

Historic Preservation Board

Amy Adkins
Al Mowrer

Kathy Kvasnicka, Chair

Penny Rankin, Vice-Chairperson
Ginny White
Vacancy

Historic Preservation Board Agenda

Regular Meeting

Fort Lupton City Hall – 130 S. McKinley Ave.

Thursday, October 21, 2021 – 6:15 P.M.

(Order & Contents Subject to Change by Action of the Historic Board)

Call to Order – Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of Discussion Items.

- a. Approval of the Minutes of the September 2, 2021 Meeting

Public and Visitor Input – This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Items

- a. HAM2021-007: Request for Report of Acceptability for Seymour and Birdie Rhode House at 149 Denver Avenue

Discussion Items

- a. Budget Discussion
- b. Change of Meeting Time Discussion
- c. Cemetery Walk Recap

Future Business

- a. Next Board Meeting on November 4, 2021

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
September 2, 2021**

The Historic Preservation Board of the City of Fort Lupton met in session at the City Hall, 130 South McKinley Ave., the regular meeting place of the Historic Preservation Board and virtually via GoToMeeting, on September 2, 2021. Chair Kathy Kvasnicka called the meeting to order at 6:15 pm.

ROLL CALL

Those present were Chair Kathy Kvasnicka, Vice-Chair Penny Rankin, Members Amy Adkins and Ginny White. Also present were City Planner II Alyssa Knutson and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF THE AGENDA

Ginny White made a motion to approve the agenda and Penny Rankin seconded.
Motion passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Ginny White requested a correction on page 1. Penny Rankin motioned and Ginny White Seconded. The minutes were adopted as corrected.

PUBLIC AND VISITOR INPUT

It was noted that there were no members of the public to make comments not otherwise related to the agenda; the public comment portion was closed.

ACTION ITEM

**HAM2021-006 Request for Report of Acceptability for St. John Building (nka Wholly Stromboli)
(410 Denver Ave./701 4th Street)**

Planner Knutson presented this application. She stated that the applicant is requesting a change to the exterior improvements that were approved in April 2021. The applicant is requesting an extension of the patio space on the northeast corner of the building along with the addition of an ADA ramp. Knutson read staff comments on this application based on the Standards for Rehabilitation. She noted that there may be consideration as far as any potential damage to the structure as a result of attaching the patio directly to the brick façade and the Board may want to inquire on this. Knutson stated that staff has no concerns with this application.

Discussion occurred on the improvements that were approved in April 2021. The board expressed concern on the change in paint color from what was approved.

With no further discussion, Chair Kvasnicka called for a motion to approve HAM2021-006. It was moved by Penny Rankin and seconded by Ginny White.

**RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
September 2, 2021**

DISCUSSION ITEMS

Cemetery Walk

Discussion about the logistics, time, refreshments and a shift to being a self-guided event took place.

Budget

Discussion occurred on the types of projects and events that the budget is used for. Staff will present the yearly budget at the next board meeting.

FUTURE BUSINESS

Next Board meeting on October 7, 2021 at 6:15pm.

ADJOURN

Chair Kathy Kvasnicka adjourned the meeting at 6:53 pm.

Submitted by

Magaly Morales-Tejada, Planning Assistant

Approved by Historic Preservation Board

Kathy Kvasnicka, Chair

HAM 2021-007

APPROVE A REQUEST FOR REPORT OF ACCEPTABILITY FOR THE SEYMOUR AND BIRDIE RHODE HOUSE (149 DENVER AVENUE) FOR A PATIO COVER

- I. **Agenda Date:** Board Meeting – October 21, 2021
- II. **Attachments:**
- A. Request for Report of Acceptability & Attachments
 - B. Architectural Inventory Form
 - C. Exhibit A to this HAM: Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings Applicable to the Patio Addition.

III. **Issue/Request:**

On May 13, 2008, the Fort Lupton City Council approved the historical designation of the Seymour and Birdie Rhode House at 149 Denver Avenue. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

On June 3, 2021, the Historic Preservation Board approved the conversion of an ADA ramp on the northern portion of the residence to a patio.

