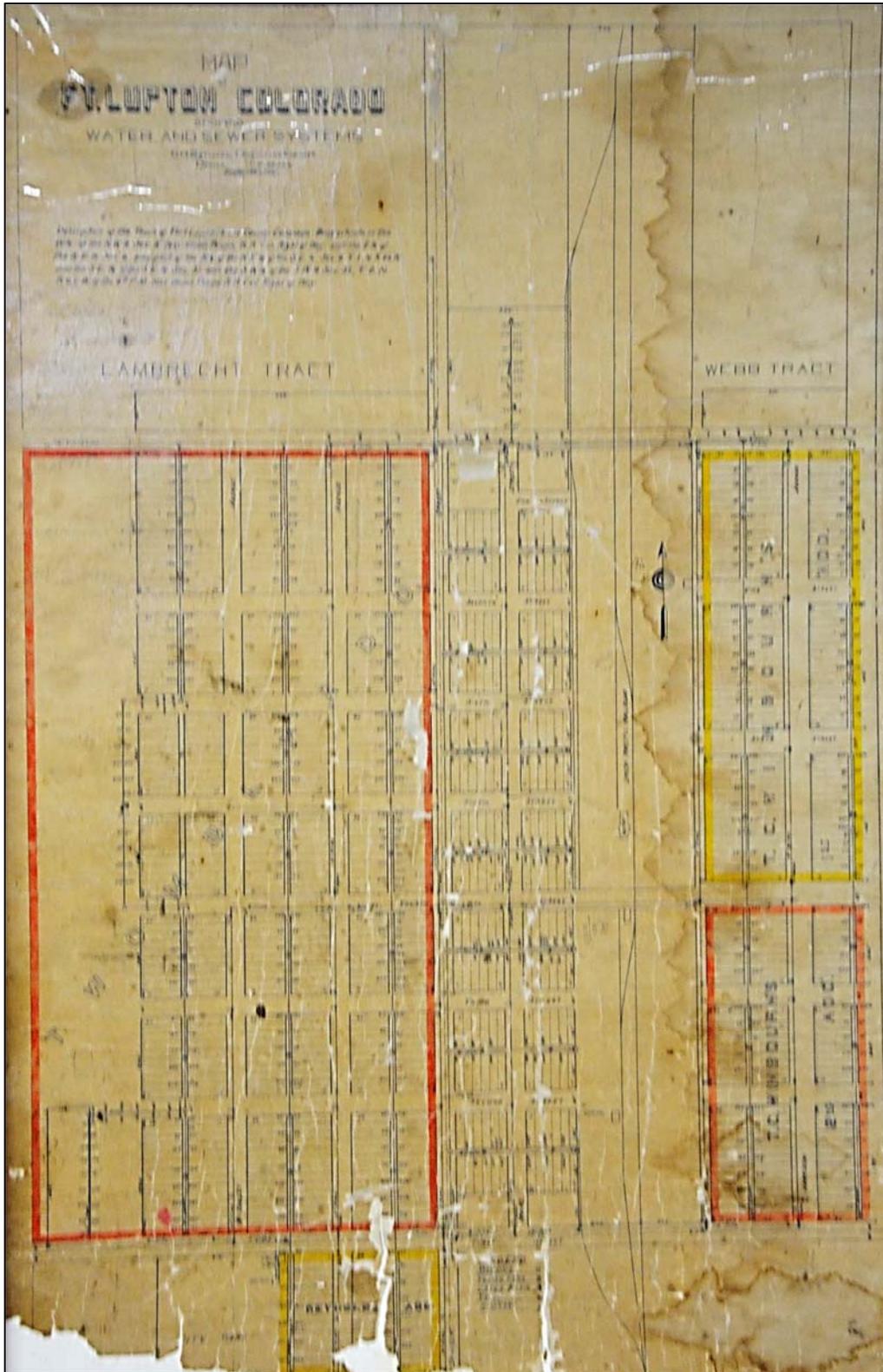


Figure 2. Map of Twombly Addition and T.C. Winbourn's 1st and 2nd Additions.
(Highlighted are the Twombly Addition [at west] and T.C. Winbourn's 1st [northeast] and 2nd [southeast] Additions [G.H. Sethman, n.d., "Map of Ft. Lupton Colorado Showing Water and Sewer Systems."])

HISTORIC CONTEXT

A number of detailed historic contexts have previously been written for Fort Lupton. Therefore, this section offers an overview of the town's history on a broad scale, and then considers the historic context of the neighborhoods under study on a more intensive level. The overview provides a timeline and the community background within which the neighborhoods are set and developed.

Historical Overview and Chronology

The first permanent Euro-American settler at what would become Fort Lupton was Lancaster Platt Lupton, for whom the fort was named. Lupton traveled extensively through Colorado and the American West on missions for the U.S. Army, but resigned his commission in 1836. He established a trading post at what would become Fort Lupton that same year. The trading post quickly became a hub for travelers and traders in the area, due to its convenient location near the South Platte River and trails used by Native Americans and Euro-American traders. Economic shifts, however, caused business to dwindle by the early 1840s, and by 1845 Fort Lupton had closed. The fort continued to be used as a way-station for travelers through the 1840s and 1850s. The onset of the Colorado gold rush in the late 1850s revived the fort as a place of trade, and Andrew Jackson Williams, an Easterner by birth, opened a new trading post there in 1858. The opportunity for trade afforded by the gold rush brought more settlers, many of whom worked as laborers and clerks at the post, as well as farmers and ranchers in the nearby vicinity. By 1861 Fort Lupton was well established enough to warrant a post office, and it continued to grow through the 1860s. The construction of the Denver Pacific Railroad through Fort Lupton in 1870 offered easy access for ranchers to national markets (Thomas 2003).

The first attempts to create a formal townsite at Fort Lupton began in 1874, when General James S. Brisben sought to entice potential settlers to the area around the fort, near the Denver Pacific Railroad. However, interrupted by a nationwide financial panic in the early 1870s, these plans failed.

The idea did not die, however, and in 1881 William Grant Winbourn (sometimes spelled Winbourne) hired a surveyor to plat a townsite. Unlike standard town designs for the era, Winbourn presciently had the plat designed so that the town centered around the point where travelers would turn off the wagon road running along the South Platte River to a depot located on the Denver Pacific Railroad. This time the attempt to create a town was a success, and the settlement quickly grew (Thomas 2003).

The town grew steadily during the 1880s, and by the 1890s had a newspaper, two schoolhouses, and a church (Sladek 2009:9). In 1889 Fort Lupton was formally incorporated (Sladek 2009:10). Starting in 1883, the town played host to canning operations, designed to package the area's agricultural products and make them marketable for distant markets (Thomas 2003:2). Although a downturn caused by the Silver Crash of 1893 resulted in economic problems throughout Colorado, Fort Lupton was relatively unaffected; "downtown... continued to be occupied by numerous businesses and residences, and its population held steady at around 300 persons..." (Sladek 2009:10). Growth continued at the beginning of the next century; "The construction of creameries, canning plants and other agricultural processing facilities in Fort Lupton during the early 1900s impacted the downtown district primarily because of the increase in residents, visitors, traffic and economic activity that resulted" (Sladek 2009:11).

However, the Great Depression coupled with Dust Bowl drought proceeded to destroy the Great Plains agricultural economy during the 1920s and 1930s. The prices of produce grown around Fort Lupton entered a freefall (Thomas 2003:35). However, increased need for agriculture during World War II soon brought prosperity back to the community; "As an agricultural community, the primary goal was to produce food products for the nation and its war effort" (Sladek 2009:12).

The end of World War II wrought changes throughout America, in terms of society, transportation, and economy. Fort Lupton was no exception. After the war, many residents of small towns like Fort Lupton moved to cities to take advantage of greater economic opportunities. With urban flight, the town no longer experienced much growth, however through the 1960s and 1970s Fort Lupton's population at least remained relatively steady. Unfortunately, the coinciding stagnation in the local agricultural economy was accompanied by the departure of several key businesses in the community, including the closure of the Kuner-Empton cannery (which burned down and was not rebuilt), the closure of its sugar plant, and the relocation of the town's condensed milk plant (Sladek 2009:13).

In addition to these changes in the commercial base, the expansion of the federal highway system and changes in national commerce further accelerated the isolation of Fort Lupton following World War II. In 1955, the Valley Highway was constructed through Denver and around the west side of Fort Lupton to Greeley. Again, the South Platte transportation corridor had been reinvented. However, for the first time since the founding of the town of Fort Lupton, the major transportation artery would not travel through the center of town. Instead, it skirted the community (Roberts 2002:89–90).

By the late 1960s, many of the town's residents were no longer employed in the community, and many local businesses were struggling as a result of continuing declines. While oil and gas exploration reached another peak in the county during the 1970s and 1980s, this industry failed to revitalize the town. Despite this, Fort Lupton remains an active community, with a wide variety of resources and recreation opportunities for residents (Sladek 2009:13; Thomas 2003:36). Following the recession of the early 2000s it is again experiencing growth as a suburb of the greater Denver metropolitan area.

Historical Themes and Central Fort Lupton's Development

Fort Lupton's historic resources are characterized by a number of themes. These include community planning and development, education, entertainment/recreation, ethnic heritage, exploration/settlement, industry, religion, and transportation (National Park Service 1997:40).

The central Fort Lupton residences reviewed in the current survey are in some of the oldest areas of development within the city. These subdivisions surround the first formally surveyed section of the town, established in 1882. That first neighborhood was a narrow, north-south-oriented strip of land between the railroad and wagon road. East-west streets were centered on Fourth Street, which connected the wagon road (later known as Denver Avenue) to the station. The town extended south to First Street and north to Eighth Street, spanning from the railroad and Main Avenue to the east and Denver Avenue to the west (Thomas 2003:13). This represented an innovation in town planning, and would be the defining physical feature of central Fort Lupton and its downtown core.

During the nineteenth century, new towns in the western United States were commonly oriented around natural travel routes and sources of water; Lupton's establishment of his fort near the South Platte River reflects this orientation. However, the later construction of the railroad would re-center Fort Lupton at a crossroads.

[T]he center of the town was located at the point where travelers would turn off the wagon road to reach the depot. This represented a profound shift in Western town planning... Winbourn and his surveyor, however, re-centered settlement around man-made routes of transportation, at a point considerably more removed from the river as compared to the old fort site. Instead, the wagon road and railroad constituted the heart of the town of Fort Lupton. And like the old fort, this location manifested the community's role as a funnel through which agricultural goods were processed and shipped to a national market. (Thomas 2003:13)

Consequently, from its initial period of development to the present central Fort Lupton has encompassed a mixture of residential and commercial buildings, although the makeup of specific areas in the neighborhood varied. As the town grew in prosperity and population it also grew in size. Central Fort Lupton's growth continued through the early twentieth century; "By 1910, Fort Lupton's population had grown to as many as 900 full-time residents, with another 300 temporary workers residing there during the canning season. This evolution caused Denver Ave. to replace 4th St. as the town's primary commercial thoroughfare" (Sladek 2009:11). In many cases, the specific growth patterns varied on a street-by-street level. For example, Main Avenue "evolved into a much quieter street with a few businesses and numerous small residences" during the early twentieth century (Sladek 2009:11).

Sanborn Fire Insurance (Sanborn) maps dating from between 1908 and 1917 provide the best evidence of how central Fort Lupton developed during the early twentieth century. A 1908 map depicts the section of the city between First Street and a little bit north of Fourth Street. The buildings visible are a mixture of residences, commercial enterprises, and other uses such as a church and a post office. The dwellings shown on the map are primarily made of wood and brick, and mostly appear to be separate single-family dwellings on separate lots. Residential development appears to have occurred slightly outside of the commercial center of the town on Fourth Street and Main Avenue (misspelled as "Maine" on the map), mainly along Denver and Park Avenues. Commercial enterprises in the town included the Colorado Condensed Milk Company, livery stables, drug stores, grocers, hardware stores, general stores, banks, cobblers, carpenters, printers, warehouses, a confectionary, and a paint shop. Overall, the neighborhood retained a high proportion of open space comparative to built development (Sanborn Map Co. 1908).

The 1912 Sanborn map, which covers an identical geographic area as that covered in 1908, provides a useful comparison. Overall, little residential development is evident. The same dwellings are recorded in the same places. However, additional commercial development certainly occurred between 1908 and 1912, particularly around Fourth Street (Sanborn Map Company 1912). Later, the 1917 Sanborn map shows an even more densely built downtown. Moreover, additional detached residences were built along Park Avenue. The commercial section had expanded dramatically around the intersection of Fourth Street and Denver Avenue. These developments reflect the growing importance of cars in the town; a large garage with a 35-car capacity has been built on Denver Avenue between Third and Fourth Streets. A second garage with a 20-car capacity was also built on Denver Avenue north of Fourth Street. A light and power office was also built during this time, reflecting the relative growth in sophistication of Fort Lupton as utilities such as electricity became available. Recreation-based buildings had also been added to the town including three hosting billiards and another that served as the Independent Order of the Odd Fellows hall (Sanborn Map Company 1917). These maps show how much the neighborhood grew, particularly in terms of commerce, during the early twentieth century.

Ultimately, central Fort Lupton's growth reflected that of the overall community. As the population grew, so did the city center. Houses within the neighborhood are from a wide range of periods, and reflect the history of the town. Those structures closest to the intersection of Fourth Street and Denver Avenue (the center of the original town) are typically the oldest, generally becoming newer in direct relationship with the distance from downtown (Figure 3). The houses closest to town are small and wood-frame or brick.

Architectural Styles and Building Types

Many of the earlier buildings include Victorian stylistic elements and designs. Fort Lupton never developed the neighborhoods of huge, Victorian-era houses that appeared in Denver, Boulder, or Greeley. Nonetheless, around the turn of the nineteenth to twentieth century, the neighborhood boasted a number of architecturally sophisticated houses. Some, such as the residential building at 149 Denver Avenue, on the southwest corner of Denver and Second Streets, include classic Victorian and Queen Anne stylistic elements, such as Tuscan Doric columns and pediments and varied rooflines. As a professional class increased in Fort Lupton from 1890 to 1920, so too did the occurrence of late Victorian-era houses.

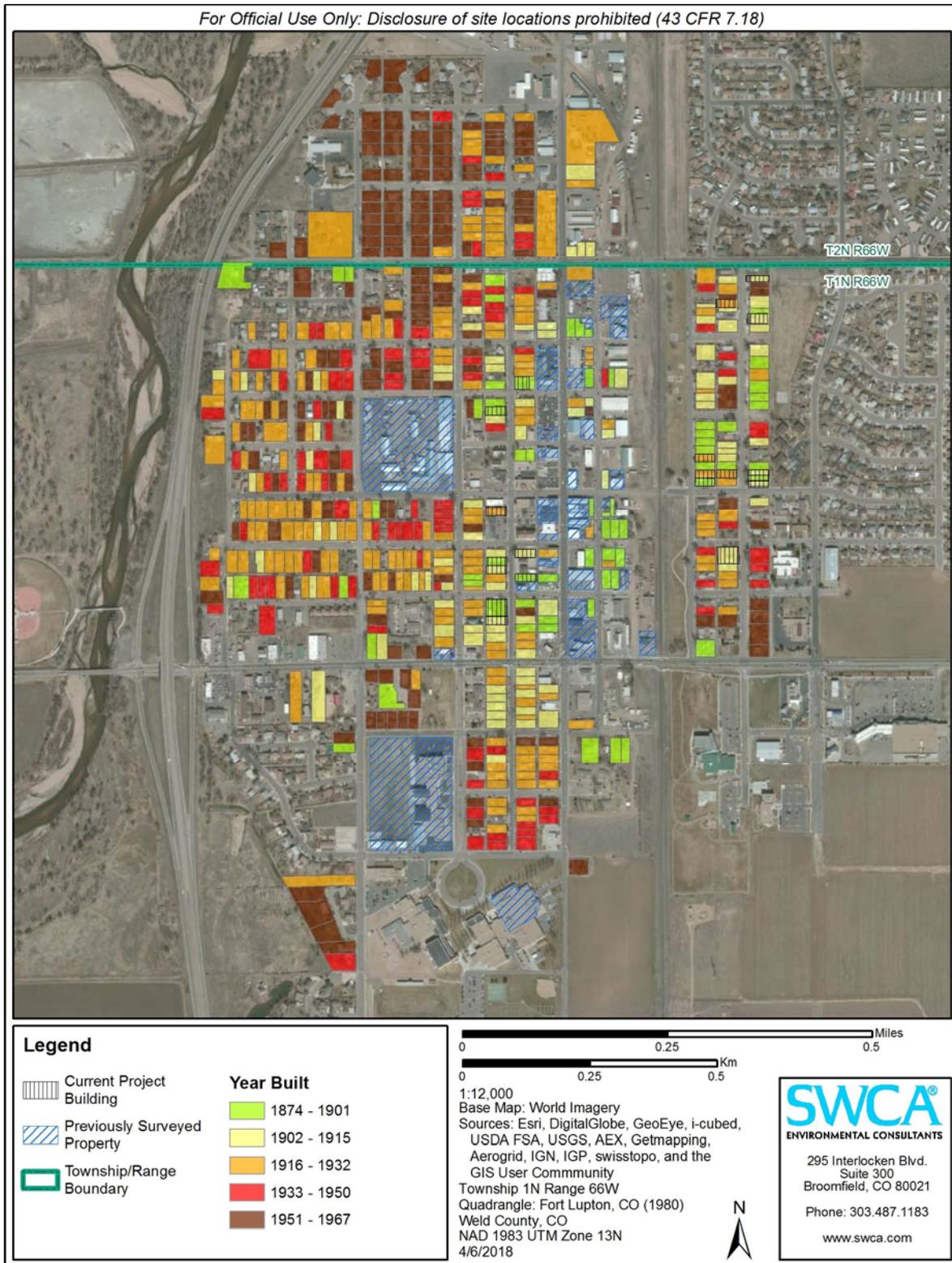


Figure 3. Map of general periods of building development in central Fort Lupton through time. (The dates per property are based upon Weld County Assessor's information assembled by Fort Lupton.)

Residences in central Fort Lupton may also reflect a slightly later stylistic shift from Victorian to neoclassical. In Fort Lupton, as in the rest of Colorado, the neoclassical is best expressed in the stylistic elements of the classic cottage. These structures were widely built in Fort Lupton and almost always featured a rectangular-shaped plan, hipped roof with flared eaves, front-gabled central dormer, and classical columns, cornices, and pediments.

The classic cottage, however, was a high-style form associated with the middle class. Working-class families usually could not afford the decorative elements and size. Thus, a vernacular form, devoid of large porches and frills—the hipped roof box—developed alongside the classic cottage. These boxy buildings are perhaps the most ubiquitous form in Colorado and one closely associated with agricultural and industrial workers, particularly immigrants. Often these houses were grouped beside each other. A number of examples of hipped-roof box type houses can be found east of the railroad tracks, between Pacific Avenue and Harrison Avenue. Additionally, cottages with gable-front or side-gable roofs that likely date to this same period are also common in this section of the survey area. Classic cottages and hipped-roof boxes are emblematic of the town’s agricultural-industrial economy, associated with the middle-class managers and merchants and working-class field and factory laborers. Future research may reveal an economic component in relation to the placement of various properties. If properties on the east side of the railroad tracks were historically associated with railroad workers rather than professionals (as are many buildings on the west side of the railroad tracks), they may reflect a historic class division in the neighborhood.

The circle of domestic development continued outward to the period from 1920 to 1940, when Craftsman-style bungalows and Tudor-revival cottages dominated the neighborhoods. The buildings represent a growing affluence for all residents and provide the first hints that Fort Lupton was becoming a bedroom community for Denver. Indeed, sprinkled between the bungalows and even earlier classic cottages are ranch houses, the icons of 1950s and early 1960s suburban development.

Although not the focus of this report, it is also important to note that a wide range of other building types were constructed in central Fort Lupton historically. These included schools (the first of which was constructed in 1873), churches (the first of which was completed in 1879), public utilities buildings, businesses and commercial buildings, recreational centers (such as the town’s first movie theater, which opened in 1911), and hotels (the first of which opened in 1912) (Thomas 2003).

Since it was first platted in 1882 Fort Lupton has undergone considerable change. Changes in transportation, land use, the economy, and residential development have all left their mark on the landscape of the town. Ultimately, however, the past remains legible in many of the buildings of the town and in its spatial organization.

RESULTS

Eileen Heideman of SWCA conducted this intensive-level survey for Fort Lupton in November 2017.

Intensive-Level Survey

Table 1 summarizes the buildings recorded during survey. Buildings recorded were evaluated for individual NRHP eligibility as well as the potential to be included in a historic district. The 20 surveyed buildings are a small sample of all the historic residences in the area. Fort Lupton plans to continue historic architectural surveys across the city. Should future surveys identify sufficient integrity of buildings across central Fort Lupton, a residential historic district could be definable.

A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Approximately 11 of the 20 buildings documented in this survey may contribute to maintaining the historic character of such a district, regardless of individual NRHP eligibility. These also remain eligible for local landmarking, which considers historic building sites based on their importance to the history, architecture, or geography of Fort Lupton, or recognizes if they are already listed on the NRHP. Sites eligible for the NRHP and SRHP, or that may contribute to the a NRHP or SRHP historic district also tend to be eligible for local landmarking. Eligible buildings tend to be important for their contribution to the history and/or architecture of Fort Lupton.

Table 1. Sites Recorded as Part of the Intensive-Level Survey

Site Number	Street Number	Street Name	Historic Building Name	NRHP Eligibility	SRHP Eligibility	District Contribution
5WL8146	229	Harrison Avenue	Floyd C. Parker House	Not eligible	Not eligible	Contributing
5WL8147	402	Harrison Avenue	Charles B. and Fannie Kelsey House	Not eligible	Not eligible	Contributing
5WL8148	408	Harrison Avenue	Henry Kellerman House	Not eligible	Not eligible	Non-contributing
5WL8149	413	Harrison Avenue	William R. and Ollie Terry House	Not eligible	Not eligible	Non-contributing
5WL8150	414	Harrison Avenue	H. E. Stokes House	Not eligible	Not eligible	Non-contributing
5WL8151	714	Harrison Avenue	George Hickey House	Eligible	Eligible	Contributing
5WL8152	727	Harrison Avenue	Unknown	Not eligible	Not eligible	Non-contributing
5WL8153	810	Harrison Avenue	William Moore House	Not eligible	Not eligible	Contributing
5WL8155	404-408	Pacific Avenue	J. Yamashita House and East Side Grocery	More information needed	Eligible	Contributing
5WL8156	428	Pacific Avenue	Unknown	Not eligible	Not eligible	Contributing
5WL8157	139	Park Avenue	Wylie T. Burge House	Not eligible	Eligible	Contributing
5WL8158	153	Park Avenue	St. John House	Not eligible	Not eligible	Contributing
5WL8159	212	Park Avenue	Jasper M. King House	Not eligible	Not eligible	Non-contributing
5WL8160	219	Park Avenue	Tom V. Mayfield House	Not eligible	Not eligible	Non-contributing
5WL8161	236	Park Avenue	W. S. Decker House	Not eligible	Eligible	Contributing
5WL8162	329	Park Avenue	George S. Bulkley House	Not eligible	Not eligible	Contributing
5WL8163	527	Park Avenue	Frank F. Nichols House	Not eligible	Not eligible	Non-contributing
5WL8164	612	Park Avenue	Ralph W. Haynes House	Not eligible	Not eligible	Non-contributing
5WL8165	229	Park Avenue	George T. Maughan House	Not eligible	Not eligible	Non-contributing

Inventoried Residence Abstracts

Floyd C. Parker House, 229 Harrison Avenue (5WL8146)

This property consists of the Weld County tax parcel for 229 Harrison Avenue (Lot 1 of Block 27 Winbourns 2nd Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting 3rd Street and 2nd Street in the block between Harrison Avenue and Pacific Avenue; on the north the property is bounded by 3rd Street and on the south by the tax parcel for 219 Harrison Avenue. These boundaries contain the full extent of the property associated with 229 Harrison Avenue.

This Colonial Revival style house stands one and one-half stories in height and is capped with a gable roof with an east-west-oriented ridge. The house faces east onto Harrison Avenue, and has a slightly

raised (three steps) full-width, hip-roofed porch extending across the main façade; the roof of the porch overlaps a pent roof that encloses the front gable, and three plain Doric columns and two half-round pilasters support the porch roof. The house has a rectangular footprint with a slight bump-out on the south side formed by a rectangular bay that pushes the center bay of the south wall slightly outward, extending past the eaves with a small gable roof with asphalt-shingle-clad hipped cornice returns, a feature repeated on the rear (west) façade of the house. A single-story, one-bay-deep, shed-roof addition extends across nearly the full width of the rear façade. The front entrance of the house is located in the north bay on the east façade, in line with the front porch steps. The rear entrance is located in the south bay of the west façade and is accessed by a small modern (less than 30 years old) deck accessed by four steps. Several paired one-over-one sash windows are located throughout the house: on the second floor gable ends and centered on the north side of the house. Similarly sized single and triple windows are located on the south-facing protruding bay and one wider one-over-one sash window lights the south bay on the first floor of the main façade. Smaller single-light windows are located on the north façade and south side of the rear addition, and a single sliding window lights the center of the rear addition. The house rests on a concrete block foundation and is clad with vinyl siding. The roof is clad with asphalt shingles. The front porch and steps are constructed with poured concrete, and the rear deck is constructed with dimensional lumber (Figure 4).



Figure 4. 229 Harrison Avenue.

This house was constructed ca. 1915. No exact dates could be determined for the alterations described below; these dates are an estimate based on materials and appearance. All windows on the house have been replaced; they appear to be vinyl windows (close inspection was not possible) and are less than 30 years old. The house siding appears to be vinyl and covers or replaces the original wood siding. This material appears to be less than 30 years old. The front porch floor and steps are built of poured concrete, indicating that they are probably a later alteration of a porch that was originally constructed with wood. This alteration appears to date to the mid-twentieth century.

The concrete block house foundation is a material commonly used at a later date than the construction of this house and therefore is likely a replacement of an original post-and-pier foundation. The poured concrete porch deck is supported by the same concrete block, so it is likely that the foundation alteration corresponds with or predates the construction of the concrete porch floor. This alteration appears to date to the mid-twentieth century.

Landscaping on the property includes a small grass lawn in the front of the house in addition to rock xeriscaping. A large garden is on the north side of the property; the house and the garden are separated by a short, wood fence.

A two-bay gable-roofed garage stands west of the building, facing north toward 3rd Street. The east bay is accessed by a double-door (side-hinged), and the west bay is accessed by an overhead track door. A four-light window and pedestrian door are located on the east side of the building. The garage is clad with vinyl siding and capped with an asphalt shingle roof.

The earliest known resident of the property was Floyd C. Parker, identified in the 1933 Fort Lupton City Directory (Fort Lupton City Directory 1933:22). By 1942, Joseph C. Free, a laborer, and his wife Mary E. Christine were living in the house (Fort Lupton City Directory 1942:6). Further research is recommended to identify additional information about past building residents and owners.

This building is a simple early twentieth century house that retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials.

All exterior material has been replaced except for the Doric posts on the front porch. The building foundation, probably originally post-and-pier, has been replaced with concrete block. The front porch floor and steps have been replaced with poured concrete. The siding and windows have been replaced with vinyl, and it is unclear if any other windows have been covered or if the size of the window openings has been altered. These alterations have caused loss of integrity of design, materials and workmanship. The overall loss of integrity has resulted in irreversible changes to the historic character of the building. This house therefore lacks sufficient integrity to be considered eligible for individual listing on the NRHP. However, this building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district under Criterion A.

Charles B. and Fannie Kelsey House, 402 Harrison Avenue (5WL8147)

This property consists of the Weld County tax parcel for 402 Harrison Avenue (Lot 15 PT of Block 24, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rollie Avenue; on the north it is bounded by the tax parcel for 408 Harrison Avenue and on the south by 4th Street. These boundaries contain the full extent of the property associated with 402 Harrison Avenue.

This hipped-roof box style building is a small, one-story house capped with a bellcast hip roof clad in asphalt shingles. The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Windows light the bays on either side of the main

entrance. The house has a rectangular footprint, with a single-room hip-roofed wing extending to the east near the center of the rear façade. The bellcast hip roof on this wing is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. This wing has two lower shed-roofed additions extending to the north and south that square off the east end of the building footprint. A poured concrete (one-step) unsheltered porch provides access to the center-bay entrance on the west façade; two low side rails cast as part of the same unit rise from either side of the step. The front door has been replaced with a molded vinyl door. Windows are mostly one-over-one vinyl sash, with one larger sliding window in the south bay on the main façade and one single-light window on the southeast shed addition. With the exception of the wide sliding window on the main façade, the majority of the window surrounds appear to be unaltered. Observation of north and south elevation windows was limited by the presence of a tall wooden fence but the windows appear to be similar to the one-over-one sash window on the front façade. A cellar entrance with a very low-pitched (nearly horizontal) plywood door is located on the east side of the house, near the junction of the rear wing and northeast shed addition (Figure 5).

A tall wood fence begins at the front of the house and extends around the backyard; visible elements of landscaping on the property include a grass lawn. A single-story corrugated metal-clad shed stands east of the house with the opening facing toward the house. Two shed additions on the rear of the building appear to have occurred early in the life of the building (early twentieth century).



Figure 5. 402 Harrison Avenue.

This house was built ca. 1903 and appears to be one of several buildings constructed around the same time by the same owner or builder; the houses on two lots north of this property (408 and 414 Harrison Avenue) are nearly identical in size and form. Area residents refer to these buildings as “the railroad houses,” so there may be some historical association with the railroad; further research is necessary to verify this association. The original owner of the building is not known, but by 1933, Charles B. Kelsey

lived in this house (Fort Lupton City Directory 1933:22). Mr. Kelsey is listed as residing at this address with his wife Fannie and another individual (presumably a daughter) named Loretta; by this time (1933) he is listed as retired (Fort Lupton City Directory 1942:9).

This building is one of three similar houses constructed in the first decade of the twentieth century, and is therefore associated with Criterion A. The building retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials.

All windows on the house have been replaced, but the majority of the window surrounds are unaltered, indicating that these windows are similar in size to the original windows. One window opening on the south end of the west façade has been increased in size to contain a wide sliding sash. The front door has been replaced as well. These changes have caused loss of integrity of design, materials and workmanship, and as a result the building does not retain sufficient integrity to be individually eligible for the NRHP.

Although the building has undergone exterior alteration and is not individually eligible for the NRHP as a result, it retains sufficient integrity to convey its significance as a contributing resource (particularly as one of three nearly identical adjacent buildings constructed around the same time) in a potential historic district. The overall original form of the building, along with its original fenestration pattern remains. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district.

Henry Kellerman House, 408 Harrison Avenue (5WL8148)

This property consists of the Weld County tax parcel for 408 Harrison Avenue (Lot 14 of Block 24, Fort Lupton City Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rollie Avenue; on the north it is bounded by the tax parcel for 414 Harrison Avenue and on the south by the tax parcel for 402 Harrison Avenue. These boundaries contain the full extent of the property associated with 408 Harrison Avenue.

This hipped-roof box style residence is a small, one-story building capped with a bellcast hip roof clad in asphalt shingles (Figure 6). The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Windows light the bays on either side of the main entrance. The house has a T-shaped footprint, with a single-room hip-roofed wing extending to the east near the center of the rear façade. The bellcast hip roof on this wing is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. The house is clad with drop (novelty) siding. All windows have been replaced with vinyl sash with snap-in muntins. Window surrounds have been replaced as well, indicating that window openings may have been enlarged. A poured concrete (one-step) unsheltered porch provides access to the center-bay entrance on the west façade; two low side rails cast as part of the same unit rise from either side of the step. The front door has been replaced with a molded vinyl door with an inset fanlight; the door surround has also been replaced with modern wood trim with two bulls-eye corner blocks. A rear entrance is centered on the rear wing; this door is also constructed of molded vinyl.



Figure 6. 408 Harrison Avenue.

A tall wood fence extends around the backyard and a short wood fence extends around the front yard; visible elements of landscaping on the property include a grass lawn. There are no associated buildings.

This house appears to be one of several buildings constructed around the same time by the same owner or builder; the houses to the north and south of this property (414 and 402 Harrison Avenue) are nearly identical in size and form. Area residents refer to these buildings as “the railroad houses,” so there may be some historical association with the railroad; further research is necessary to verify this association.

Weld County Assessor records indicate that this house was built ca. 1888, but its apparent association with the neighboring properties at 414 and 402 Harrison Avenue indicate that it was probably built at the same time as those buildings, ca. 1903. The 1933 Fort Lupton City Directory shows that the occupant of the house at that time was Henry Kellerman (Fort Lupton City Directory 1933:22). By 1942, John P. and James H. Moan occupied the house (Fort Lupton City Directory 1942:10).

This building is one of three similar houses constructed in the first decade of the twentieth century, and is therefore associated with Criterion A. The building retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials. Replacement of all windows and doors and the re-sizing of these openings has caused loss of integrity of design, materials and workmanship. Although the building form is recognizable as an early twentieth century residential building, it does not retain sufficient integrity to convey its significance. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. As a result of extensive alterations to the exterior of the building, it lacks sufficient integrity to be a contributing resource in a potential historic district.

William R. and Ollie Terry House, 413 Harrison Avenue (5WL8149)

This property consists of the Weld County tax parcel for 413 Harrison Avenue (Lot 13 of Block 29, Fort Lupton Town Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Pacific Avenue; on the north the property is bounded by the tax parcel for 421 Harrison Avenue and on the south by the tax parcel for 405 Harrison Avenue. These boundaries contain the full extent of the property associated with 413 Harrison Avenue.

This bungalow-style building is a single-story, gable-front house with a front-gable porch sheltering the south half of the façade and extending the south slope of the main roof to the south (Figure 7). A single-story hip-roofed addition extends across the rear (west) façade. The building rests on a poured concrete foundation. The front porch rail has been replaced with a modern wood (deck-style) railing. Three poured concrete steps are centered on the porch, but are not in line with the main door, which is located at the north end of the porch, near the center of the main façade. The building is clad in vinyl siding that covers or replaces the original wood siding; decorative shutters are applied to the main façade on either side of the front windows. A storm sash covers many of the windows, making it difficult to discern if the original windows exist, but at least one window on the rear façade has been replaced and another has been filled in or covered with wood; another window or vent in the rear gable end has been filled in with siding. The roof is clad with asphalt shingles.



Figure 7. 413 Harrison Avenue.

A tall wood fence starts at the front of the house and extends around the backyard on the north and south sides; the west end of the parcel has a wire fence; visible elements of landscaping on the property include xeriscaping. A wood-frame, particle-board-clad single-bay garage is accessed from the alley to the west of the house. A second garage that appears to be on the same property may be partially associated with the neighboring house. (Fencing and paint color indicate that portions of this outbuilding are accessible to and maintained by the owners or residents of 413 Harrison Avenue and portions are accessed and maintained by the neighboring house.) The second garage has two vehicle bays accessible from the west and a pedestrian door on the north side of the building. A third garage bay forms a cross gable to the south and is accessed from the south side of the building.

This house was constructed ca. 1924. Recent alterations (within the last 30 years) include the replacement of all exterior materials and the replacement of the front porch rail. The original owner and occupant of the house is unknown, but by 1933, the house was occupied by William R. Terry, who in 1942 is also listed as a resident along with his wife Ollie and children Robert, Ruth, and Donnie (Fort Lupton City Directory 1933:22, 1942:14).

All exterior material has been replaced, resulting in loss of integrity of design, materials and workmanship. Although the building form is recognizable as an early twentieth century residential building, it does not retain sufficient integrity to convey its significance. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Due to significant alterations to the exterior of the building outside of the historic period it also lacks sufficient integrity to be a contributing resource to a potential historic district.

H. E. Stokes House, 414 Harrison Avenue (5WL8150)

This property consists of the Weld County tax parcel for 414 Harrison Avenue (Lot 13 of Block 24, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rolle Avenue; on the north the property is bounded by the tax parcel for 420 Harrison Avenue and on the south by the tax parcel for 408 Harrison Avenue. These boundaries contain the full extent of the property associated with 414 Harrison Avenue.

This hipped-roof box style building is a small, one-story house capped with a bellcast hip roof clad in asphalt shingles (Figure 8). The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Vinyl one-over-one windows with snap-in muntins light the bays on either side of the main entrance. The house has a nearly square footprint, with a single-room ell extending to the east near the center of the rear façade. The bellcast hip roof on this ell is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. A small shed-roofed addition extends this ell to the north. The building is clad in horizontal fiber cement siding.

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn. A tall, single-story corrugated metal-clad garage stands east of the house with a single bay opening toward the alley east of the house.



Figure 8. 414 Harrison Avenue.

This house was built ca. 1903 and appears to be one of several buildings constructed around the same time by the same owner or builder; the houses on two lots south of this property (408 and 402 Harrison Avenue) are nearly identical in size and form. Area residents refer to these buildings as “the railroad houses,” so there may be some historical association with the railroad; further research is necessary to verify this association. By 1933, an individual named H. E. Stokes lived in this house. In 1942, a contractor named Leonard E. Edwards lived in the house with his wife Fern and son Wilbur Earl (Fort Lupton City Directory 1933, 1942).

All exterior material has been replaced except the building cornerboard, but closer examination is necessary to determine if the door surround has been replaced. Foundation material is obscured by the fiber cement siding that covers the exterior, and windows have been replaced with one-over-one vinyl sash with snap-in muntins that give the appearance of nine-over-one sash. The original window size is unclear due to the replacement of this material, but a nearly identical neighboring building at 402 Harrison has original window openings that are smaller than the replacement windows on this house. The front porch is a recent addition; county assessor photographs show the building without the porch. A tall wood fence around the backyard obscures the view of the back (east) side of the house. The front porch is constructed of poured concrete with poured concrete rails, a design matching those on similar neighboring houses at 408 and 402 Harrison. These alterations have resulted in loss of integrity of materials, design, and workmanship. Although the form of the building is still similar to the other hip-roofed box houses nearby, the replacement of the siding and windows has removed or obscured all historic materials on the exterior of the building and the overall loss of integrity has resulted in irreversible changes to the historic character of the building. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Due to the building’s exterior alterations, however, it also lacks integrity and would not be a contributing resource in a historic district.

George Hickey House, 714 Harrison Avenue (5WL8151)

This property consists of the Weld County tax parcel for 714 Harrison Avenue (Lot 12 of Block 22, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Rollie Avenue; on the north the property is bounded by the tax parcel for 722 Harrison Avenue and on the south by the tax parcel for 706 Harrison Avenue. These boundaries contain the full extent of the property associated with 714 Harrison Avenue.

This building is a one- and one-half-story gable-front house constructed with concrete blocks formed to appear like stone (also known as “rock-face”) and includes concrete window lintels and sills molded to look like stone. The rock-face blocks are used at the corners of the building and around the windows and main entrance, with plain concrete block filling the space between. The second (attic) level is wood-framed and clad with drop (or novelty) siding. A one-story, one-bay-deep shed-roofed addition extends across the full width of the rear (east) façade. A full-width hip-roofed porch with turned posts and decorative brackets extends across the front façade, sheltering the center-bay entrance with an eight-panel wood door and rising one step above grade. The porch has a beadboard ceiling and a plywood floor. Windows on the main building are regularly spaced, with two on each side of the main floor; a single window lights each end of the second level. All windows are one-over-one double-hung wood sash, with the exception of a four-light window and a pair of single-light windows located on the east side of the rear addition. A rear entrance with a wood (possibly hollow-core) door with a large pet opening is located to the north of the windows on the east façade. A plain brick chimney rises from the roof just north of the ridge near the center of the house. An eight-paneled wood door is centered on main façade (Figure 9).



Figure 9. 714 Harrison Avenue.

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn. A gambrel-roofed particle board shed is present in the backyard.

This house was built ca. 1908. The earliest owner of the property is unknown, but by 1933, an individual named George Hickey lived in the house. In 1942, a laborer named Glenn Davenport and his wife Lena and children Julia, Lorene, and Avery lived in the house (Fort Lupton City Directory 1933:22, 1942:4).

The house is constructed of concrete “rock-face” blocks, a style marketed to home builders by Sears, Roebuck and Company and other companies with a do-it-yourself concrete block-making machine. Although this house design has not been traced to a specific catalog design, the use of rock-face concrete block in the early twentieth century is commonly linked to catalog-purchased equipment and the building may be associated with this history.

This building is significant under Criterion C as an example of early-twentieth century concrete block residential construction. This house may also be associated with the use of kit housing or catalog designs, but further research is necessary to determine if this association exists.

This house is unusually intact, with the only evident alterations within the past 30 years being the replacement of the rear door and front porch floor. It retains sufficient integrity to convey its significance as an early twentieth century concrete-block house and may be considered eligible for the NRHP as an individual property. Because of its high level of integrity and its relation to architectural trends in Fort Lupton during the early twentieth century, it would also be a contributing resource in a potential historic district.

727 Harrison Avenue (5WL8152)

This property consists of the Weld County tax parcel for 727 Harrison Avenue (Lot 9 of Block 31, Fort Lupton Town Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Pacific Avenue; on the north the property is bounded by the tax parcel for 801 Harrison Avenue and on the south by the tax parcel for 721 Harrison Avenue. These boundaries contain the full extent of the property associated with 727 Harrison Avenue. The building described below has been demolished since this recording.

This one-story shotgun-style gable-roofed house is one room wide and two or three rooms deep (Figure 10). The main entrance for the building is located on the south end of the east façade and a single three-over-one wood frame window is located to the north of the door. A secondary entrance is located near the west end of the south façade. Three six-light windows light the south façade, with similar windows lighting the north façade; some windows were boarded over and could not be viewed at the time of the site visit. Paired single-light windows light the south end of the west façade. An exterior-access loft door opens into the attic in the west gable. The house is clad in asphalt shingle siding, with the original drop (or novelty) siding visible in the gable ends. Wood shingles cover the roof, and a simple brick chimney rises from the roof just south of the ridge near the center of the house.

A chain-link fence extends around the yard; visible elements of landscaping on the property include a grass lawn. A gable-roofed plywood shed stands southwest of the house.

Alterations include the addition of asphalt shingle siding and plywood covering several openings and the foundation in several areas. The front door has been replaced. The plywood was added after an assessment in 2009; a photograph from that year shows the property with un-boarded windows. The dates of these alterations are unknown but appear to be more than 30 years old.



Figure 10. 727 Harrison Avenue.

Very little information could be found on this property. It was not listed in the 1933 or 1942 city directories, and Sanborn maps do not cover this area of town. The building, as is common with many houses in this neighborhood, may be associated with railroad workers. The lack of listing in the city directories indicate that residents may not have lived at this property for long; it could have been used as temporary housing for railroad workers. Further research of this property is recommended to identify potential associations.

The building has been demolished, therefore, it no longer retains any significance. The building has been demolished, therefore, it no longer retains any physical integrity and is not eligible for the NRHP under any criterion; it is also would not be a contributing resource in a potential historic district.

William Moore House, 810 Harrison Avenue (5WL8153)

This property consists of the Weld County tax parcel for 810 Harrison Avenue (Lot 3 of Block 22, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Rollie Avenue; on the north the property is bounded by the tax parcel for 812 Harrison Avenue and on the south by the tax parcel for 808 Harrison Avenue. These boundaries contain the full extent of the property associated with 810 Harrison Avenue.

This building is a one- and one-half-story gable-front house with a center bay shed-roofed entrance porch on the main (west) façade (Figure 11). A single-story hip-roofed addition extends across the full width of the rear (east) façade. The building is clad in clapboard that has been covered in asbestos shingle siding. Windows were not visible at the time of the site visit; they are all boarded over with plywood and particle board. The main entrance is also partially boarded over, but a wood-frame screen door is visible with a

plain wood door behind it. The rear entrance, which is centered on the east face of the rear addition, is a paneled wood door, portions of which have been reinforced with plywood. A simple brick chimney is centered on the ridge of the house.

A chain-link fence extends around the property; visible elements of landscaping on the property include a grass lawn and a moderately sized elm tree that stands north of the house. Stumps located near the front of the house and in the backyard show that larger trees once stood in the yard but have been cut down in recent years. No other buildings stand on this property.

Alterations include the construction of the rear addition, which appears to have taken place early in the life of the building (early twentieth century), although an exact date for this addition could not be determined. The siding on the building was covered with asbestos shingle siding ca. 1950 (a time at which this siding choice was popular). The windows were boarded over sometime before 2009, when a photograph accompanying a property assessment showed that the building was boarded up at that time. A neighbor confirmed that the house has been uninhabited for several years.

