



Historic Preservation Advisory Committee Agenda Monday, May 13, 2024, at 5:30 pm

1. Roll Call

- Todd Duval, Chair
- Leslie Moore, Vice Chair
- Cheryl Szydlo, Secretary
- James Massie
- Lee Hardies
- Fred Maine
- Tim Hardy, Board Liason
- Andrew Wayland, Historical Society Liason
- Brian Dubois, Town Staff Representative

2. Approval Of Minutes

Documents:

[MINUTES. 04_08_24.PDF](#)
[CLG GRANTS - BERTHOUD - 4.8.24.PDF](#)

3. Public Comment Period

4. Discussion Items

1. Outstanding Landmark Selections
2. Drink Coasters Update - Brian and Tim
3. Kwik Corner Designation
 1. Information provided by Berthoud Historical Society and Andrew Wayland
4. Legacy Park Referral Review
5. Possible Historic Farms within Berthoud limits
6. Other Business
 1. HPAC clothing selections

2. Historic Preservation Month Proclamation

Documents:

[FILLING STATIONS.PDF](#)
[BERTS CORNER.PDF](#)
[IDEAL SPOT 1958 CRASH.PDF](#)
[IDEAL SPOT 1947 PC FRONT.PDF](#)
[HISTORIC PRESERVATION MONTH 2024.PDF](#)

5. Adjourn

Berthoud Historic Preservation Advisory Committee

Minutes of Meeting, Monday, April 8, 2024, at 5:30 pm

Berthoud Town Hall (807 Mountain Ave.)

I. ROLL CALL

Committee members present included: Leslie Moore (Vice Chair), James Massie, Lee Hardies and Fred Maine. Town of Berthoud: Brian Dubois (Town Staff Representative), Tim Hardy (Town Board), and Andrew Wayland (Historical Society Liaison). History Colorado: Lindsey Flewelling. The meeting was held in person.

A. The meeting was called to order at 5:37pm. A roll call attendance was taken.

II. PUBLIC COMMENT PERIOD

There were no public comments presented.

III. MINUTES

Minutes from the March 11, 2024 meeting were reviewed, a motion to approve the Minutes was made by James Massie and seconded by Lee Hardies. Minutes were approved unanimously.

IV. DISCUSSION ITEMS

A. As part of a request from HPAC members and the standard CLG Evaluation process, Lindsey Flewelling of History Colorado presented information about CLG and State Historical Fund Grants and Survey Projects to the committee and performed part of her evaluation.

- Information presented by Lindsey included the following:
 - Types of Surveys possible: Reconnaissance, Intensive, and Archeological (Class I, II, III) with a focus on Reconnaissance and Intensive.
 - a. Reconnaissance involves a visual evaluation of properties, not an assessment of associated historical events or individuals. That information can only be obtained through historical research conducted as part of an intensive level survey.
 - b. Intensive is designed to fully record each resource. These provide detailed architectural and historical information, with each resource described and photographed. The historical associations of each resource are researched and the construction history is tracked.
 - Methodologies for these surveys are done either as Comprehensive or Selective.
 - Survey Reports include the following:
 - a. Summary of purpose of project, funding source(s)
 - b. Project's research design and methods
 - c. Historic context
 - d. Results of project including recommendations for National/State/Local Register nominations
 - e. Survey log
 - f. Recommendations for future study and survey
 - Historic Context Studies include the following:
 - a. Historic contexts define the patterns, themes, and larger trends by which a specific event, property, or site is understood and its meaning made clear
 - b. Summarizes the historic development of the area of study
 - c. Includes a description of the natural and topographic features that may have affected development
 - d. Themes may be related to history, architecture, and/or engineering
 - Funding sources include the following:
 - a. Certified Local Government Grants
 - i. Only Certified Local Governments are eligible to apply

- ii. Administered by History Colorado's Office of Archaeology and Historic Preservation
- iii. Due January 15th of each year
- iv. No-match grants of up to \$25,000 for preservation planning, survey, design guidelines, designation, context studies, education/outreach projects
- v. Underrepresented communities and community engagement
- vi. Applications available on October 1st; draft review available
- b. Certified Local Government Grants
 - i. Only Certified Local Governments are eligible to apply
 - ii. Administered by History Colorado's Office of Archaeology and Historic Preservation
 - iii. Due January 15th of each year
 - iv. No-match grants of up to \$25,000 for preservation planning, survey, design guidelines, designation, context studies, education/outreach projects
 - v. Underrepresented communities and community engagement
 - vi. Applications available on October 1st; draft review available

B. Coaster Update

- Trustee Hardy presented samples of in-house coasters as an option to go out to businesses. The Committee opted to continue the process with the option selected at the last meeting.