The owner of the Seymour and Birdie Rhode House, Salvador Flores, is now requesting a patio cover for the concrete patio. The proposed work requires a building permit. Please see Section VI. Legal / Political Considerations of this document for further information on requirements prior to permitting exterior work to historic sites within the City of Fort Lupton.

Additional information on this proposed work is attached for your reference.

VI. **Legal / Political Considerations:**

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites...Problems can be identified and solved prior to final review of the application. After review of the application

by the Historic Preservation Board, the Planning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

The Board should then take into consideration each of the following criteria when determining whether to approve the proposal:

- 1. The effect of the proposed work upon the general historical and/or architectural character of the historical site, landmark or district;*
- 2. The architectural style, arrangement, texture and materials of existing and proposed structures and their relation to the structures in the district;*
- 3. The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done;*
- 4. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or district;*

5. *The Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (see Exhibit A to this Memorandum for applicable standards); and*
6. *Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the City.*

VII. Alternatives/Options:

The Board has the following options:

1. *Approve the request for report of acceptability, or approve with conditions;*
2. *Do not approve the request for report of acceptability;*
3. *Delay a decision in order to request additional information.*

VIII. Financial Considerations:

None.

IX. Staff Recommendation:

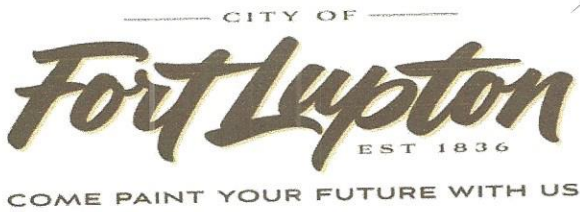
The Board must make a determination if this review requires conceptual and final review, or should go directly to final review. Unfortunately, staff has not received enough information on what the project material, appearance, color, or size will be. Therefore, staff is unable to make a recommendation on whether the project can move directly to final review or not, and whether or not to recommend approval.

Staff recommends that the Historic Preservation Board review the Standards for Rehabilitation and Guidelines that are attached as Exhibit A to this Memorandum. The complete set of Guidelines can be found at <http://bit.ly/soiguideelines>. It is recommended to also review these prior to the meeting.

EXHIBIT A
STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING
HISTORIC BUILDINGS APPLICABLE TO THE PROPOSED PROJECT

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The overall proposed work complies with this standard.
2.	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.	The overall proposed work complies with this standard.
3.	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	The overall proposed work complies with this standard.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	N/A.
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The overall proposed work complies with this standard.
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	N/A.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	N/A.
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships	Spatial relationships will be affected by the addition of the patio cover. The work will be differentiated from the original structure. Nothing submitted to

	that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	describe materials the applicant will be using, as well as size, scale and proportion, massing. The Board should clarify this information with the applicant.
10.	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Uncertain on this and the Board may want to clarify with the applicant.



Planning & Building
130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortlupton.org

**Request for Report of Acceptability for a
Historically Designated Property**

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City. To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortlupton.org or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Salvador Flores
Company: _____
Phone: 720-472-8795 Email: salvadorflores999@gmail.com
Address: 149 Denver Ave Fort Lupton , CO 80621
Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐

B. SITE DESCRIPTION

- 1) Site Address: 149 Denver Ave Fort Lupton, CO 80621
2) Parcel Number: 147106132013
3) Historic Building Name: Seymour & Birdie Rhode House

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
I want to add to my deck permit # 21FTL-00296-R a carport (patio cealing)
which I forgot to draw in the original permit

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
Yes ☒ No ☐
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
Yes ☒ No ☐
- 5) Is the project requesting to demolish a historically designated structure?
Yes ☐ No ☒

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- ☐ If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- ☐ Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made to; and
- ☐ A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the Article XVII, Chapter 18 of the Fort Lupton Municipal Code.

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: Salvador Flores Date: 10-5-2021

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review ☐

Final Review ☐

Conceptual Review Waived ☐

Scheduled Meeting Date: _____

Instructions for Submitting a Request for Report of Acceptability

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed project identified in the Request for Report of Acceptability. The application includes the form, all materials submitted for review of the project, including those documents required under the Building Regulations of the Municipal Code, and any additional information provided.