This house was built ca. 1903, but the original owner and resident are unknown. The earliest known resident of the property was William Moore, who is listed in the 1933 city directory. By 1942, Henry W. Dunahoo, a miner, lived at this house with his wife Viola and children Lewis and Grace (Fort Lupton City Directory 1933:22, 1942:5).



Figure 11. 810 Harrison Avenue.

This building is associated with Criterion A for its contribution to the history of residential development of Fort Lupton. However, it lacks historical integrity due to the replacement or alteration of nearly all exterior building materials. As a result, it is not individually eligible for the NRHP under any criterion.

All exterior material has been replaced or covered, but intact windows may exist under the plywood coverings. The building has lost integrity of materials due to the replacement of siding, but this alteration occurred more than fifty years ago. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. The building is associated with NRHP Criterion A for its contribution to the history of residential development of Fort Lupton. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. The building has been altered, such as by the installation of asbestos siding, and as a result it lacks sufficient integrity to be individually eligible for the NRHP. These alterations fall within the period of significance for the potential historic district, however, and as a result it may be contributing resource within a potential historic district.

J. Yamashita House and East Side Grocery, 404-408 Pacific Avenue (5WL8155)

This property consists of two parcels. The first is the Weld County tax parcel for 404 Pacific Avenue (Lot 17 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north it is bounded by the tax parcel for 408 Pacific Avenue and on the south it is bounded by 4th Street. These boundaries contain the full extent of the property associated with 404 Pacific Avenue.

The second is the Weld County tax parcel for 408 Pacific Avenue (Lot 19 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north it is bounded by the tax parcel for 420 Pacific Avenue and on the south it is bounded by the tax parcel for 404 Pacific Avenue. These boundaries contain the full extent of the property associated with 408 Pacific Avenue.

The property includes two buildings. The main building actually consists of two connected buildings that occupy 404 and 408 Pacific Avenue (Figures 12 and 13). The south section of the building is a single-story, cross-gable bungalow with an irregular footprint. This section is connected to the north section (408 Pacific) by an extension of the north roof slope and west façade, creating a narrow, enclosed corridor with a dirt floor. The core of the building is a gable-front house with two gable-roofed enclosed porches sheltering the main (west) and side (south) entrances. These porches have rooflines that maintain the same slope as the main roof, and utilize the same architectural details such as decorative brackets and pointed rafter tails at the front of the porch. The main entrance of the house is centered on the main façade and is located at the north end of the west porch façade. The main house is lit with four-over-one wood sash on the main façade, south and east sides, with smaller three-light windows in the attic on the west and east gable ends of the main house as well as the west porch. The west porch is lit with four single-light fixed windows on the west side, and the south porch is lit with two-light windows on the west, south and east sides of the porch. The south side of the west porch is enclosed with drop (or novelty) siding above what appears to have originally been a rail, indicating that the porch was originally open. The building is clad with stucco and the roof is covered with asphalt shingles. Corrugated plastic awnings shelter the west porch and the angle between the south porch and the south wall of the house as well as a pair of windows on the east side of the house. Two simple brick chimneys rise from the roof north of the ridge. The south section of the building served as the residence for the store owner operating the store in the north section in the 1930s.



Figure 12. 404 Pacific Avenue.



Figure 13. 408 Pacific Avenue.

The north section of the building (408 Pacific Avenue) was constructed as a store, with a large, high-ceilinged sales area at the front of the building and later converted into a residence. The building is connected to the south section (404 Pacific Avenue) on its south wall. The building stands one and one-half stories in height, with a gabled roof oriented on an east-west axis. A single-story hip-roofed addition extends across the full width of the east (rear) façade; this may have originally been a porch, but has since been enclosed as part of the residential conversion in the late 1940s. A shed dormer rises from the south slope of the roof near the east end of the house; this also appears to have been added during the residential conversion. The front (west) side of the building features a center bay inset entrance with flanking large three-over-three fixed storefront windows and one-over-one fixed windows set in the angle of the recessed entrance on either side of the wood entrance door, which contains a large single light. The north side of the building borders a driveway that provided delivery access to the store; a sliding door is located in the east half of the north façade, providing access to a freight elevator that led directly to a storage area in the basement. Windows on the north side of the building are a mix of one-over-one single- or double-hung wood sash, single-light fixed windows, and one small sliding window. The east side of the building contains several multi-light fixed and sliding wood-frame windows and one large single-light “picture” window, with a single one-over-one wood sash lighting the gable end. A rear door is located at the north end of the east façade. The south side of the building contains a ramp that connects the storefront to the back of the property; an extension of the roof on the neighboring house encloses the space immediately south of this ramp. An exterior door near the east end of the south side provides access to the ramp and is flanked by two single-light fixed windows.

A chain-link fence extends around the front, back, and side yard south of the house. Visible elements of landscaping on the property include a grass lawn. Shrubs flank the west entrance porch and a small tree stands near the southwest corner of the house.

A small garage at the east edge of the 404 Pacific Avenue property was noted on Sanborn maps from the 1930s, but burned in 1977 (Weld County Assessor). A garage and storage building stands east of the store and is accessible from the alley to the east and a driveway that extends the full length of the property on its north side. The garage is a wood-frame building, reportedly constructed out of packing boxes shipped to the property when a Japanese grocery store operated out of the main building; Japanese script can be seen in some areas of the building, advertising rice vinegar (Carole Price, personal communication, November 9, 2017). Two overhead garage doors flank a pedestrian door on the north side of the building, which is capped with a low-pitched gable roof. A third garage bay extends to the south into the neighboring property and appears to be associated with 408 Pacific Avenue. Several four- and six-light windows light the west, east and south sides of the building, which is clad in a variety of materials, including vertical and horizontal boards and corrugated metal. The roof is clad with asphalt shingles. The south garage extension of the business storage shed appears to date from this time when the garage at 404 Pacific Avenue burned, and was probably built as the result of the loss of the older garage.

This south section of the building was constructed ca. 1918, around the same time as the store in the north section. The earliest known resident of this property was J. Yamashita, who operated a store on the adjacent property, and may have been the individual who connected the two buildings. No resident is listed at this property in the 1942 city directory (City Directory 1933:22; 1942). The owner of the adjacent property believes that this house was built as a railroad house, like several others on the same street (Carole Price, personal communication, November 9, 2017). The north section of the building was constructed ca. 1918 and by 1933 held the East Side Grocery Company, a store operated by J. Yamashita, who lived next door at 408 Pacific (City Directory 1933:22). According to a longtime property owner, the East Side Grocery Company was associated with the Japanese truck farms in the Fort Lupton area. The garage at the rear of the property was used as a storage building during this period and was reportedly constructed out of packing boxes sent to the store (Japanese script can still be seen on boards inside this building, advertising rice vinegar as the contents of the box the boards came from. Pendant lights from the

original store still hang in the front of the building, now used as an apartment, and the original freight elevator, still operational, provides access to the basement (Carole Price, personal communication November 9, 2017). By 1942, J. Yamashita and his wife Ei are listed as residing at 408 Pacific, and Mr. Yamashita is listed as a “retired merchant.” Additional archival research did not reveal additional information about the Yamashitas, and it is unclear when the store stopped operating.

Comparatively few alterations have been made to the property, particularly on the exterior. Alterations were made to the property in the late 1940s and early 1950s but were largely limited to the interior of the building. The exterior appears much the same as it would have when operating as a grocery store in the 1930s. A dormer on the north section of the building is likely of historic age and likely dates to ca. 1940 based on its condition and materials. Although alterations to the interior have caused some loss of design, materials and workmanship, this building retains sufficient integrity to convey its significance as a residence and as an early twentieth century store, as well as its associations with the Japanese community of Fort Lupton. This building retains sufficient integrity to contribute to the historic pattern of the neighborhood in which it was built, and the relatively intact form of the building. As a result, it should be considered eligible for the State Register of Historic Places, although additional research would be required to establish its significance for the NRHP.

The building is mostly intact and any major exterior alterations likely date to the period of significance for a historic district. As an intact example of both a residential bungalow (an important building form in the history of Fort Lupton’s residential development) and a small commercial building in a residential neighborhood, as well as of a residence and store owned by a Japanese family in Fort Lupton, the property would be a contributing resource in a potential historic district.

428 Pacific Avenue (5WL8156)

This property consists of the Weld County tax parcel for 428 Pacific Avenue (Lot 23 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north the property is bounded by the tax parcel for 436 Pacific Avenue and on the south by the tax parcel for 420 Pacific Avenue. These boundaries contain the full extent of the property associated with 428 Pacific Avenue.

This upright and wing style one-story cross-gable house faces west onto Pacific Avenue (Figure 14). A façade-width porch shelters the main entrance one step above grade. The shed-roofed porch is supported by turned posts. The main entrance is located directly under the peak of the front gable, with one-over-one wood sash windows flanking the door and lighting the north and south sides of the house (spaced with one window per bay). The building is clad with clapboard siding, which is visible on the west façade of the building under the shelter of the porch; the remaining clapboard is obscured by vinyl siding. The porch floor is constructed of a composite material molded to appear like wood. Single-room shed-roofed additions are located on the north side and near the southeast corner of the building.

A tall wood fence associated with the parcels to the north and south provides a barrier between yards. Visible elements of landscaping on the property include a grass lawn and a large elm tree that stands southwest of the house. A two-car garage stands to the east of the house, opening to the alley. This building is constructed with a poured concrete slab foundation and is clad with composite siding molded to appear like wood.

The earliest alterations on the building are the addition of two shed-roofed rooms on the north and south sides; these additions appear to have been built in the early twentieth century. A rail and partial enclosure of the south end of the porch was removed sometime after 1987 (Weld County Assessor 2018).



Figure 14. 428 Pacific Avenue.

This building is associated with Criterion A for its contribution to the history of residential development. This building was constructed in 1919 but is not listed in the 1933 or 1942 city directories, and the early residents of this property are unknown. The house is a simple form typical of working-class housing in Fort Lupton in the early twentieth century. Further research is recommended to identify early residents and potential association with industry in Fort Lupton.

of Fort Lupton. However, it lacks historical integrity due to the replacement of many exterior building materials and the alteration of the front porch. As a result, it is not individually eligible for the NRHP under any criterion. The replacement of the exterior cladding material and alteration of the front porch have caused loss of integrity of materials. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Although the building has undergone exterior alteration and is not individually eligible for the NRHP as a result, the overall form of the building (with the possible exception of its porch), as well as its design and layout, remain consistent with its historic appearance and function. As a result, it retains sufficient integrity to convey its significance as a contributing resource in a potential historic district. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district.

Wylie T. Burge House, 139 Park Avenue (5WL8157)

This property consists of the Weld County tax parcel for 139 Park Avenue (Lot 5 of Block 13, Twomblys Addition). It is bounded on the east by Park Avenue and on the west by the public alley connecting 1st Street and 2nd Street in the block between Park Avenue and McKinley Avenue; on the north the property is bounded by the tax parcel for 153 Park Avenue and on the south by the tax parcel for 129 Park Avenue. These boundaries contain the full extent of the property associated with 139 Park Avenue.

This Classic Cottage style residence is a one- and one-half-story hip-roofed house with a gabled wall dormer or bump-out near the center of the south façade and a gable dormer centered on the east and west sides of the roof. A single-story shed addition extends across the northern three-quarters of the rear (west) façade. The main entrance of the building is located at the north end of the east façade, and a secondary entrance is located at the south end of the rear addition. A wide porch extends across the full width of the main façade, wrapping around the southeast corner to the east edge of the south bump-out. This porch is supported by round columns with Ionic capitals. The house stands on a tall brick pier foundation that rises eight steps, or approximately half a story to the main floor level (Figure 15). Windows are mostly one-over-one double-hung wood sash, but leaded glass lozenge windows are located in the upper sash of the bump-out triple window and on the east façade as a transom light over the oval-light wood front door. One window on the north side of the house has been replaced with a sliding sash window, and windows on the west addition have been replaced with sliding or fixed vinyl windows. Most other windows have a storm sash on the exterior. The building is clad with drop (or novelty) siding, with fishscale wood shingles in the dormers and enclosed gable on the south bump-out. An addition across the rear (west) façade was constructed more than 50 years ago. Porch rails were replaced sometime after 1989 (Weld County Assessor 2018).



Figure 15. 139 Park Avenue.

A tall wood fence extends around the backyard, connecting to a chain-link fence that ends at the sides of the building (does not extend into the front yard). Visible elements of landscaping on the property include a grass lawn with mature trees (possibly elms) in the front and back yards. A garage with the same cladding as the house faces the alley.

This house was built ca. 1905 and although the earliest occupant of the house is unknown, by 1933 it was occupied by Wylie T. Burge. The 1942 city directory lists the residents of this property as W. T. Burge, a farmer, and his son Dale (Fort Lupton City Directory 1933:20, 1942). Further research is recommended to uncover information about the original owner and occupant of the building and to research the association of the building with the Burge family.

This property is associated with Criterion C as an excellent and very intact example of a classic cottage. Although minor changes have occurred to this property within the last twenty years, including the replacement of the porch rails, the majority of the exterior of this building remains much as it was when originally constructed, including the dormer windows. This house retains sufficient integrity to be considered eligible for individual listing in the State Register of Historic Places under Criterion C, although its overall level of integrity is not sufficient to make it individually eligible for the NRHP. Although the building has undergone minor exterior alteration and is not individually eligible for the NRHP as a result, it retains sufficient integrity to convey its significance as a contributing resource in a potential historic district. This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth century as the town grew and adapted to its increasing population and economic growth. Classic cottages and hipped-roof boxes are emblematic of the town's agricultural-industrial economy, associated with the middle-class managers and merchants and working-class field and factory laborers. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district.

St. John House, 153 Park Avenue (5WL8158)

This property consists of the Weld County tax parcel for 153 Park Avenue (Lots 1 through 4 of Block 13, Twombly's Addition to Fort Lupton). It is bounded on the north by 2nd Street, on the east by Park Avenue, on the south by the tax parcel for 139 Park Avenue, and on the west by the public alley connecting 1st Street and 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 153 Park Avenue.

This Queen Anne-style residence is a two-story cross-gable-roofed house featuring irregular massing. The main ridge of the roof extends on an east–west axis, with a slightly taller ell of approximately the same width extending to the north; the opposite end of this ell forms a slightly protruding gable on the south side of the building, with a hip-roofed bay window extending from the center of the gable on the first floor. A slightly lower parallel gable stands north of the east-facing (main) gable and is set back slightly from the walls of the east and north gables; this gable end contains the main entrance and is surrounded by a wrap-around corner porch. Single-story, hip-roofed enclosed porches fill the angles created by the side gables and the west-facing rear gable. The house is wood-frame construction with a brick veneer cladding the exterior to the line of the eaves; the gable ends are clad with fishscale-shaped wood shingles (Figure 16). The roof is clad with asphalt shingles. The wraparound porch on the northeast corner of the building has a poured concrete floor and metal scrollwork posts supporting a hipped roof. A corbeled brick chimney rises near the south side of the house and two additional pared chimneys are located near the center of the house.



Figure 16. 153 Park Avenue.

Windows set entirely within the brick veneer feature sandstone sills and lintels, and windows in the gable ends (set partially above the line of the eaves) have sandstone sills with wood label molding above. Three windows located on the first floor have brick sills; some modifications to the mortar around these windows is evident, indicating that they may be alterations to the original design. Windows are mostly one-over-one vinyl sash, with a few smaller single-light windows with painted frames (the material of these frames could not be determined). These windows are spaced regularly across the façade, with two in each gable end (one in the smaller northeast gable) and one window below. The northwest porch has one-over-one vinyl windows with snap-in muntins, as does the south gable; a protruding vinyl window is located on the west end of the porch. The southwest porch contains sliding vinyl windows. One two-over-two horizontal-light window is located in the north gable just east of the northwest porch. A large single-light “picture” window is located on the south side of the east gable. Metal awnings shade the larger windows on the north, east, and south sides of the building’s first floor. The bay window on the south side of the house has two one-over-one windows facing south with two narrow one-over-one windows on the east and west sides of the bay. A narrow band of fishscale shingles decorates the wall above the windows.

The main entrance contains a paneled wood door with a rectangular window in the upper third. A secondary entrance faces north on the northwest porch; this contains vinyl multi-light double doors. A third entrance is located on the south side of the southwest porch; this door is a vinyl door with a multi-light window set in the upper half of the door.

The house stands on a lot surrounded by a chain-link fence. The yard contains a grass lawn, trees of varying ages, and ornamental plantings. An early twentieth century wood-frame garage stands northwest of the house, with two double-door (side-hinged) car bays opening north onto 2nd Avenue. This garage is clad with drop (or novelty) siding. A modern (less than 20 years old) metal-clad machine shed or

prefabricated outbuilding stands southwest of the house, with three overhead garage doors facing west toward the alley.

The house was built ca. 1905, and the building footprint is unaltered from 1930 Sanborn map, indicating that the form of the building is probably original. The major alteration to the building is the replacement of all windows. One two-over-two horizontal-light window appears to date to the late 1940s or early 1950s (this window style was common at that time), and most of the remaining windows were replaced with vinyl sash windows within the last 30 years. A few windows of unknown material, including the south “picture” window, were added to the house or replaced at an unknown date; closer inspection is necessary to identify the materials and specify a date range for this alteration. Several windows on the first floor appear to have been added due to the lack of sandstone sills and lintels; changes to the mortar around these windows provides further indication that they may be later additions. The addition of the picture window on the south side predates the addition of the metal awnings, which were commonly used on buildings in the post-World War II years and made use of scrap metal from the war. This date corresponds with the front porch alteration, which replaced the floor with concrete and posts with metal scrollwork; these features were common in the post-war years as well. Spindlework in the east gable ends was removed during the 1980s and the northwest porch windows and doors were replaced after 1996 (Weld County Assessor 2018).

This property was built ca. 1905 by Edgar S. and Harriet St. John. Edgar S. St. John ran the St. John Mercantile, located on the corner of 4th Street and Denver Avenue, with a staff of approximately 12 employees. St. John sold the store and his property, and the family moved to California, where he lost most of his money in real estate. He moved back to Fort Lupton in 1930 and passed away a few years later. His son, Edgar R. St. John (or E. Ray), and his wife Nellie purchased the house around 1930 and reportedly made some unspecified alterations (presumably to the interior) in order to operate it as a boardinghouse for teachers. A 1933 city directory notes that E. Ray St. John lived in the house in that year, and his family (including children Dorothy, Bill, and Donald) continued to live in the house in 1942. By 1979, the property was owned by Donald D. and Nancy A. Durr and by 1996 was owned by David A. and Lisa M. Mick (Weld County Assessor 2018).

This is a good local example of a Queen Anne-style house, with a typical asymmetrical façade, irregular massing and displaying a variety of materials in the construction of the building. It is one of the largest and most elaborate houses of this time period in Fort Lupton. As a result, it is associated with Criterion C. However, due to exterior alterations, it does not retain sufficient integrity to be eligible for the NRHP. Alterations to the house have caused loss of integrity of materials, workmanship and design. The building does not retain sufficient integrity to convey its significance as an individual resource. Due to exterior alterations, including changes to the building’s porch, windows, and window opening which likely were made outside of the historic district’s period of significance (ca. 1955-ca. 1996), the building does not retain sufficient integrity to be a contributing resource in the district.

Jasper M. King House, 212 Park Avenue (5WL8159)

This property consists of the Weld County tax parcel for 212 Park Avenue (Lot 13 of Block 20, Fort Lupton City). It is bounded on the east by Park Avenue and on the west by the public alley connecting 3rd Street and 2nd Street in the block between Park Avenue and Denver Avenue; on the north the property is bounded by the tax parcel for 220 Park Avenue and on the south by the tax parcel for 202 Park Avenue. These boundaries contain the full extent of the property associated with 212 Park Avenue.

This Queen Anne-style residence is a two-story wood-frame house with a gable roof (Figure 17). The building faces west across Park Avenue and features a three-quarter width porch (one step above grade) with turned posts and a square spindle valance. The gable ends are decorated with fishscale wood shingles. The house is clad in drop (or novelty) siding and is lit with a combination of sliding and one-over-one sash windows, including large sliding windows in each of the gable ends. The main entrance is located at the south end of the west façade; at the time of the site visit, the door was covered on the outside with a roll-down shade and was not visible. A single-bay-wide, single-story addition extends across the full width of the east (rear) façade. This part of the building has the same drop siding as the main house and may be either an early addition or an original portion of the house. The lower wall of this part of the house was mostly obscured by a tall wooden fence, but a rear entrance was noted just north of center façade and at least one sliding window was noted north of the entrance.

This house was constructed ca. 1900, with the rear addition constructed at the same time or shortly thereafter. The window replacement occurred before 1976; a county assessor photograph from that year shows the front gable window was replaced by that time. The roof appears to have been replaced at an unknown date; this may have removed architectural features such as chimneys and decorative elements near the eaves. The carriage house was constructed between 1908 and 1912 (Sanborn Map Company 1908, 1912).

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn and mature elm trees in the side yard and backyard. A one- and one-half-story telescoping gable house stands northeast of the house. This building was originally a carriage house (later a garage) that was converted into a residence sometime after 1936 (Sanborn Map Company 1930–1936). The building is clad with novelty siding and sliding windows similar to that on the main house. Building entrances are located on the south and west sides of the building. A small gable roof shelters the west entrance.



Figure 17. 212 Park Avenue.

The original owner and occupant are unknown, but the earliest known resident was Jasper M. King, who is listed at this property in the 1933 city directory (Fort Lupton City Directory 1933:20). The 1942 city directory contains no reference to this address.

The building is associated with Criterion A for its contribution to the history of residential development of Fort Lupton. The replacement of the windows between ca. 1976 and the 1990s has seriously altered the appearance of the building; the original size of the window opening and form of the original windows is unknown, but several window surrounds have been replaced as well. Roof replacement has also led to removal of features like a chimney that would have been part of the original house construction. These alterations have caused loss of integrity of design, materials and workmanship. This property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. As a result of its extensive alterations, the building would not be a contributing resource within this district.

Tom V. Mayfield House, 219 Park Avenue (5WL8160)

This property consists of the Weld County tax parcel for 219 Park Avenue (Lot 5 of Block 12, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 229 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 213 Park Avenue, and on the west by the public alley connecting 3rd Street and 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries describe the full property extent historically associated with 219 Park Avenue.

This Queen Anne-style two-story cross-gable house features an oversize wall dormer on the north side of the building and a bay window on the south side of the first floor (Figure 18). A one-story shed-roofed addition extends across the west side of the building. A nearly façade-width porch on the east (main) façade appears to be a ca. 1950 concrete alteration with a hipped roof and metal posts with scroll work. A one-bay garage added to north side of the house is clad in asbestos shingle and capped with a hipped roof. The house is clad with a mixture of wide reveal clapboard; fishscale wood shingles in the east, west, and north gables; and asbestos shingle. Windows that could be seen are all one-over-one vinyl sash; other windows could not be viewed due to the presence of a tall wooden fence around the side and back of the property.

The house was built ca. 1904, with several alterations occurring prior to 1976, including the construction of a garage addition and the replacement of much of the siding on the building. Window replacement occurred at a later date that has not been identified (Weld County Assessor 2018).

A tall wood fence surrounds the side yard and backyard of the house. Landscape features include a grass lawn, a few trees of moderate size, and a few shrubs in the yard, including a row of lilacs in front of the east porch. A prefabricated metal carport stands northwest of the house.

Tom V. Mayfield by 1933. By 1942, the residents are listed as Minnie Mayfield and her granddaughter Donna Jean Mayfield (Fort Lupton City Directory 1933:20, 1942:10).

This property is associated with the history of residential development in the early twentieth century in Fort Lupton, but lacks integrity. The form of the roof and the fishscale shingles in the gable ends are the only remaining original features on the exterior of this building; all siding (with the exception of the fishscale shingles) has been replaced, all windows have been replaced, the front porch has been seriously altered, and other additions have altered the form of the building. These alterations have caused loss of integrity of design, materials and workmanship. This property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. Due to extensive alteration to the building, it lacks sufficient integrity to be a contributing resource to a district.



Figure 18. 219 Park Avenue.

W. S. Decker House, 236 Park Avenue (5WL8161)

This property consists of the Weld County tax parcel for 236 Park Avenue (Lot 19 of Block 20, Fort Lupton Town Addition to Fort Lupton). It is bounded on the north by 3rd Street, on the west by Park Avenue, on the south by the tax parcel for 230 Park Avenue, and on the east by the public alley connecting 3rd Street and 2nd Street in the block between Denver Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 236 Park Avenue.

This Classic Cottage-style residence is a one- and one-half-story hip-roofed house with hipped dormers on the west and north sides of the roof (Figure 19). The building was originally designed as a classic cottage, with Doric porch posts and details on the front (west) dormer; these details have been removed and replaced with other materials. The building is wood-frame construction with a brick veneer comprising the majority of the exterior cladding, with the exception of the dormer walls, which are clad in wood shingles, and a single-story, hip-roofed enclosed porch on the east side of the building, which is clad in vinyl siding. The majority of the veneer is standard red brick, but the foundation is covered in dark brown brick, with a sill course surrounding the building in the same brick. A second course of the same brick continues around the building directly above the windows. Windows on the building are all the original one-over-one double-hung wood sash, with two single-light fixed or hopper windows near the west end of the north wall. All windows on the brick portion of the building feature red sandstone sills. Smaller one-over-one sash windows light the north and east sides of the enclosed porch. The front door is a three-light wood door visible in a 1976 image of the house. A wheelchair ramp provides access to the back entrance.



Figure 19. 236 Park Avenue.

The classical (possibly Doric) porch columns and rail were replaced between 1976 and 1996. Classical detailing and original siding on the west dormer was removed and replaced with unpainted wood shingles after 1996 (Weld County Assessor 2018). The rear porch was enclosed at an unknown date (possibly the same time as the alterations to the front porch), and the ramp at the east end of the building was added within the last 30 years,

Visible landscape elements of this property include a grass lawn and shrubs in front of the porch on the west side of the house. The land east of the building has been paved for parking. A modern, prefabricated shed stands east of the house.

This house was built ca. 1913, but the original owner and resident are currently unknown. The earliest known resident was W. S. Decker, who is listed at this address in the 1933 city directory (Fort Lupton City Directory 1933:20). This property is not listed in the 1942 city directory. It currently serves as an emergency cold weather shelter for families. The east side of the building houses a Meals on Wheels office.

This building is a good example of the classic cottage building type and for that reason is associated with Criterion C. However, the classical ornamentation on the main façade has all been replaced, resulting in loss of integrity of design, materials and workmanship.

Alterations to the house include removal of the classical ornamentation on the west façade, replacement of the siding on the dormers, enclosure of the rear porch and addition of a ramp on the east side of the building. These alterations have caused loss of integrity of design, materials and workmanship; this building is therefore not considered individually eligible for the NRHP. However, it does retain sufficient integrity to be eligible for the State Register of Historic Places under Criterion C. This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth

century as the town grew and adapted to its increasing population and economic growth. Classic cottages and hipped-roof boxes are emblematic of the town’s agricultural-industrial economy, associated with the middle-class managers and merchants and working-class field and factory laborers. Despite the alterations made to it, the building’s form and overall appearance have been retained, and the building retains sufficient integrity to convey its significance as a contributing resource in a potential historic district.

George S. Bulkley House, 329 Park Avenue (5WL8162)

This property consists of the Weld County tax parcel for 329 Park Avenue (Lot 3 of Block 9, Twombly’s Addition to Fort Lupton). It is bounded on the north by the tax parcel for 331 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 327 Park Avenue, and on the west by the public alley connecting 3rd Street and 4th Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 329 Park Avenue.

This Bungalow-style single-story front-gable building features a gabled porch that extends across the southern two-thirds of the main (east) façade (Figure 20). The building has a shed-roofed bump-out or bay centered on both the north and south sides of the house. A tan brick chimney rises along the south wall of the building, near the southeast corner, and is flanked with paired single-light vinyl windows. Most other windows in the house are one-over-one vinyl sash. The west end of the house has a slightly lower ridge than the main house, indicating that it may be an addition. The front gable of the house and the gable porch feature decorative brackets and are clad with stucco. Pointed rafter tails extend from the eaves on the north and south sides of the house and porch. The front porch rises three steps above grade, with tan brick piers and a “cribbed” brick rail; the north rail has been removed to make way for a wheelchair ramp.



Figure 20. 329 Park Avenue.

The front door is centered on the east façade and flanked by tripartite windows (one-over-one windows flanked by narrower single-light fixed windows).

The replacement of the original siding with aluminum probably took place after World War II (when scrap aluminum was commonly repurposed for building siding) and before 1976, when a county assessor photograph shows the building with the replaced siding (Weld County Assessor 2018). The replacement of the windows is more recent, dating to the last 30 years.

Visible landscape features on this property include a grass lawn in the front yard, a mature tree in the front yard, and a graveled backyard used for parking. A two-bay garage stands west of the house, opening toward the east onto the graveled parking area. The garage is a wood-frame building clad with drop siding, and the garage doors are side-hinged.

This house was built ca. 1923, but the original owner and resident are not known. The earliest known resident of the house was George S. Bulkley, who is listed at this property in the 1933 city directory (Fort Lupton City Directory 1933:20). This address is not listed in the 1942 directory.

This house is similar in design to the “Clyde,” a kit home sold by the Sears, Roebuck Company in the 1920s (a few features, such as the design of the porch and the roof on the bay window differ slightly). This may indicate that this house is a kit design; however, further research is necessary to confirm this.

This building associated with Criterion A for its contribution to the early twentieth century residential development of Fort Lupton. It also may be a kit or catalog house, making the building associated with Criterion C. The building has lost integrity due to the replacement of siding and windows.

Alterations to the house, including replacement of siding and windows has caused loss of integrity of design, materials and workmanship. This building does not retain sufficient integrity to convey its significance as an individually-nominated resource for the NRHP. As a result, it is not individually eligible for the NRHP. This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth century as the town grew and adapted to its increasing population and economic growth. With ongoing population growth, Fort Lupton’s downtown residential development continued outward during the period from 1920 to 1940, when Craftsman-style bungalows and Tudor-revival cottages dominated the neighborhoods. This building is an excellent example of the bungalow building form common in Fort Lupton during the period in which it was built. The addition of aluminum siding to the building likely occurred within the period of significance for the historic district; as a result, the building retains sufficient integrity to convey significance as a contributing resource in a historic district.

Frank F. Nichols House, 527 Park Avenue (5WL8163)

This property consists of the Weld County tax parcel for 527 Park Avenue (Lot 3 of Block 5, Twombly’s Addition to Fort Lupton). It is bounded on the north by the tax parcel for 535 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 521 Park Avenue, and on the west by the public alley connecting 6th Street and 5th Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 527 Park Avenue.

This upright and wing-style two-story cross-gable house has a front-facing two-story gable that forms the north side of the building and a lower cross-gable ell with a shed-roofed front porch sheltering the main entrance, which is located on the south side of the main house (Figure 21). Several shed-roofed additions extend off one another to the west, forming an irregularly shaped building. The front porch rises one step above grade and consists of a poured concrete slab with metal scrollwork posts. Large vinyl sliding windows light the east side of the house under the porch and just south of center on the east gable end.



Figure 21. 527 Park Avenue.

One-over-one vinyl windows light the east and west gables on the main house and smaller one-over-one, fixed and sliding windows are located on the north, south, and west sides of the building and additions. A simple brick chimney rises from the ridge near the south end of the south gable.

The house was built ca. 1898, with multiple additions built to the west. The date of these alterations is unknown but the alternations appear to predate 1936; a Sanborn map from that year shows a similar building footprint. The addition of vinyl siding and replacement of the windows occurred prior to 1989; a county assessor photograph from that year shows that these alterations had taken place by that time. The concrete porch with metal scrollwork posts was probably constructed to replace an earlier wood porch ca. 1950, but the exact date of this alteration is unknown.

The house stands on a lot surrounded by chain-link and wood fences. The yard contains a grass lawn, a recently planted tree in the southeast corner of the property and a young elm tree in the backyard. A modern prefabricated metal carport and prefabricated shed stand west of the house.

This house was built ca. 1898, but the original owner and resident are unknown. The earliest known resident of the property was Frank F. Nichols, who is recorded as a resident of this address in the 1933 city directory (Fort Lupton City Directory 1933:20). By 1942, V. N. Peckham, who is listed as unemployed, lived at this address (Fort Lupton City Directory 1942:11).

This property is associated with Criterion A for its relationship to the late nineteenth century residential development of Fort Lupton. However, numerous alterations to this property have led to serious loss of integrity.

Alterations to the house include several additions, most of which were constructed more than 50 years ago. The exterior cladding has been replaced, as have the windows. The roof appears to have been

replaced, and the eaves appear narrower than they may have been originally; further research is necessary to determine if this is an alteration. The front porch has also been altered. These changes have caused loss of integrity of design, materials and workmanship. The building does not retain sufficient integrity to convey its significance under Criterion A as an individual resource. As a result of extensive exterior alterations and a subsequent loss of integrity this building would not be a contributing resource in the historic district.

Ralph W. Haynes House, 612 Park Avenue (5WL8164)

This property consists of the Weld County tax parcel for 612 Park Avenue (Lot 11 of Block 16, Fort Lupton Town Addition to Fort Lupton). It is bounded on the north by the tax parcel for 618 Park Avenue, on the west by Park Avenue, on the south by 6th Street, and on the east by the tax parcel 619 6th Street in the block between Denver Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 612 Park Avenue.

This hip-roofed box-style building is a one- and one-half-story house featuring an unusual steeply pitched hipped roof with hipped dormers on the east and west ends of the building (Figure 22). A hip-roofed, east-facing porch stands three steps above grade and is centered on the main façade. This porch extends nearly the full width of the façade and shelters a projecting center bay entrance with a multi-light wood door and a metal-frame screen door. The porch is constructed of poured concrete and is supported by metal scrollwork posts. A single-story addition extends the full width of the west façade, extending the building one bay to the west; this addition is capped with a low-pitched shed roof and contains a south-facing secondary entrance with a modern vinyl door with inset fanlight. The building is clad with wide vinyl siding. The first floor of the building is lit with vinyl sliding windows, but the dormers are lit with paired one-over-one vinyl sash windows. The house rests on a foundation constructed with “rock-face” concrete blocks; the foundation under the rear addition is poured concrete.

The house was built ca. 1898, with the alterations to the porch occurring ca. 1950 and the construction of a rear addition possibly occurring around the same time (the low pitch of the roof and the concrete foundation indicate that the addition may date to this period). Siding and window replacements occurred after 1976; a county assessor photograph shows the building with much larger one-over-one wood sash windows and the siding appears to be different (Weld County Assessor 2018).

The property contains several trees and ornamental shrubs of various sizes. A small grass lawn is located south of the house, but much of the front of the property has been covered with gravel.

A gable-roofed, T1-11-clad garage stands east of the house. This building stands on the neighboring property (619 6th Street), but the west end of the building extends onto the property associated with 612 Park Avenue and may have some association with the house on this parcel.

The original owner is unknown, but by 1933, the house was occupied by Ralph W. Haynes (Fort Lupton City Directory 1933:20). By 1942, the house appears to have been used as a rooming house, with three separate family units (six people) living in the building and sharing a telephone line. These individuals were Floyd E. Ball, a field man, and his wife Hazel; Mrs. Vivien Berta and her daughter Jonna Lynn; and R. W. Haynes, a mail carrier, and his wife Mabel (Fort Lupton City Directory 1942:1, 7).

This house is associated with Criterion A for its contribution to the late nineteenth century residential development of Fort Lupton. The design of the building is unusual, particularly the steep pitch on the hipped roof. However, alterations to the cladding material and the windows have caused loss of integrity. Further investigation is also warranted for the apparent use of the property as a rooming house in the 1940s.



Figure 22. 612 Park Avenue.

Alterations to the building, including construction of an addition, replacement of the siding, replacement of the windows and alteration to the window openings have caused loss of integrity of design, materials and workmanship. Although the original form of the building is readily identifiable among the alterations, this property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. Due to the cumulative effect of the alterations to the building, it has lost historic integrity and would not be a contributing resource in a historic district.

George T. Maughan House, 229 Park Avenue (5WL8165)

This property consists of the Weld County tax parcel for 229 Park Avenue (Lot 3 of Block 12, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 237 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 219 Park Avenue, and on the west by the public alley that connects 3rd Street to 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full property extent historically associated with 229 Park Avenue.

This Queen Anne-style residence is a two-story, gable-front house clad with horizontal composite siding with wood shingles (fishscale) in the front (east) gable (Figure 23). A large two-story addition with a lower-pitched gable roof extends to the rear (west) side of the house, and completely obscures the view of the original house from the west. An at-grade inset corner porch with a concrete slab floor is located at the southeast corner of the house, with an east-facing main entrance. The porch is sheltered by a pent roof that wraps around the southeast corner of the building. Two large vinyl sliding windows with snap-in muntins are centered on the first and second floors on the east side of the house. At least one six-over-one double-hung wood sash window is located on a small bump-out on the north side of the house; two other windows on the north side of the house may also be wood sash, but the view was obscured by exterior screens or plastic. Windows on the second floor of the rear addition are vinyl sliding sash.



Figure 23. 229 Park Avenue.

The rear addition on the house was built ca. 1987, and the garage was constructed ca. 1994. The house and garage have similar horizontal composition siding, indicating that the addition of this siding to the original part of the house may have occurred when the addition was constructed. Window alterations appear to have occurred around this time as well.

The house stands on a lot with a chain-link fence. The yard contains a grass lawn, trees of varying ages, and ornamental plantings. The west side of the property is graveled for parking.

A two-bay (single-door) garage stands west of the house, opening to the alley. The garage is clad with horizontal composition siding and an asphalt shingle roof.

This house was built ca. 1893, but the original owner and resident of the property are unknown. The first known resident was George T. Maughan, who is listed as residing at this address in the 1933 city directory. By 1942, Tom Wollery, a blacksmith, lived at this house with his wife Helen, children Mildred, George, and Norma, and grandson Raymond (Fort Lupton City Directory 1933:20, 1942:15).

This building is associated with Criterion A for its relationship to the development of residential properties in the late nineteenth century in Fort Lupton. The building has undergone serious alterations, however, and no longer retains sufficient integrity to convey this significance.

Although the original form of the building is visible from the east side of the property, the large addition on the west side of the property overshadows this form and completely obscures it from the west. The addition of the composite siding and enlargement of the original window openings on the east façade, removal of the original window surrounds, and replacement of the original windows with a design that is not compatible with the historic character of the building have all caused loss of integrity of design, materials, and workmanship. This building is no longer able to convey its significance and is not considered eligible for the NRHP as an individual resource. As a result of the extensive alterations to the building, it no longer retains integrity and would not be a contributing resource in the district.

CONCLUSIONS

The historic architectural survey documented nine sites on Park Avenue, three on Pacific Avenue, and eight on Harrison Avenue at the intensive level (Figure 24). Most of these, 15 out of 20, were found to have modifications that would exclude them from being individually eligible for the NRHP. These modifications would tend to exclude them from SRHP eligibility as well. 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). Fort Lupton intends to make this report and all property forms available to the public in digital format through their website or on request.

The 20 surveyed buildings are a small sample of all the historic residences in the area. Fort Lupton plans to continue historic architectural surveys across the city; further survey to the west of the current survey area may provide additional information about the growth of the city’s core. Also, outward expansion of surveys into surrounding neighborhoods may further explore the city’s development through the mid-twentieth century and post-World War II periods. Should these further surveys identify sufficient integrity of buildings across central Fort Lupton, a residential historic district could be definable. Approximately 11 of the 20 buildings documented in this survey could contribute significantly to maintaining the historic character of such a district, regardless of individual NRHP eligibility. These also remain eligible for local landmarking.

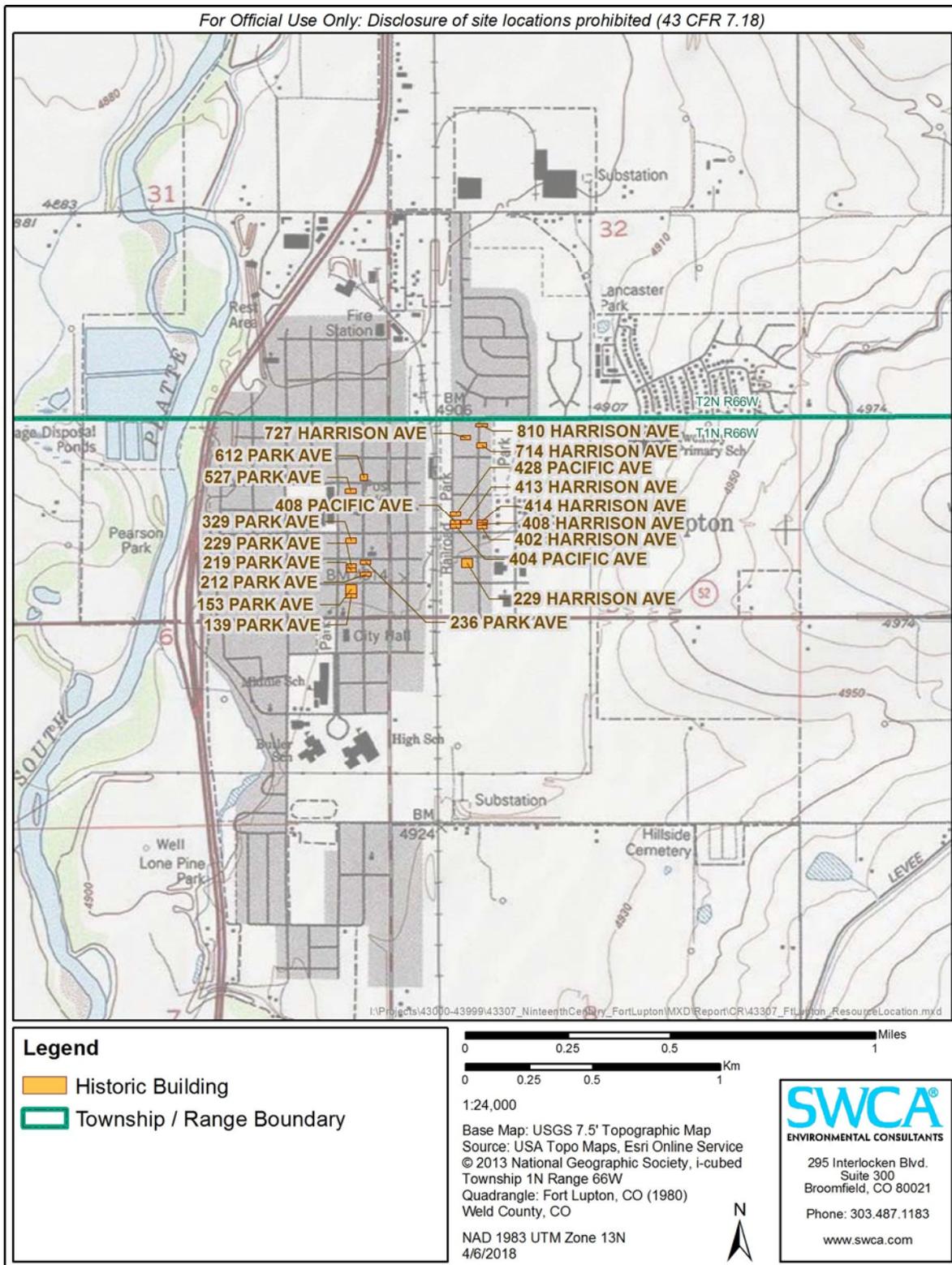


Figure 24. Properties mapped by address.

REFERENCES CITED

Fort Lupton City Directory

- 1933 Fort Lupton, Colorado, City Directory. On file at Fort Lupton City Museum, Fort Lupton, Colorado.
- 1942 Fort Lupton, Colorado, City Directory. On file at Fort Lupton City Museum, Fort Lupton, Colorado.

History Colorado

- 2007 *Colorado Resource Survey Manual*. Available at: http://legacy.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1527.pdf. Accessed April 2018.

National Park Service

- 1997 *Guidelines for Completing National Register of Historic Places Forms, Part A: How to Complete the National Register Registration Form*. U.S. Department of the Interior, National Park Service, Cultural Resources, Washington, D.C.

Roberts, Cleon

- 2002 *Fort Lupton, Colorado: The First Hundred and Forty Years*. Original 1987; reprinted 1993, 1996, 1999, and 2002. The Centennial-Bicentennial Committee, Fort Lupton, Colorado.