C. Other Business

- HPAC Members were informed they will be able to select an article of clothing with Town logo and "Historic Preservation" embroidered. Committee Members will decide and inform Brian of their selection.
- Photos of landmark homes and buildings were presented to the committee by Leslie Moore and Andrew Wayland courtesy of the collection from the Berthoud Historical Society.
- Leslie Moore presented the committee a copy of an article from the Berthoud Weekly Surveyor about the process for property owners to designate properties as local historical landmarks.

V. Adjourn

Lee Hardies motioned to adjourn, James Massie seconded, the meeting adjourned at 7:10 pm.

Respectfully submitted,
Fredd Maine
Berthoud HPAC Temp Secretary



CLG and State Historical Fund Grants - Survey Projects Berthoud

Lindsey Flewelling
Preservation Planner & Certified Local Government (CLG) Coordinator

Survey Basics

Survey is the ongoing process of locating and describing buildings, sites, structures, and districts of potential local, state, or national importance

- Evaluate the significance of resources
- Evaluate resources eligibility for listing in the local, state or national registers
- Identify potential historic districts and contributing resources
- Establish priorities for future survey and preservation efforts

Survey Basics

- Survey Types:
 - Reconnaissance
 - Intensive
 - Archaeological (Class I, II, III)
- Methodologies:
 - Comprehensive
 - Selective
- Historic Context Studies



Survey Basics

Reconnaissance Survey involves a visual evaluation of properties, not an assessment of associated historical events or individuals. That information can only be obtained through historical research conducted as part of an intensive level survey.

Intensive Survey is designed to fully record each resource. These provide detailed architectural and historical information, with each resource described and photographed. The historical associations of each resource are researched and the construction history is tracked.

OAHP Form # 1417- Reconnaissance

OAHP Site #: OAHP Form #1417

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)
Date: Initials:
☐ Determined Eligible- NR
☐ Determined Eligible- SR
☐ Needs Data
☐ Eligible District - Contributing

IDENTIFICATION

1. Property Name: ☐ Historic ☐ Current ☐ Other:

2. Resource Classification: ☐ Building ☐ Structure ☐ Object ☐ Sites/Landscape

3. Ownership: ☐ Federal ☐ State ☐ Local ☐ Non-Profit ☐ Private ☐ Unknown

LOCATION

4. Street Address:

5. Municipality: ☐ Vicinity:

6. County:

**7. USGS Quad: Year: 7.5' ☐

**8. Parcel Number:

**9. Parcel Information: Lot(s): Block: Addition:

**10. Acreage: ☐ Actual ☐ Estimated

11. PLSS information: Principal Meridian: Township: Range:
of of of of section:

**12. Location Coordinates:
UTM Reference: Zone :mE :mN ☐ NAD 1927 ☐ NAD 1983
or
Lat/Long: Latitude :Longitude ☐ WGS84 ☐ Other:

****Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
Windows	Roof	Chimney	Porch

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

14. Landscape (important features of the immediate environment):
☐ Garden ☐ Mature Plantings ☐ Designed Landscape ☐ Walls ☐ Parking Lot ☐ Driveway ☐ Sidewalk ☐ Fence ☐ Seating
☐ Other:

OAHP Site #:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Current Function/Use (if different):

16. Date of Construction: ☐ Estimated ☐ Actual (include source):

17. Other Significant Dates, if any:

18. Associated NR Areas of Significance:
☐ Agriculture ☐ Architecture ☐ Archaeology ☐ Art ☐ Commerce ☐ Communications ☐ Community Planning & Dev't
☐ Conservation ☐ Economics ☐ Education ☐ Engineering ☐ Entertainment/Recreation ☐ Ethnic Heritage
☐ Exploration/Settlement ☐ Health/Medicine ☐ Industry ☐ Invention ☐ Landscape Architecture ☐ Law ☐ Literature ☐ Maritime
History ☐ Military ☐ Performing Arts ☐ Philosophy ☐ Politics/Gov't ☐ Religion ☐ Science ☐ Social History ☐ Transportation
☐ Other:

19. Associated Historic Context(s), if known:

20. Retains Integrity of: ☐ Location ☐ Setting ☐ Materials ☐ Design ☐ Workmanship ☐ Association ☐ Feeling

21. Notes:

22. Sources:

SKETCH PLAN include approximate scale

FIELD ELIGIBILITY RECOMMENDATION:
To be completed by surveyor
☐ Determined Eligible - NR
☐ Determined Eligible -SR
☐ Eligible District - Contributing
☐ Needs Data

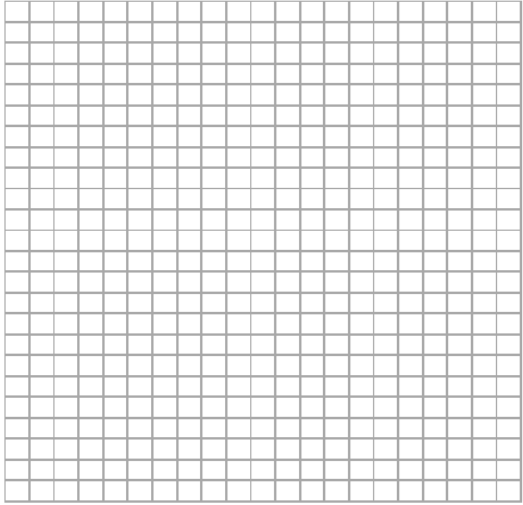
RECORDING INFORMATION

Survey Date:

Surveyed By:

Project Sponsor:

Photograph Log:



OAHP Form # 1417– Reconnaissance Sample

OAHP Site #: 5AM3713

OAHP Form #1417

COLORADO CULTURAL RESOURCES INVENTORY Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP Historical / Architectural Properties: Intensive Level / Evaluation form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/ohp/survey-inventory-forms>

Official eligibility determination
(OAHP use only)

Date Initials
____ Determined Eligible- NR
____ Determined Eligible- SR
____ Needs Data
____ Eligible District - Contributing

IDENTIFICATION

1. Property Name: Gonzalez Farmstead ☐ Historic ☐ Current ☐ Other
2. Resource Classification: ☒ Building ☐ Structure ☐ Object ☐ Sites/Landscape
3. Ownership: ☐ Federal ☐ State ☐ local ☐ non-profit ☒ private ☐ unknown

LOCATION

4. Street Address: 12210 E. 120th Ave
5. Municipality: Brighton ☐ Vicinity
6. County: Adams
**7. USGS Quad: Brighton, CO Year: 1994 ☒ 7.5'
**8. Parcel Number: 0172101005010
**9. Parcel Information: Lot(s): Block: Addition:
**10. Acreage: 1.04 ☒ Actual ☐ Estimated
11. PLSS information: Principal Meridian: 6th Township: 02S Range: 67W
of of NW1/4 of NW1/4 of section 1
**12. Location Coordinates:
UTM reference: Zone 13S ;mE 513231.00 ;mN 4418214.54 ☐ NAD 1927 ☒ NAD 1983
or
Lat/Long: Latitude ; Longitude ☐ WGS84 ☐ Other

**Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
1 1/2	Hip-On-Gable	Concrete	Wood: Log
Windows	Roof	Chimney	Porch
Vinyl, sliding, one-by-one	Gabled-On-Hip/ Asphalt: Composition	N/A	Projecting porch with a hipped roof overhang

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.): The building utilizes a rectangular plan. The roof features a hip-on-gable roof and wide overhanging eaves. The projecting porch features a low-pitched hipped roof supported by concrete and wood columns. The building no longer maintains its original form or materials.