Project refers to the exterior changes identified in the application and application materials.

Property refers to the land that is being proposed for exterior changes as described in the Request for Report of Acceptability and application materials.

Request means the Request for Report of Acceptability.

A. CONTACT INFORMATION

Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Information on the historic name of the building can be found on the chart titled Fort Lupton Designation Register at bit.ly/FLDesignation.

C. PROJECT DESCRIPTION

Please provide a description of what proposed exterior changes that the project entails. If you need more space for the project description, please attach a separate sheet.

State if the proposed changes require a building permit or a demolition permit. If you are unsure, please contact the Building Department at 303.857.6694. If a permit is required, it must be submitted to the Building Department prior to submitting a Report of Acceptability.

D. SUBMITTAL CHECKLIST AND PROCESS

For an application to be considered complete, and for planning staff to schedule a meeting before the Historic Preservation Board, this Request must be fully completed and all required attachments included. You may submit the fully completed form and required attachments to the Planning Department at planningdept@fortlupton.org or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621.

No permit will be released by the Building Inspector until a Report of Acceptability has been obtained for the following work:

- 1) Alteration or reconstruction of, or addition to, the exterior of any improvement which constitutes all or part of a historic site;
- 2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or
- 3) Construction or erection of, or addition to, any improvement upon any land included on a historic site.

Planning staff will review the application for completeness and provide notice to the applicant whether the application has been deemed complete. Once the application is deemed complete, Planning staff will schedule the project for a meeting before the Historic Preservation Board. The applicant must attend the meeting to present their proposed project to the Historic Preservation Board.

E. PROPERTY OWNER CERTIFICATION(S)

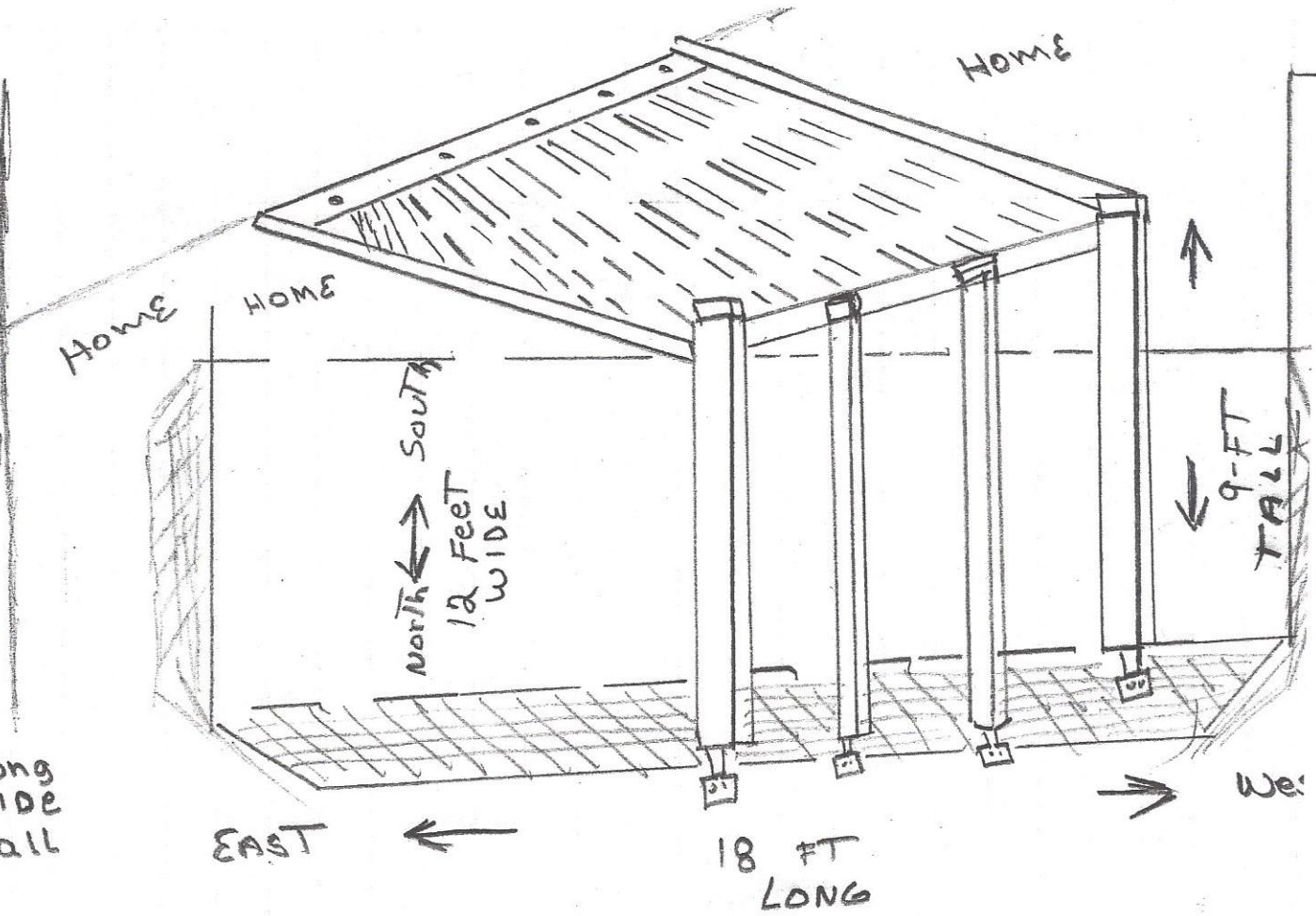
Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