Sanborn Map Company

- 1908 Fort Lupton Weld County, Colorado. July 1908. The Sanborn Map Company, New York.
- 1912 Fort Lupton Weld County, Colorado. June 1912. The Sanborn Map Company, New York.
- 1917 Fort Lupton, Weld County, Colorado. November 1917. The Sanborn Map Company, New York.
- 1930 Fort Lupton, Weld County, Colorado. November 1917. The Sanborn Map Company, New York.
- 1936 Fort Lupton, Weld County, Colorado. November 1917. The Sanborn Map Company, New York.

Sladek, Ron

- 2009 *Intensive-Level Survey of Historic Buildings: Fort Lupton Downtown District*. Prepared for City of Fort Lupton, Colorado. Tatanka Historical Associates, Inc.

Thomas, Adam

- 2003 *Selected Historic Properties in Fort Lupton: Survey Report*. Submitted to the Historic Preservation Board, City of Fort Lupton, Weld County, Colorado. SWCA Environmental Consultants.

Weld County Assessor

- 2018 Weld County Property Portal. Available at: <https://www.weldgov.com/departments/assessor>. Accessed January 2018.

APPENDIX A
Resource Forms
(Provided Under Separate Cover)

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: 5WL8146
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Floyd C. Parker House
6. Current building name: Edwin L. and Charity R. Richmond House
7. Building address: 229 Harrison Avenue
8. Owner name and address: Edwin L. and Charity R. Richmond – 125 Harrison Ave. Fort Lupton, CO 80621-1704

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
SE ¼ of NE ¼ of SW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516482 mE 4436883 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 1 Block: 27
Addition: Winbourns 2nd Year of Addition: Unknown
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 229 Harrison Avenue (Lot 1 of Block 27 Winbourns 2nd Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting 3rd Street and 2nd Street in the block between Harrison Avenue and Pacific Avenue; on the north it is bounded by 3rd Street and on the south it is bounded by the tax parcel for 219 Harrison Avenue. These boundaries contain the full extent of the property associated with 229 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 55 (approximate) × Width 25 (approximate)
16. Number of stories: 1.5
17. Primary external wall material(s): Vinyl siding

18. Roof configuration: Gable roof
19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Porch
21. General architectural description:

This house stands on the southwest corner of 3rd Street and Harrison Avenue.

This Colonial Revival style house stands one and one-half stories in height and is capped with a gable roof with an east-west-oriented ridge. The house faces east onto Harrison Avenue, and has a slightly raised (three steps) full-width, hip-roofed porch extending across the main façade; the roof of the porch overlaps a pent roof that encloses the front gable, and three plain Doric columns and two half-round pilasters support the porch roof. The house has a rectangular footprint with a slight bump-out on the south side formed by a rectangular bay that pushes the center bay of the south wall slightly outward, extending past the eaves with a small gable roof with asphalt-shingle-clad hipped cornice returns, a feature repeated on the rear (west) façade of the house. A single-story, one-bay-deep, shed-roof addition extends across nearly the full width of the rear façade. The front entrance of the house is located in the north bay on the east façade, in line with the front porch steps. The rear entrance is located in the south bay of the west façade and is accessed by a small modern (less than 30 years old) deck accessed by four steps. Several paired one-over-one sash windows are located throughout the house: on the second floor gable ends and centered on the north side of the house. Similarly sized single and triple windows are located on the south-facing protruding bay and one wider one-over-one sash window lights the south bay on the first floor of the main façade. Smaller single-light windows are located on the north façade and south side of the rear addition, and a single sliding window lights the center of the rear addition. The house rests on a concrete block foundation and is clad with vinyl siding. The roof is clad with asphalt shingles. The front porch and steps are constructed with poured concrete, and the rear deck is constructed with dimensional lumber.

22. Architectural style/building type: Colonial Revival

23. Landscaping or special setting features:

Landscaping on the property includes a small grass lawn in the front of the house in addition to rock xeriscaping. A large garden is on the north side of the property; the house and the garden are separated by a short, wood fence.

24. Associated buildings, features, or objects:

A two-bay gable-roofed garage stands west of the building, facing north toward 3rd Street. The east bay is accessed by a double-door (side-hinged), and the west bay is accessed by an overhead track door. A four-light window and pedestrian door are located on the east side of the building. The garage is clad with vinyl siding and capped with an asphalt shingle roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1915 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1915.

No exact dates could be determined for the alterations described below; these dates are an estimate based on materials and appearance.

All windows on the house have been replaced; they appear to be vinyl windows (close inspection was not possible) and are less than 30 years old.

The house siding appears to be vinyl and covers or replaces the original wood siding. This material appears to be less than 30 years old.

The front porch floor and steps are built of poured concrete, indicating that it is probably a later alteration of a porch that was originally constructed with wood. This alteration appears to date to the mid-20th century.

The concrete block house foundation is a material commonly used at a later date than the construction of this house and therefore is likely a replacement of an original post-and-pier foundation. The poured concrete porch deck is supported by the same concrete block, so it is likely that the foundation alteration corresponds with or predates the construction of the concrete porch floor. This alteration appears to date to the mid-20th century.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling

32. Intermediate use(s): Domestic: single dwelling

33. Current use(s): Domestic: single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca. 1915, and the earliest known resident of the property was Floyd C. Parker, identified in the 1933 Fort Lupton City Directory (22). By 1942, Joseph C. Free, a laborer, and his wife Mary E. Christine were living in the house (Fort Lupton City Directory 1942:6). Further research is recommended to identify additional information about past building residents and owners.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R6115786, Parcel 147105220008.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No X 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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is a simple early 20th century house that retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials.

43. Assessment of historic physical integrity related to significance:

All exterior material has been replaced except for the Doric posts on the front porch. The building foundation, probably originally post-and-pier, has been replaced with concrete block. The front porch floor and steps have been replaced with poured concrete. The siding and windows have been replaced with vinyl, and it is unclear if any other windows have been covered or if the size of the window openings has been altered. These alterations have caused loss of integrity of design, materials and workmanship. The overall loss of integrity has resulted in irreversible changes to the historic character of the building. This house, therefore, lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

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: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district under Criterion A.

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

Resource Number: 5WL8146

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0455 to DSC_0466, DSC_0586 to DSC_0590
Negatives filed at: SWCA Environmental Consultants
48. Report title: *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*
49. Date(s): November 8–10, 2017
50. Recorder(s): Eileen Heideman
51. Organization: SWCA Environmental Consultants
52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021
53. Phone number(s): (303) 487-1183

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

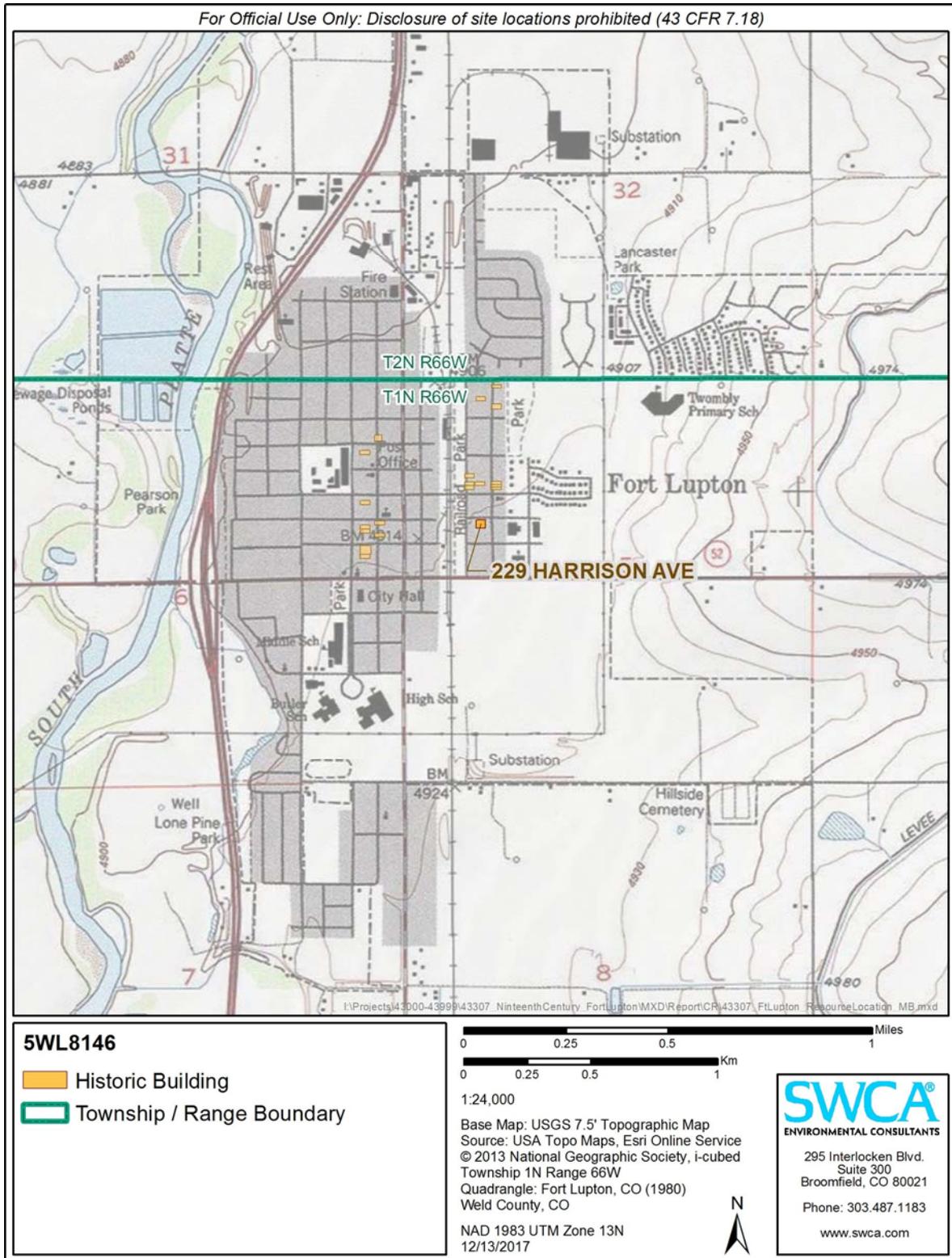


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0455_229Harrison. Southeast corner of building with main façade on right; view to the northwest.



DSC_0457_229Harrison. Main façade; view to the west.



DSC_0460_229Harrison. Northwest corner of house with garage to the right view to the southeast.



DSC_0466_229Harrison. Main façade (north side) of garage; view to the south.



Assessor_R6115786. Weld County Assessor photo of house. Date of photo unknown (Weld County Assessor 2018).

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: 5WL8147
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Charles B. and Fannie Kelsey House
6. Current building name: Victor Sandoval-Ramirez House
7. Building address: 402 Harrison Avenue
8. Owner name and address: Victor Sandoval-Ramierz – 402 Harrison Ave. Fort Lupton, CO 80621-1711

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE¼ of NE ¼ of SW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516529 mE 4437035 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 15 PT Block: 24
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 402 Harrison Avenue (Lot 15 PT of Block 24, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rollie Avenue; on the north it is bounded by the tax parcel for 408 Harrison Avenue and on the south by 4th Street. These boundaries contain the full extent of the property associated with 402 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 36 × Width 20
16. Number of stories: 1
17. Primary external wall material(s): Clapboard
18. Roof configuration: Hipped roof

19. Primary external roof material: Asphalt Roof: composite roof

20. Special features: Flared eave, porch

21. General architectural description:

This hipped-roof box style building is a small, one-story house capped with a bellcast hip roof clad in asphalt shingles. The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Windows light the bays on either side of the main entrance. The house has a rectangular footprint, with a single-room hip-roofed wing extending to the east near the center of the rear façade. The bellcast hip roof on this wing is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. This wing has two lower shed-roofed additions extending to the north and south that square off the east end of the building footprint. A poured concrete (one-step) unsheltered porch provides access to the center-bay entrance on the west façade; two low side rails cast as part of the same unit rise from either side of the step. The front door has been replaced with a molded vinyl door. Windows are mostly one-over-one vinyl sash, with one larger sliding window in the south bay on the main façade and one single-light window on the southeast shed addition. With the exception of the wide sliding window on the main façade, the majority of the window surrounds appear to be unaltered. Observation of north and south elevation windows was limited by the presence of a tall wooden fence but the windows appear to be similar to the one-over-one sash window on the front façade. A cellar entrance with a very low-pitched (nearly horizontal) plywood door is located on the east side of the house, near the junction of the rear wing and northeast shed addition.

22. Architectural style/building type: Hipped-roof box

23. Landscaping or special setting features:

A tall wood fence begins at the front of the house extends around the backyard; visible elements of landscaping on the property include a grass lawn.

24. Associated buildings, features, or objects:

A single-story corrugated metal-clad shed stands east of the house with the opening facing toward the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1903 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1903. Two shed additions on the rear of the building appear to have occurred early in the life of the building (early 20th century). Recent additions (within the last 30 years) include the replacement of all windows and the front door.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling
32. Intermediate use(s): Domestic: single dwelling
33. Current use(s): Domestic: single dwelling
34. Site type(s): House
35. Historical background:

This house was built ca. 1903, and appears to be one of several buildings constructed around the same time by the same owner or builder; the houses on two lots north of this property (408 and 414 Harrison) are nearly identical in size and form. Area residents refer to these buildings as "the railroad houses," so there may be some historical association with the railroad; further research is necessary to verify this association.

The original owner of the building is not known, but by 1933, Charles B. Kelsey lived in this house (Fort Lupton City Directory 1933:22). Mr. Kelsey is listed as residing at this address with his wife Fannie and another individual (presumably a daughter) named Loretta; by this time he is listed as retired (Fort Lupton City Directory (1942:9).

36. Sources of information:

City Directory

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R7855099, Parcel 147105209009.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is one of three similar houses constructed in the first decade of the twentieth century, and is therefore associated with Criterion A. The building retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials.

43. Assessment of historic physical integrity related to significance:

All windows on the house have been replaced, but the majority of the window surrounds are unaltered, indicating that these windows are similar in size to the original windows. One window opening on the south end of the west façade has been increased in size to contain a wide sliding sash. The front door has been replaced as well. These changes have caused loss of integrity of design, materials and workmanship, and as a result the building does not retain sufficient integrity to be individually eligible for the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

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: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Although the building has undergone exterior alteration and is not individually eligible for the NRHP as a result, it retains sufficient integrity to convey its significance as a contributing resource (particularly as one of three nearly identical adjacent buildings constructed around the same time) in a potential historic district. The overall original form of the building, along with its original fenestration pattern remains. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in 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: DSC_0467 to DSC_0470, DSC_0479, DSC_0480, DSC_0483 to DSC_0485, DSC_0554, DSC_0652, DSC_0653, DSC_0655, DSC_0664

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

Resource Number: 5WL8147

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

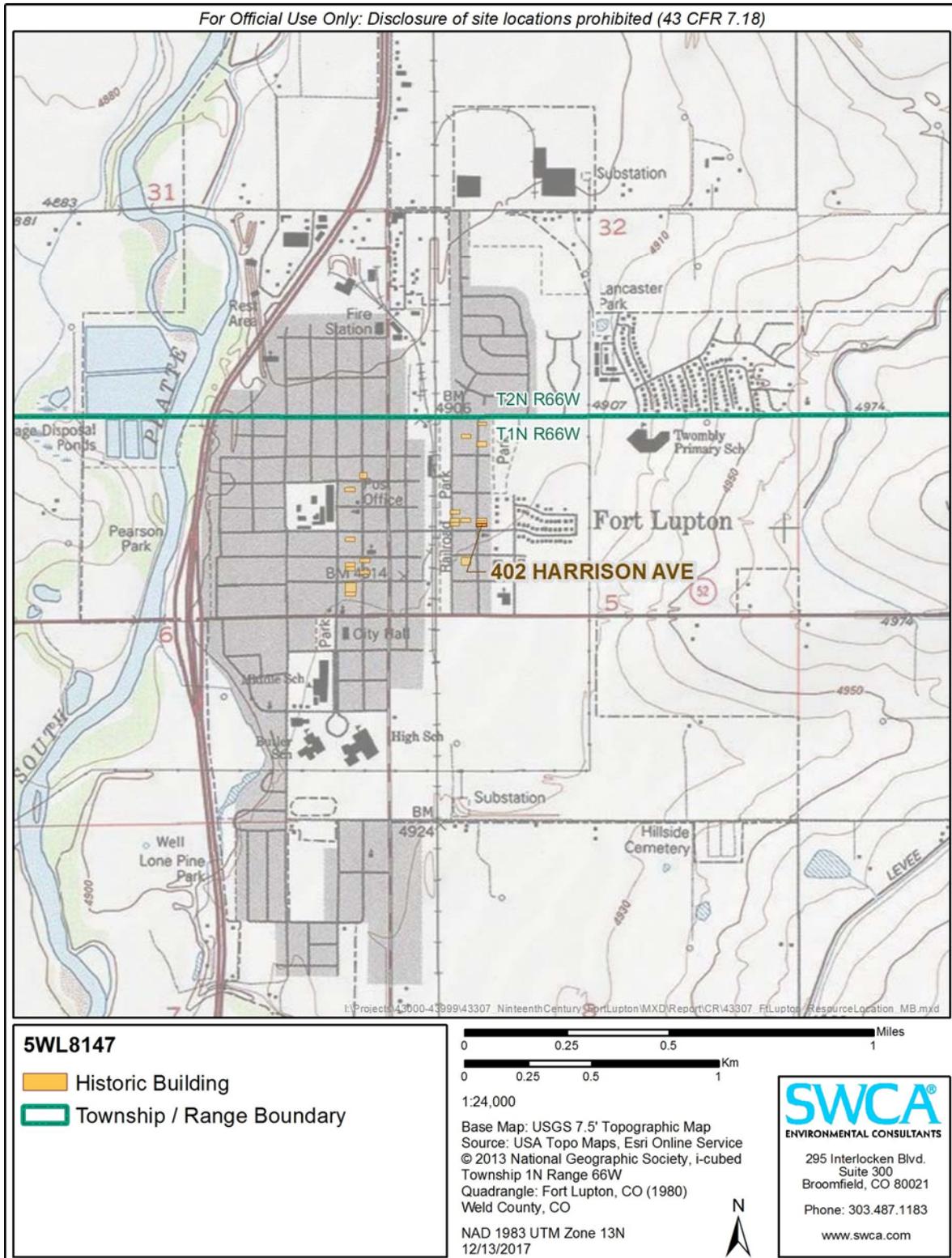


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0469_402Harrison. Southwest corner of building with main façade on left; view to the northeast.



DSC_0469_402Harrison. Main (west) façade; view to the east.



DSC_0485_402Harrison. Rear side (east side) of house; view to the west.

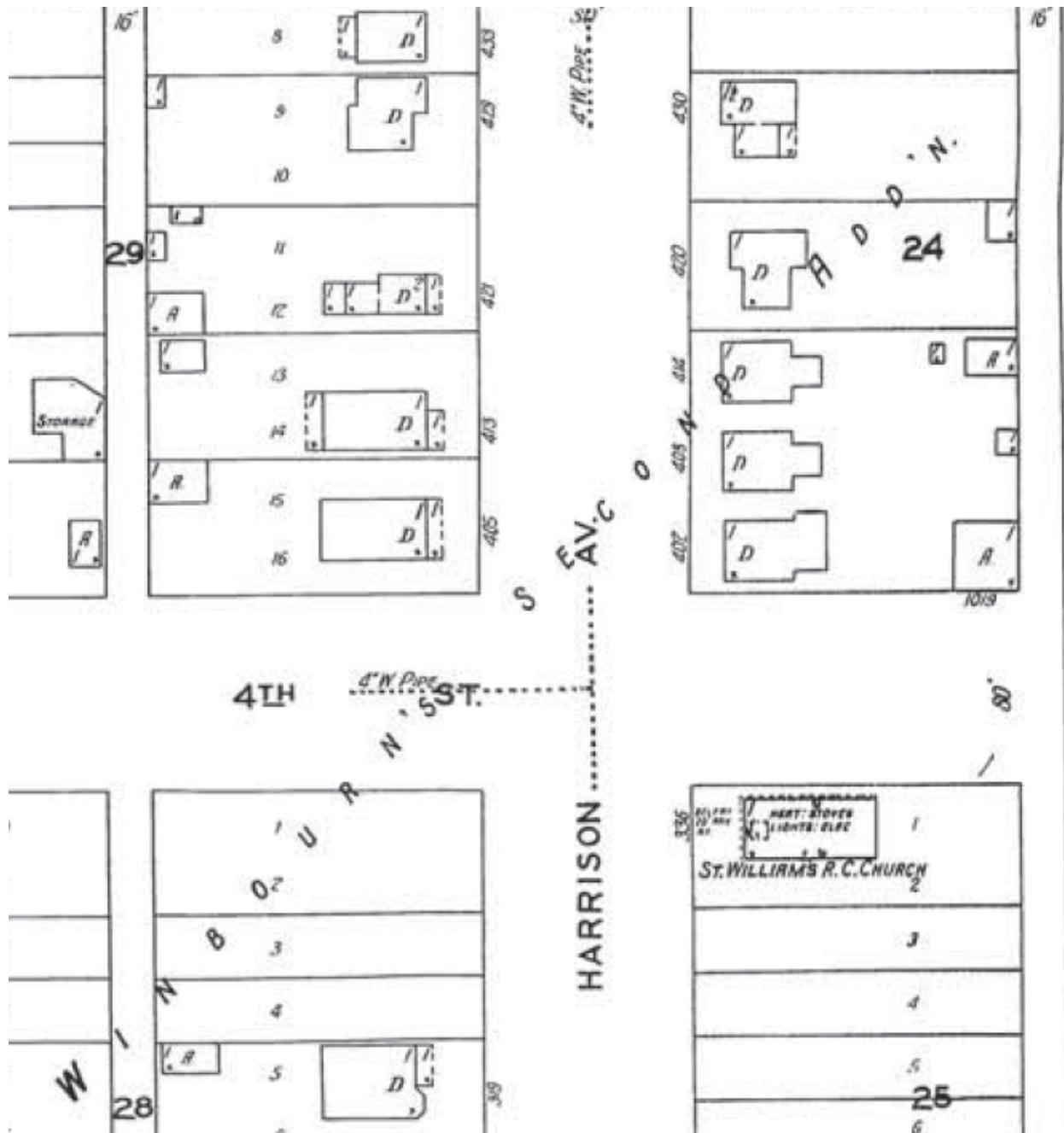


DSC_0484_402Harrison. Rear (east) side of house detailing metal-clad shed; view to the west-southwest.

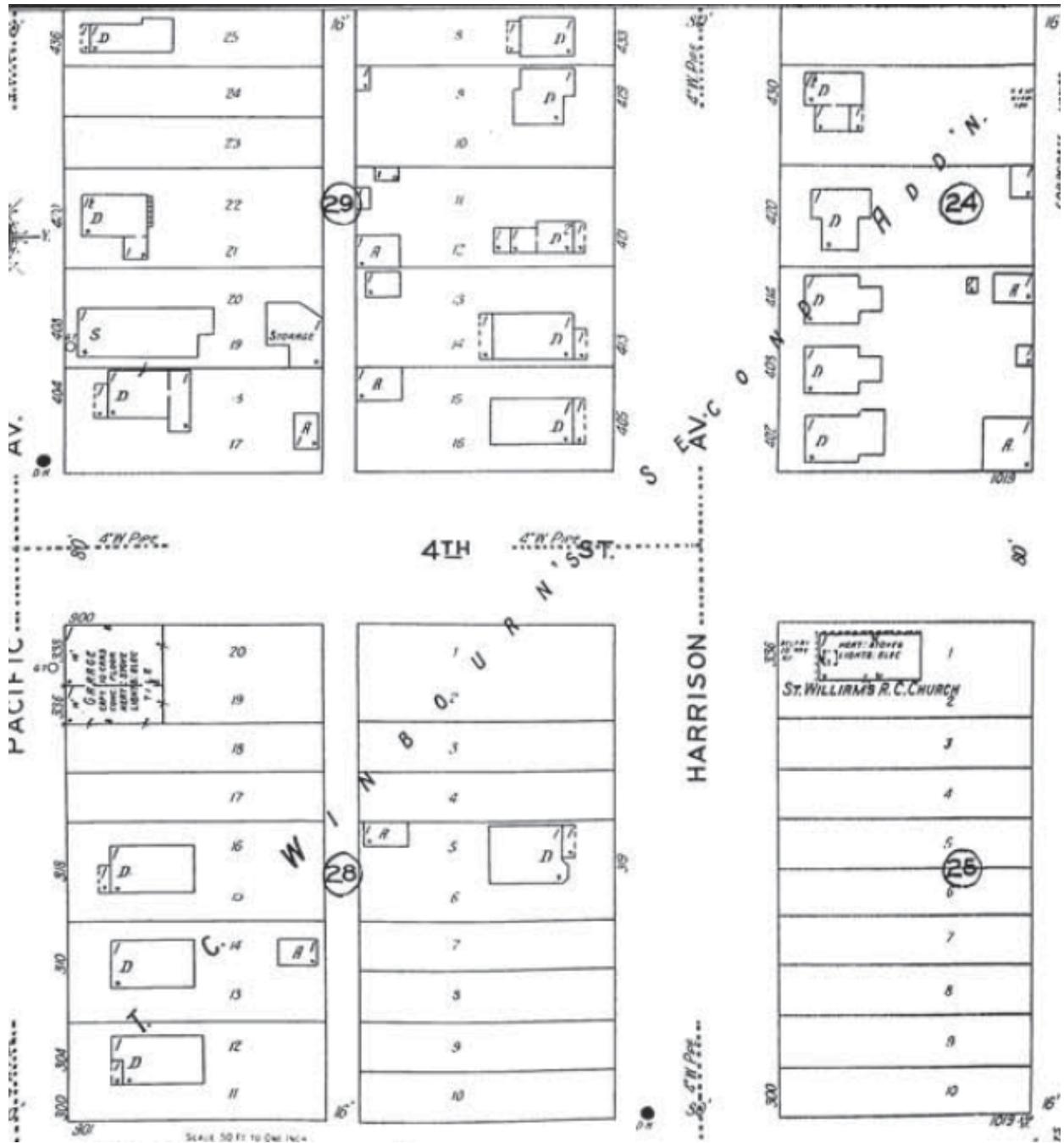
Resource Number: 5WL8147



Overview of 402 Harrison Avenue in 1976. (Weld County Assessor 1976).



Sanborn Map Company 1930: page 1.



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: 5WL8148
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Henry Kellerman House
6. Current building name: Manuel Juan Guerrero House
7. Building address: 408 Harrison Avenue
8. Owner name and address: Manuel Juan Guerrero – 408 Harrison Ave. Fort Lupton, CO 80621-1711

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE¼ of NE ¼ of SW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516528 mE 4437045 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 14 Block: 24
Addition: Ft. Lupton City Year of Addition: Unknown
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 408 Harrison Avenue (Lot 14 of Block 24, Fort Lupton City Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rollie Avenue; on the north it is bounded by the tax parcel for 414 Harrison Avenue and on the south by the tax parcel for 402 Harrison Avenue. These boundaries contain the full extent of the property associated with 408 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): T-shaped plan
15. Dimensions in feet: Length 36 × Width 20
16. Number of stories: 1
17. Primary external wall material(s): Horizontal siding
18. Roof configuration: Hipped roof

19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Flared eave, porch
21. General architectural description:

This hipped-roof box style residence is a small, one-story building capped with a bellcast hip roof clad in asphalt shingles. The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Windows light the bays on either side of the main entrance. The house has a T-shaped footprint, with a single-room hip-roofed wing extending to the east near the center of the rear façade. The bellcast hip roof on this wing is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. The house is clad with drop (novelty) siding. All windows have been replaced with vinyl sash with snap-in muntins. Window surrounds have been replaced as well, indicating that window openings may have been enlarged. A poured concrete (one-step) unsheltered porch provides access to the center-bay entrance on the west façade; two low side rails cast as part of the same unit rise from either side of the step. The front door has been replaced with a molded vinyl door with an inset fanlight; the door surround has also been replaced with modern wood trim with two bulls-eye corner blocks. A rear entrance is centered on the rear wing; this door is also constructed of molded vinyl.

22. Architectural style/building type: Hipped-roof box
23. Landscaping or special setting features:

A tall wood fence extends around the backyard; and a short wood fence extends around the front yard; visible elements of landscaping on the property include a grass lawn.

24. Associated buildings, features, or objects:
There are no associated buildings.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1903 Actual: _____
Source of information: Weld County Assessor; 402 and 414 Harrison Avenue.
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This house was constructed ca.1903. Recent alterations (within the last 10 to 15 years) include the replacement of all windows and doors and surrounds.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling
32. Intermediate use(s): Domestic: single dwelling
33. Current use(s): Domestic: single dwelling

34. Site type(s): House

35. Historical background:

This house appears to be one of several buildings constructed around the same time by the same owner or builder; the houses to the north and south of this property (414 and 402 Harrison) are nearly identical in size and form. Area residents refer to these buildings as "the railroad houses," so there may be some historical association with the railroad; not yet determined in the research.

Weld County Assessor records indicate that this house was built ca.1888, but its apparent association with the neighboring properties at 414 and 402 Harrison Avenue indicate that it was probably built at the same time as those buildings, ca.1903. The 1933 Fort Lupton City Directory shows that the occupant of the house at that time was Henry Kellerman (22). By 1942, John P. and James H. Moan occupied the house (Fort Lupton City Directory 1942:10).

36. Sources of information:

City Directory

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R7854999, Parcel 147105209008.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is one of three similar houses constructed in the first decade of the twentieth century, and is therefore associated with Criterion A. The building retains most of its original form, but lacks historical integrity due to the replacement of most exterior materials.

43. Assessment of historic physical integrity related to significance:

Replacement of all windows and doors and the re-sizing of these openings has caused loss of integrity of design, materials and workmanship. Although the building form is recognizable as an early twentieth century residential building, it does not retain sufficient integrity to convey its significance. This house lacks sufficient integrity to be considered eligible for individual listing on

the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton..

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). As a result of extensive alterations to the exterior of the building, it lacks sufficient integrity to be a contributing resource in the district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0471 to DSC_0474, DSC_0479, DSC_0481, DSC_0486 to DSC_0488, DSC_0554, DSC_0654, DSC_0658, DSC_0660, DSC_0661

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

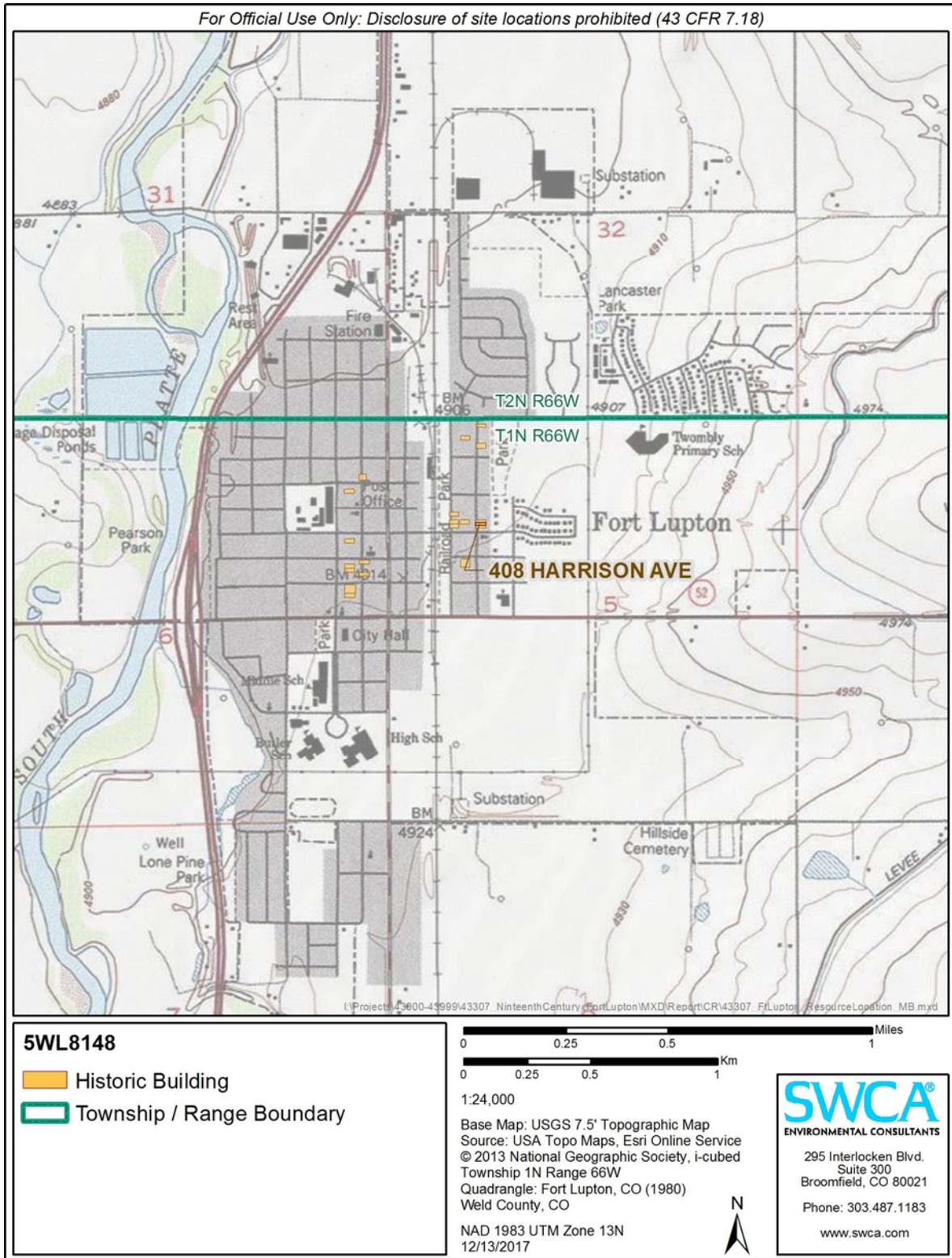


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0472_408Harrison. Southwest corner of building with main façade on left; view to the northeast.



DSC_0473_408Harrison. Main façade; view to the east.

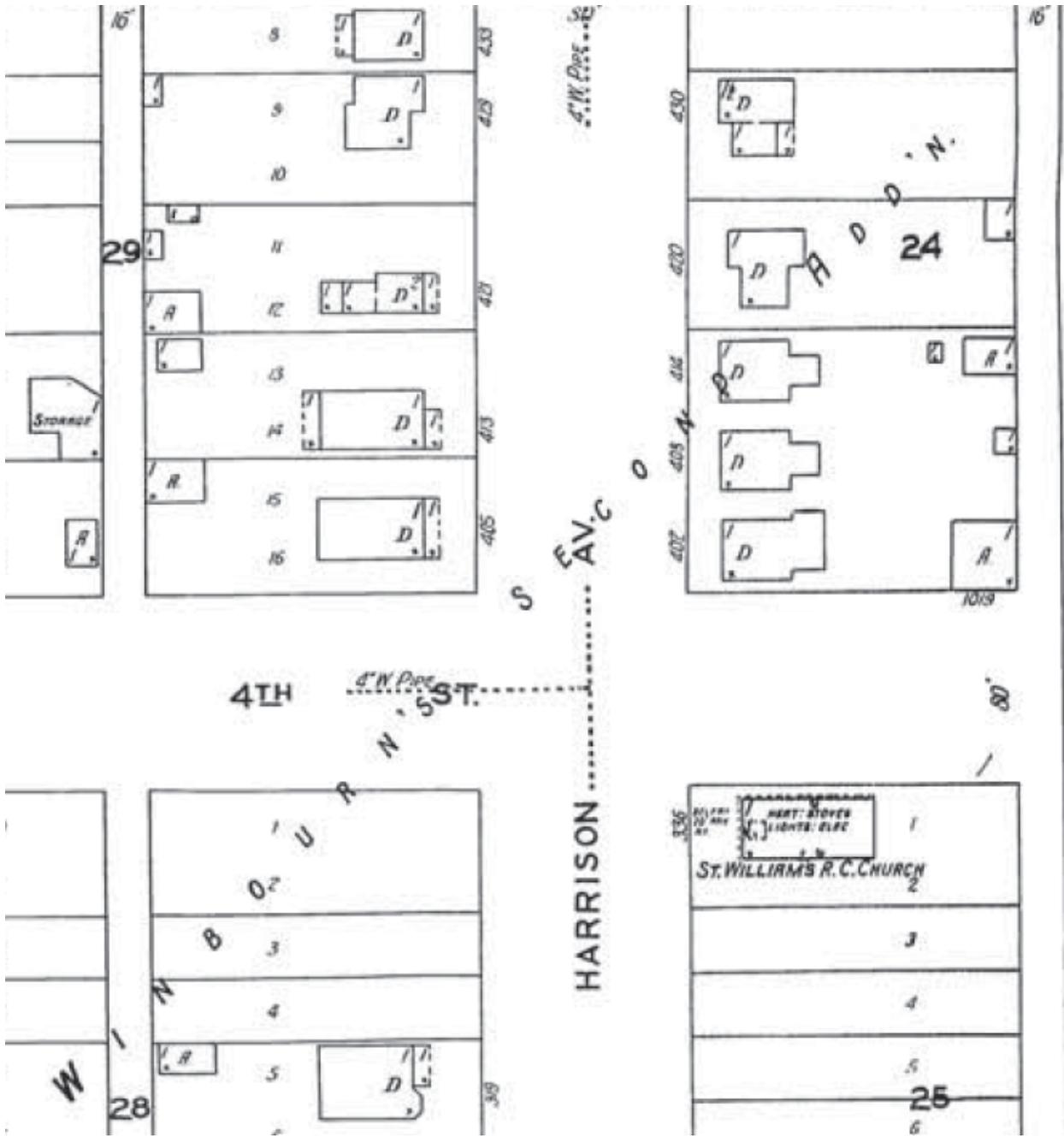


DSC_0486_408Harrison. East side of house; view to the west.

Resource Number: 5WL8148



Overview of 408 Harrison Avenue in 1976. (Weld County Assessor 1976).



Sanborn Map Company 1930: page 1.

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: 5WL8149
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: William R. and Ollie Terry House
6. Current building name: Wade and Teresa Watson House
7. Building address: 413 Harrison Avenue
8. Owner name and address: Wade and Teresa Watson – 5135 S. 600 W. Trafalgar, IN, 46181-9171

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE¼ of NE ¼ of SW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516482 mE 4437052 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 13 Block: 29
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 413 Harrison Avenue (Lot 13 of Block 29, Fort Lupton Town Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Pacific Avenue; on the north the property is bounded by the tax parcel for 421 Harrison Avenue and on the south by the tax parcel for 405 Harrison Avenue. These boundaries contain the full extent of the property associated with 413 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 55 × Width 25
16. Number of stories: 1
17. Primary external wall material(s): Vinyl siding
18. Roof configuration: Front gabled roof
19. Primary external roof material: Asphalt Roof: composite roof

20. Special features: porch

21. General architectural description:

This bungalow-style building is a single-story, gable-front house with a front-gable porch sheltering the south half of the façade and extending the south slope of the main roof to the south. A single-story hip-roofed addition extends across the rear (west) façade. The building rests on a poured concrete foundation. The front porch rail has been replaced with a modern wood (deck-style) railing. Three poured concrete steps are centered on the porch, but are not in line with the main door, which is located at the north end of the porch, near the center of the main façade. The building is clad in vinyl siding that covers or replaces the original wood siding; decorative shutters are applied to the main façade on either side of the front windows. A storm sash covers many of the windows, making it difficult to discern if the original windows exist, but at least one window on the rear façade has been replaced and another has been filled in or covered with wood; another window or vent in the rear gable end has been filled in with siding. The roof is clad with asphalt shingles.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features:

A tall wood fence starts at the front of the house and extends around the backyard on the north and south sides; the west end of the parcel has a wire fence; visible elements of landscaping on the property include xeriscaping.

24. Associated buildings, features, or objects:

A tall wood fence starts at the front of the house and extends around the backyard on the north and south sides; the west end of the parcel has a wire fence; visible elements of landscaping on the property include xeriscaping. A wood-frame, particle-board-clad single-bay garage is accessed from the alley to the west of the house. A second garage that appears to be on the same property may be partially associated with the neighboring house. (Fencing and paint color indicate that portions of this outbuilding are accessible to and maintained by the owners or residents of 413 Harrison Avenue and portions are accessed and maintained by the neighboring house.) The second garage has two vehicle bays accessible from the west and a pedestrian door on the north side of the building. A third garage bay forms a cross gable to the south and is accessed from the south side of the building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1924 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca. 1924. Recent alterations (within the last 30 years) include the replacement of all exterior materials and the replacement of the front porch rail.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic: single dwelling
- 32. Intermediate use(s): Domestic: single dwelling
- 33. Current use(s): Domestic: single dwelling
- 34. Site type(s): House
- 35. Historical background:

The original owner and occupant of the house is unknown, but by 1933, the house was occupied by William R. Terry, who in 1942 is also listed as a resident along with his wife Ollie and children Robert, Ruth and Donnie (Fort Lupton City Directory 1933:22; 1942:14)

- 36. Sources of information:

City Directory
1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor
Weld County Property Portal: Account Number R6109086, Parcel 147105210010.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

- 40. Period of significance: N/A

- 41. Level of significance: National State Local

- 42. Statement of significance:

This building is associated with Criterion A for its contribution to the residential development of Fort Lupton. However, this building lacks historical integrity due to the replacement of nearly all exterior building materials. As a result, it is not eligible for the National Register of Historic Places.

- 43. Assessment of historic physical integrity related to significance:

All exterior material has been replaced, resulting in loss of integrity of design, materials and workmanship. Although the building form is recognizable as an early twentieth century residential building, it does not retain sufficient integrity to convey its significance. This house lacks sufficient

integrity to be considered eligible for individual listing on the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Due to significant alterations to the exterior of the building outside of the historic period it lacks sufficient integrity to be a contributing resource to a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0493 to DSC_0508, DSC_0583 to DSC_0585

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

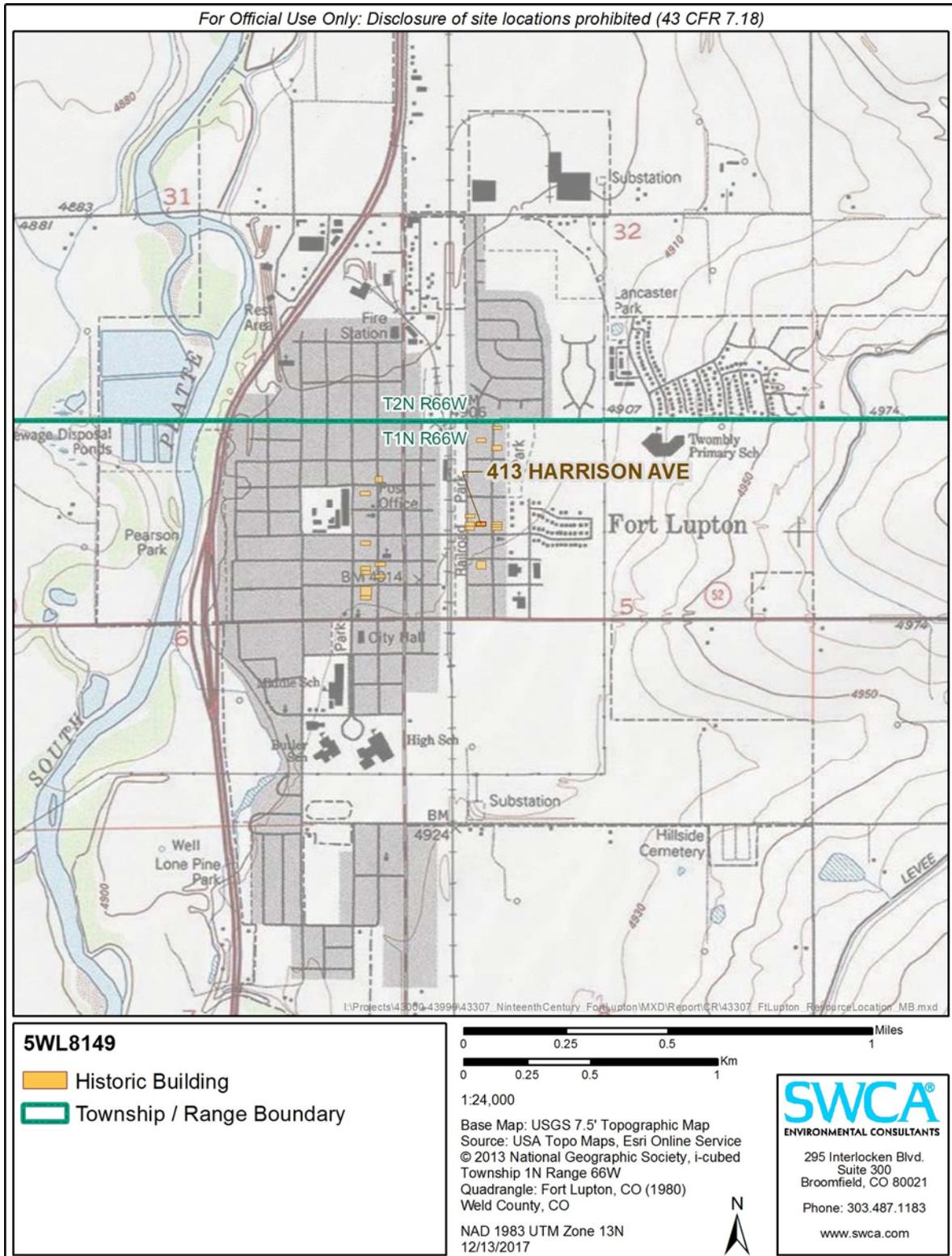


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0495_413Harrison. Northeast corner of building with main façade on left; view to the southwest.