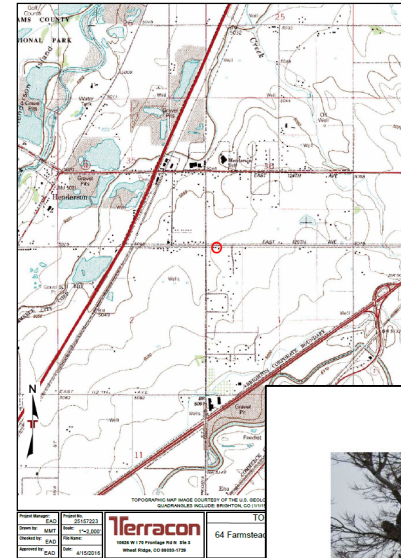
OAHP Site #: 5AM3713

OAHP Form #1417

14. Landscape (important features of the immediate environment):
☐ Garden ☐ Mature Plantings ☐ Designed Landscape ☐ Walls ☐ Parking Lot ☐ Driveway ☐ Sidewalk ☐ Fence ☐ Seating
☐ Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: DOMESTIC: SINGLE DWELLING Current function/Use (if different):
16. Date of Construction: 1939 ☐ Estimated ☒ Actual (include source): Adams County Tax Assessor
17. Other Significant Dates, if any:
18. Associated NR Areas of Significance:
☐ Agriculture ☐ Architecture ☐ Archaeology ☐ Art ☐ Commerce ☐ Communications ☐ Community Planning & Dev't
☐ Conservation ☐ Economics ☐ Education ☐ Engineering ☐ Entertainment/Recreation ☐ Ethnic Heritage
☐ Exploration/Settlement ☐ Health/Medicine ☐ Industry ☐ Invention ☐ Landscape Architecture ☐ Law ☐ Literature
☐ Maritime History ☐ Military ☐ Performing Arts ☐ Philosophy ☐ Politics/Gov't ☐ Religion ☐ Science ☐ Social History
☐ Transportation ☐ Other
19. Associated Historic Context(s), if known:
20. Retains Integrity of: ☒ Location ☐ Setting ☐ Materials ☐ Design ☐ Workmanship ☐ Association ☐ Feeling
21. Notes: According to 1899 Willits Farm Map, the NW 1/4 of the NW 1/4 section was owned by a property owner whose name is illegible. In the 1916 Willits Farm Map the property owner's name is also illegible.
22. Sources: Adams County Tax Assessor
1899 & 1916 Willits Farm Map
Google Earth



1. Overview of Farm Complex
• Facing Southeast
• Photographed by Terracon Consultants
• Photo taken 1-06-2016
• Image has not been altered



2. Overview of Farm Complex
• Facing Southeast
• Photographed by Terracon Consultants
• Photo taken 1-06-2016
• Image has not been altered

OAHP Form # 1403 - Intensive

Resource Number:
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number:
2. Temporary resource number:
3. County:
4. City:
5. Historic building name:
6. Current building name:
7. Building address:
8. Owner name and address:

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township _____ Range _____
_____ of _____ of _____ of _____ of section _____
10. UTM reference
Zone _____; _____ mE _____ mN
11. USGS quad name: _____

Year: _____ Map scale: 7.5' _____ 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification:

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length _____ x Width _____
16. Number of stories:
17. Primary external wall material(s):
18. Roof configuration:
19. Primary external roof material:
20. Special features:

Resource Number:
Temporary Resource Number:

21. General architectural description:
22. Architectural style/building type:
23. Landscaping or special setting features:
24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: _____
Source of information:
26. Architect:
Source of information:
27. Builder/Contractor:
Source of information:
28. Original owner:
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
30. Original location _____ Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

36. Sources of information:

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;

Resource Number:
Temporary Resource Number:

- ☐ 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:

40. Period of significance:
41. Level of significance: National _____ State _____ Local _____
42. Statement of significance:

43. Assessment of historic physical integrity related to significance:

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

VIII. RECORDING INFORMATION

47. Photograph numbers:
Negatives filed at:
48. Report title:
49. Date(s):
50. Recorder(s):
51. Organization:
52. Address:
53. Phone number(s):

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

OAHP Form # 1403 – Intensive Sample

Resource Number: 5WL7962
Temporary Resource Number: Weld 0

OAHP 1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

- Resource number: 5WL7962
- Temporary resource number: Weld 0
- County: Weld
- City: Brighton
- Historic building name: Frame/Struck Farmstead
- Current building name: Schara Farmstead
- Building address: 13713 County Road 6
Fort Lupton, CO 80621
- Owner name and address: Richard and Sandra Schara
10298 County Road 25
Fort Lupton, CO 80621