Salvador
Flores

149
denver
Ave.
FT
Lupton
Co 80621
10-5-21

18 - Long
12 - wide
9 - Tall















6:00

◀ Gmail



Official Eligibility Determination
(OAHF use only)

Date _____ Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 8)



I. Identification

1. Resource Number: **5WL5646**
2. Temporary Resource Number: **Not Applicable**
3. County: **Weld**
4. City: **Fort Lupton**
5. Historic Building Name: **Seymour & Birdie Rhode House**
6. Current Building Name: **Flores House / Maria's Beauty Salon**
7. Building Address: **149 Denver Ave.
Fort Lupton, CO 80621**
8. Owner Name & Address: **Salvadore Flores
149 Denver Ave.
Fort Lupton, CO 80621**

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form

(Page 2 of 8)

II. Geographic Information

9. P.M. **6th** Township **1N** Range **66W**
NE 1/4 of the **SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of Section **6**
10. UTM Reference Zone: **13** Easting: **516180** Northing: **4436590**
11. USGS Quad Name: **Fort Lupton, Colorado**
Year: **1994** Map scale: **7.5'**
12. Legal Description: **Lots 1 to 4, Block 21**
Addition: **Twombly's Addition** Year of Addition: **1902**
13. Boundary Description and Justification: **The boundaries of this property correspond with its clearly defined urban lot lines and legal description. These boundaries include all of the historic resources associated with this property, including the building(s) and features described below.**
-

III. Architectural Description

14. Building Plan (footprint, shape): **Irregular Plan**
15. Dimensions in Feet (approximate): **34' x 54'**
16. Number of Stories: **1-1/2**
17. Primary External Wall Material(s) (enter no more than two): **Brick, Shingle**
18. Roof Configuration: (enter no more than one): **Cross Gabled Roof**
19. Primary External Roof Material (enter no more than one): **Composition Roof**
20. Special Features (enter all that apply): **Porch, Dormer, Decorative Shingles, Chimney, Tower, Attached Garage**
21. General Architectural Description: **This corner lot contains a 1-1/2 story masonry residence that faces toward the east. Centered on the property, the home rests upon what appears to be a concrete foundation with stone facing above grade. The building's first floor exterior walls are constructed of brickwork laid in common bond coursing. Fishscale shingles clad the short upper story walls. The home's front entrance, with a wood panel door and metal storm door, is found on its northeast cutaway corner.**

An open, three-sided porch projects from the home at this location. This porch, three steps up from the front sidewalk, consists of a masonry floor, open metal

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form
(Page 3 of 8)

rail, and a three-sided hipped roof supported by two wood columns and two engaged pilasters. Rising above the entrance and porch is a short wood frame octagonal tower. This tower has walls covered with fishscale shingles, three 3-over-1 double hung sash windows with wood frames, and a bell-cast octagonal roof with asphalt shingles and a tin cap.