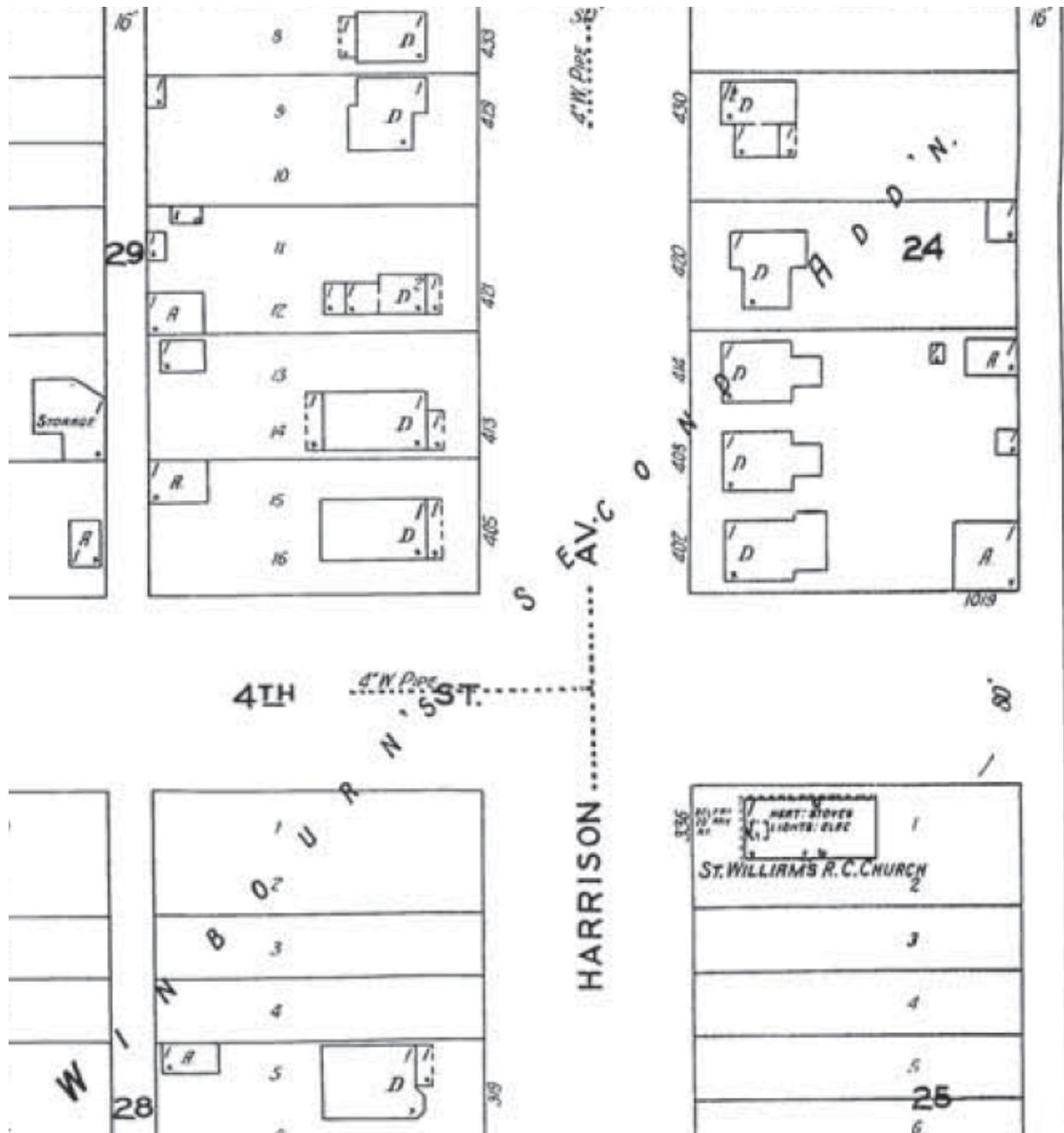
DSC_0494_413Harrison. Main façade; view to the west.



DSC_0499_413Harrison. West side of house; view to the east.



DSC_0503_413Harrison. Rear (west) side of house detailing shed; view to the northeast.



Sanborn Map Company 1930: page 1.

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: 5WL8150
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: H.E. Stokes House
6. Current building name: Ram Solutions LLC House
7. Building address: 414 Harrison Avenue
8. Owner name and address: Ram Solutions LLC, 3383 W 114th Circle, Unit D, Westminster, CO 80317

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 5
10. UTM reference
Zone 13; 516032mE 4437055 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 13 Block: 24
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 414 Harrison Avenue (Lot 13 of Block 24, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting 4th Street and State Street in the block between Harrison Avenue and Rollie Avenue; on the north the property is bounded by the tax parcel for 420 Harrison Avenue and on the south by the tax parcel for 408 Harrison Avenue. These boundaries contain the full extent of the property associated with 414 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): T-shaped plan
15. Dimensions in feet: Length 28 × Width 26
16. Number of stories: 1
17. Primary external wall material(s): Other wall material: fiber cement siding
18. Roof configuration: Hipped roof

19. Primary external roof material: Asphalt Roof: composite roof

20. Special features: Flared eave, porch

21. General architectural description:

This hipped-roof box style building is a small, one-story house capped with a bellcast hip roof clad in asphalt shingles. The house is three bays wide, with a main entrance located slightly off-center and sheltered by a small porch with a bellcast hip roof. Vinyl one-over-one windows with snap-in muntins light the bays on either side of the main entrance. The house has a nearly square footprint, with a single-room ell extending to the east near the center of the rear façade. The bellcast hip roof on this ell is significantly lower than the ridge on the main house, but the roof pitch imitates that on the main house and appears to be part of the original building design. A small shed-roofed addition extends this ell to the north. The building is clad in horizontal fiber cement siding.

22. Architectural style/building type: Hipped-roof box

23. Landscaping or special setting features:

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn.

24. Associated buildings, features, or objects:

A tall single-story corrugated metal-clad garage stands east of the house with a single bay opening toward the alley east of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1903 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1903. Recent additions (within the last 10 to 15 years) include the replacement of all exterior materials except the building cornerboards as well as the construction of a roof for the existing concrete porch.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling

32. Intermediate use(s): Domestic: single dwelling

33. Current use(s): Domestic: single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca.1903, and appears to be one of several buildings constructed around the same time by the same owner or builder; the houses on two lots south of this property (408 and 402 Harrison) are nearly identical in size and form. Area residents refer to these buildings as "the

railroad houses," so there may be some historical association with the railroad; not yet determined in the research. By 1933, an individual named H.E. Stokes lived in this house. In 1942, a contractor named Leonard E. Edwards lived in the house with his wife Fern and son Wilbur Earl (City Directory 1933; 1942).

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R7854899, Parcel 147105209007.

<https://www.weldgov.com/departments/assessor>, accessed December 2017.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is one of three similar houses constructed on adjacent parcels in the first decade of the twentieth century. It is associated with the residential development of Fort Lupton.

43. Assessment of historic physical integrity related to significance:

All exterior material has been replaced except the building cornerboard, but closer examination is necessary to determine if the door surround has been replaced. Foundation material is obscured by the fiber cement siding that covers the exterior, and windows have been replaced with one-over-one vinyl sash with snap-in muntins that give the appearance of nine-over-one sash. The original window size is unclear due to the replacement of this material, but a nearly identical neighboring building at 402 Harrison has original window openings that are smaller than the replacement windows on this house. The front porch is a recent addition; county assessor photographs show the building without the porch. A tall wood fence around the backyard obscures the view of the back (east) side of the house. The front porch is constructed of poured concrete with poured concrete rails, a design matching those on similar neighboring houses at 408 and 402 Harrison. These alterations have resulted in loss of integrity of materials, design, and workmanship. Although the form of the building is still similar to the other hip-roofed box houses nearby, the replacement of the siding and windows has removed or obscured all historic materials on the exterior of the building

and the overall loss of integrity has resulted in irreversible changes to the historic character of the building. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

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: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Due to the building's exterior alterations, however, it lacks integrity and would not be a contributing resource in a 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: DSC_0475, DSC_0477, DSC_0482, DSC_0489

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

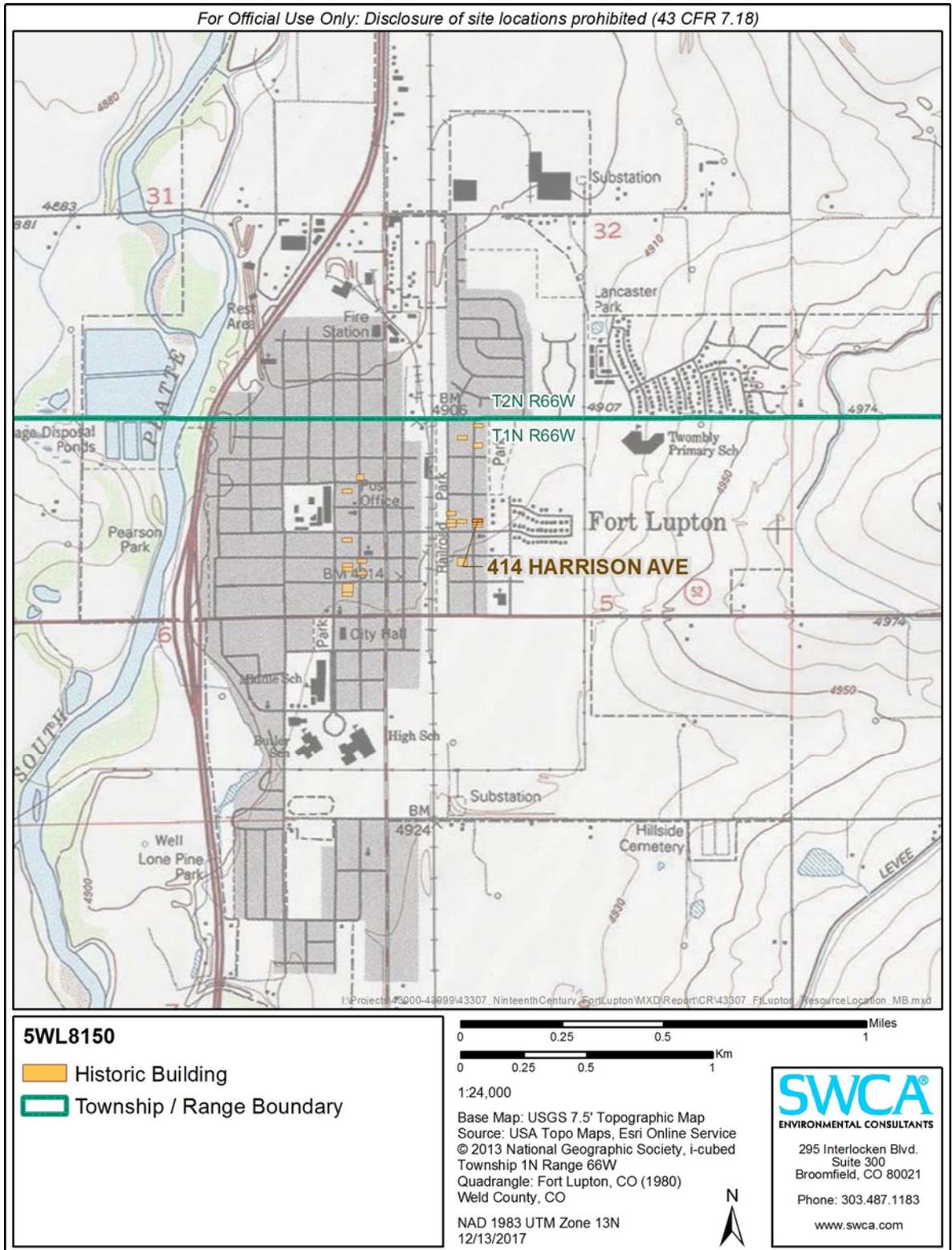


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0475_414Harrison. Southwest corner of building with main façade on left; view to the northeast. All building material except the building corner boards are replacements of original material.



DSC_0477_414Harrison. Main façade showing exterior cladding and window replacements and porch roof and corner post addition; view to the southeast.



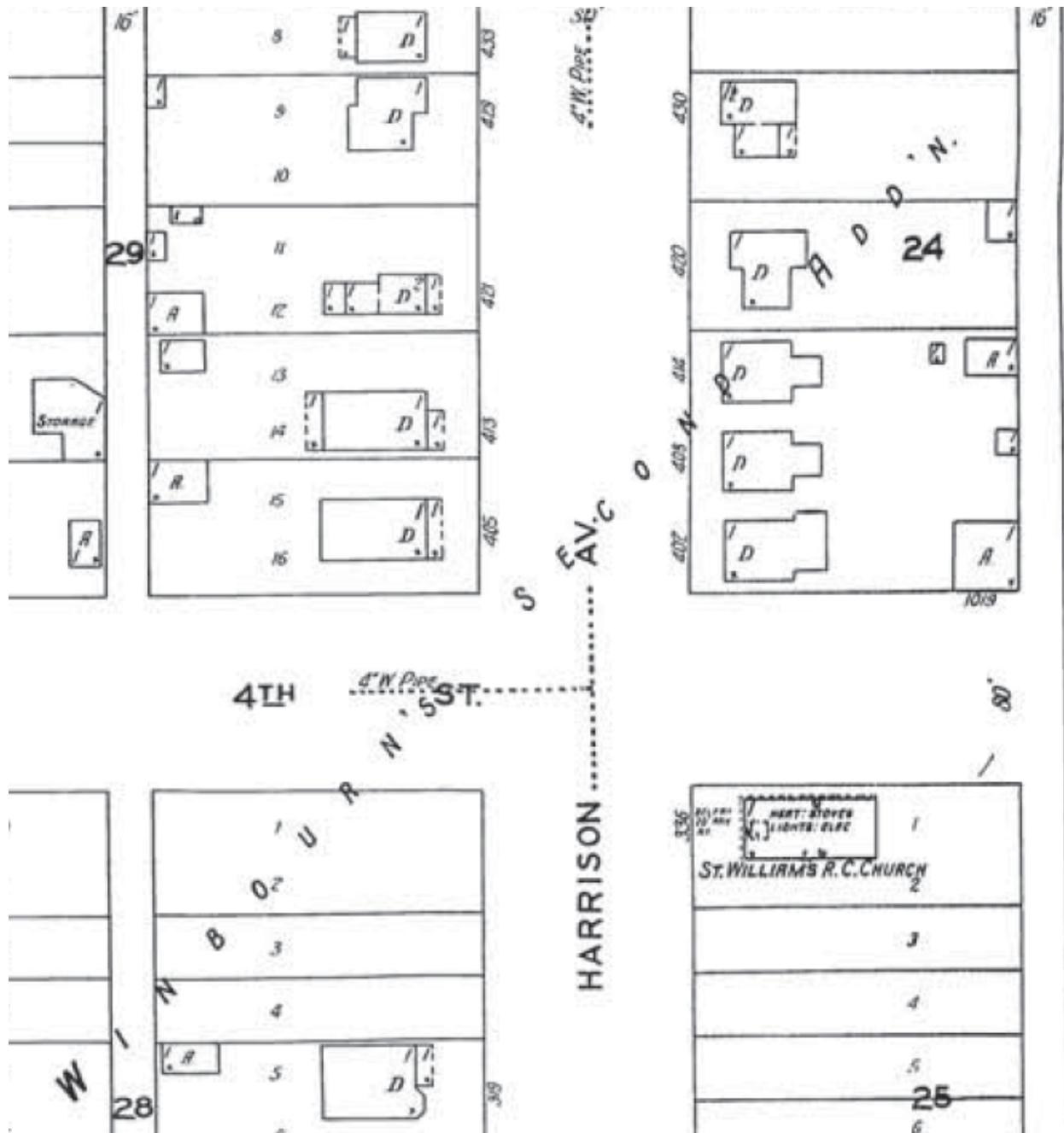
DSC_0482_414Harrison. Southeast corner of house, showing rear wing (rear wing of 408 Harrison in foreground on left); view to the northwest.



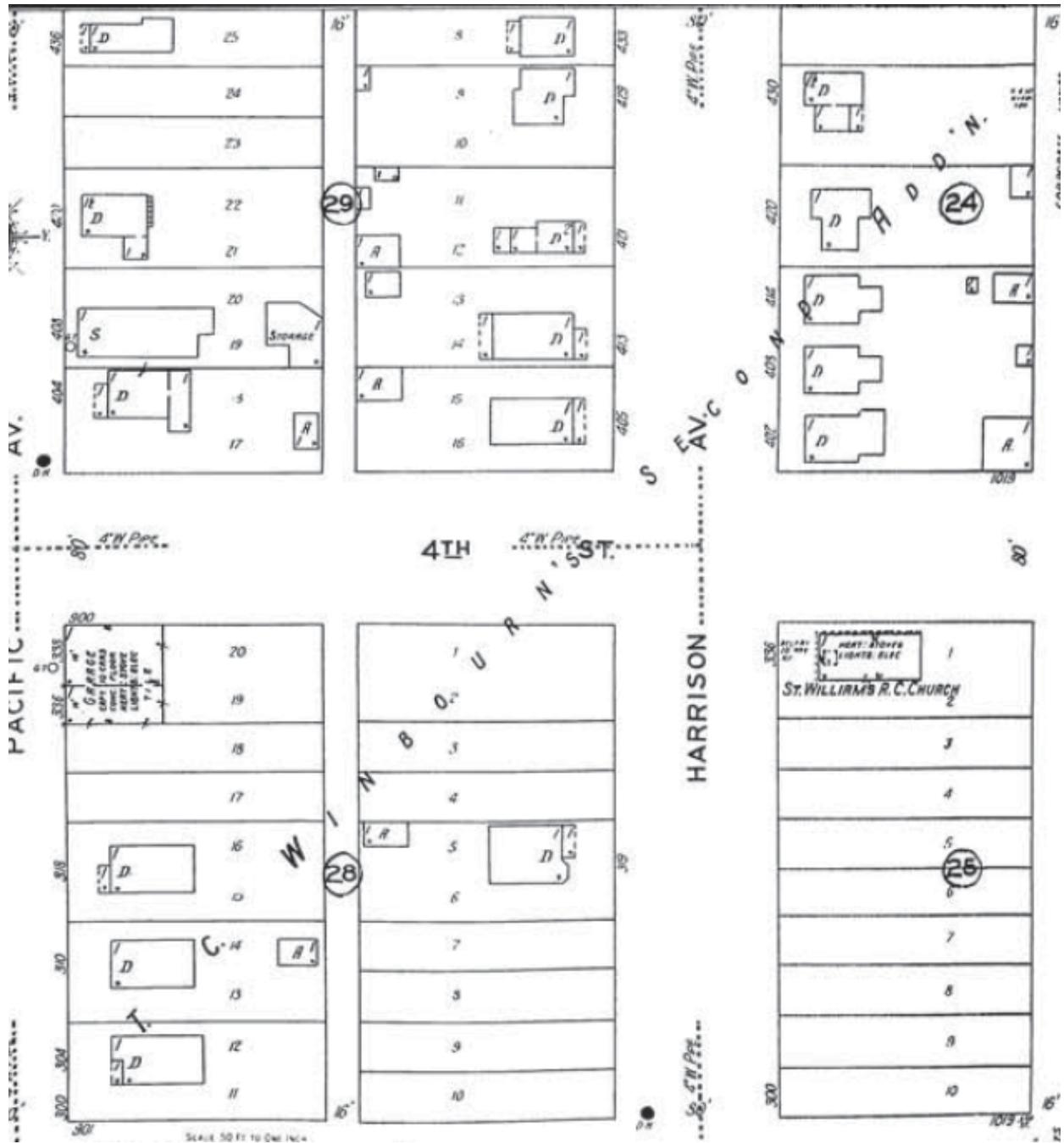
DSC_0489_414Harrison. Rear (east) side of house (left) with metal-clad garage on right; view to the northwest.



Assessor_R7854899. Weld County Assessor photo of house following replacement of windows and door, but prior to construction of porch addition. Date of photo unknown; post-1995 (Weld County Assessor 2017).



Sanborn Map Company 1930: page 1.



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: 5WL8151
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: George Hickey House
6. Current building name: James and Barbara Lambert House
7. Building address: 714 Harrison Avenue
8. Owner name and address: James and Barbara Lambert – 155 E. Bridge Street, Brighton, CO 80601-1612

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
SE¼ of NE ¼ of NW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516527 mE 4437355 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 12 Block: 22
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 714 Harrison Avenue (Lot 12 of Block 22, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Rollie Avenue; on the north the property is bounded by the tax parcel for 722 Harrison Avenue and on the south by the tax parcel for 706 Harrison Avenue. These boundaries contain the full extent of the property associated with 714 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 42 × Width 25
16. Number of stories: 1.5
17. Primary external wall material(s): Masonry Concrete Block

18. Roof configuration: Gable roof
19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Porch
21. General architectural description:

This building is a one- and one-half-story gable-front house constructed with concrete blocks formed to appear like stone (also known as "rock-face") and includes concrete window lintels and sills molded to look like stone. The rock-face blocks are used at the corners of the building and around the windows and main entrance, with plain concrete block filling the space between. The second (attic) level is wood-framed and clad with drop (or novelty) siding. A one-story, one-bay-deep shed-roofed addition extends across the full width of the rear (east) façade. A full-width hip-roofed porch with turned posts and decorative brackets extends across the front façade, sheltering the center-bay entrance with an eight-panel wood door and rising one step above grade. The porch has a beadboard ceiling and a plywood floor. Windows on the main building are regularly spaced, with two on each side of the main floor; a single window lights each end of the second level. All windows are one-over-one double-hung wood sash, with the exception of a four-light window and a pair of single-light windows located on the east side of the rear addition. A rear entrance with a wood (possibly hollow-core) door with a large pet opening is located to the north of the windows on the east façade. A plain brick chimney rises from the roof just north of the ridge near the center of the house. An eight-paneled wood door is centered on main façade.

22. Architectural style/building type: Colonial Revival

23. Landscaping or special setting features:

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn.

24. Associated buildings, features, or objects:

A gambrel-roofed particle board shed stands in the backyard.

IV. ARCHITECTURAL HISTORY

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

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1908. The rear addition appears to have been constructed shortly after the house was built. Recent additions (within the last 30 years) include the replacement of the rear door and the replacement of the porch floor with plywood.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling

32. Intermediate use(s): Domestic: single dwelling

33. Current use(s): Domestic: single dwelling

34. Site type(s): House

35. Historical background:

Hickey, George (1933: 22)

Davenport, Glenn (labor). Wife Lena. Julia, Lorene, Avery. 714 Harrison Ave. Phone 132. (1942:4)

This house was built ca.1908, The earliest owner of the property is unknown, but by 1933, an individual named George Hickey lived in the house. In 1942, a laborer named Glenn Davenport and his wife Lena and children Julia, Lorene and Avery lived in the house (City Directory 1933:22; 1942:4).

The house is constructed of concrete "rock-face" blocks, a style marketed to home builders by Sears, Roebuck and Company and other companies with a do-it-yourself concrete block-making machine. Although this house design has not been traced to a specific catalog design, the use of rock-face concrete block in the early twentieth century is commonly linked to catalog-purchased equipment and the building may be associated with this history.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R6101686, Parcel 147105201006.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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;

X 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

40. Period of significance: 1903

41. Level of significance: National ___ State ___ Local X

42. Statement of significance:

This building is significant under Criterion C as an example of early-twentieth century concrete block residential construction. This house may also be associated with the use of kit housing or catalog designs, but further research is necessary to determine if this association exists.

43. Assessment of historic physical integrity related to significance:

This house is unusually intact, with the only evident alterations within the past 30 years being the replacement of the rear door and front porch floor. It retains sufficient integrity to convey its significance as an early twentieth century concrete-block house and may be considered eligible for the NRHP as an individual property. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

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: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Because of its high level of integrity and its relation to architectural trends in Fort Lupton during the early twentieth century, it would also be a contributing resource in 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: DSC_0533 to DSC_0545, DSC_0548 to DSC_0550, DSC_0662, DSC_0663

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

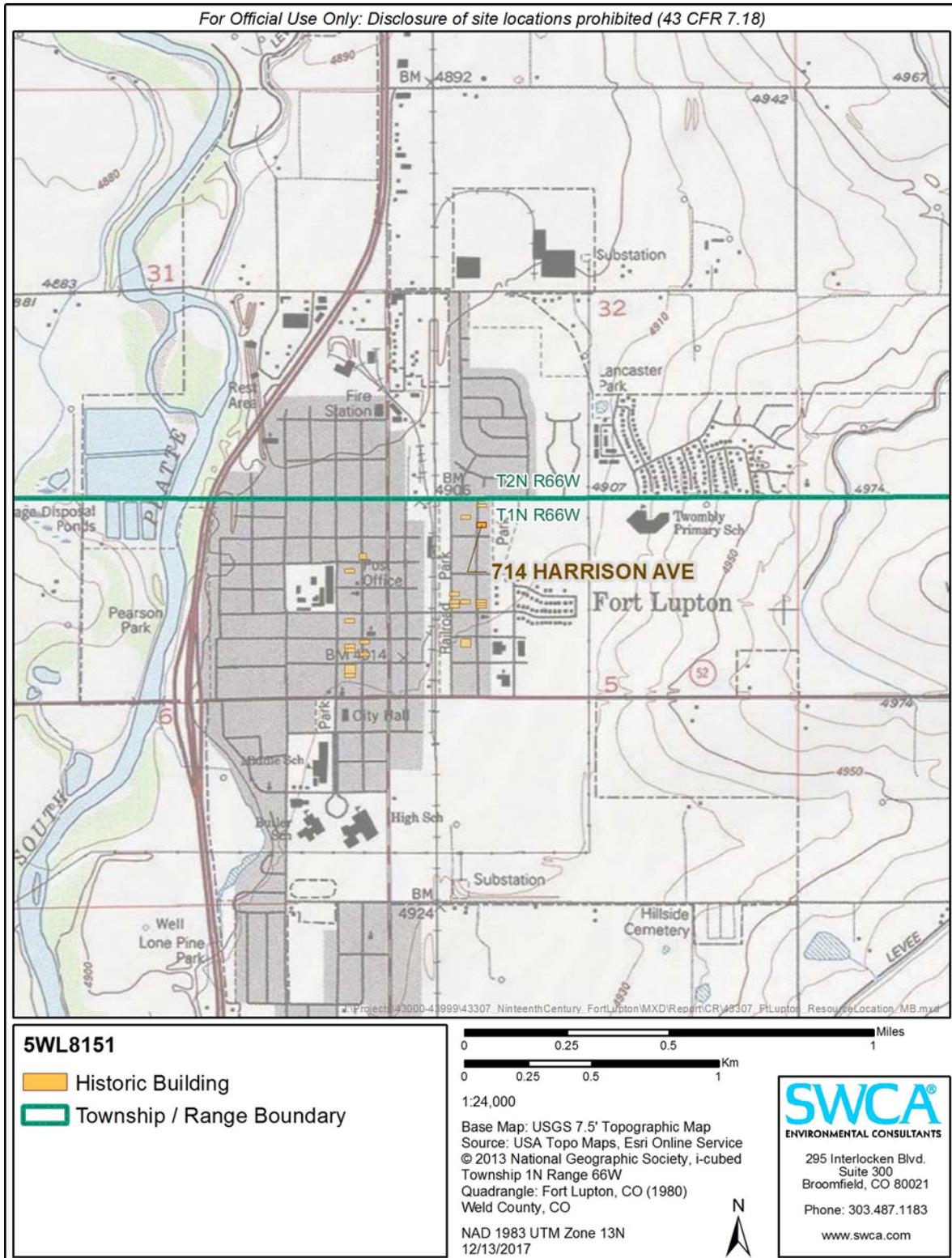


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0537_714Harrison. Southwest corner of building with main façade on left; view to the northeast.



DSC_0535_714Harrison. Main façade; view to the east.



DSC_0544_714Harrison. East side of house; view to the west.



DSC_0539_714Harrison. Rear (east) side of house detailing shed; view to the northwest.

Resource Number: 5WL8151



Overview of 714 Harrison Avenue in 1988. (Weld County Assessor 1988).

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: 5WL8152
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Unknown
6. Current building name: Cristina and Reynaldo Barrios House
7. Building address: 727 Harrison Avenue
8. Owner name and address: Cristina and Reynaldo Barrios – 6253 S. Riviera Court Aurora, CO 80016-2669

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE ¼ of NE ¼ of NW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516481 mE 4437392 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 9 Block: 31
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 727 Harrison Avenue (Lot 9 of Block 31, Fort Lupton Town Addition). It is bounded on the east by Harrison Avenue and on the west by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Pacific Avenue; on the north the property is bounded by the tax parcel for 801 Harrison Avenue and on the south by the tax parcel for 721 Harrison Avenue. These boundaries contain the full extent of the property associated with 727 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 35 × Width 18
16. Number of stories: 1
17. Primary external wall material(s): Asphalt shingle siding

18. Roof configuration: Gable roof
19. Primary external roof material: Wood shingle roof
20. Special features:
21. General architectural description:

Prior to its demolition sometime after November 2017, this one-story shotgun-style gable-roofed house was one room wide and two or three rooms deep. The main entrance for the building is located on the south end of the east façade and a single three-over-one wood frame window is located to the north of the door. A secondary entrance is located near the west end of the south façade. Three six-light windows light the south façade, with similar windows lighting the north façade; some windows were boarded over and could not be viewed at the time of the site visit. Paired single-light windows light the south end of the west façade. An exterior-access loft door opens into the attic in the west gable. The house is clad in asphalt shingle siding, with the original drop (or novelty) siding visible in the gable ends. Wood shingles cover the roof, and a simple brick chimney rises from the roof just south of the ridge near the center of the house.

22. Architectural style/building type: Shotgun
23. Landscaping or special setting features:
In November 2017, a chain-link fence extended around the yard; visible elements of landscaping on the property included a grass lawn.
24. Associated buildings, features, or objects:
A gable-roofed plywood shed stands southwest of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1918 Actual: _____
Source of information: Weld County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This house was constructed ca.1918. Alterations include the addition of asphalt shingle siding and plywood covering several openings and the foundation in several areas. The front door has been replaced. The plywood was added after an assessment in 2009; a photo from that year shows the property with un-boarded windows. The dates of these alterations are unknown, but appear to be more than 30 years old. The property has been demolished since this survey was completed in November 2017.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling
32. Intermediate use(s): Domestic: single dwelling

33. Current use(s): N/A – the building has been demolished.

34. Site type(s): House

35. Historical background:

Very little information could be found on this property. It was not listed in the 1933 or 1942 city directories, and Sanborn maps do not cover this area of town. The building, as is common with many houses in this neighborhood, may be associated with railroad workers. The lack of listing in the city directories indicate that residents may not have lived at this property for long; it could have been used as temporary housing for railroad workers. Further research of this property is recommended to identify potential associations.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R6103086, Parcel 147105202011.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance:

The building has been demolished, therefore, it no longer retains any significance.

43. Assessment of historic physical integrity related to significance:

The building has been demolished, therefore, it no longer retains any physical integrity and is not eligible for the National Register under any criterion. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). The building has been demolished, therefore, it no longer retains any physical integrity and is not a contributing resource in a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0509 to DSC_0513, DSC_0522 to DSC_0532, DSC_0547, DSC_0579 to DSC_0580 to DSC_0582

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

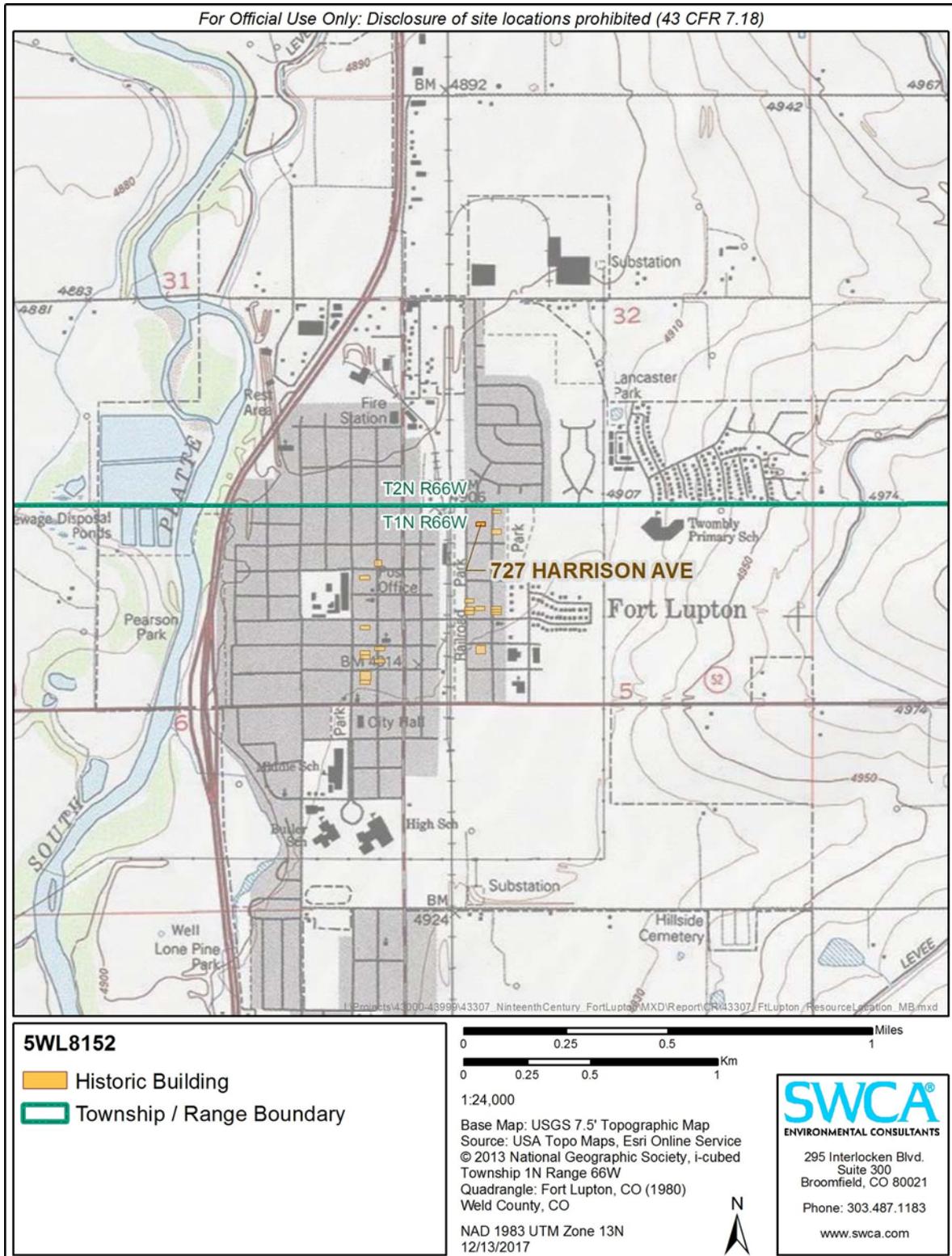


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0528_727Harrison. Southeast corner of building with main façade on right; view to the northwest.



DSC_0580_727Harrison. Main façade; view to the west.



DSC_0511_727Harrison. West side of house; view to the east.



DSC_0513_727Harrison. Rear (west) side of house detailing shed on southern edge of lot; view to the southeast.



Assessor_R6103086. Weld County Assessor photo of house prior to front window being boarded up. Date of photo: 03/19/2009 (Weld County Assessor 2018).

Resource Number: 5WL8152



Overview of 727 Harrison Avenue in 1976. (Weld County Assessor 1976).

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: 5WL8153
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: William Moore House
6. Current building name: C&L Family Rootshomes LLC House
7. Building address: 810 Harrison Avenue
8. Owner name and address: C&L Family Rootshomes LLC– 1934 S. Vallejo Street. Denver, CO 80223-3834

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE¼ of NE ¼ of NW ¼ of NW ¼ of Section 5
10. UTM reference
Zone 13; 516525 mE 4437436 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 3 Block: 22
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 810 Harrison Avenue (Lot 3 of Block 22, Fort Lupton Town Addition). It is bounded on the west by Harrison Avenue and on the east by the public alley connecting Vine Street and 9th Street in the block between Harrison Avenue and Rollie Avenue; on the north the property is bounded by the tax parcel for 812 Harrison Avenue and on the south by the tax parcel for 808 Harrison Avenue. These boundaries contain the full extent of the property associated with 810 Harrison Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 40 × Width 25
16. Number of stories: 1
17. Primary external wall material(s): Asbestos shingle siding
18. Roof configuration: Gable roof

19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Porch
21. General architectural description:

This building is a one- and one-half-story gable-front house with a center bay shed-roofed entrance porch on the main (west) façade. A single-story hip-roofed addition extends across the full width of the rear (east) façade. The building is clad in clapboard that has been covered in asbestos shingle siding. Windows were not visible at the time of the site visit; they are all boarded over with plywood and particle board. The main entrance is also partially boarded over, but a wood-frame screen door is visible with a plain wood door behind it. The rear entrance, which is centered on the east face of the rear addition, is a paneled wood door, portions of which have been reinforced with plywood. A simple brick chimney is centered on the ridge of the house.

22. Architectural style/building type: Colonial Revival
23. Landscaping or special setting features:

A chain-link fence extends around the property; visible elements of landscaping on the property include a grass lawn and a moderately-sized elm tree stands north of the house. Stumps located near the front of the house and in the backyard show that larger trees once stood in the yard, but have been cut down in recent years.

24. Associated buildings, features, or objects:
No other buildings stand on this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1903 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1903. Alterations include the construction of the rear addition, which appears to have taken place early in the life of the building (early 20th century), although an exact date for this addition could not be determined. The siding on the building was covered with asbestos shingle ca.1950 (a time at which this siding choice was popular). The windows were boarded over sometime before 2009, when a photograph accompanying a property assessment showed that the building was boarded up at that time. A neighbor confirmed that the house has been uninhabited for several years.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling
32. Intermediate use(s): Domestic: single dwelling
33. Current use(s): Domestic: single dwelling
34. Site type(s): House

35. Historical background:

This house was built ca. 1903, but the original owner and resident are unknown. The earliest known resident of the property was William Moore, who is listed in the 1933 city directory. By 1942, Henry W. Dunahoo, a miner, lived at this house with his wife Viola and children Lewis and Grace (City Directory 1933:22; 1942:5).

36. Sources of information:

City Directory

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R677866, Parcel 147105201015.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is associated with Criterion A for its contribution to the history of residential development of Fort Lupton. However, it lacks historical integrity due to the replacement or alteration of nearly all exterior building materials. As a result, it is not individually eligible for the NRHP under any criterion.

43. Assessment of historic physical integrity related to significance:

All exterior material has been replaced or covered, but intact windows may exist under the plywood coverings. The building has lost integrity of materials due to the replacement of siding, but this alteration occurred more than fifty years ago. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). The building is associated with NRHP Criterion A for its contribution to the history of residential development of Fort Lupton. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. The building has been altered, such as by the installation of asbestos siding, and as a result it lacks sufficient integrity to be individually eligible for the NRHP. These alterations fall within the period of significance for the potential historic district, however, and as a result it may be contributing resource within a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0514 to DSC_0521, DSC_0546

48. Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8-10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

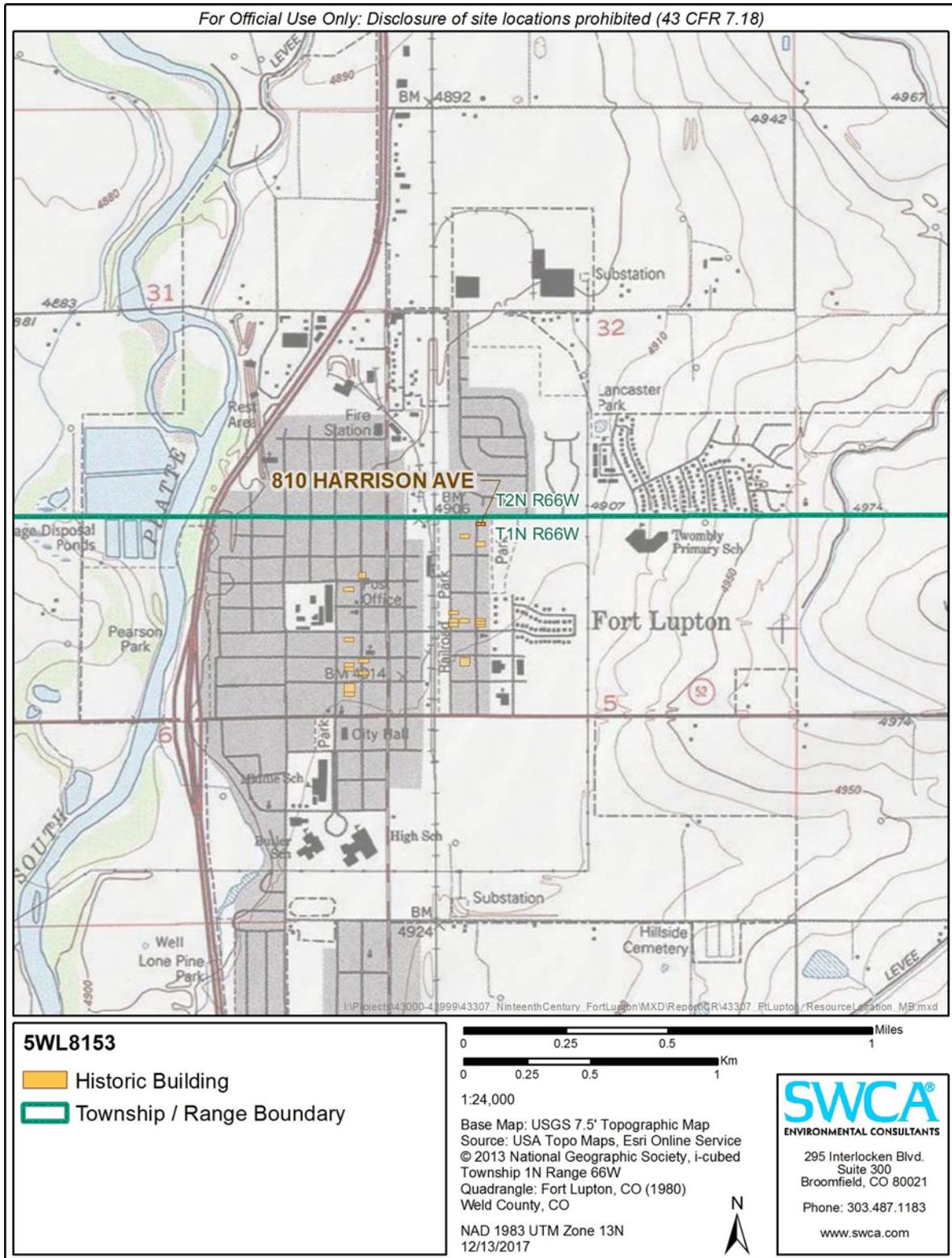


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0519_810Harrison. Northwest corner of building with main façade on right; view to the southeast.



DSC_0520_810Harrison. Main façade; view to the east.

Resource Number: 5WL8153



DSC_0517_810Harrison. East side of house; view to the west.

Resource Number: 5WL8153



Assessor_R6777866. Weld County Assessor photo of house indicating that the windows have been boarded up since at least 2009. Date of photo: 10/27/2009 (Weld County Assessor 2018).