II. GEOGRAPHIC INFORMATION

- P.M. 6 Township 1N Range 66W
 ¼ of ¼ of SW ¼ of SE ¼ of section 20
 ¼ of ¼ of SE ¼ of SE ¼ of section 20
- UTM reference
Zone 1 3 ; 5 1 6 9 8 2 mE 4 4 3 1 4 4 2 mN
1 3 ; 5 1 7 4 9 9 mE 4 4 3 1 4 4 6 mN
1 3 ; 5 1 7 6 8 7 mE 4 4 3 1 0 4 9 mN
1 3 ; 5 1 7 1 8 8 mE 4 4 3 1 0 5 1 mN
- USGS quad name: Fort Lupton
Year: 1994 Map scale: 7.5' x 15' Attach photo copy of appropriate map section.
- Lot(s): Block:
Addition: Year of Addition:
- Boundary Description and Justification: The property is bounded by County Road 6 to the south, a levee to the east, a power transmission line to the north, and unmarked boundary (which is parallel to an unnamed dirt road south of County Road 6) to the west. The boundary encompasses the approximately 65 acres that the property currently has.

III. Architectural Description

- Building plan (footprint, shape): Rectangular

Resource Number: 5WL7962
Temporary Resource Number: Weld 0

- Dimensions in feet: Length 40-Feet x Width 35-Feet
- Number of stories: 2 Stories
- Primary external wall material(s): Brick
- Roof configuration: Cross Gabled
- Primary external roof material: Asphalt Composition Shingles
- Special features: Boxed eaves, gable returns, and wrap-around porch with a hipped-roof overhang supported by brick columns

General architectural description:

Feature A: House-

The house, which is located on the southeast corner of the farm complex, was constructed in 1911. It features a T-shaped plan clad in brick. It has a side-gabled roof covered in asphalt composition shingles. Window sills are made of stone. The house has a wrap-around porch with a hipped-roofed overhang supported by brick columns on the south façade. The vinyl windows were all added around 1995. The house has a raised basement and utilizes a concrete foundation.

On the upper level of the south façade is a centrally placed dormer (which was added between 1975 and 1985). The dormer is clad in horizontal wood siding and features three regularly placed windows. The central window is a vinyl, sliding, tripartite window. On either side of the center window is a vinyl, single-hung, one-over-one window. On the lower level is a wood-framed, wood panel door with a fixed sash, fanlight window. On either side of the door is a picture window.

On the east façade are two regularly placed vinyl, single-hung, one-over-one windows on the upper level. On the right side of lower level is a wood-framed glass double door; the left side of the lower level features a shed-roofed mudroom addition (which was constructed in 1994). On the south side of the mudroom addition is a wood-framed wood door. The east side of the addition has a vinyl, sliding, one-by-one window. The south side of the addition features a vinyl, sliding, one-by-one window.

The north façade has a gabled addition. On the south side of the gabled addition are two regularly spaced vinyl, single-hung, one-over-one windows. On the original portion of the north wall is a vinyl, single-hung, one-over one window. There is a vinyl, fixed sash, two-light window in the basement

The west façade has two regularly placed vinyl, single-hung, one-over-one windows on the upper level and two regularly placed vinyl, single-hung, one-over-one windows on the lower level. There is a vinyl, fixed sash, two-light window in the basement that is enclosed by metal bars.

- Architectural style/building type: No Style

Resource Number: 5WL7962
Temporary Resource Number: Weld 0

- Landscaping or special setting features: The area lies within the Great Plains physiographic province of Colorado, which is characterized by flatlands and scarce topographic features. Surrounding properties consist primarily of agricultural fields with the exception of Vestas Blades America, a manufacturer of wind turbine blades, which is located southwest of the property. The area around the house is landscaped with a yard and mature plantings. The property itself has been used recently as a horse pasture.