The building's southeast corner holds the entrance to a hair salon, reached by way of a small wood deck and handicap ramp. This entry has a wood panel door and storm door. Secondary entrances are found on the west and north elevations. The west elevation has a panel door and storm door that enter the rear enclosed porch. The northwest corner of the home has an overhead garage door (wood panel, 6 lights) providing access to a single-car attached garage.

Fenestration on the home consists primarily of 1-over-1 double hung sash windows with wood frames and surrounds. On the front of the house is a three-sided bay containing these original windows. The southeast one-story room has a band of multi-light windows along its south elevation that each holds a central casement surrounded by multiple fixed lights. One set of these same windows is found on the east elevation next to the hair salon door. The rear of the house has two pairs of 2-light sliding windows on the garage and bands of 1-over-1 windows flanking the rear entrance.

Typical of Queen Anne style homes, the roof on this residence is complex. Its central portion is pyramidal, and is surrounded by intersecting gables to the north, south and east. The entire roof is finished with asphalt shingles and boxed eaves. Dormers project from the roof to the north, south and west. The single dormers on the north and south slopes of the pyramidal roof are each wood-framed with fishscale shingles, a pair of 1-over-1 double hung sash windows, and a gabled roof. The single dormer on the west slope of the rear gabled roof is similar to the others but has a single small fixed horizontal window. A tall narrow brick chimney with a pair of horizontal brick bands near the top projects upward from the north slope of the pyramidal roof.

22. Architectural Style/Building Type: **Late Victorian / Queen Anne**
23. Landscaping or Special Setting Features: **Surrounding the home are grassed and landscaped yard areas, although the rear yard has been partially paved. The front yard is bisected by a concrete walk that runs diagonally from the street sidewalk at the corner to the front porch. A modern metal fence borders the south and west yard areas.**
24. Associated Buildings, Features or Objects:

Old Garage - The old garage is located in the southwest corner of the property along the rear alley. This 14' x 16' wood frame building rests upon a concrete foundation and its exterior walls are finished with horizontal siding. It also has a hipped roof with asphalt shingles and a panel door and sliding wood garage door on the north elevation. The building was constructed sometime after 1936 to hold both a single auto and an adjoining shop or storage space.

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form (Page 4 of 8)

New Garage - The new garage is located in the northwest quadrant of the property along the rear alley. This 24' x 24' wood frame building rests upon a concrete foundation and has walls finished with horizontal siding. It also has a gabled roof with asphalt shingles, a two-light sliding window on the north, and an overhead garage door on the south. The building was constructed in 1992 to serve as a two-car garage.

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1902**
- Source of Information: **Weld County Assessor, Property Profile**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**

27. Builder/Contractor: **Unknown**
Source of Information: **Not Applicable**
28. Original Owner: **Seymour & Birdie Rhode**
Source of Information: **Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007; Cleon Roberts. *Fort Lupton, Colorado: The First Hundred and Forty Years*. Fort Lupton Museum, 1976**
29. Construction History (include description and dates of major additions, alterations, or demolitions): **The home on this property was constructed in 1902 with open porches on the front and rear, and over the next two decades remained unchanged. By 1930, it had been expanded toward the rear with the construction of an enclosed porch and an attached garage. A small shed, now gone, was located off the southwest corner of the house, although this might have been the old garage now found in the southwest corner of the property. The old garage was certainly not present in its current location prior to 1936.**

The one-story addition to the southeast corner of the residence was constructed sometime in the years after World War II, possibly in conjunction with the 1975 remodeling of the interior for use as offices. In the past two decades, several alterations have been made to the property. First, in 1992 the detached modern garage was constructed and the surrounding yard area paved with concrete. In 1996 the home received attention to its upper floor siding, soffits and fascia. Finally, in 2006 the wood ramp, deck and door for the hair salon were installed, along with the wrought iron fence that encloses portions of the rear yard.