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: 5WL8155
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: J. Yamashita House
6. Current building name: Alan Jones House
7. Building address: 404/408 Pacific Avenue
8. Owner name and address: Alan Jones – 1931 E. 1st Street Loveland, CO 80537-5903

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW¹/₄ of NE ¹/₄ of SW ¹/₄ of NW ¹/₄ of Section 5
10. UTM reference
Zone 13; 516426 mE 4437040 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 17, 19 Block: 29
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of two parcels. The first is the Weld County tax parcel for 404 Pacific Avenue (Lot 17 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north it is bounded by the tax parcel for 408 Pacific Avenue and on the south it is bounded by 4th Street. These boundaries contain the full extent of the property associated with 404 Pacific Avenue.

The second is the Weld County tax parcel for 408 Pacific Avenue (Lot 19 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north it is bounded by the tax parcel for 420 Pacific Avenue and on the south it is bounded by the tax parcel for 404 Pacific Avenue. These boundaries contain the full extent of the property associated with 408 Pacific Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 45 × Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Cross gabled roof
19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Two enclosed porches
21. General architectural description:

The property includes two buildings. The main building actually consists of two connected buildings that occupy 404 and 408 Pacific Avenue. The south section of the building is a single-story, cross-gable bungalow with an irregular footprint. This section is connected to the north section (408 Pacific) by an extension of the north roof slope and west façade, creating a narrow, enclosed corridor with a dirt floor. The core of the building is a gable-front house with two gable-roofed enclosed porches sheltering the main (west) and side (south) entrances. These porches have rooflines that maintain the same slope as the main roof, and utilize the same architectural details such as decorative brackets and pointed rafter tails at the front of the porch. The main entrance of the house is centered on the main façade and is located at the north end of the west porch façade. The main house is lit with four-over-one wood sash on the main façade, south and east sides, with smaller three-light windows in the attic on the west and east gable ends of the main house as well as the west porch. The west porch is lit with four single-light fixed windows on the west side, and the south porch is lit with two-light windows on the west, south and east sides of the porch. The south side of the west porch is enclosed with drop (or novelty) siding above what appears to have originally been a rail, indicating that the porch was originally open. The building is clad with stucco and the roof is covered with asphalt shingles. Corrugated plastic awnings shelter the west porch and the angle between the south porch and the south wall of the house as well as a pair of windows on the east side of the house. Two simple brick chimneys rise from the roof north of the ridge. The south section of the building served as the residence for the store owner operating the store in the north section in the 1930s.

The north section of the building (408 Pacific Avenue) was constructed as a store, with a large, high-ceilinged sales area at the front of the building and later converted into a residence. The building is connected to the south section (404 Pacific Avenue) on its south wall. The building stands one and one-half stories in height, with a gabled roof oriented on an east-west axis. A single-story hip-roofed addition extends across the full width of the east (rear) façade; this may have originally been a porch, but has since been enclosed as part of the residential conversion in the late 1940s. A shed dormer rises from the south slope of the roof near the east end of the house; this also appears to have been added during the residential conversion. The front (west) side of the building features a center bay inset entrance with flanking large three-over-three fixed storefront windows and one-over-one fixed windows set in the angle of the recessed entrance on either side of the wood entrance door, which contains a large single light. The north side of the building borders a driveway that provided delivery access to the store; a sliding door is located in the east half of the north façade, providing access to a freight elevator that led directly to a storage area in the basement. Windows on the north side of the building are a mix of one-over-one single- or double-hung wood sash, single-light fixed windows, and one small sliding window. The east side of the building contains several multi-light fixed and sliding wood-frame windows and one large single-light "picture" window, with a single one-over-one wood sash lighting the gable end. A rear door is located at the north end of the east façade. The south side of the building contains a ramp that connects the storefront to the back of the property; an extension of the roof on the neighboring

house encloses the space immediately south of this ramp. An exterior door near the east end of the south side provides access to the ramp and is flanked by two single-light fixed windows.

22. Architectural style/building type: Bungalow; Early twentieth century commercial

23. Landscaping or special setting features:

A chain-link fence extends around the front, back, and side yard south of the house. Visible elements of landscaping on the property include a grass lawn. Shrubs flank the west entrance porch and a small tree stands near the southwest corner of the house.

24. Associated buildings, features, or objects:

A small garage at the east edge of the 404 Pacific Avenue property was noted on Sanborn maps from the 1930s, but burned in 1977 (Weld County Assessor). A garage and storage building stands east of the store and is accessible from the alley to the east and a driveway that extends the full length of the property on its north side. The garage is a wood-frame building, reportedly constructed out of packing boxes shipped to the property when a Japanese grocery store operated out of the main building; Japanese script can be seen in some areas of the building, advertising rice vinegar (Carole Price, personal communication, November 9, 2017). Two overhead garage doors flank a pedestrian door on the north side of the building, which is capped with a low-pitched gable roof. A third garage bay extends to the south into the neighboring property and appears to be associated with 408 Pacific Avenue. Several four- and six-light windows light the west, east and south sides of the building, which is clad in a variety of materials, including vertical and horizontal boards and corrugated metal. The roof is clad with asphalt shingles. The south garage extension of the business storage shed appears to date from this time when the garage at 404 Pacific Avenue burned, and was probably built as the result of the loss of the older garage.

IV. ARCHITECTURAL HISTORY

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

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The building at 404-408 Pacific Avenue was constructed ca.1918. County assessor records indicate that this building was constructed ca.1888, but the architectural style was common during the second decade of the twentieth century, and the north section of the building was also built ca.1918, providing further indication that the building as a whole was built around this time. Alterations to the south section include the enclosure of the front (west) porch, which appears to have taken place early in the life of the building (novelty siding was common prior to World War II). The awnings have been replaced since 1991, when an assessor photograph of the building shows that the awnings were constructed with a different material (these awnings were also a probable later addition). The north section, which originally served as a store, was later used as a residence as early as 1942, but was altered in the 1950s when the Price family moved into the property. The front of the building (formerly the store) was later divided into a separate apartment, but the date of this alteration is unknown.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic: single dwelling; Commercial building
- 32. Intermediate use(s): Domestic: single dwelling
- 33. Current use(s): Domestic: single dwelling
- 34. Site type(s): House
- 35. Historical background:

This south section of the building was constructed ca. 1918, around the same time as the store in the north section. The earliest known resident of this property was J. Yamashita, who operated a store on the adjacent property, and may have been the individual who connected the two buildings. No resident is listed at this property in the 1942 city directory (City Directory 1933:22; 1942). The owner of the adjacent property believes that this house was built as a railroad house, like several others on the same street (Carole Price, personal communication, November 9, 2017). The north section of the building was constructed ca. 1918 and by 1933 held the East Side Grocery Company, a store operated by J. Yamashita, who lived next door at 408 Pacific (City Directory 1933:22). According to a longtime property owner, the East Side Grocery Company was associated with the Japanese truck farms in the Fort Lupton area. The garage at the rear of the property was used as a storage building during this period and was reportedly constructed out of packing boxes sent to the store (Japanese script can still be seen on boards inside this building, advertising rice vinegar as the contents of the box the boards came from. Pendant lights from the original store still hang in the front of the building, now used as an apartment, and the original freight elevator, still operational, provides access to the basement (Carole Price, personal communication November 9, 2017). By 1942, J. Yamashita and his wife Ei are listed as residing at 408 Pacific, and Mr. Yamashita is listed as a "retired merchant." Additional archival research did not reveal additional information about the Yamashitas, and it is unclear when the store stopped operating.

- 36. Sources of information:

City Directory
1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor
Weld County Property Portal: Account Number R6108886, Parcel 147105210008.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: Commerce, Ethnic Heritage (Asian) (SRHP)

40. Period of significance: 1918-ca. 1942 (SRHP)

41. Level of significance: National ___ State ___ Local X (SRHP)

42. Statement of significance:

This building is a house associated with the neighboring store at 408 Pacific, a business that was owned by J. Yamashita and was associated with the pre-World War II Japanese truck farms in the Fort Lupton vicinity. This property is significant for the State Register under Criterion A for its contribution to the history of residential development of Fort Lupton as well as an early twentieth century commercial building located in a residential district its well-documented connection with the Japanese community in Fort Lupton, particularly in association with the store at 408 Pacific.

43. Assessment of historic physical integrity related to significance:

Comparatively few alterations have been made to the property, particularly on the exterior. Alterations were made to the property in the late 1940s and early 1950s but were largely limited to the interior of the building. The exterior appears much the same as it would have when operating as a grocery store in the 1930s. A dormer on the north section of the building is likely of historic age and likely dates to ca. 1940 based on its condition and materials. Although alterations to the interior have caused some loss of design, materials and workmanship, this building retains sufficient integrity to convey its significance as a residence and as an early twentieth century store, as well as its associations with the Japanese community of Fort Lupton. This building retains sufficient integrity to contribute to the historic pattern of the neighborhood in which it was built, and the relatively intact form of the building. As a result, it should be considered eligible for the State Register of Historic Places, although additional research would be required to establish its significance for the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible ___ Need Data X Eligible for SRHP

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). The building is mostly intact, and any major exterior alterations likely date to the period of significance for a historic district. As an intact example of both a residential bungalow (an important building form in the history of Fort Lupton's residential development) and a small commercial building in a residential neighborhood, as well as of a residence and store owned by a Japanese family in Fort Lupton, the property would be a contributing resource in a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0312 to DSC_0320, DSC_0330 to DSC_0335, DSC_0347 to DSC_0361, DSC_0647 to DSC_0651, DSC_0321 to DSC_0329, DSC_0336 to DSC_0361, DSC_0644 to DSC_0646, DSC_0648 to DSC_0651

Resource Number: 5WL8155

48. Negatives filed at: SWCA Environmental Consultants
48. Report title: *A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues*
49. Date(s): November 8–10, 2017
50. Recorder(s): Eileen Heideman
51. Organization: SWCA Environmental Consultants
52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021
53. Phone number(s): (303) 487-1183

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

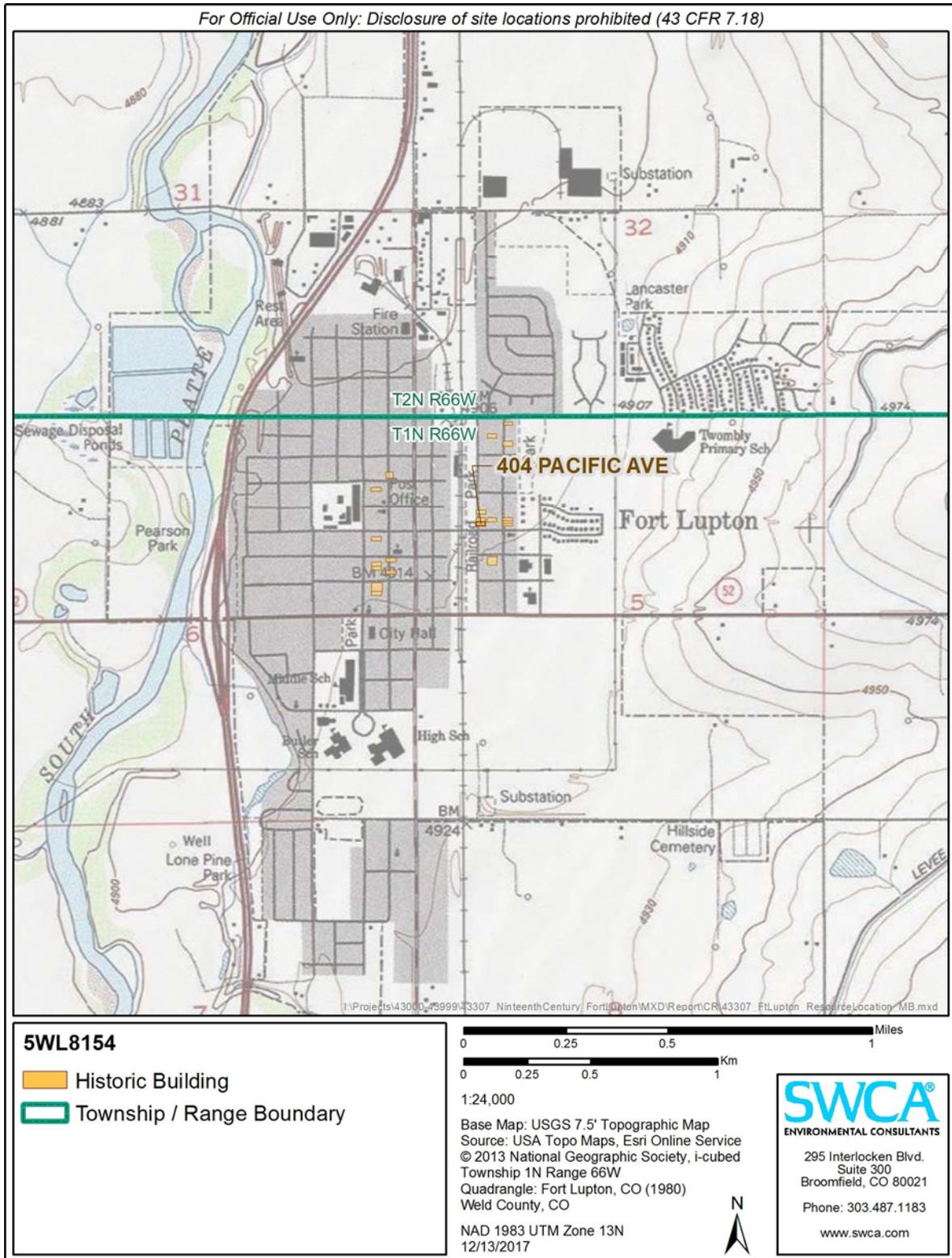


Figure 1. Property location.

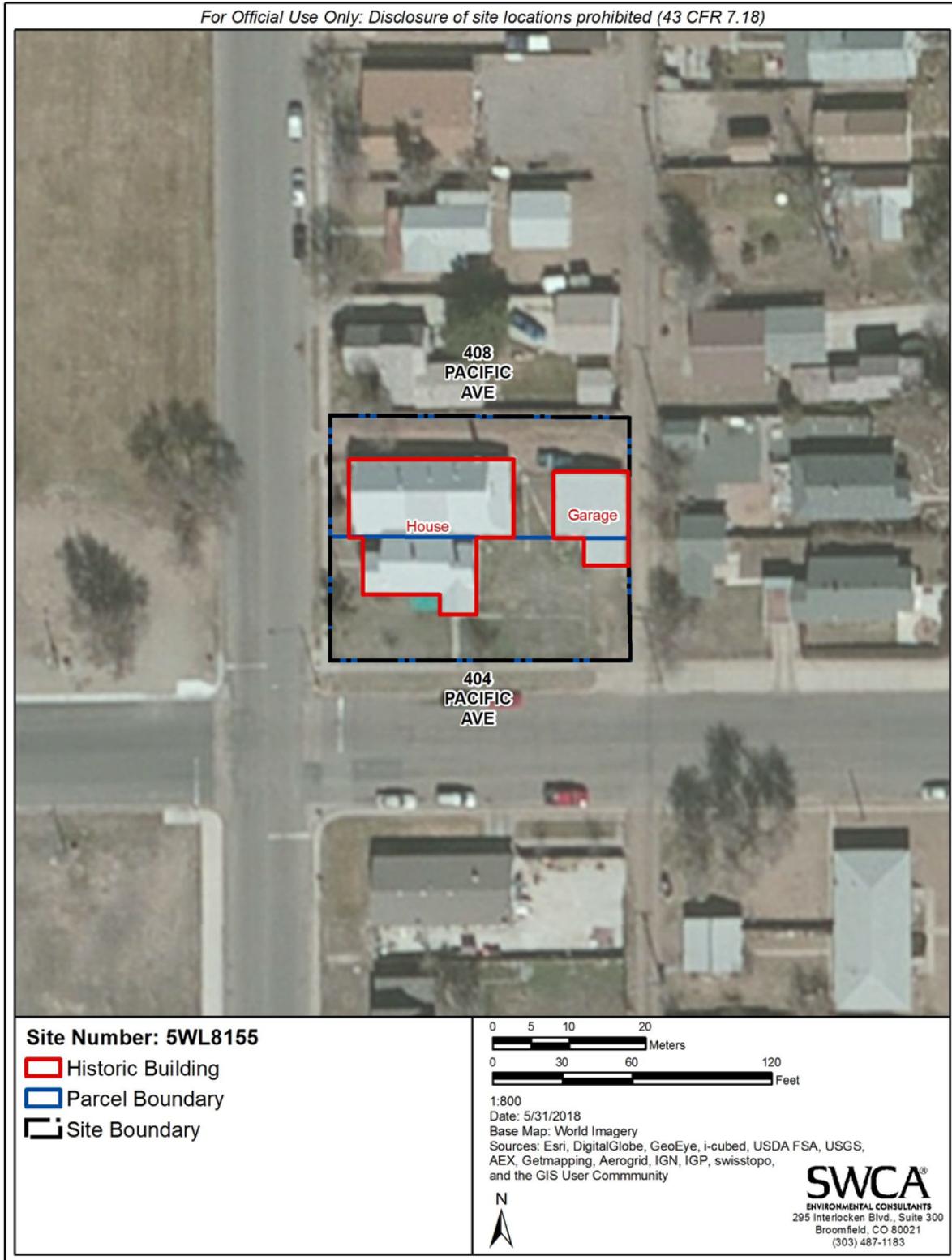


Figure 2. Site sketch map.



DSC_0313_404Pacific. Southwest corner of building with main façade on left; view to the northeast.



DSC_03330_404Pacific. Main façade; view to the east.



DSC_0315_404 Pacific. South side of house; view to the north.



DSC_0320_404 Pacific. East side of house; view to the west.



DSC_0355_404 Pacific. Overview of garage in the northeast corner of the lot; view to the northeast.



DSC_0336_408 Pacific. Northwest corner of building with main façade on right; view to the southeast.



DSC_0646_408Pacific. Main façade; view to the east.



DSC_0342_408 Pacific. East side of house; view to the west.



DSC_0322_408 Pacific. Overview of garage in the southeast corner of the lot; view to the southwest.

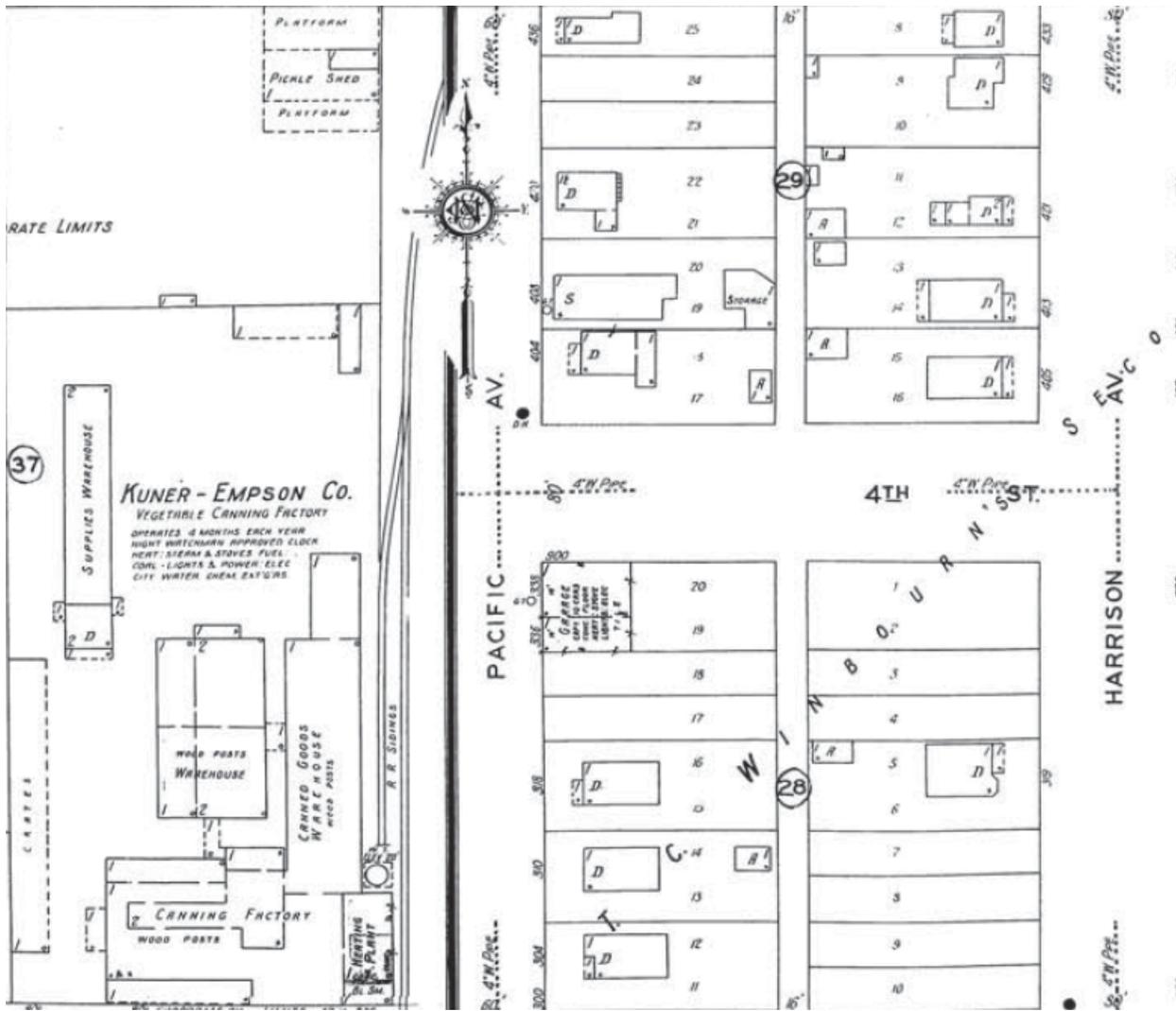


Overview of 404 Pacific Avenue in 1991. (Weld County Assessor 1991).

Resource Number: 5WL8155



Overview of 408 Pacific Avenue in 1991. (Weld County Assessor 1991).



Sanborn Map Company 1930-1936: page 1.

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

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5WL8156
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Unknown
6. Current building name: Terry G. Milby Family Trust House
7. Building address: 428 Pacific Avenue
8. Owner name and address: Terry G. Milby Family Trust – 1312 Denver Ave. Fort Lupton, CO 80621-2638

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
SW¹/₄ of SE ¹/₄ of NW ¹/₄ of NW ¹/₄ of Section 5
10. UTM reference
Zone 13; 516428mE 4437085 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 23 Block: 29
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 428 Pacific Avenue (Lot 23 of Block 29, Fort Lupton Town Addition). It is bounded on the west by Pacific Avenue and on the east by the public alley connecting State Street and 4th Street in the block between Pacific Avenue and Harrison Avenue; on the north the property is bounded by the tax parcel for 436 Pacific Avenue and on the south by the tax parcel for 420 Pacific Avenue. These boundaries contain the full extent of the property associated with 428 Pacific Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 45 × Width 35
16. Number of stories: 1
17. Primary external wall material(s): Vinyl siding, clapboard

18. Roof configuration: Cross gabled roof
19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Porch
21. General architectural description: This upright and wing style one-story cross-gable house faces west onto Pacific Avenue. A façade-width porch shelters the main entrance one step above grade. The shed-roofed porch is supported by turned posts. The main entrance is located directly under the peak of the front gable, with one-over-one wood sash windows flanking the door and lighting the north and south sides of the house (spaced with one window per bay). The building is clad with clapboard siding, which is visible on the west façade of the building under the shelter of the porch; the remaining clapboard is obscured by vinyl siding. The porch floor is constructed of a composite material molded to appear like wood. Single-room shed-roofed additions are located on the north side and near the southeast corner of the building.
22. Architectural style/building type: Upright and wing
23. Landscaping or special setting features:
A tall wood fence associated with the parcels to the north and south provides a barrier between yards. Visible elements of landscaping on the property include a grass lawn and a large elm tree that stands southwest of the house.
24. Associated buildings, features, or objects:
A two-car garage stands to the east of the house, opening to the alley. This building is constructed with a poured concrete slab foundation and is clad with composite siding molded to appears like wood.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1919 Actual: _____
Source of information: Weld County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The earliest alterations on the building are the addition of two shed-roofed rooms on the north and south sides; these additions appear to have been built in the early twentieth century. A rail and partial enclosure of the south end of the porch was removed sometime after 1987 (Weld County Assessor).
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: single dwelling
32. Intermediate use(s): Domestic: single dwelling
33. Current use(s): Domestic: single dwelling
34. Site type(s): House

35. Historical background:

This building was constructed in 1919, but is not listed in the 1933 or 1942 city directories, and the early residents of this property are unknown. The house is a simple form typical of working-class housing in Fort Lupton in the early twentieth century. Further research is recommended to identify early residents and potential association with industry in Fort Lupton.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

Weld County Property Portal: Account Number R6108586, Parcel 147105210005.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance:

This building is associated with Criterion A for its contribution to the history of residential development of Fort Lupton. However, it lacks historical integrity due to the replacement of many exterior building materials and the alteration of the front porch. As a result, it is not individually eligible for the NRHP under any criterion.

43. Assessment of historic physical integrity related to significance:

The replacement of the exterior cladding material and alteration of the front porch have caused loss of integrity of materials. This house lacks sufficient integrity to be considered eligible for individual listing on the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes No Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Although the building has undergone exterior alteration and is not individually eligible for the NRHP as a result, the overall form of the building (with the possible exception of its porch), as well as its design and layout, remain consistent with its historic appearance and function. As a result, it retains sufficient integrity to convey its significance as a contributing resource in a potential historic district. This building was historically a component of downtown Fort Lupton's rapid growth during the early twentieth century. As with other buildings of similar design in Fort Lupton, this property is an example of a residence type common for industrial or agricultural workers, a significant demographic within the town during the period of its construction. As such, it relates to changing patterns of economic development in Fort Lupton in the twentieth century, and the residential development that occurred to meet the changing needs of the town's growing population. Despite the replacement of most of the building's historic exterior materials, it largely retains its original form. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in 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: DSC_0362 to DSC_0367, DSC_0639 to DSC_0643
48. Negatives filed at: SWCA Environmental Consultants
48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues
49. Date(s): November 8–10, 2017
50. Recorder(s): Eileen Heideman
51. Organization: SWCA Environmental Consultants
52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021
53. Phone number(s): (303) 487-1183

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

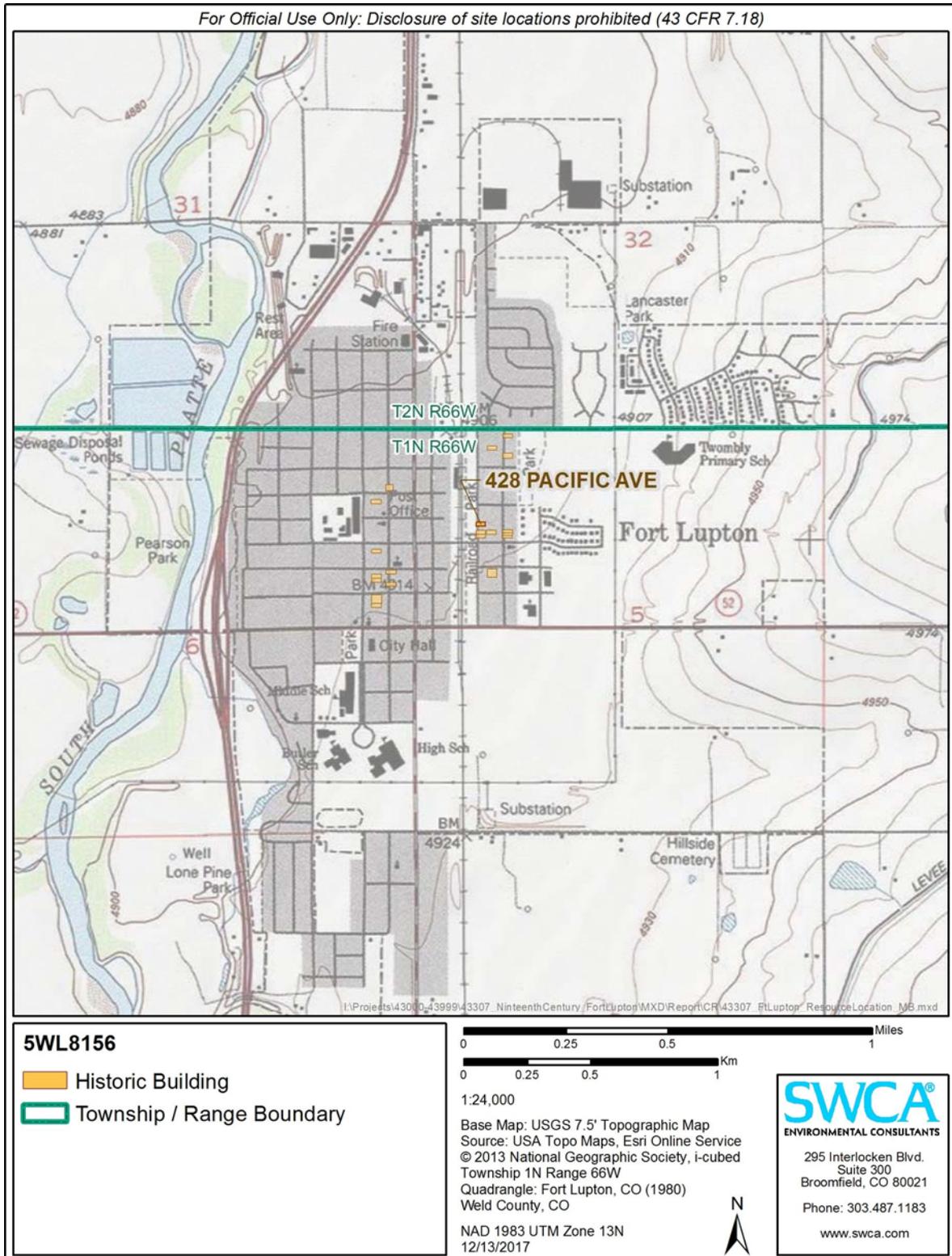


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0641_428Pacific. Northwest corner of building with main façade on right; view to the southeast.



DSC_0640_428Pacific. Main façade; view to the east.

Resource Number: 5WL8156



DSC_0323_428 Pacific. Overview of garage; view to the northwest.



Overview of 428 Pacific Avenue in 1987. (Weld County Assessor 1987).

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: 5WL8157
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Wylie T. Burge House
6. Current building name: Heather A. Marhoefer House
7. Building address: 139 Park Avenue
8. Owner name and address: Heather A Marhoefer – 139 Park Ave. Fort Lupton, CO 80621-1925

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
SW¹/₄ of SE ¹/₄ of SE ¹/₄ of NE ¹/₄ of Section 6
10. UTM reference
Zone 13; 516026 mE 4436765 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 5 Block: 13
Addition: Twombly's Year of Addition: 1903
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 139 Park Avenue (Lot 5 of Block 13, Twomblys Addition). It is bounded on the east by Park Avenue and on the west by the public alley connecting 1st Street and 2nd Street in the block between Park Avenue and McKinley Avenue; on the north the property is bounded by the tax parcel for 153 Park Avenue and on the south by the tax parcel for 129 Park Avenue. These boundaries contain the full extent of the property associated with 139 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 65 × Width 30
16. Number of stories: 2
17. Primary external wall material(s): Horizontal siding
18. Roof configuration: Hipped roof

19. Primary external roof material: Asphalt Roof: composite roof

20. Special features: Dormers, porch, fence, chimney

21. General architectural description:

This Classic Cottage style residence is a one- and one-half-story hip-roofed house with a gabled wall dormer or bump-out near the center of the south façade and a gable dormer centered on the east and west sides of the roof. A single-story shed addition extends across the northern three-quarters of the rear (west) façade. The main entrance of the building is located at the north end of the east façade, and a secondary entrance is located at the south end of the rear addition. A wide porch extends across the full width of the main façade, wrapping around the southeast corner to the east edge of the south bump-out. This porch is supported by round columns with Ionic capitals. The house stands on a tall brick pier foundation that rises eight steps, or approximately half a story to the main floor level. Windows are mostly one-over-one double-hung wood sash, but leaded glass lozenge windows are located in the upper sash of the bump-out triple window and on the east façade as a transom light over the oval-light wood front door. One window on the north side of the house has been replaced with a sliding sash window, and windows on the west addition have been replaced with sliding or fixed vinyl windows. The windows in the dormers appear to be original wood one-over-one sash windows. Most other windows (including the dormers) have a storm sash on the exterior. The building is clad with drop (or novelty) siding, with fishscale wood shingles in the dormers and enclosed gable on the south bump-out. An addition across the rear (west) façade was constructed more than 50 years ago. Porch rails were replaced sometime after 1989 (Weld County Assessor 2018).

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features:

A tall wood fence extends around the backyard, connecting to a chain-link fence that ends at the sides of the building (does not extend into the front yard). Visible elements of landscaping on the property include a grass lawn with mature trees (possibly elms) in the front and back yards.

24. Associated buildings, features, or objects:

Accessory: garage facing alley with same cladding as house.

IV. ARCHITECTURAL HISTORY

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

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca.1905, with an addition across the rear (west) façade constructed more than 50 years ago. Porch rails were replaced sometime after 1989 (Weld County Assessor).

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic: single dwelling
- 32. Intermediate use(s): Domestic: single dwelling
- 33. Current use(s): Domestic: single dwelling
- 34. Site type(s): House
- 35. Historical background:

This house was built ca.1905 and although the earliest occupant of the house is unknown, by 1933 it was occupied by Wylie T. Burge. The 1942 city directory lists the residents of this property as W.T. Burge, a farmer, and his son Dale (City Directory 1933:20; 1942). Further research is recommended to uncover information about the original owner and occupant of the building and to research the association of the building with the Burge family.

- 36. Sources of information:

City Directory
1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor
Weld County Property Portal: Account Number R6168686, Parcel 147106133011.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: Architecture (SRHP)

- 40. Period of significance: 1905 (SRHP)

- 41. Level of significance: National State Local (SRHP)

- 42. Statement of significance:

This property is associated with Criterion C as an excellent and very intact example of a classic cottage.

- 43. Assessment of historic physical integrity related to significance:

Although minor changes have occurred to this property within the last twenty years, including the replacement of the porch rails, the majority of the exterior of this building remains much as it was when originally constructed, including the dormer windows. This house retains sufficient integrity to

be considered eligible for individual listing in the State Register of Historic Places under Criterion C, although its overall level of integrity is not sufficient to make it individually eligible for the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___ Eligible for SRHP

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Although the building has undergone minor exterior alteration and is not individually eligible for the NRHP as a result, it retains sufficient integrity to convey its significance as a contributing resource in a potential historic district. This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth century as the town grew and adapted to its increasing population and economic growth. Classic cottages and hipped-roof boxes are emblematic of the town's agricultural-industrial economy, associated with the middle-class managers and merchants and working-class field and factory laborers. As a result, while it may not be individually eligible for the NRHP, it may be a contributing resource in a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0368 to DSC_0374, DSC_0392 to DSC_0399, DSC_0575 to DSC_0578

48. Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

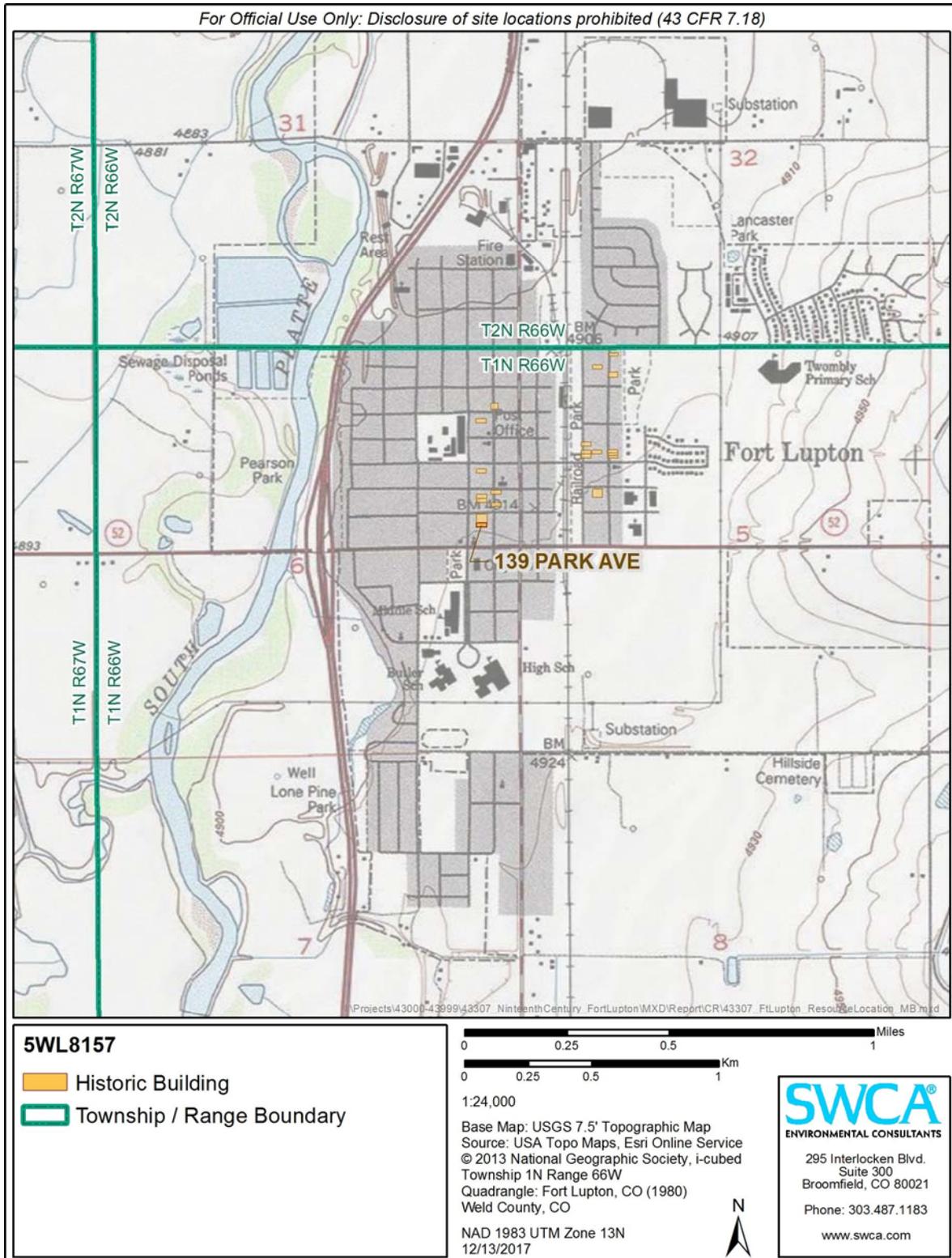


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0578_139Park. Southeast corner of building with main façade on right; view to the northwest.



DSC_0370_139Park. Main façade; view to the west.



DSC_0392_139Park. Rear façade; view to the east.

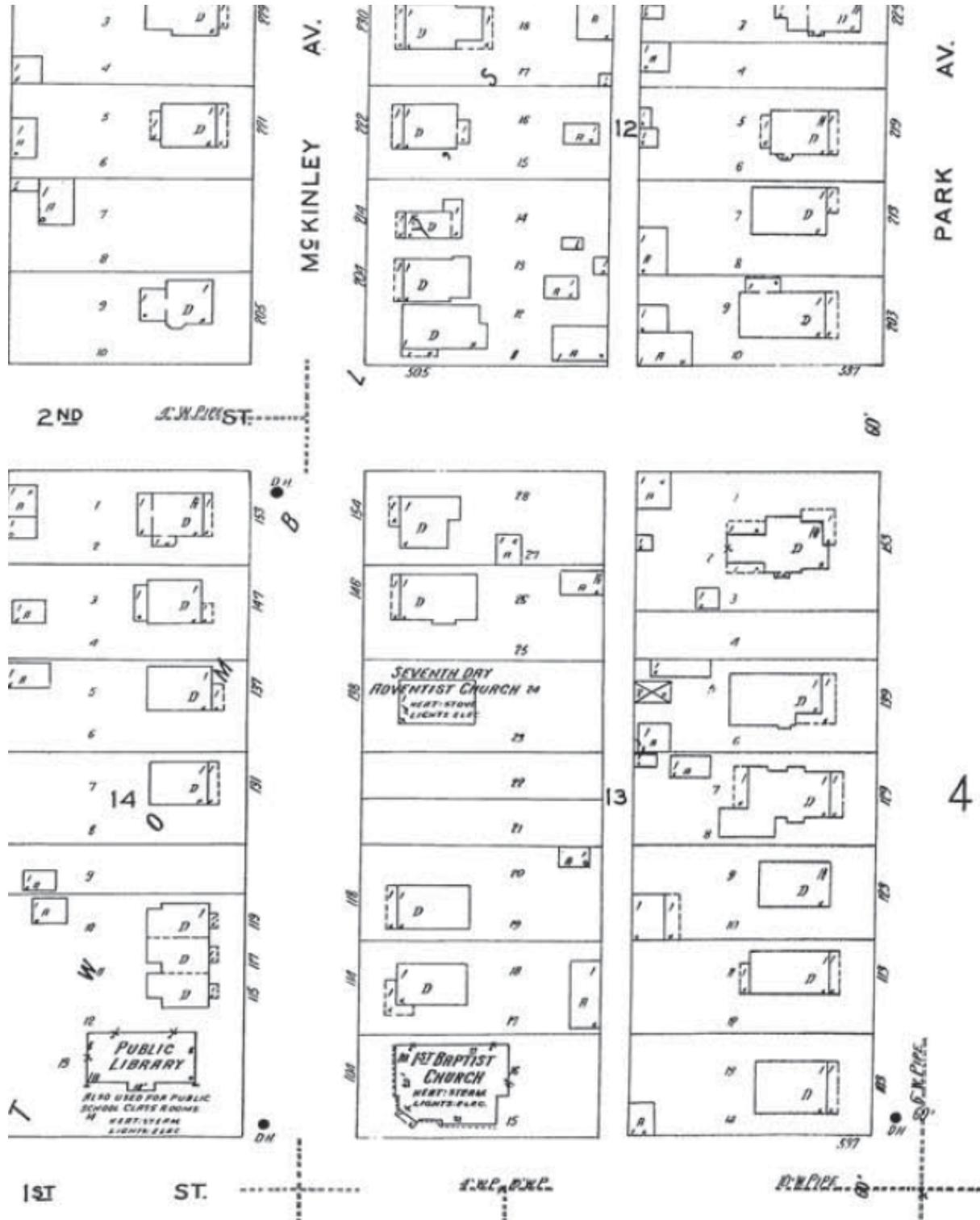


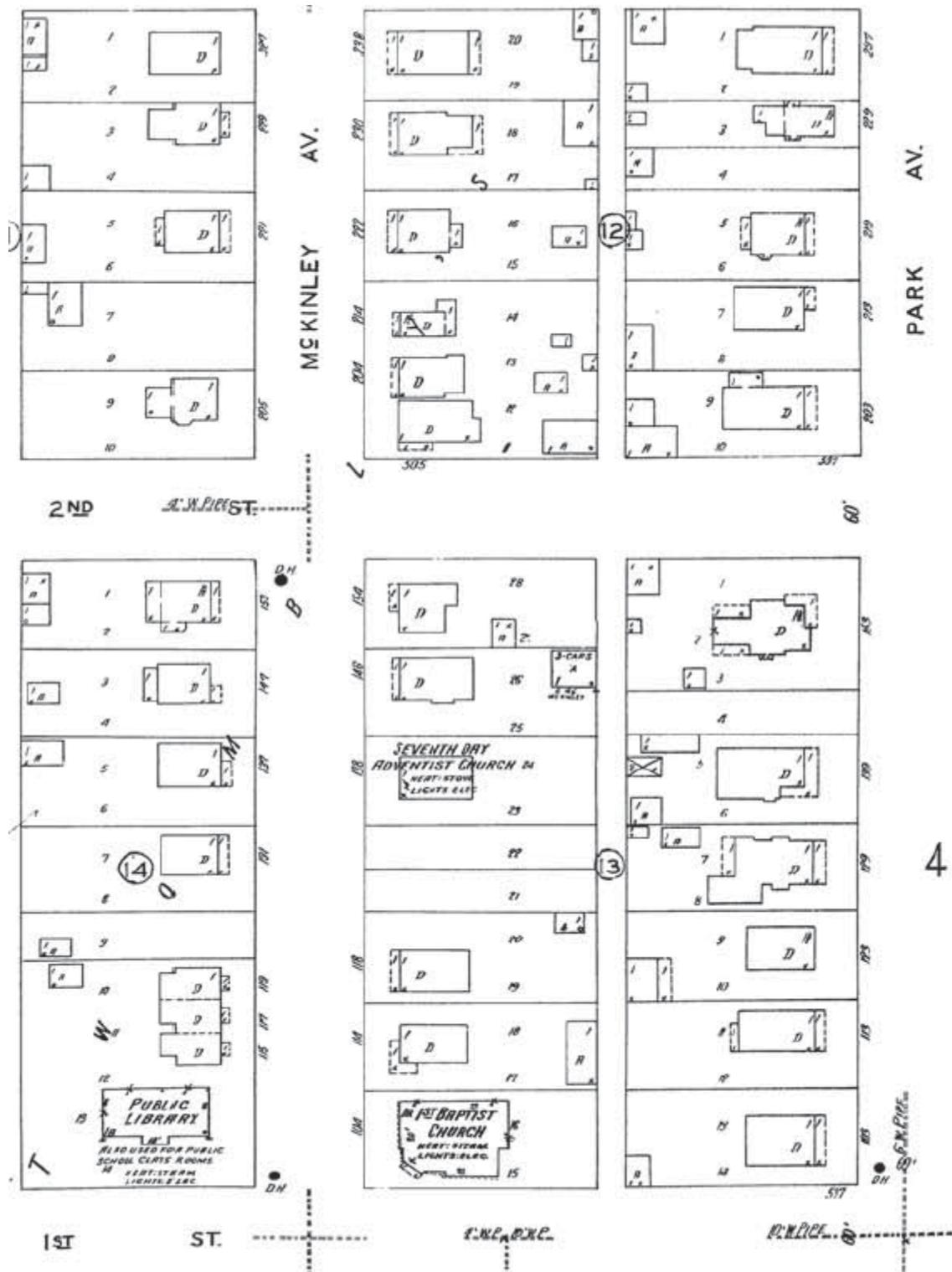
DSC_0395_139Park. Overview of garage; view to the east.