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form
(Page 5 of 8)

-
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Single Dwelling
Commerce & Trade / Specialty Store**
34. Site Type(s): **Single Family Residence / Hair Salon**
35. Historical background: **Between 1902 and the 1950s, this home was occupied by the family of Seymour and Birdie Rhode. The couple is well-known locally for founding the first bank in Fort Lupton. Established in 1900, the Fort Lupton State Bank was initially housed on the main floor of the Winbourn Hotel on the northwest corner of 4th St. and Main Ave. Seymour served as the institution's vice-president and cashier and Birdie held the title of president, a remarkable position for a woman to hold in any bank, large or small, at that time. Advertising "courteous treatment to all," the bank was launched with total assets of \$25,000 and on its first day of business received deposits in excess of \$3,500. In addition to banking, the couple was involved in the sale of fire and life insurance policies.**

With their bank thriving, Seymour and Birdie had a Queen Anne style home constructed for themselves in 1902 at 149 Denver Ave. Eight years later, they erected their own bank building on the northwest corner of 4th St. and Denver Ave. (this building no longer exists). Seymour

and Birdie continued to operate their bank through at least the 1940s and were involved in the Fort Lupton community into the post-WWII period. During the 1950s, the home finally passed out of the family's ownership. While it continued to be occupied as a residence, in 1975 the building was remodeled to serve as offices for Ranchero, a company engaged in home construction, real estate and land development. This work appears to have primarily involved the interior, but may also have involved construction of the one-story addition to the southeast corner of the building. In recent years, this portion of the building has been converted into a hair salon.

36. Sources of information: **Fort Lupton City Directories (1933, 1942)**
Colorado State Business Directories (1900-1950)
Weld County, Assessor's Records (parcel #147106132013)
City of Fort Lupton, Building Permits File
Sanborn Fire Insurance Maps (1908-1936)
Interview with David Norcross & Nancy Penfold, Fort Lupton Museum, 26 September 2007

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form
 (Page 6 of 8)

Fort Lupton Press, 16 September 1976
Fort Lupton Spirit, 16 May 1906
 Cleon Roberts, *Fort Lupton, Colorado: The First Hundred and Forty Years*, Fort Lupton Museum, 1976
 Adam Thomas, *Crossroads in Eden: Development of Fort Lupton, 1835-2000*, Historical Context Report prepared for the City of Fort Lupton, 2003

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria

- A.** Associated with events that have made a significant contribution to the broad pattern of our history
- B.** Associated with the lives of persons significant in our past
- X C.** Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D.** Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Fort Lupton Criteria

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

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

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

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

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form
(Page 7 of 8)

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

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

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

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

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

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

Does not meet any of the above Fort Lupton designation criteria

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

40. Period of significance: **1902-1952 (Commerce) / 1902 (Architecture)**

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

42. Statement of significance: **This historic residence appears to be eligible for individual designation to the Colorado State Register of Historic Properties at the local level of significance. It is eligible under Criterion C for embodying the distinctive features of the Late Victorian / Queen Anne style of architecture. Numerous elements of this building are characteristic of this style, including its asymmetrical massing, octagonal corner tower, dormers, open three-sided porch, multiple gables and complex roof. Although the building has experienced a non-historic alteration with the addition of a one-story shop at its southeast corner, the primary view of the home from the intersection is little changed and the home still conveys most of its architectural integrity.**

Fort Lupton Significance: In light of the criteria for local designation, the property appears to be eligible for individual listing in Fort Lupton because of its association with prominent banking couple Seymour and Birdie Rhode (Criterion A-3). In addition, the home is likely to be locally eligible as the best representative example in Fort Lupton of the Queen Anne style of architecture (Criterion B-2).

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Architectural Inventory Form

43. Assessment of historic physical integrity related to significance: **While this home has experienced some changes since it was constructed in 1902, its Late Victorian detailing and integrity remain largely intact. Many of the changes have taken place behind the house, involving early additions and the construction of two detached garages. The small addition to the southeast corner is one-story in height, compatible in design and materials, and does not diminish from the overall historic character of the home. None of these changes significantly diminished the home's importance as the most substantial example of the Queen Anne style in Fort Lupton. The building still conveys a substantial degree of its appearance from the period when it was occupied by Seymour and Birdie Rhode. This property exhibits an adequate degree of integrity to be considered significant in relation to State Register standards. Due to the alterations described, it is not eligible for individual designation to the National Register.**

VII. National Register Eligibility Assessment

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

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

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

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

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

VIII. Recording Information

47. Photograph numbers: **D149.1-8**

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

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

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

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

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

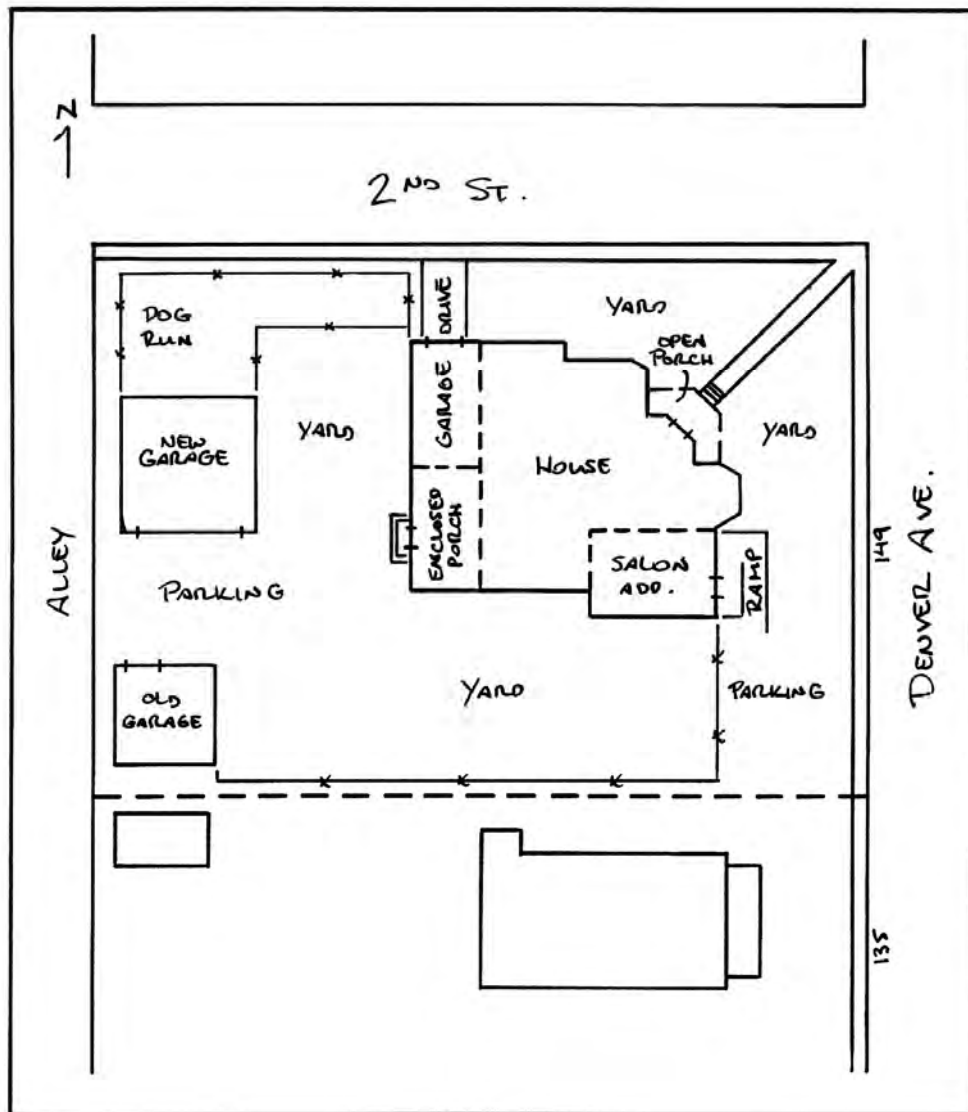
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