Resource Number: 5WL8157



Overview of 139 Park Avenue in 1989. (Weld County Assessor 1989).





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: 5WL8158
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: St. John House
6. Current building name: Thompson House
7. Building address: 153 Park Avenue
8. Owner name and address: Bobby and Janice Thompson, 153 Park Ave., Fort Lupton, CO 80621

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW ¼ of SE ¼ of SE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516032mE 4436787mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' x 15'
Attach photocopy of appropriate map section.
12. Lot(s): 1 through 4 Block: 13
Addition: Twombly's Addition Year of Addition: 1903
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 153 Park Avenue (Lots 1 through 4 of Block 13, Twombly's Addition to Fort Lupton). It is bounded on the north by 2nd Street, on the east by Park Avenue, on the south by the tax parcel for 139 Park Avenue and on the west by the public alley connecting 1st Street and 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 153 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 30 × Width 50 (approximate)
16. Number of stories: 2
17. Primary external wall material(s): Brick, Wood: shingle
18. Roof configuration: Gabled roof: Cross gabled
19. Primary external roof material: Asphalt roof: composition
20. Special features: Porch, chimney, garage

21. General architectural description:

This Queen Anne-style residence is a two-story cross-gable-roofed house featuring irregular massing. The main ridge of the roof extends on an east–west axis, with a slightly taller ell of approximately the same width extending to the north; the opposite end of this ell forms a slightly protruding gable on the south side of the building, with a hip-roofed bay window extending from the center of the gable on the first floor. A slightly lower parallel gable stands north of the east-facing (main) gable and is set back slightly from the walls of the east and north gables; this gable end contains the main entrance and is surrounded by a wrap-around corner porch. Single-story, hip-roofed enclosed porches fill the angles created by the side gables and the west-facing rear gable. The house is wood-frame construction with a brick veneer cladding the exterior to the line of the eaves; the gable ends are clad with fishscale-shaped wood shingles. The roof is clad with asphalt shingles. The wraparound porch on the northeast corner of the building has a poured concrete floor and metal scrollwork posts supporting a hipped roof. A corbeled brick chimney rises near the south side of the house and two additional pared chimneys are located near the center of the house.

Windows set entirely within the brick veneer feature sandstone sills and lintels, and windows in the gable ends (set partially above the line of the eaves) have sandstone sills with wood label molding above. Three windows located on the first floor have brick sills; some modifications to the mortar around these windows is evident, indicating that they may be alterations to the original design. Windows are mostly one-over-one vinyl sash, with a few smaller single-light windows with painted frames (the material of these frames could not be determined). These windows are spaced regularly across the façade, with two in each gable end (one in the smaller northeast gable) and one window below. The northwest porch has one-over-one vinyl windows with snap-in muntins, as does the south gable; a protruding vinyl window is located on the west end of the porch. The southwest porch contains sliding vinyl windows. One two-over-two horizontal-light window is located in the north gable just east of the northwest porch. A large single-light “picture” window is located on the south side of the east gable. Metal awnings shade the larger windows on the north, east, and south sides of the building’s first floor. The bay window on the south side of the house has two one-over-one windows facing south with two narrow one-over-one windows on the east and west sides of the bay. A narrow band of fishscale shingles decorates the wall above the windows.

The main entrance contains a paneled wood door with a rectangular window in the upper third. A secondary entrance faces north on the northwest porch; this contains vinyl multi-light double doors. A third entrance is located on the south side of the southwest porch; this door is a vinyl door with a multi-light window set in the upper half of the door.

22. Architectural style/building type: Late Victorian: Queen Anne

23. Landscaping or special setting features:

The house stands on a lot surrounded by a chain-link fence. The yard contains a grass lawn, trees of varying ages and ornamental plantings.

24. Associated buildings, features, or objects:

An early twentieth-century wood-frame garage stands northwest of the house, with two double door (side-hinged) car bays opening north onto 2nd Avenue. This garage is clad with drop (or novelty) siding. A modern (less than 20 years old) metal-clad machine shed or prefabricated outbuilding stands southwest of the house, with three overhead garage doors facing west toward the alley.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1905 Actual:
Source of information: Everson 2010

26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was built ca. 1905, and the building footprint is unaltered from 1930 Sanborn map, indicating that the form of the building is probably original. The major alteration to the building is the replacement of all windows. One two-over-two horizontal-light window appears to date to the late 1940s or early 1950s (this window style was common at that time), and most of the remaining windows were replaced with vinyl sash windows within the last 30 years. A few windows of unknown material, including the south "picture" window, were added to the house or replaced at an unknown date; closer inspection is necessary to identify the materials and specify a date range for this alteration. Several windows on the first floor appear to have been added due to the lack of sandstone sills and lintels; changes to the mortar around these windows provides further indication that they may be later additions. The addition of the picture window on the south side predates the addition of the metal awnings, which were commonly used on buildings in the post-World War II years and made use of scrap metal from the war. This date corresponds with the front porch alteration, which replaced the floor with concrete and posts with metal scrollwork; these features were common in the post-war years as well. Spindework in the east gable ends was removed during the 1980s and the northwest porch windows and doors were replaced after 1996 (Weld County Assessor 2018).

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling
32. Intermediate use(s): Domestic: Single dwelling
33. Current use(s): Domestic: Single dwelling
34. Site type(s): House
35. Historical background:

This property was built ca.1905 by Edgar S. and Harriet St. John. Edgar S. St. John ran the St. John Mercantile, located on the corner of 4th Street and Denver Avenue, with a staff of approximately twelve employees. St. John sold the store and his property and the family moved to California, where he lost most of his money in real estate. He moved back to Fort Lupton in 1930 and passed away a few years later. His son, Edgar R. St. John (or E.Ray) and his wife Nellie purchased the house around 1930 and reportedly made some unspecified alterations (presumably to the interior) in order to operate it as a boardinghouse for teachers. A 1933 city directory notes that E. Ray St. John lived in the house in that year, and his family (including children Dorothy, Bill and Donald) continued to live in the house in 1942. By 1979, the property was owned by Donald D. and Nancy A. Durr and by 1996 was owned by David A. and Lisa M. Mick (Weld County Assessor).

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Everson, Rosalie

2010 "Century-Old Home has Housed St. John Families Twice." Fort Lupton Press. Wednesday, March 24, 2010: 8.

Weld County Assessor

2017 Weld County Property Portal: Account Number R6168786, Parcel 147106133012. <https://www.weldgov.com/departments/assessor>, accessed December 2017.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local X

42. Statement of significance:

This is a good local example of a Queen Anne-style house, with a typical asymmetrical façade, irregular massing and displaying a variety of materials in the construction of the building. It is one of the largest and most elaborate houses of this time period in Fort Lupton. As a result, it is associated with Criterion C. However, due to exterior alterations, it does not retain sufficient integrity to be eligible for the NRHP.

43. Assessment of historic physical integrity related to significance:

Alterations to the house have caused loss of integrity of materials, workmanship and design. The building does not retain sufficient integrity to convey its significance as an individual resource for the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th

Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Due to exterior alterations, including changes to the building's porch, windows, and window opening which likely were made outside of the historic district's period of significance (ca. 1955-ca. 1996), the building does not retain sufficient integrity to be a contributing resource in the district.

- If there is National Register district potential, is this building: Contributing X Noncontributing ____
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0377, DSC 0381, DSC 0386, DSC 0389, DSC 0390, DSC 0574
Negatives filed at: SWCA Environmental Consultants
48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues
49. Date(s): November 8–10, 2017
50. Recorder(s): Eileen Heideman
51. Organization: SWCA Environmental Consultants
52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021
53. Phone number(s): (303) 487-1183

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

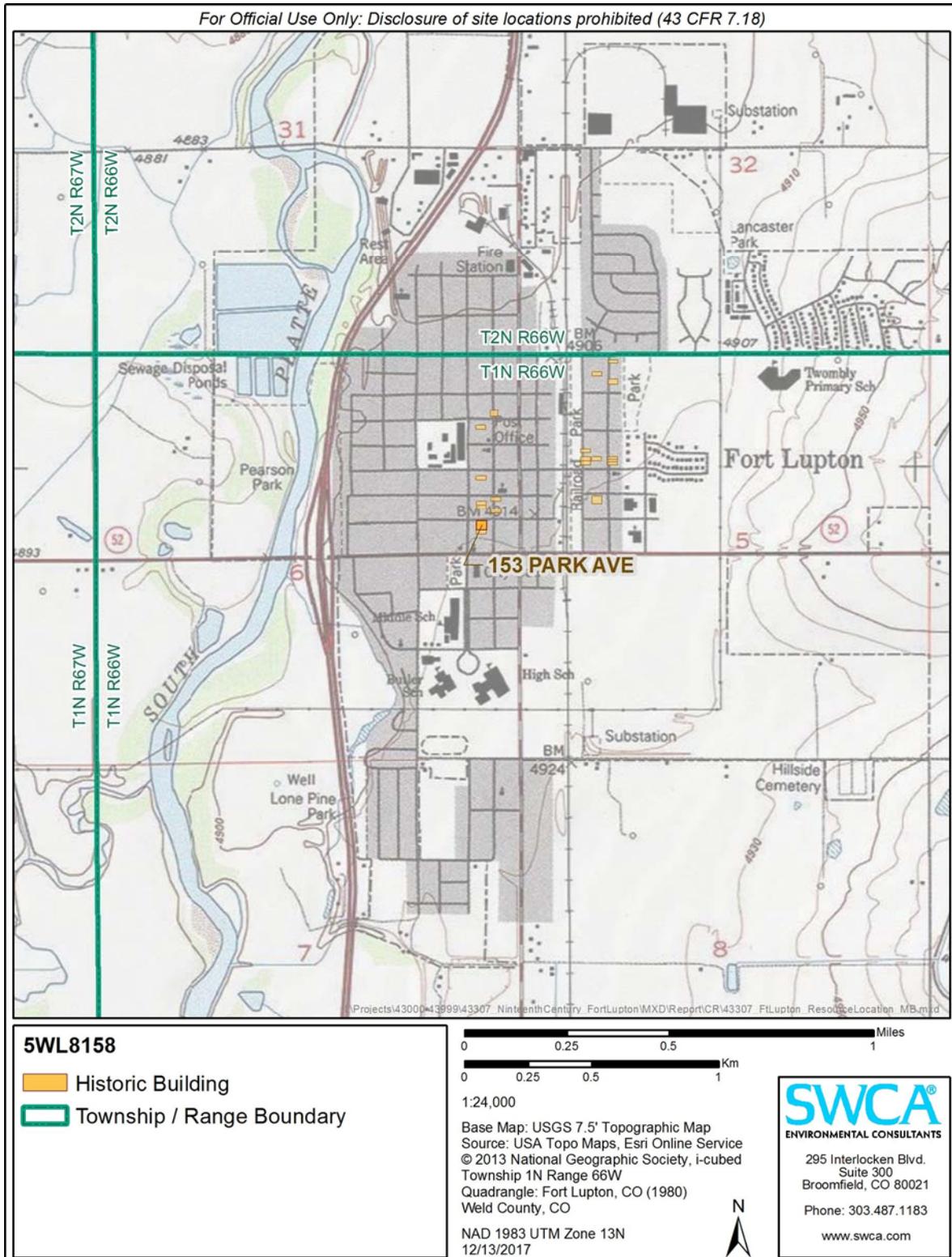


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0377_153Park. Main (east) façade of building, view to the west.



DSC_0381_153Park. North façade of building from 2nd Street, view to the south.



DSC_0386_153Park. House and historic-period garage, view to southeast from 2nd Street.



DSC_0389_153Park. Rear façade of house showing window replacements; view to the east.



DSC_0390_153Park. Three-bay modern garage or machine shed located at the southwest corner of the property. View to the southwest from the alley.



DSC_0574_153Park. Southeast corner of house, view to the northwest.



Overview of 153 Park Avenue around 1976. (Weld County Assessor 1983).



Overview of 153 Park Avenue. Date unknown. (Weld County Assessor 1983).



Overview of 153 Park Avenue in 1996. (Weld County Assessor 1996).

Resource Number: 5WL8158



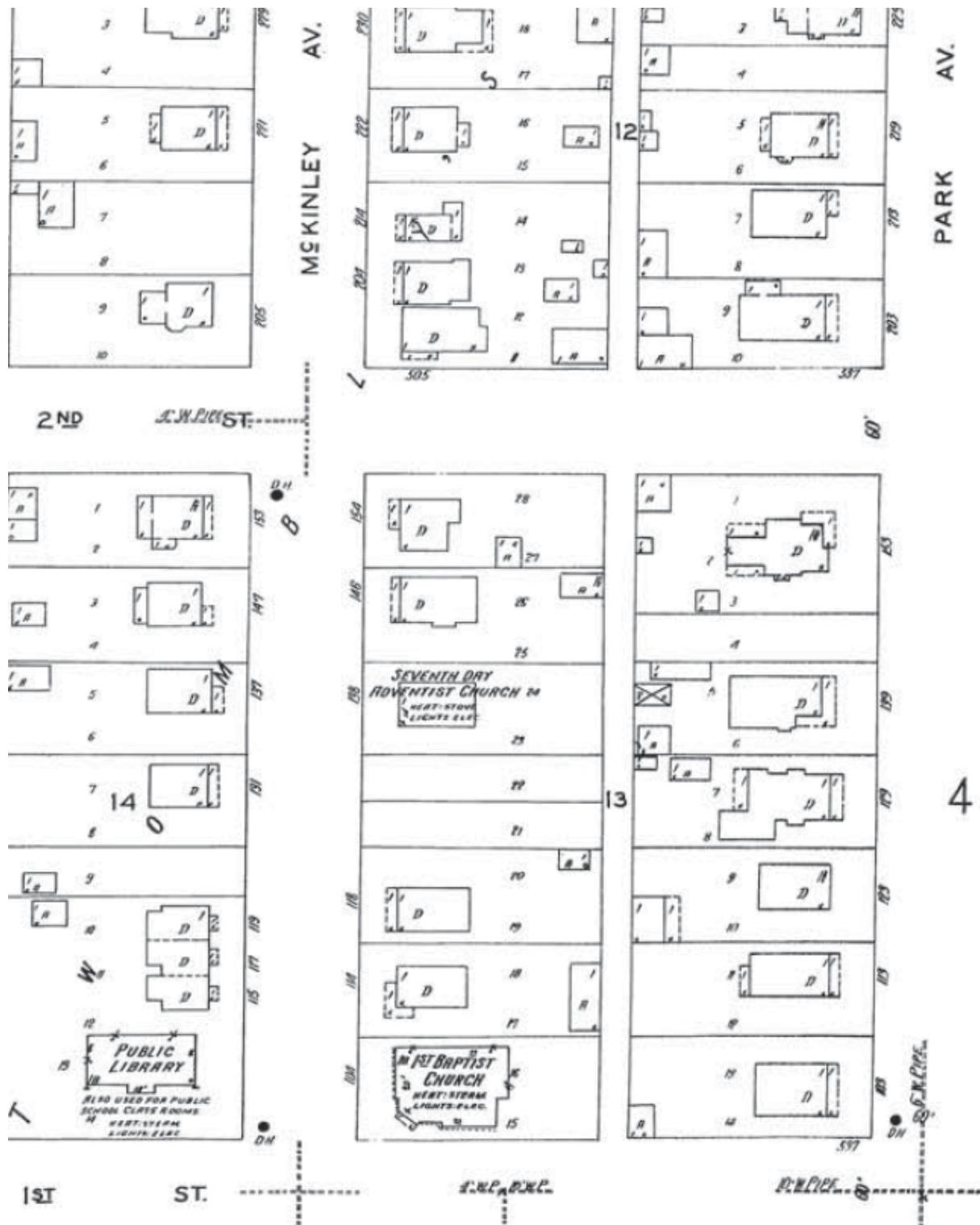
Overview of 153 Park Avenue in 1996. (Weld County Assessor 1996).

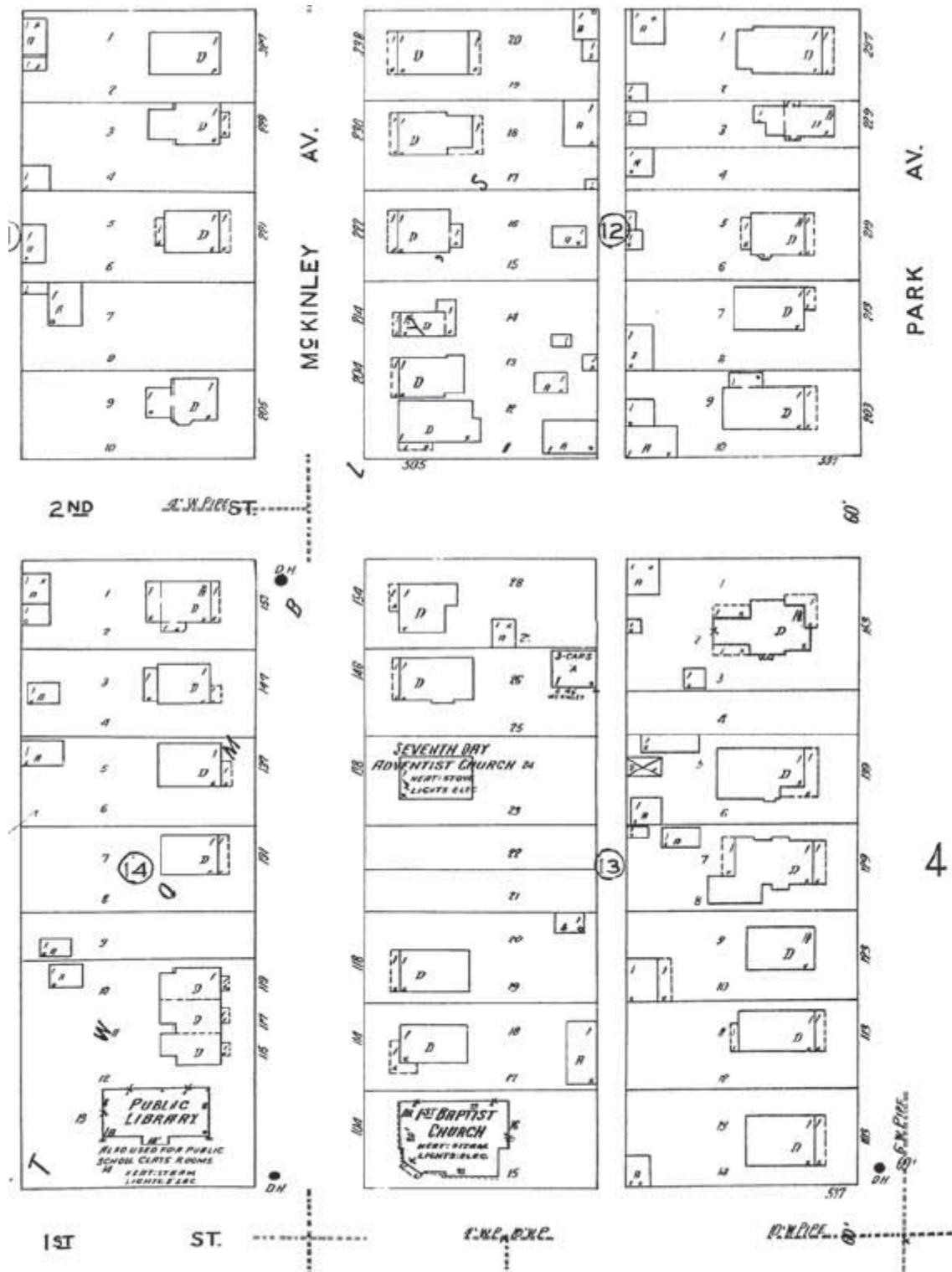


Overview of 153 Park Avenue in 1996. (Weld County Assessor 1996).



Overview of 153 Park Avenue in 1996. (Weld County Assessor 1996).





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: 5WL8159
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Jasper M. King House
6. Current building name: Busker Ltd. House
7. Building address: 212 Park Avenue
8. Owner name and address: Busker Ltd. – 2264 Long Lake Road, Detroit Lakes, MN 56501-7970

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE¼ of SE ¼ of SE ¼ of NE ¼ of Section 6
10. UTM reference
Zone 13; 516070 mE 4436844 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 13 Block: 20
Addition: Ft. Lupton City Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 212 Park Avenue (Lot 13 of Block 20, Fort Lupton City). It is bounded on the east by Park Avenue and on the west by the public alley connecting 3rd Street and 2nd Street in the block between Park Avenue and Denver Avenue; on the north the property is bounded by the tax parcel for 220 Park Avenue and on the south by the tax parcel for 202 Park Avenue. These boundaries contain the full extent of the property associated with 212 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 32 × Width 24
16. Number of stories: 2
17. Primary external wall material(s): Horizontal siding
18. Roof configuration: Gable roof

19. Primary external roof material: Asphalt Roof: composite roof
20. Special features: Porch, fence
21. General architectural description:

This Queen Anne-style residence is a two-story wood-frame house with a gable roof. The building faces west across Park Avenue and features a three-quarter width porch (one step above grade) with turned posts and a square spindle valance. The gable ends are decorated with fishscale wood shingles. The house is clad in drop (or novelty) siding and is lit with a combination of sliding and one-over-one sash windows, including large sliding windows in each of the gable ends. The main entrance is located at the south end of the west façade; at the time of the site visit, the door was covered on the outside with a roll-down shade and was not visible. A single-bay-wide, single-story addition extends across the full width of the east (rear) façade. This part of the building has the same drop siding as the main house and may be either an early addition or an original portion of the house. The lower wall of this part of the house was mostly obscured by a tall wooden fence, but a rear entrance was noted just north of center façade and at least one sliding window was noted north of the entrance.

22. Architectural style/building type: Queen Anne
23. Landscaping or special setting features:

A tall wood fence extends around the backyard; visible elements of landscaping on the property include a grass lawn and mature elm trees in the side yard and backyard.

24. Associated buildings, features, or objects:

A one and one-half story telescoping gable house stands northeast of the house. This building was originally a carriage house (later a garage) that was converted into a residence sometime after 1936 (Sanborn Fire Insurance Company 1930-1936). The building is clad with novelty siding and sliding windows similar to that on the main house. Building entrances are located on the south and west sides of the building. A small gable roof shelters the west entrance.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1900 Actual: _____

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was constructed ca. 1900, with the rear addition was constructed at the same time or shortly thereafter. The window replacement occurred before 1976; a county assessor photograph from that year shows the front gable window was replaced by that time. Most, if not all, other first floor windows were replaced ca. 1990, based on assessor photographs and the physical materials and designs of replacement windows. The roof appears to have been replaced at an unknown date; this may have removed architectural features such as chimneys and decorative elements near the eaves.

The carriage house was constructed between 1908 and 1912 (Sanborn Fire Insurance Company).

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic: single dwelling
- 32. Intermediate use(s): Domestic: single dwelling
- 33. Current use(s): Domestic: single dwelling
- 34. Site type(s): House
- 35. Historical background:
The house was built ca.1900. The original owner and occupant are unknown, but the earliest known resident was Jasper M. King, which is listed at this property in the 1933 city directory (20). The 1942 city directory contains no reference to this address.

- 36. Sources of information:
City Directory
1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor
Weld County Property Portal: Account Number R6165886, Parcel 147106131004.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A
- 40. Period of significance: N/A
- 41. Level of significance: National State Local
- 42. Statement of significance:
This property is associated with the history of residential development in the early twentieth century in Fort Lupton, but lacks integrity.
- 43. Assessment of historic physical integrity related to significance:
The replacement of the windows between ca. 1976 and the 1990s has seriously altered the appearance of the building; the original size of the window opening and form of the original windows is unknown, but several window surrounds have been replaced as well. Roof replacement

has also led to removal of features like a chimney that would have been part of the original house construction. These alterations have caused loss of integrity of design, materials and workmanship. This property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). As a result of its extensive alterations, however, the building would not be a contributing resource within this district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0270 to DSC_0286

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

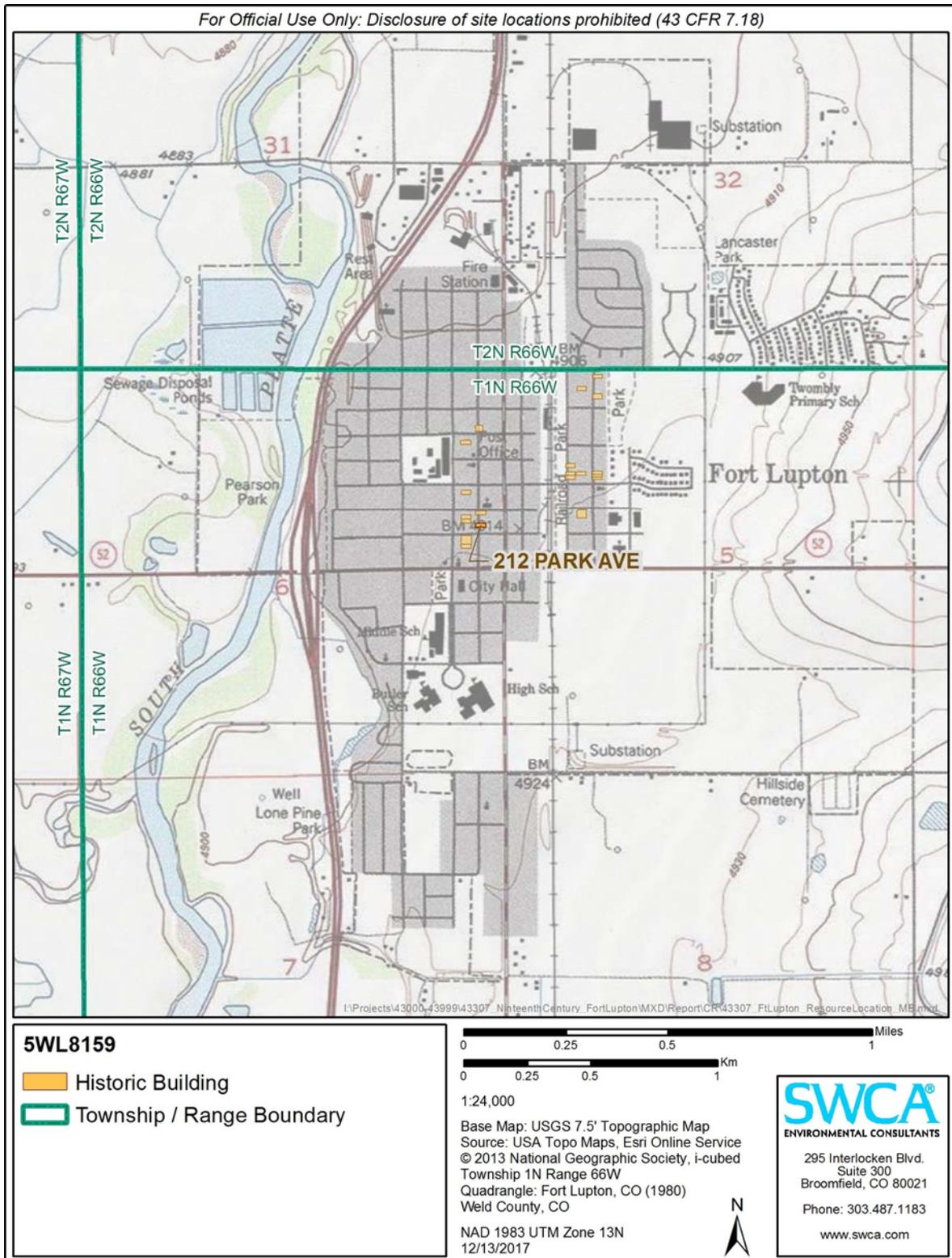


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0273_212Park. Northwest corner of building with main façade on right; and carriage house in background view to the southeast.



DSC_0271_212Park. Main façade; view to the east.



DSC_0285_212Park. Rear façade; view to the west.



DSC_0274_139Park. Main façade of the carriage house; view to the east.



DSC_0278_212Park. South façade of the carriage house; view to the northwest.



DSC_0279_212Park. East façade of the carriage house; view to the west.

Resource Number: 5WL8159



Overview of 212 Park Avenue around 1976. (Weld County Assessor 1976).



Overview of 212 Park Avenue around 1991. (Weld County Assessor 1976).

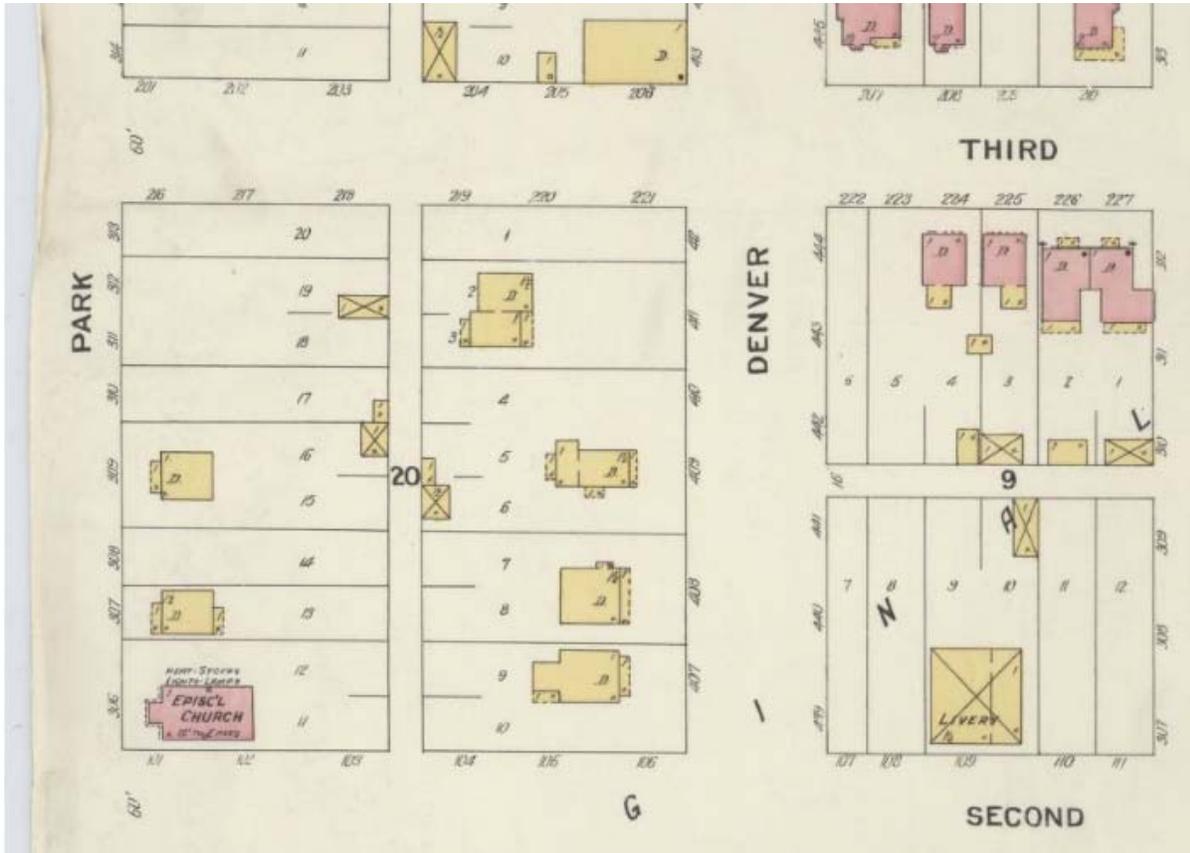
Resource Number: 5WL8159



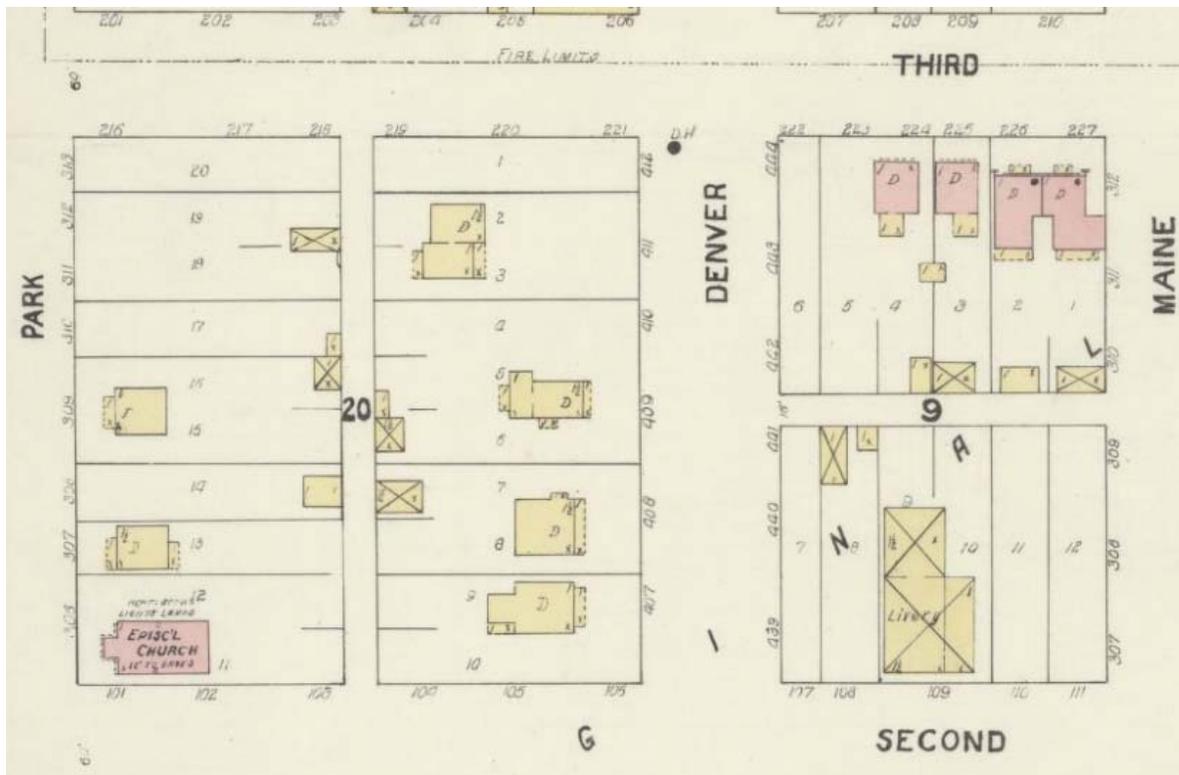
Overview of 212 Park Avenue around 1976. (Weld County Assessor 1976).



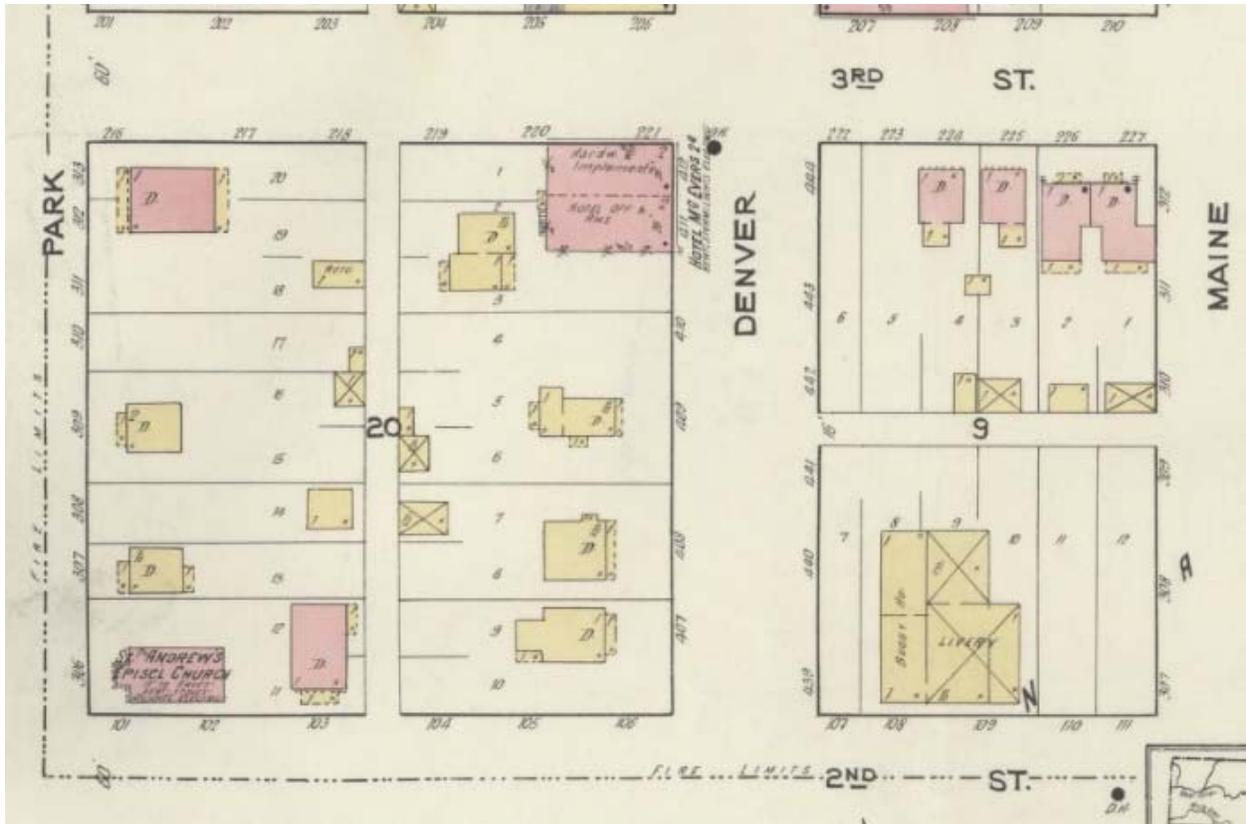
Overview of 212 Park Avenue around 1991. (Weld County Assessor 1976).



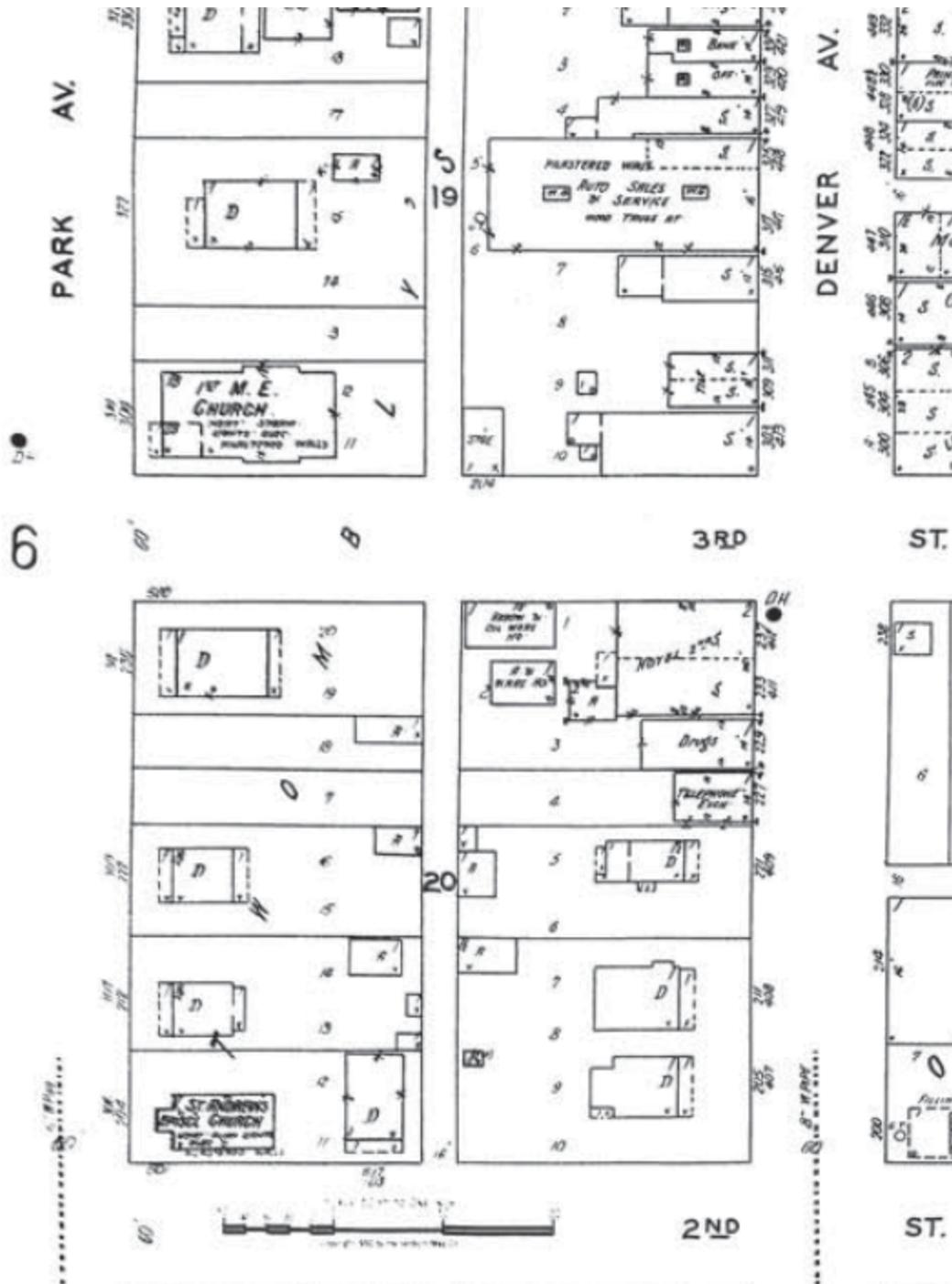
Sanborn Map Company 1908.

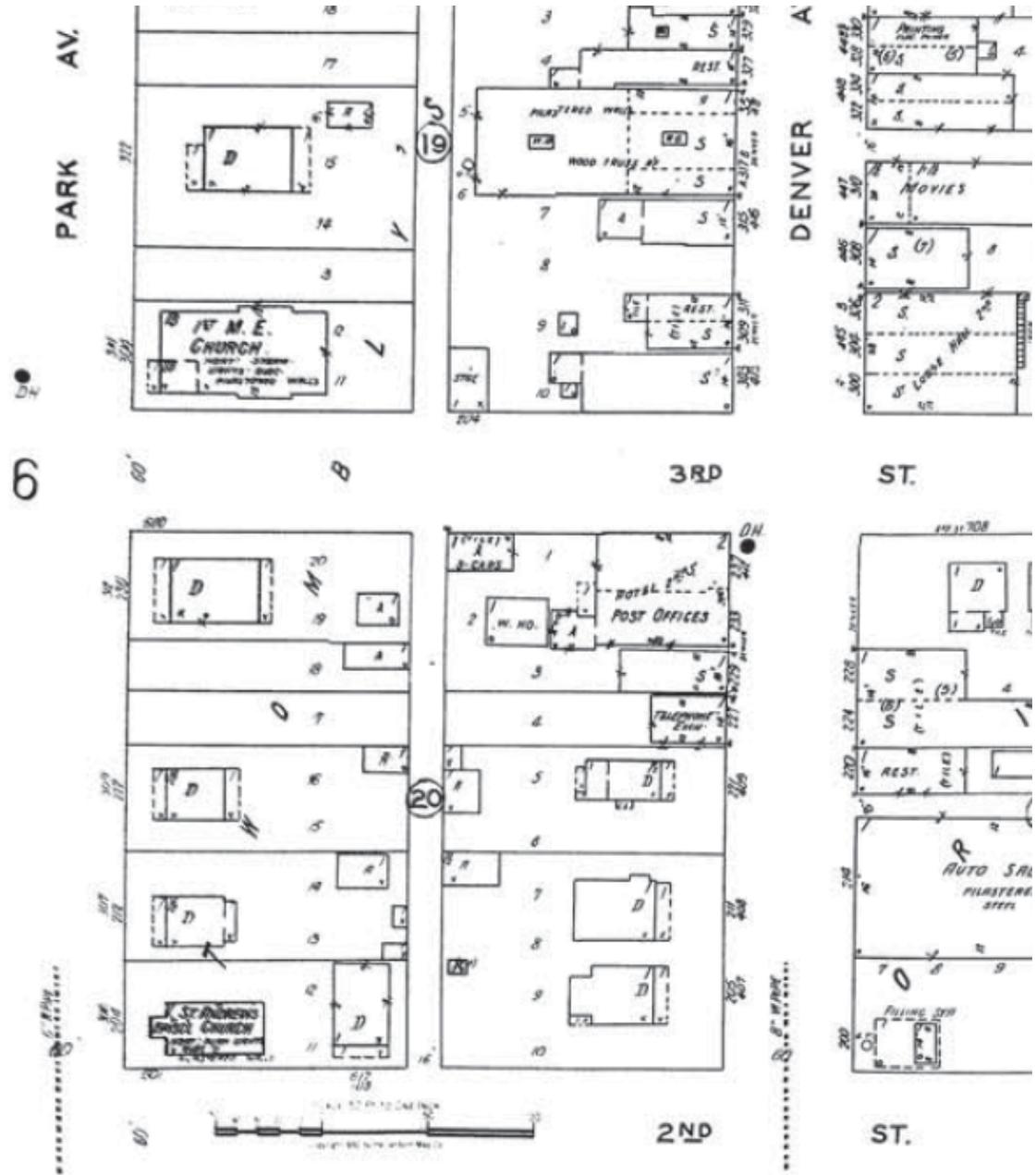


Sanborn Map Company 1912.



Sanborn Map Company 1917.





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: 5WL8160
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Tom V. Mayfield House
6. Current building name: Laura Vanette Anderson House
7. Building address: 219 Park Avenue
8. Owner name and address: Laura Vanette Anderson, 219 Park Ave., Fort Lupton, CO 80621-1927

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW ¼ of SE ¼ of SE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516029 mE 4436865 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' x 15'
Attach photocopy of appropriate map section.
12. Lot(s): 5 Block: 12
Addition: Twombly's Addition Year of Addition: 1903
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 219 Park Avenue (Lot 5 of Block 12, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 229 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 213 Park Avenue, and on the west by the public alley connecting 3rd Street and 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 219 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 45 × Width 35 (approximate)
16. Number of stories: 2
17. Primary external wall material(s): Horizontal siding
18. Roof configuration: Gabled roof: Cross gabled
19. Primary external roof material: Asphalt roof: composition

20. Special features: Porch, garage

21. General architectural description:

This Queen Anne-style two-story cross-gable house features an oversize wall dormer on the north side of the building and a bay window on the south side of the first floor. A one-story shed-roofed addition extends across the west side of the building. A nearly façade-width porch on the east (main) façade appears to be a ca. 1950 concrete alteration with a hipped roof and metal posts with scroll work. A one-bay garage added to north side of the house is clad in asbestos shingle and capped with a hipped roof. The house is clad with a mixture of wide reveal clapboard; fishscale wood shingles in the east, west, and north gables; and asbestos shingle. Windows that could be seen are all one-over-one vinyl sash; other windows could not be viewed due to the presence of a tall wooden fence around the side and back of the property.

22. Architectural style/building type: Late Victorian: Queen Anne

23. Landscaping or special setting features:

A tall wood fence surrounds the side yard and backyard of the house. Landscape features include a grass lawn, a few trees of moderate size and a few shrubs in the yard, including a row of lilacs in front of the east porch.

24. Associated buildings, features, or objects:

A prefabricated metal carport stands northwest of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1904 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The house was built ca. 1904, with several alterations occurring prior to 1976, including the construction of a garage addition and the replacement of much of the siding on the building. Window replacement occurred at a later date that has not been identified (Weld County Assessor).

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: Single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca. 1904 and by 1933 was occupied by Tom V. Mayfield. By 1942, the residents are listed as Minnie Mayfield, who lived in the house with her granddaughter Donna Jean Mayfield (City Directory 1933:20; 1942:10)

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6165286, Parcel 147106130009.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance:

This property is associated with the history of residential development in the early twentieth century in Fort Lupton, but lacks integrity.

43. Assessment of historic physical integrity related to significance:

The form of the roof and the fishscale shingles in the gable ends are the only remaining original features on the exterior of this building; all siding (with the exception of the fishscale shingles) has been replaced, all windows have been replaced, the front porch has been seriously altered, and other additions have altered the form of the building. These alterations have caused loss of integrity of design, materials and workmanship. This property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th

Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Due to extensive alteration to the building, however, it lacks sufficient integrity to be a contributing resource to that district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0402 to DSC 0406, DSC 0415 to DSC 420, DSC 0564 to DSC 0567

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

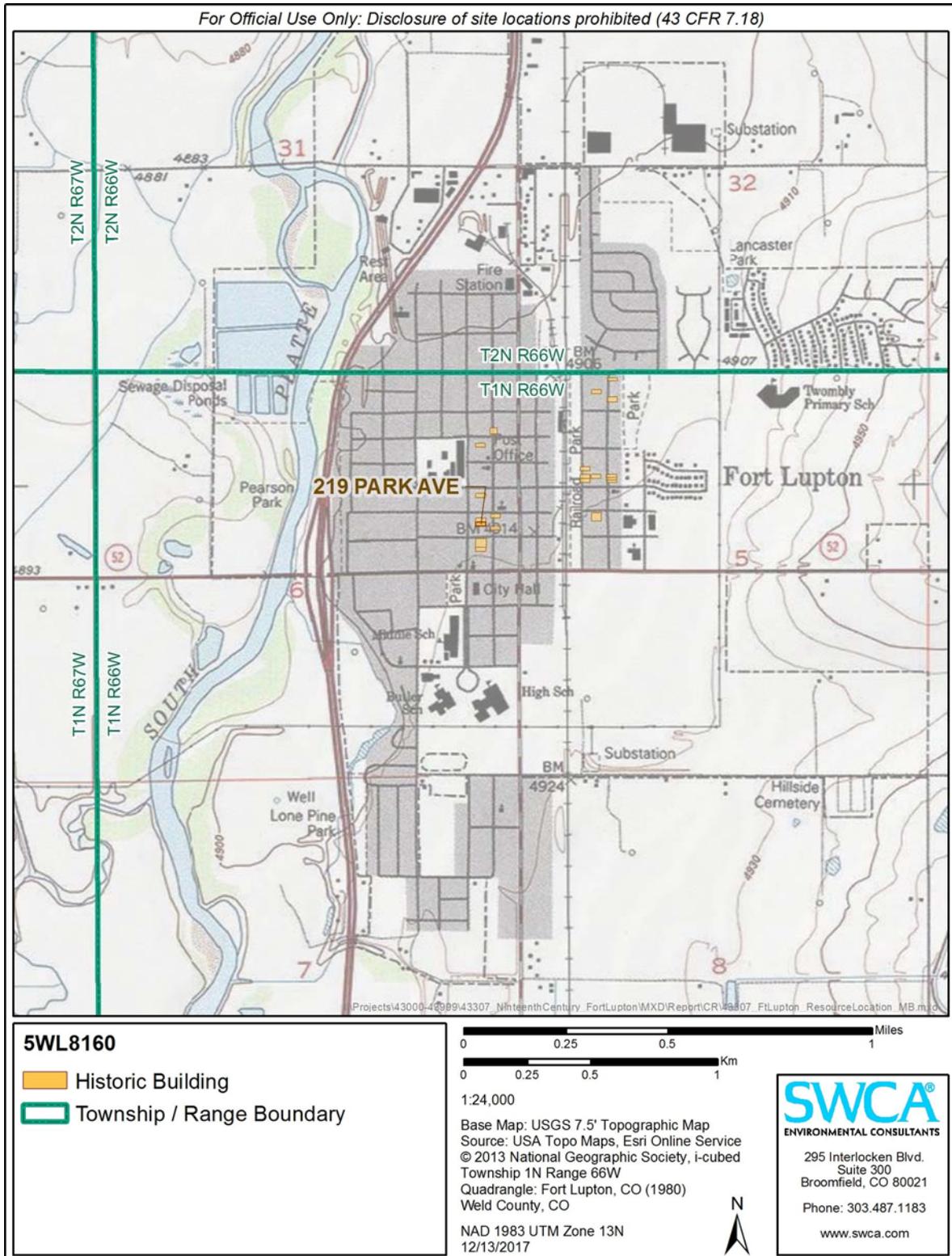


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0405_219Park. Northwest corner of building, view to the southwest.



DSC_403_219Park. Main (east) façade of building from Park Avenue, view to the west.

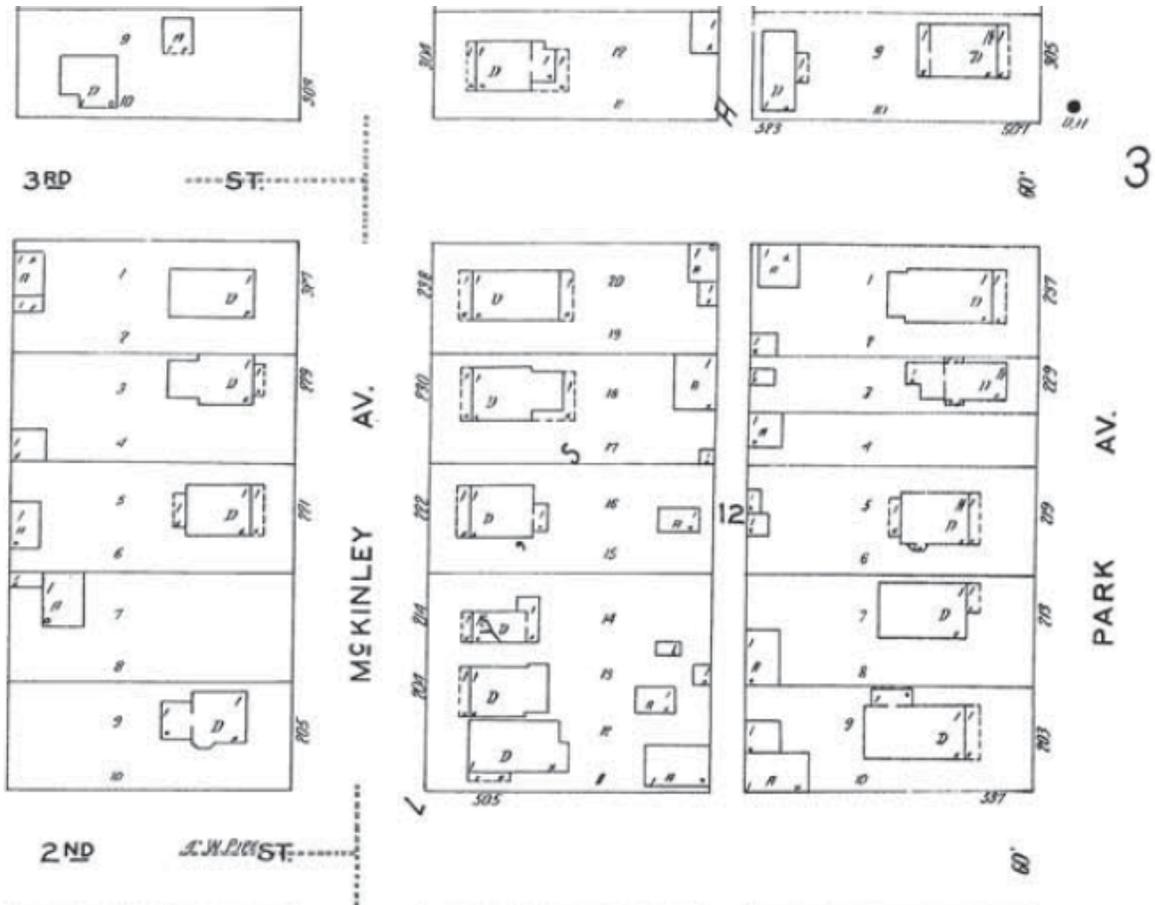


DSC_0417_219Park. Rear façade of house; view to the east-northeast.

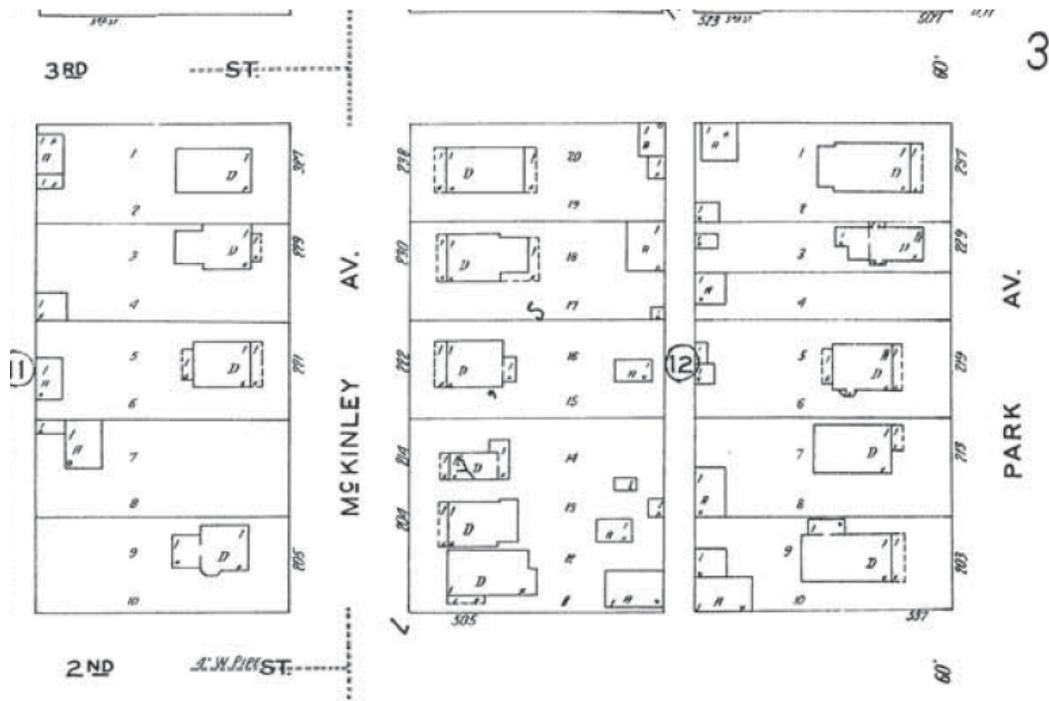
Resource Number: 5WL8160



Overview of 219 Park Avenue in 1976. (Weld County Assessor 1976).



Sanborn Map Company 1930: page 6.



Sanborn Map Company 1930-1936: page 6.

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: 5WL8161
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: W.S. Decker House
6. Current building name: First United Methodist Church of Fort Lupton House
7. Building address: 236 Park Avenue
8. Owner name and address: First United Methodist Church of Fort Lupton, 306 Park Ave., Fort Lupton, CO 80621-1930

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE ¼ of SE ¼ of SE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516072 mE 4436895 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 19 Block: 20
Addition: Ft. Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 236 Park Avenue (Lot 19 of Block 20, Fort Lupton Town Addition to Fort Lupton). It is bounded on the north by 3rd Street, on the west by Park Avenue, on the south by the tax parcel for 230 Park Avenue, and on the east by the public alley connecting 3rd Street and 2nd Street in the block between Denver Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 236 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 30 × Width 54 (approximate)
16. Number of stories: 1.5
17. Primary external wall material(s): Brick, Wood: shingle
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof: composition

20. Special features: Porch, dormers

21. General architectural description:

This Classic Cottage-style residence is a one- and one-half-story hip-roofed house with hipped dormers on the west and north sides of the roof. The building was originally designed as a classic cottage, with Doric porch posts and details on the front (west) dormer; these details have been removed and replaced with other materials. The building is wood-frame construction with a brick veneer comprising the majority of the exterior cladding, with the exception of the dormer walls, which are clad in wood shingles, and a single-story, hip-roofed enclosed porch on the east side of the building, which is clad in vinyl siding. The majority of the veneer is standard red brick, but the foundation is covered in dark brown brick, with a sill course surrounding the building in the same brick. A second course of the same brick continues around the building directly above the windows. Windows on the building are all the original one-over-one double-hung wood sash, with two single-light fixed or hopper windows near the west end of the north wall. All windows on the brick portion of the building feature red sandstone sills. Smaller one-over-one sash windows light the north and east sides of the enclosed porch. The front door is a three-light wood door visible in a 1976 image of the house. A wheelchair ramp provides access to the back entrance.

22. Architectural style/building type: Classic cottage

23. Landscaping or special setting features:

Visible landscape elements of this property include a grass lawn and shrubs in front of the porch on the west side of the house. The land east of the building has been paved for parking.

24. Associated buildings, features, or objects:

A modern prefabricated shed stands east of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1913 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The classical (possibly Doric) porch columns and rail were replaced between 1976 and 1996. Classical detailing and original siding on the west dormer was removed and replaced with unpainted wood shingles after 1996 (Weld County Assessor). The rear porch was enclosed at an unknown date (possibly the same time as the alterations to the front porch), and the ramp at the east end of the building was added within the last thirty years.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: single dwelling; Social: civic

34. Site type(s): House

35. Historical background:

This house was built ca.1913, but the original owner and resident are currently unknown. The earliest known resident was W.S. Decker, who is listed at this address in the 1933 city directory (20). This property is not listed in the 1942 city directory. It currently serves as an emergency cold weather shelter for families. The east side of the building houses a Meals on Wheels office.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6165586, Parcel 147106131001.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: Architecture (SRHP)

40. Period of significance: 1913 (SRHP)

41. Level of significance: National State Local (SRHP)

42. Statement of significance:

This building is a good example of the classic cottage building type and for that reason is associated with Criterion C. However, the classical ornamentation on the main façade has all been replaced, resulting in loss of integrity of design, materials and workmanship.

43. Assessment of historic physical integrity related to significance:

Alterations to the house include removal of the classical ornamentation on the west façade, replacement of the siding on the dormers, enclosure of the rear porch and addition of a ramp on the east side of the building. These alterations have caused loss of integrity of design, materials and workmanship; this building is therefore not considered individually eligible for the NRHP. However, it does retain sufficient integrity to be eligible for the State Register of Historic Places under Criterion C. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___ Eligible for SRHP

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth century as the town grew and adapted to its increasing population and economic growth. Classic cottages and hipped-roof boxes are emblematic of the town's agricultural-industrial economy, associated with the middle-class managers and merchants and working-class field and factory laborers. Despite the alterations made to it, the building's form and overall appearance have been retained, and the building retains sufficient integrity to convey its significance as a contributing resource in a potential historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0287 to DSC 0297

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

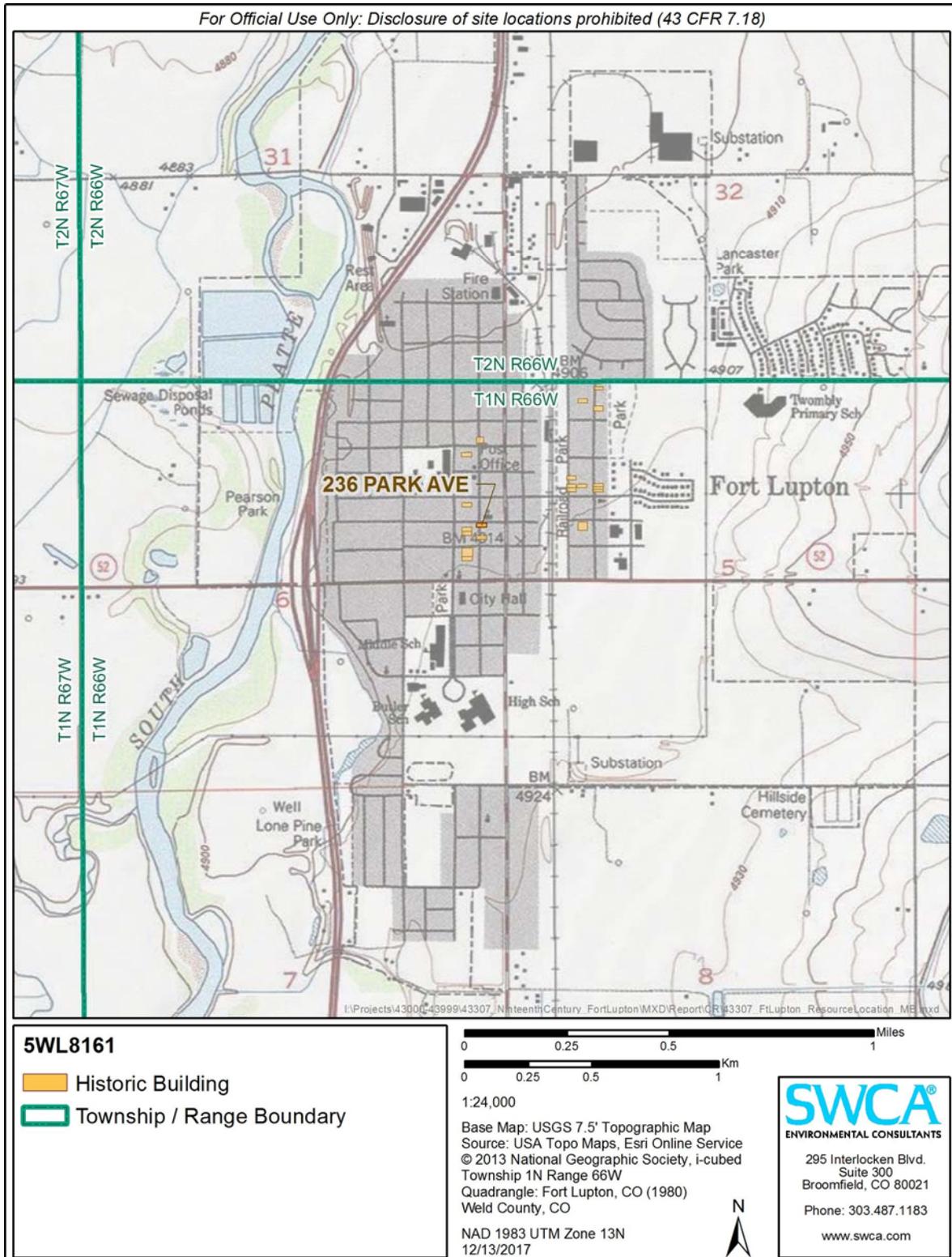


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0288_236Park. Northwest corner of building, view to the southwest.



DSC_290_236Park. Main (west) façade of building from Park Avenue, view to the east.

Resource Number: 5WL8161



DSC_0296_236Park. North façade of house; view to the south.

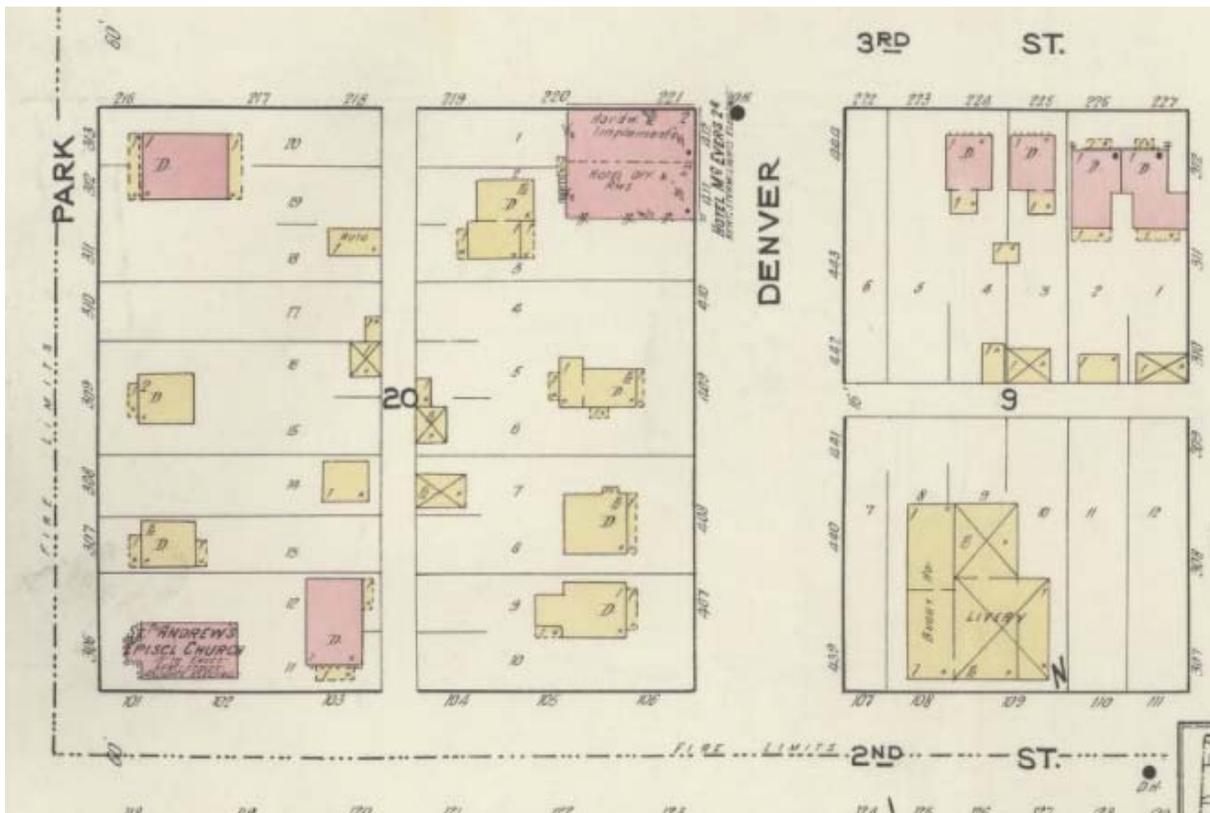
Resource Number: 5WL8161



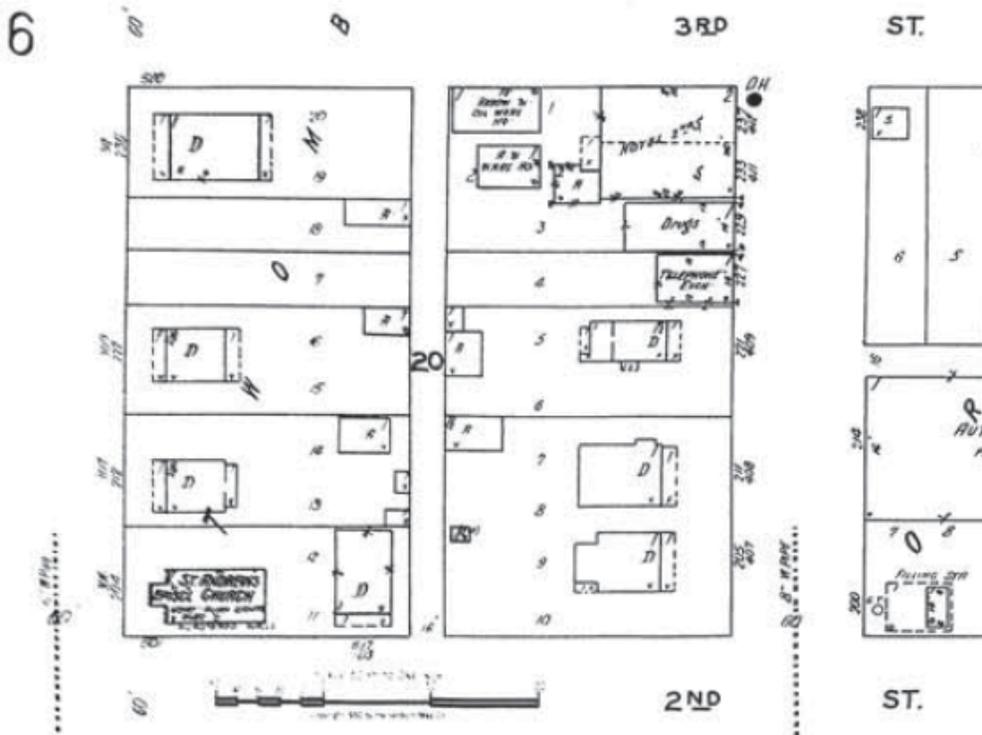
Overview of 236 Park Avenue around 1976. (Weld County Assessor 1976).



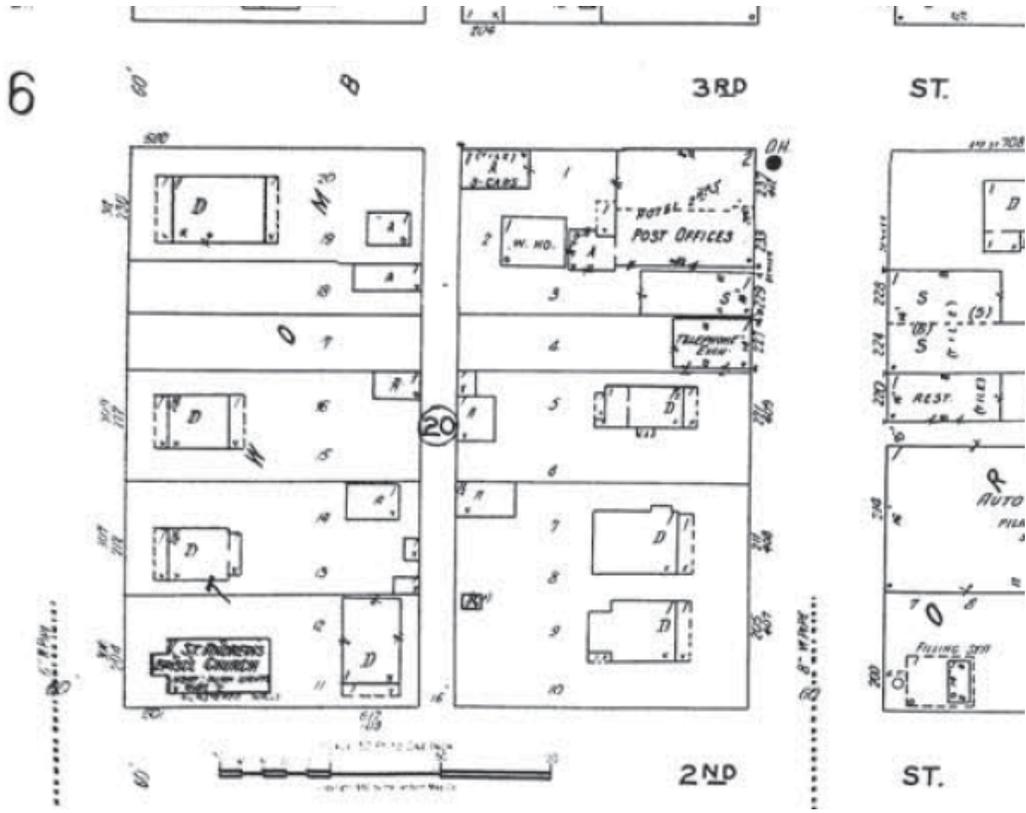
Overview of 236 Park Avenue in 1996. (Weld County Assessor 1996).



Sanborn Map Company 1917.



Sanborn Map Company 1930: page 3.



Sanborn Map Company 1930-1936: page 3.

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: 5WL8162
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: George S. Bulkley House
6. Current building name: Jess and Irene Ramirez Trust House
7. Building address: 329 Park Avenue
8. Owner name and address: Jess and Irene Ramirez Trust, 329 Park Ave., Fort Lupton, CO 80621-1929

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW ¼ of NE ¼ of SE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516026 mE 4436981 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' × 15'
Attach photocopy of appropriate map section.
12. Lot(s): 3 Block: 9
Addition: Twombly's Addition Year of Addition: 1903
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 329 Park Avenue (Lot 3 of Block 9, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 331 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 327 Park Avenue, and on the west by the public alley connecting 3rd Street and 4th Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 329 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 64 × Width 32 (approximate)
16. Number of stories: 1
17. Primary external wall material(s): Metal: Aluminum
18. Roof configuration: Gabled roof
19. Primary external roof material: Asphalt roof: composition

20. Special features: Porch, chimney, garage

21. General architectural description:

This Bungalow-style single-story front-gable building features a gabled porch that extends across the southern two-thirds of the main (east) façade. The building has a shed-roofed bump-out or bay centered on both the north and south sides of the house. A tan brick chimney rises along the south wall of the building, near the southeast corner, and is flanked with paired single-light vinyl windows. Most other windows in the house are one-over-one vinyl sash. The west end of the house has a slightly lower ridge than the main house, indicating that it may be an addition. The front gable of the house and the gable porch feature decorative brackets and are clad with stucco. Pointed rafter tails extend from the eaves on the north and south sides of the house and porch. The front porch rises three steps above grade, with tan brick piers and a "cribbed" brick rail; the north rail has been removed to make way for a wheelchair ramp.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features:

Visible landscape features on this property include a grass lawn in the front yard, a mature tree in the front yard, and a graveled backyard used for parking.

24. Associated buildings, features, or objects:

A two-bay garage stands west of the house, opening toward the east onto the graveled parking area. The garage is a wood-frame building clad with drop siding, and the garage doors are side-hinged.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1923 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

This house was built ca.1923. The replacement of the original siding with aluminum probably took place after World War II (when scrap aluminum was commonly repurposed for building siding) and before 1976, when a county assessor photograph shows the building with the replaced siding (Weld County Assessor). The replacement of the windows is more recent, dating to the last thirty years.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: Single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca. 1923, but the original owner and resident are not known. The earliest known resident of the house was George S. Bulkley, who is listed at this property in the 1933 city directory (20). This address is not listed in the 1942 directory.

This house is similar in design to the "Clyde," a kit home sold by the Sears, Roebuck Company in the 1920s (a few features, such as the design of the porch and the roof on the bay window differ slightly). This may indicate that this house is a kit design; however, further research is necessary to confirm this.

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6163786, Parcel 147106123009.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building associated with Criterion A for its contribution to the early twentieth century residential development of Fort Lupton. It also may be a kit or catalog house, making the building associated with Criterion C. The building has lost integrity due to the replacement of siding and windows.

43. Assessment of historic physical integrity related to significance:

Alterations to the house, including replacement of siding and windows has caused loss of integrity of design, materials and workmanship. This building does not retain sufficient integrity to convey its significance as an individually-nominated resource for the NRHP. As a result, it is not individually eligible for the NRHP. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). This building is an excellent example of a building type common in downtown Fort Lupton during the early twentieth century as the town grew and adapted to its increasing population and economic growth. With ongoing population growth, Fort Lupton's downtown residential development continued outward during the period from 1920 to 1940, when Craftsman-style bungalows and Tudor-revival cottages dominated the neighborhoods. This building is an excellent example of the bungalow building form common in Fort Lupton during the period in which it was built. The addition of aluminum siding to the building likely occurred within the period of significance for the historic district; as a result, the building retains sufficient integrity to convey significance as a contributing resource in a historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0427 to DSC 0439, DSC 0558 to DSC 0560

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

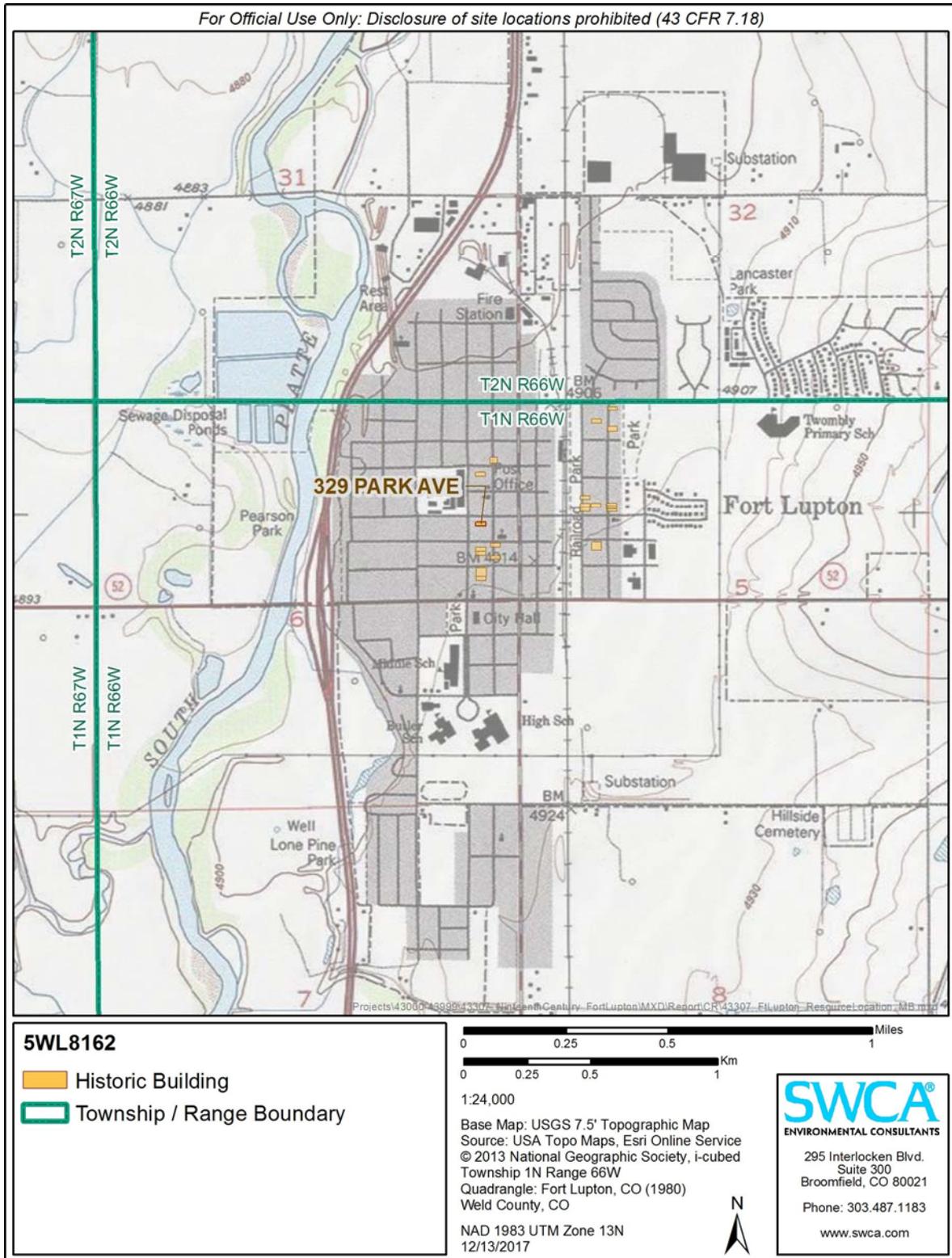


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0427_329Park. Southeast corner of building, view to the northwest.



DSC_428_329Park. Main (east) façade of building from Park Avenue, view to the west.



DSC_0433_329Park. Northwest corner of building, view to the southeast, with garage to the right.

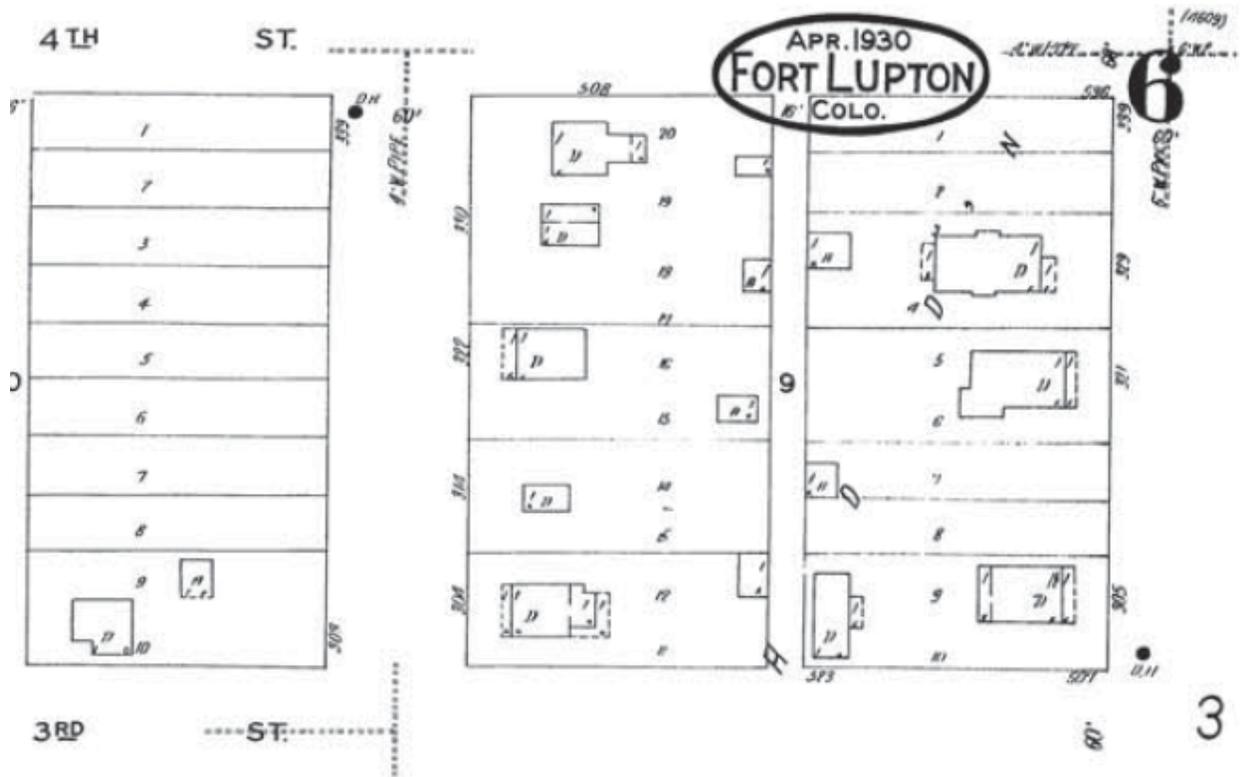


DSC_0431_329Park. Northwest corner of garage, view to the southeast, with house to the left.

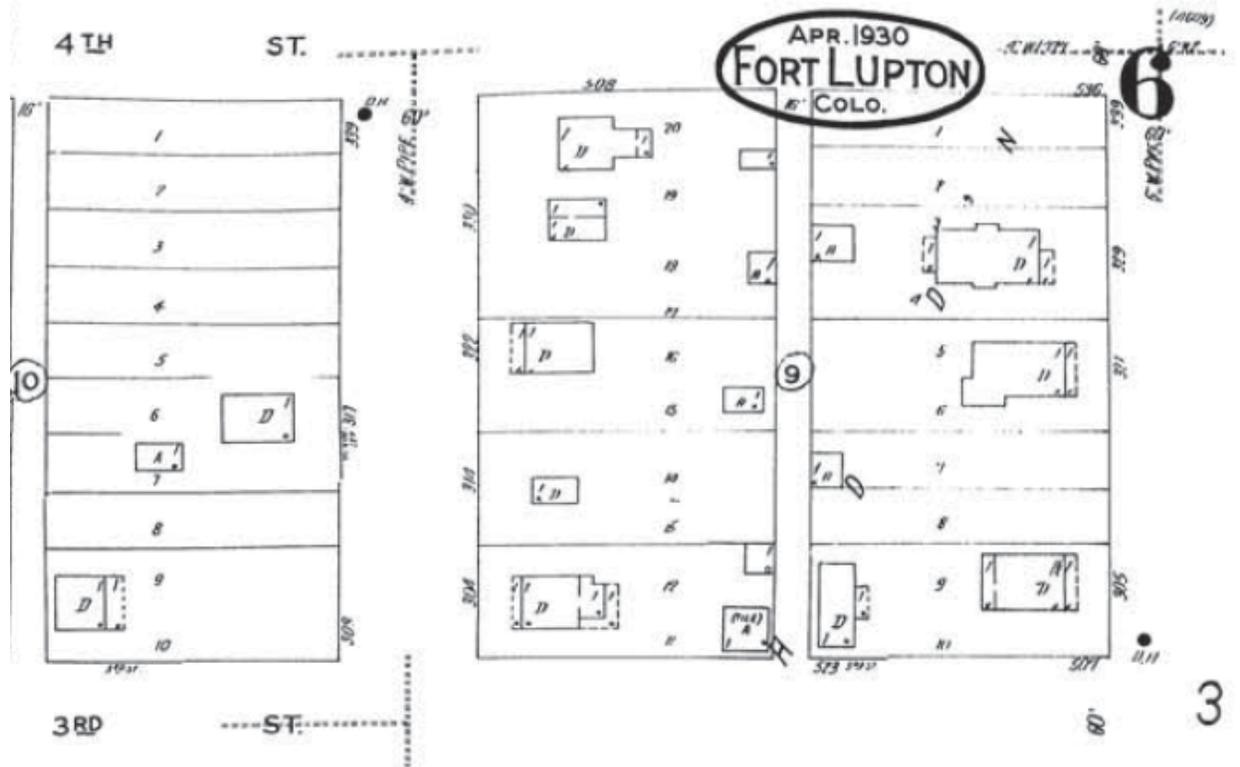
Resource Number: 5WL8162



Overview of 239 Park Avenue in 1976. (Weld County Assessor 1976).