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

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

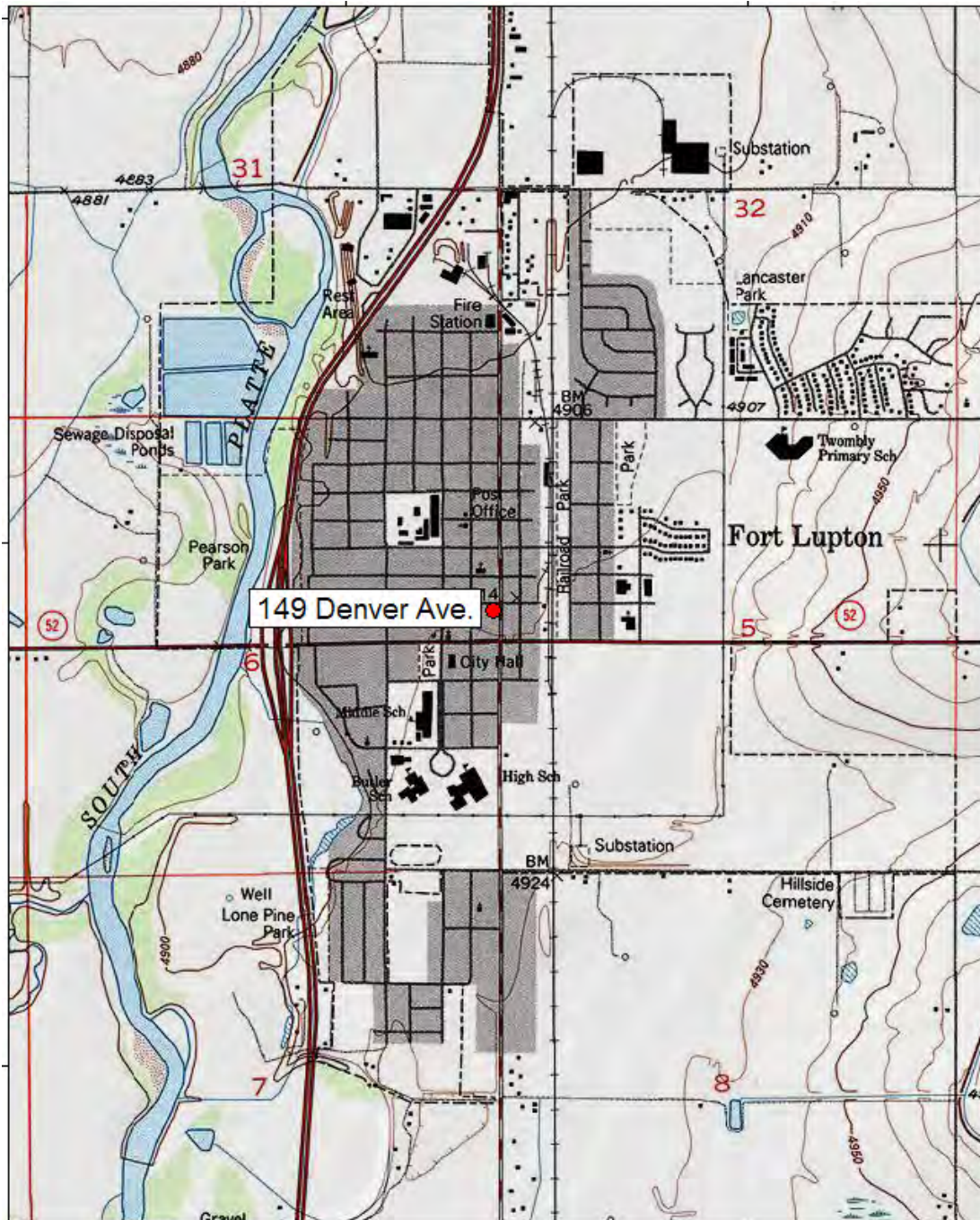
**Site Diagram
(not to scale)**



Resource Number: 5WL5646

Address: 149 Denver Ave.

**USGS 7.5' Topographic Map
Fort Lupton, 1994**



Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Additional Photographs



View of the east elevation of the Rhode House. View to the west.



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

Resource Number:

5WL5646

Address:

149 Denver Ave.

Additional Photographs



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



View of the southwest corner of the house and the new garage. View to the east.

Resource Number: **5WL5646**

Address: **149 Denver Ave.**

Additional Photographs



View of the old garage along the rear alley. View to the southeast



View of the new garage along the rear alley. View to the southeast.