Sanborn Map Company 1930: page 6.



Sanborn Map Company 1930-1936: page 6.

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: 5WL8163
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Frank F. Nichols House
6. Current building name: Manuel C. Jr. Balderas House
7. Building address: 527 Park Avenue
8. Owner name and address: Manuel C Jr. Balderas, 27900 County Road 18., Keenesburg, CO 80643-9609

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW ¼ of SE ¼ of NE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516027 mE 4437180 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' x 15'
Attach photocopy of appropriate map section.
12. Lot(s): 3 Block: 5
Addition: Twombly's Addition Year of Addition: 1903
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 527 Park Avenue (Lot 3 of Block 5, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 535 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 521 Park Avenue, and on the west by the public alley connecting 6th Street and 5th Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 527 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 30 × Width 30 (approximate)
16. Number of stories: 2
17. Primary external wall material(s): Vinyl siding
18. Roof configuration: Gabled roof: Cross gabled
19. Primary external roof material: Asphalt roof: composition

20. Special features: Porch, chimney

21. General architectural description:

This upright and wing-style two-story cross-gable house has a front-facing two-story gable that forms the north side of the building and a lower cross-gable ell with a shed-roofed front porch sheltering the main entrance, which is located on the south side of the main house. Several shed-roofed additions extend off one another to the west, forming an irregularly shaped building. The front porch rises one step above grade and consists of a poured concrete slab with metal scrollwork posts. Large vinyl sliding windows light the east side of the house under the porch and just south of center on the east gable end. One-over-one vinyl windows light the east and west gables on the main house and smaller one-over-one, fixed and sliding windows are located on the north, south, and west sides of the building and additions. A simple brick chimney rises from the ridge near the south end of the south gable.

22. Architectural style/building type: Upright and wing

23. Landscaping or special setting features:

The house stands on a lot surrounded by chain-link and wood fences. The yard contains a grass lawn, a recently-planted tree in the southeast corner of the property and a young elm tree in the backyard.

24. Associated buildings, features, or objects:

A modern prefabricated metal carport and prefabricated shed stand west of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1898 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The house was built ca.1898, with multiple additions built to the west. The date of these alterations is unknown, but appear to predate 1936; a Sanborn map from that year shows a similar building footprint. The addition of vinyl siding and replacement of the windows occurred prior to 1989; a county assessor photograph from that year shows that these alterations had taken place by that time. The concrete porch with metal scrollwork posts was probably constructed to replace an earlier wood porch ca.1950, but the exact date of this alteration is unknown.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: Single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca. 1898, but the original owner and resident are unknown. The earliest known resident of the property was Frank F. Nichols, who is recorded as a resident of this address in the 1933 city directory (20). By 1942, V.N. Peckham, who is listed as unemployed, lived at this address (City Directory 1942:11).

36. Sources of information:

City Directory

1933 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.
1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6145586, Parcel 147106115006.
<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance:

This property is associated with Criterion A for its relationship to the late nineteenth century residential development of Fort Lupton. However, numerous alterations to this property have led to serious loss of integrity.

43. Assessment of historic physical integrity related to significance:

Alterations to the house include several additions, most of which were constructed more than 50 years ago. The exterior cladding has been replaced, as have the windows. The roof appears to have been replaced, and the eaves appear narrower than they may have been originally; further research is necessary to determine if this is an alteration. The front porch has also been altered. These changes have caused loss of integrity of design, materials and workmanship. The building does not retain sufficient integrity to convey its significance under Criterion A as an individual resource. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). As a result of extensive exterior alterations and a subsequent loss of integrity this building would not be a contributing resource in the historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0440 to DSC 0451, DSC 0555 to DSC 0557

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

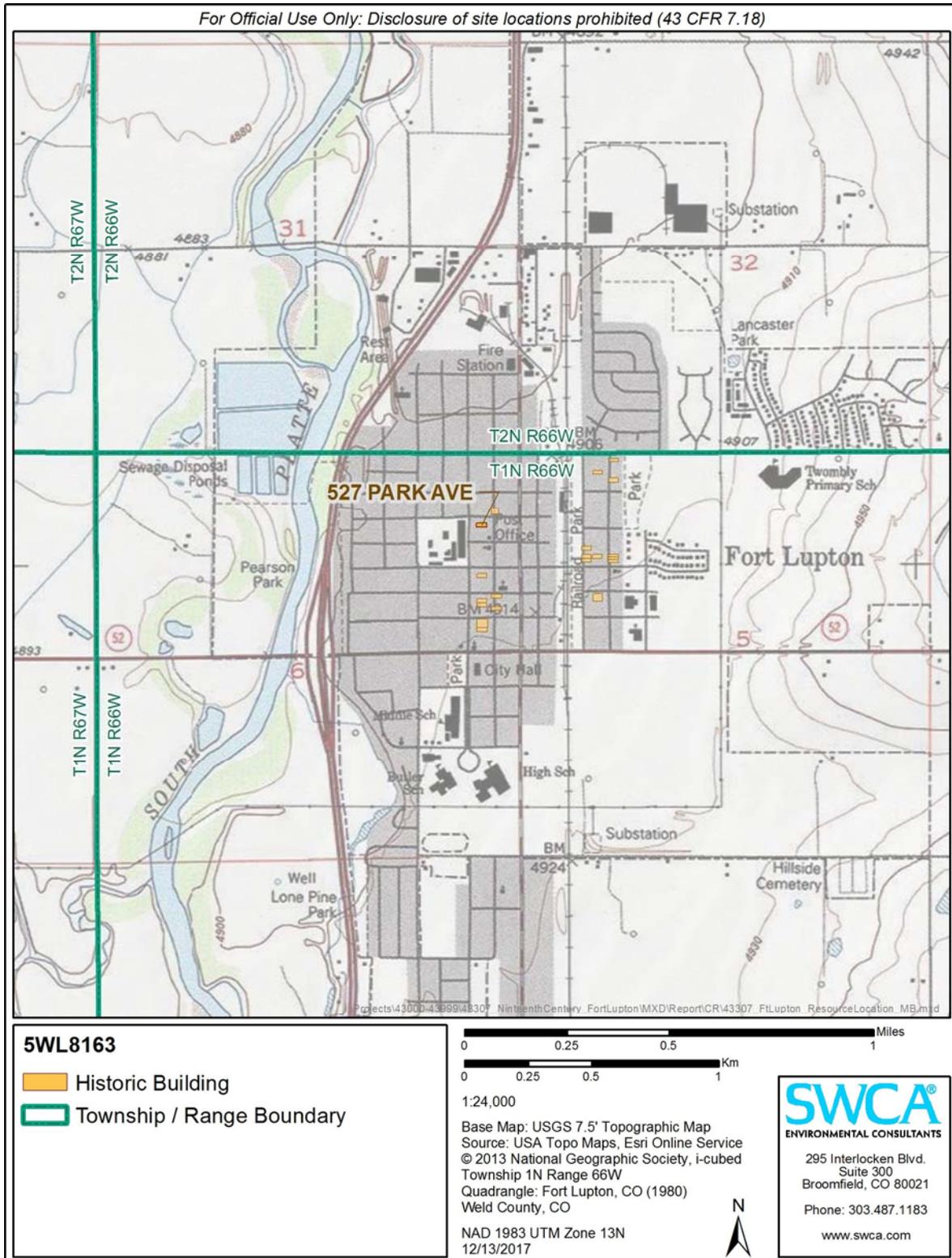


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0441_527Park. Southeast corner of building, view to the northwest.



DSC_442_527Park. Main (east) façade of building from Park Avenue, view to the west, with carport to the left.



DSC_446_527Park. Rear (west) façade of building from alley, view to the east.

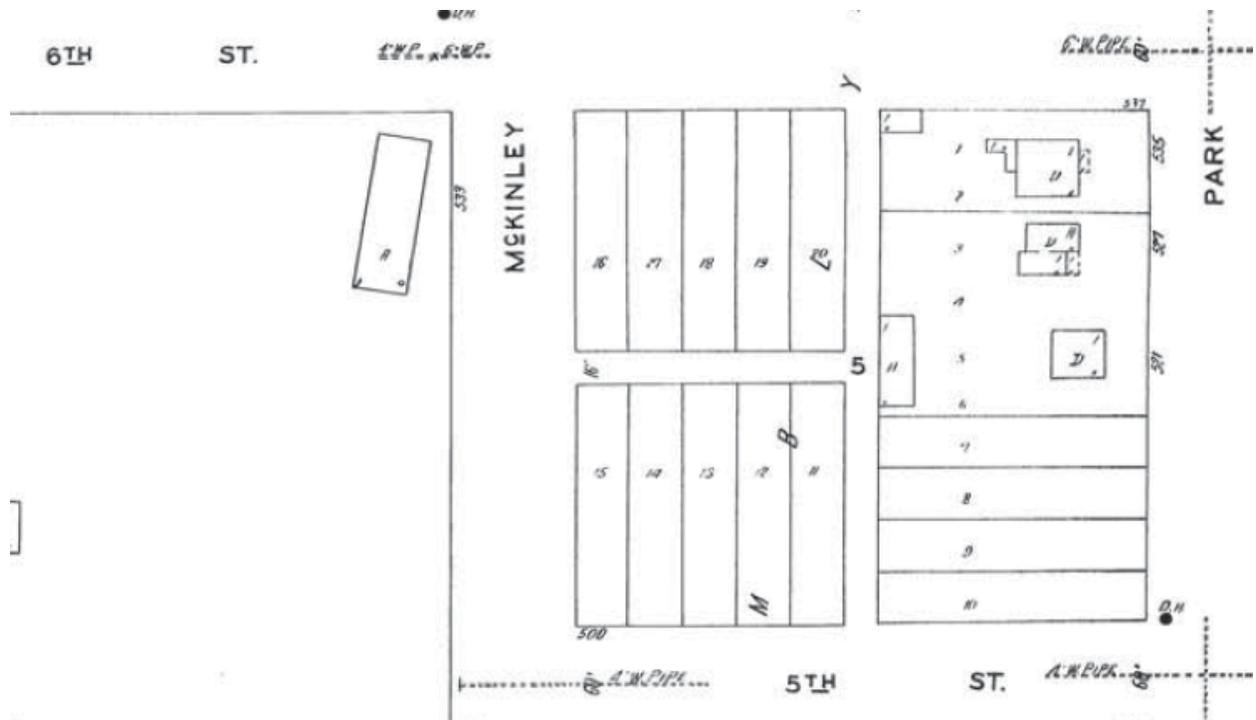


DSC_0450_527Park. Overview of shed, view to the northeast.

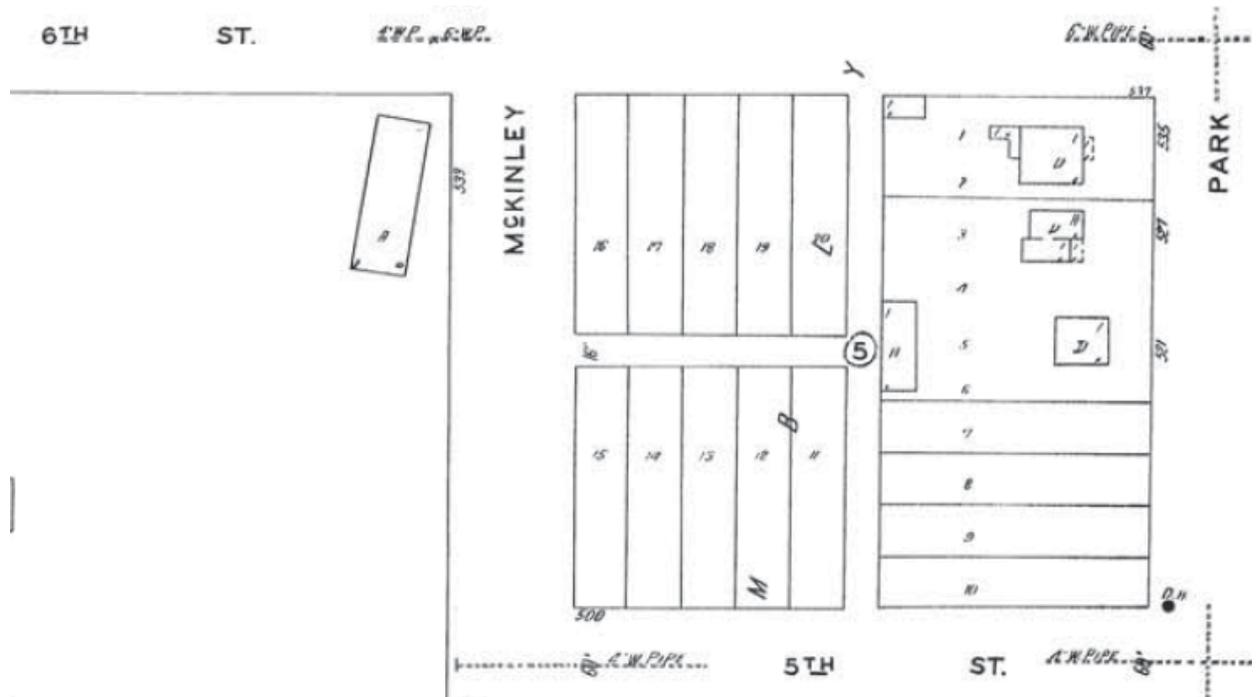
Resource Number: 5WL8163



Overview of 527 Park Avenue in 1989. (Weld County Assessor 1989).



Sanborn Map Company 1930: page 5.



Sanborn Map Company 1930-1936: page 5.

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: 5WL8164
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: Ralph W. Haynes House
6. Current building name: Justin Kyle Jones House
7. Building address: 612 Park Avenue
8. Owner name and address: Justin Kyle Jones, 612 Park Ave., Fort Lupton, CO 80621-2143

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NE ¼ of SE ¼ of NE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516072 mE 4437237 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' x 15'
Attach photocopy of appropriate map section.
12. Lot(s): 11 Block: 16
Addition: Fort Lupton Town Year of Addition: Unknown
13. Boundary Description and Justification:

This property consists of the Weld County tax parcel for 612 Park Avenue (Lot 11 of Block 16, Fort Lupton Town Addition to Fort Lupton). It is bounded on the north by the tax parcel for 618 Park Avenue, on the west by Park Avenue, on the south by 6th Street, and on the east by the tax parcel 619 6th Street in the block between Denver Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 612 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 52 × Width 24 (approximate)
16. Number of stories: 1.5
17. Primary external wall material(s): Vinyl siding
18. Roof configuration: Gabled roof: Hipped roof
19. Primary external roof material: Asphalt roof: composition
20. Special features: Porch, dormers, garage

21. General architectural description:

This hip-roofed box-style building is a one- and one-half-story house featuring an unusual steeply pitched hipped roof with hipped dormers on the east and west ends of the building. A hip-roofed, east-facing porch stands three steps above grade and is centered on the main façade. This porch extends nearly the full width of the façade and shelters a projecting center bay entrance with a multi-light wood door and a metal-frame screen door. The porch is constructed of poured concrete and is supported by metal scrollwork posts. A single-story addition extends the full width of the west façade, extending the building one bay to the west; this addition is capped with a low-pitched shed roof and contains a south-facing secondary entrance with a modern vinyl door with inset fanlight. The building is clad with wide vinyl siding. The first floor of the building is lit with vinyl sliding windows, but the dormers are lit with paired one-over-one vinyl sash windows. The house rests on a foundation constructed with "rock-face" concrete blocks; the foundation under the rear addition is poured concrete.

22. Architectural style/building type: Hip-roofed box

23. Landscaping or special setting features:

The property contains several trees and ornamental shrubs of various sizes. A small grass lawn is located south of the house, but much of the front of the property has been covered with gravel.

24. Associated buildings, features, or objects:

A gable-roofed, T1-11-clad garage stands east of the house. This building stands on the neighboring property (619 6th Street), but the west end of the building extends onto the property associated with 612 Park Ave and may have some association with the house on this parcel.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1898 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The house was built ca.1898, with the alterations to the porch occurring ca.1950, and the construction of a rear addition possibly occurring around the same time (the low pitch of the roof and the concrete foundation indicate that the addition may date to this period). Siding and window replacements occurred after 1976; a county assessor photograph shows the building with much larger one-over-one wood sash windows and the siding appears to be different (Weld County Assessor)

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: Single dwelling

34. Site type(s): House

35. Historical background:

This property was constructed ca. 1898. The original owner is unknown, but by 1933, the house was occupied by Ralph W. Haynes (City Directory 1933:20). By 1942, the house appears to have been used as a rooming house, with three separate family units (six people) living in the building and sharing a phone line. These individuals were Floyd E. Ball, a fieldman, and his wife Hazel; Mrs. Vivien Berta and her daughter Jonna Lynn; and R.W. Haynes, a mail carrier, and his wife Mabel (City Directory 1942:1,7).

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6143686, Parcel 147106113004.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance:

This house is associated with Criterion A for its contribution to the late nineteenth century residential development of Fort Lupton. The design of the building is unusual, particularly the steep pitch on the hipped roof. However, alterations to the cladding material and the windows have caused loss of integrity. Further investigation is also warranted for the apparent use of the property as a rooming house in the 1940s.

43. Assessment of historic physical integrity related to significance:

Alterations to the building, including construction of an addition, replacement of the siding, replacement of the windows and alteration to the window openings have caused loss of integrity of design, materials and workmanship. Although the original form of the building is readily identifiable among the alterations, this property does not retain sufficient integrity to convey its significance and is not considered eligible for the NRHP as an individual property. Those sites that are eligible for

the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). Due to the cumulative effect of the alterations to the building, it has lost historic integrity and would not be a contributing resource in a historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC 0298 to DSC 0311

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

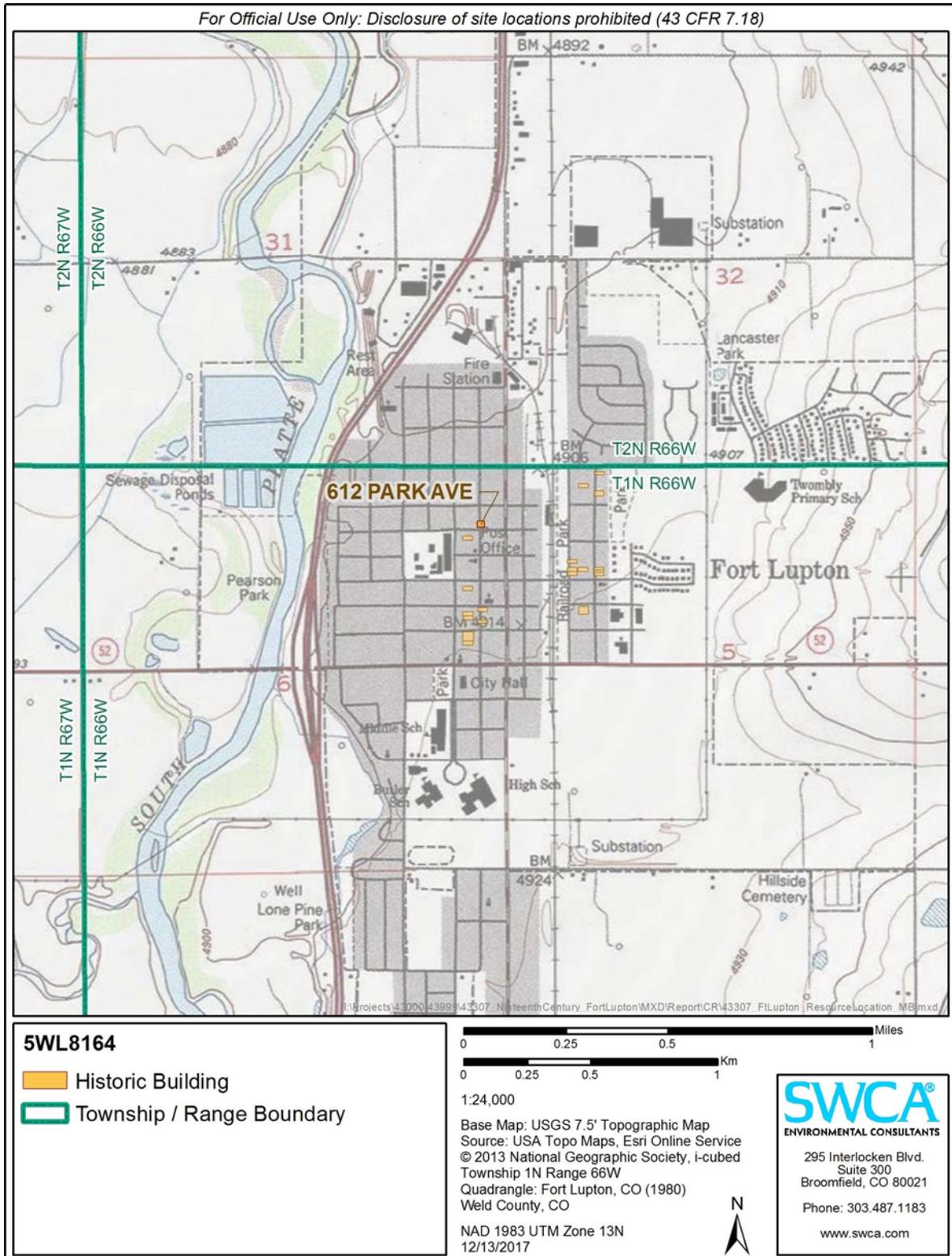


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0299_612Park. Southwest corner of building, view to the northeast.



DSC_301_612Park. Main (west) façade of building from Park Avenue, view to the east.



DSC_307_612Park. Southeast corner of the building, view to the northwest.

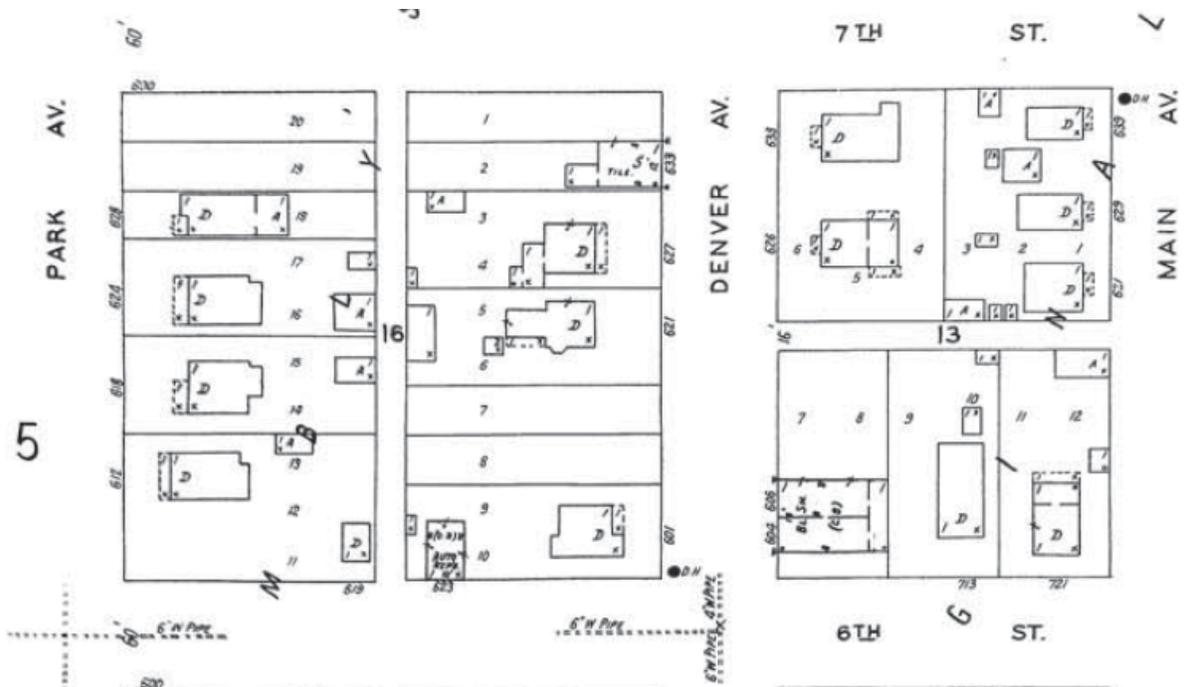


DSC_0310_612Park. Overview of shed, view to the northwest.

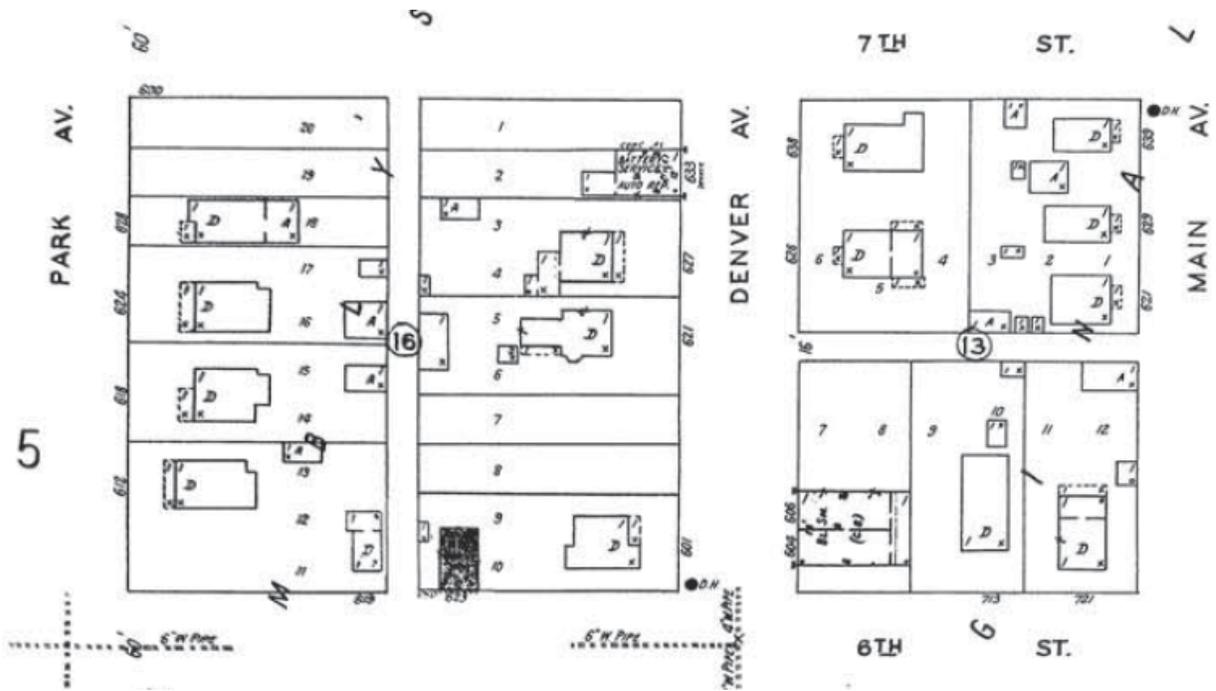
Resource Number: 5WL8164



Overview of 612 Park Avenue around 1976. (Weld County Assessor 1976).



Sanborn Map Company 1930: page 2.



Sanborn Map Company 1930-1936: page 2.

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: 5WL8165
2. Temporary resource number:
3. County: Weld
4. City: Fort Lupton
5. Historic building name: George T. Maughan House
6. Current building name: Milby G and Patricia L Family Trust House
7. Building address: 229 Park Avenue
8. Owner name and address: Milby G and Patricia L Family Trust, 1312 Denver Ave., Fort Lupton, CO 80621-2638

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1 North Range 66 West
NW ¼ of SE ¼ of SE ¼ of NE ¼ Section 6
10. UTM reference
Zone 13; 516031 mE 4436883 mN
11. USGS quad name: Fort Lupton, CO
Year: 1980 Map scale: 7.5' x 15'
Attach photocopy of appropriate map section.
12. Lot(s): 3 Block: 12
Addition: Twombly's Year of Addition: 1903
13. Boundary Description and Justification:
This property consists of the Weld County tax parcel for 229 Park Avenue (Lot 3 of Block 12, Twombly's Addition to Fort Lupton). It is bounded on the north by the tax parcel for 237 Park Avenue, on the east by Park Avenue, on the south by the tax parcel for 219 Park Avenue, and on the west by the public alley that connects 3rd Street to 2nd Street in the block between McKinley Avenue and Park Avenue. These boundaries contain the full extent of the property historically associated with 229 Park Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 45 × Width 27 (approximate)
16. Number of stories: 2
17. Primary external wall material(s): Other wall material, Wood: shingle
18. Roof configuration: Gabled roof
19. Primary external roof material: Asphalt roof: composition
20. Special features: Porch, fence, garage

21. General architectural description:

This Queen Anne-style residence is a two-story, gable-front house clad with horizontal composite siding with wood shingles (fishscale) in the front (east) gable. A large two-story addition with a lower-pitched gable roof extends to the rear (west) side of the house, and completely obscures the view of the original house from the west. An at-grade inset corner porch with a concrete slab floor is located at the southeast corner of the house, with an east-facing main entrance. The porch is sheltered by a pent roof that wraps around the southeast corner of the building. Two large vinyl sliding windows with snap-in muntins are centered on the first and second floors on the east side of the house. At least one six-over-one double-hung wood sash window is located on a small bump-out on the north side of the house; two other windows on the north side of the house may also be wood sash, but the view was obscured by exterior screens or plastic. Windows on the second floor of the rear addition are vinyl sliding sash.

22. Architectural style/building type: Late Victorian: Queen Anne

23. Landscaping or special setting features:

The house stands on a lot with a chain-link fence. The yard contains a grass lawn, trees of varying ages and ornamental plantings. The west side of the property is graveled for parking.

24. Associated buildings, features, or objects:

A two-bay (single door) garage stands west of the house, opening to the alley. The garage is clad with horizontal composition siding and an asphalt shingle roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:1893 Actual:

Source of information: Weld County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

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

The rear addition on the house was built ca.1987, and the garage was constructed ca.1994. The house and garage have similar horizontal composition siding, indicating that the addition of this siding to the original part of the house may have occurred when the addition was constructed. Window alterations appear to have occurred around this time as well.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single dwelling

32. Intermediate use(s): Domestic: Single dwelling

33. Current use(s): Domestic: Single dwelling

34. Site type(s): House

35. Historical background:

This house was built ca.1893, but the original owner and resident of the property are unknown. The first known resident was George T. Maughan, who is listed as residing at this address in the 1933

city directory. By 1942, Tom Wollery, a blacksmith, lived at this house with his wife Helen, Children Mildred, George and Norma and grandson Raymond (City Directory 1933:20; 1942:15).

36. Sources of information:

City Directory

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

1942 Fort Lupton, Colorado City Directory. On file at Fort Lupton City Museum, Fort Lupton, CO.

Weld County Assessor

2018 Weld County Property Portal: Account Number R6165386, Parcel 147106130010.

<https://www.weldgov.com/departments/assessor>, accessed January 2018.

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: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance:

This building is associated with Criterion A for its relationship to the development of residential properties in the late nineteenth century in Fort Lupton. The building has undergone serious alterations, however, and no longer retains sufficient integrity to convey this significance.

43. Assessment of historic physical integrity related to significance:

Although the original form of the building is visible from the east side of the property, the large addition on the west side of the property overshadows this form and completely obscures it from the west. The addition of the composite siding and enlargement of the original window openings on the east façade, removal of the original window surrounds, and replacement of the original windows with a design that is not compatible with the historic character of the building have all caused loss of integrity of design, materials, and workmanship. This building is no longer able to convey its significance and is not considered eligible for the NRHP as an individual resource. Those sites that are eligible for the NRHP or SRHP, or that may contribute to a historic district (per the below), are also eligible for local landmarking based on their importance to the history and or architecture of Fort Lupton.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___ Discuss: Fort Lupton Residential Historic District: A potential Fort Lupton Residential National Register District would probably encompass an area between Park Avenue on the west and Harrison Avenue on the east, and 9th Street on the north and 1st Street on the south. Possible areas of significance for the district include architecture, community planning and development, commerce, and ethnic heritage. The period of significance would likely extend from 1881 (when the town was first formally platted) and 1955 (when the new Valley Highway bypassed downtown Fort Lupton). As a result of the extensive alterations to the building, it no longer retains integrity and would not be a contributing resource in the district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: DSC_0407 to DSC_0414, DSC_0421 to DSC_0426, DSC_0561 to DSC_0563

Negatives filed at: SWCA Environmental Consultants

48. Report title: A Central Fort Lupton Historic Residential Survey Along Park, Pacific, and Harrison Avenues

49. Date(s): November 8–10, 2017

50. Recorder(s): Eileen Heideman

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd, Suite 300, Broomfield, CO 80021

53. Phone number(s): (303) 487-1183

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

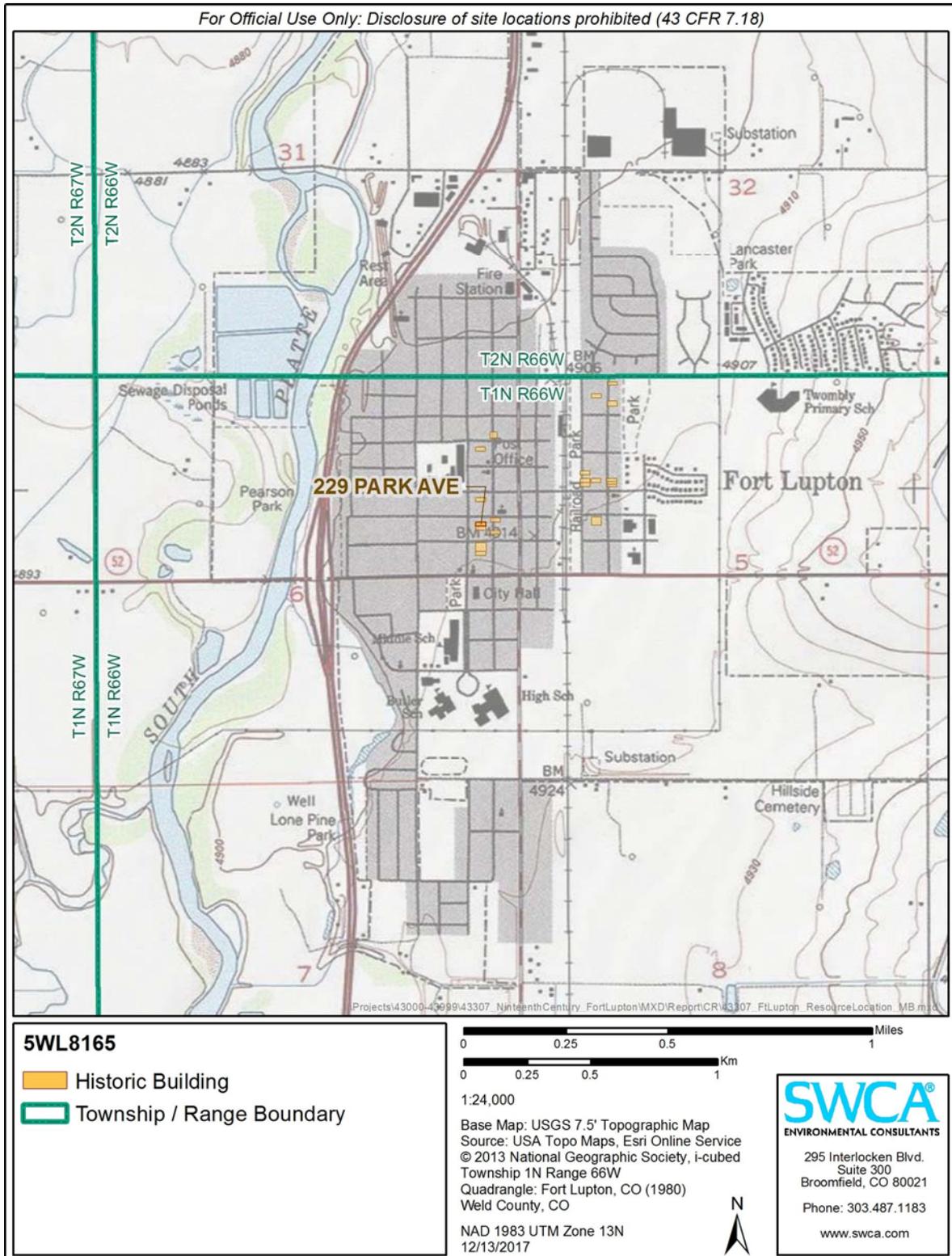


Figure 1. Property location.



Figure 2. Site sketch map.



DSC_0411_229Park. Northeast corner of building, view to the southwest.



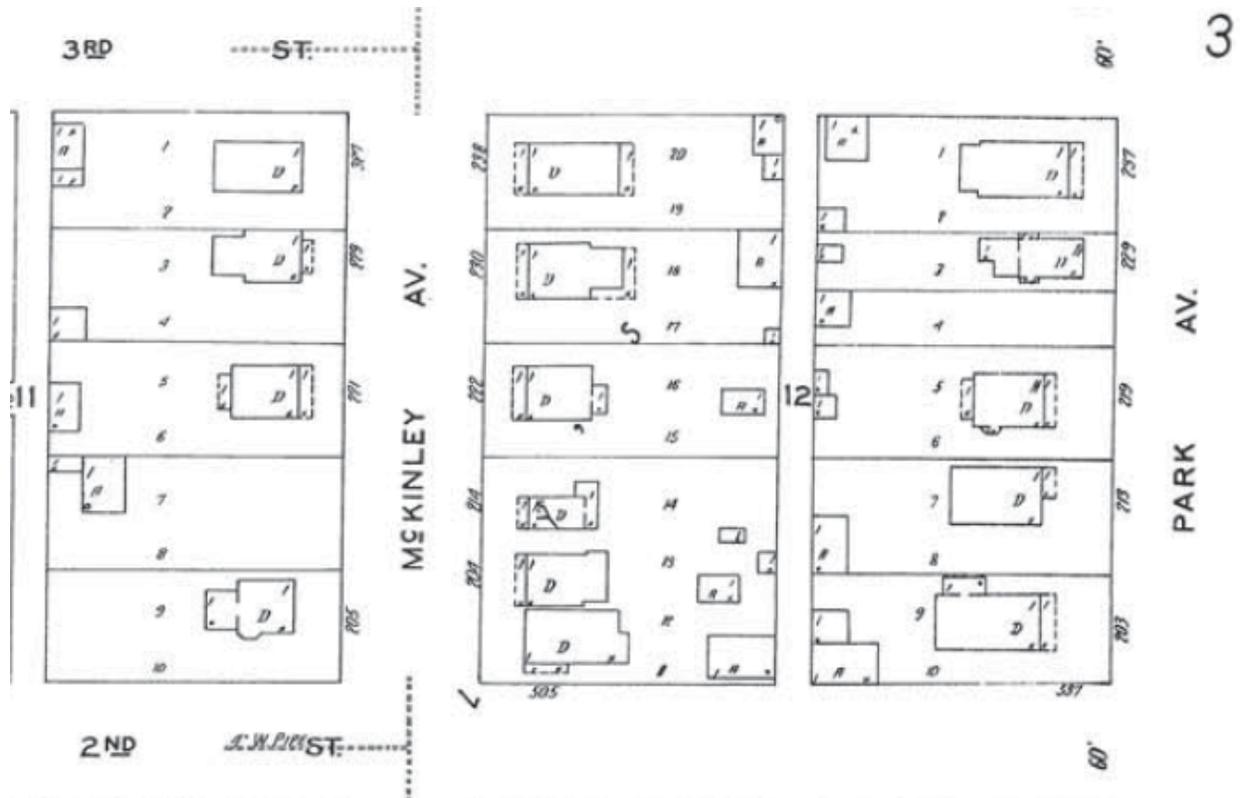
DSC_0562_229Park. Main (east) façade of building from Park Avenue, view to the west.



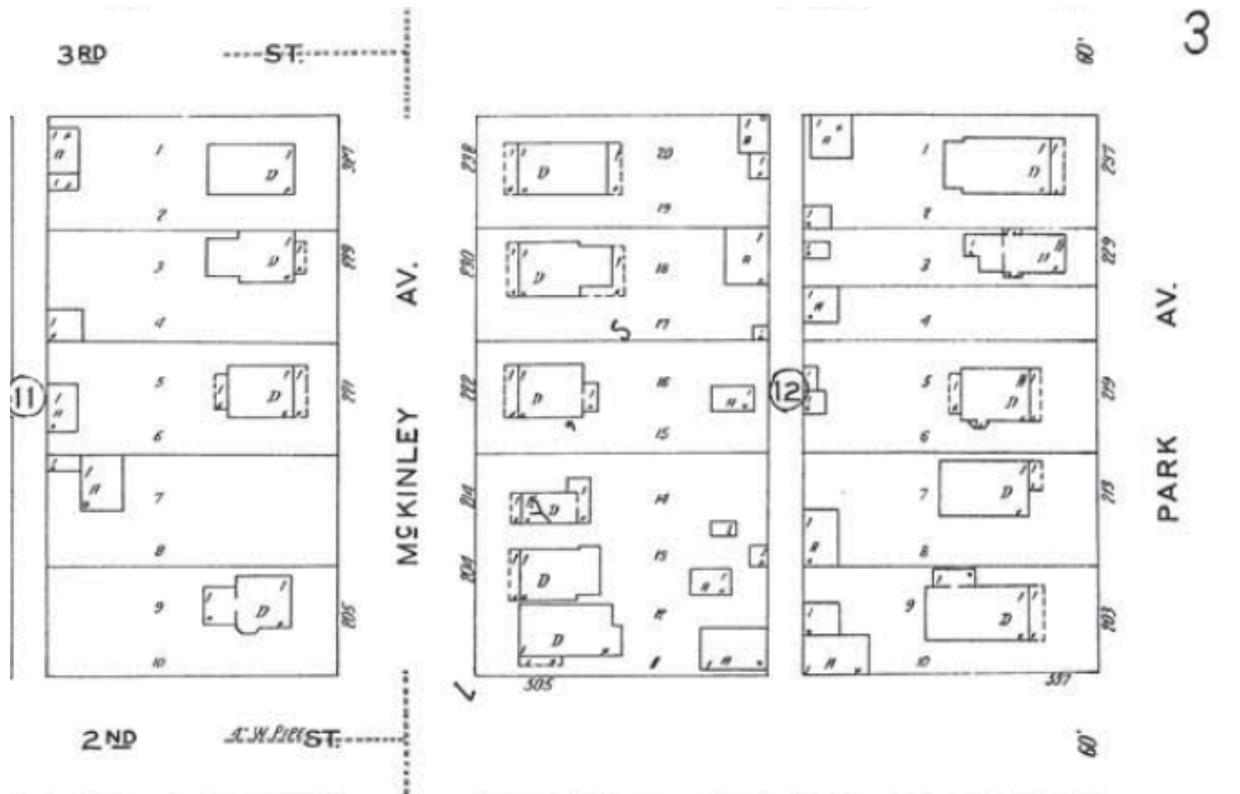
DSC_0414_229Park. Overview of garage with house in the background, view to the east-northeast.



Overview of 229 Park Avenue in 1996. (Weld County Assessor 1996).



Sanborn Map Company 1930: page 6.



Sanborn Map Company 1930-1936: page 6.