- Associated buildings, features, or objects:

Feature B: Garage (Dairy Barn)-

The garage, which is located on the south section of the farm complex, was historically the barn. It has an estimated construction of between 1911 and 1930. The garage features a side-gabled roof clad in horizontal wood siding with overhanging eaves and exposed rafter tails. The original wall was raised around 2010 to accommodate garage doors. Around this time the windows were also replaced. The west façade has two bays on the right side of the wall. Each bay contains a metal garage door with three fixed sash lights. On the left side of the façade is a wood-framed wood door. On either side of the door is a window. The window located toward the outside of the façade is a wood-framed, fixed sash, single-light window while the one located on the inside of the wall is a wood-framed, fixed sash, two-light window. The north façade has three irregularly spaced windows. The center window is a wood-framed, fixed sash, two-light window. To either side of the center window is a wood-framed, fixed sash, single-light window. Located outside of the windows, on the left side of the façade, is a rectangular shaped ghost line which appears to have been a window. The south façade features two sets of regularly spaced windows: a wood-framed, fixed sash, single-light window toward the inside of the wall and a wood-framed, fixed sash, two-light window toward the outside. On the left side of the east façade are two sets of three abutting windows. Each set is comprised of two wood-framed, fixed sash, single light windows (which are located on the outside) and a wood-framed, fixed sash, two-light window in the middle. On the right side of the façade are two wood-framed wood doors. To the right of the doors is a wood-framed, fixed sash, single-light window. It rests on a concrete block foundation.

Feature C: Horse Barn-

The horse barn, which has an estimated construction of after 1960, is located on the east side of the property. It features a low-pitched, front-gabled roof with flanking shed-roofed over lean-to projections covered in corrugated metal. It has an L-shaped plan and is clad in metal siding. The barn has a drive through garage with bays located on the west and east facades within the gabled section of the building. The west façade features a vinyl, single hung, one-over-one window located on the left shed-roofed projection and a metal door located on the right shed-roofed projection. The gabled bay utilizes a metal garage door with three fixed sash lights. On the south façade, are four regularly placed stalls with metal doors. Windows are located in the four stalls (underneath the roof). Within the two central stalls are side-by side, vinyl, fixed sash, single-light windows. In the two outside stalls are vinyl, fixed sash, single-light windows (with one in each stall). The east façade gabled utilizes metal garage door within the gabled bay. Within the gabled section of the north façade is a metal door. The horse barn rests on a concrete foundation.

OAHP Form # 1403 – Intensive Sample

Resource Number: 5WL7962
Temporary Resource Number: Weld 0
Feature D: Storage Shed-

The shed, which was constructed in 1923, is located north of the house. It features a rectangular plan with horizontal wood siding. The shed has a side-gabled roof covered in asphalt composition shingles with overhanging eaves and exposed rafter tails. The south facade has a wood door, located on the left side of the wall. The east façade features a wood-framed, fixed sash, single-light window. It rests on a concrete foundation.

Feature E: Hay Barn-

The hay barn, which was constructed in 2010, has a rectangular plan clad in metal. It features a gabled roof with overhanging eaves and exposed rafter tails covered in corrugated metal. The barn is supported by log posts, and the north façade and lower portion of the shed is left open. It is located in the center of the farm complex.

Feature F: Loafing Shed-

The loafing shed, constructed in 1950, is located in the northeast section of the farm complex. It has a rectangular plan and a side-gabled roof with exposed rafter tails and overhanging eaves. The shed and roof are clad in corrugated metal. The south façade is left open and supported by four regularly spaced log posts.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Horse Barn: After 1960; Garage: 1911-1930

Actual: House: 1911; Storage Shed: 1923; Hay Barn: 2010; Loafing Shed: 1950

Source of information: Weld County Assessor

Personal Interview with Sandra Schara on February 9, 2016

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Samuel Handley

Source of information: BLM General Land Office Records- Record Number: COCOAA 042372

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

On the house, an addition was added around 1920s -1930s, which was to accommodate a bathroom. The mudroom addition on the east side of the house was added in 1994. The dormer on the upper level was constructed between 1975 and 1985 and wrap-around porch were constructed between after 1985.

The roof of the barn was raised around 2010 to accommodate garage doors. Smaller garage doors had been previously added but were replaced with larger garage doors.

A review of Google Earth historic aerials, revealed that the loafing shed had an abutting lean-to projection which was demolished around 2006. A building abutting the garage (dairy barn) to the north and two buildings which were located north of the house adjacent to the storage shed were demolished between 2014 and 2015.

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

Resource Number: 5WL7962
Temporary Resource Number: Weld 0

V. HISTORICAL ASSOCIATIONS

31. Original use(s): DOMESTIC: SINGLE DWELLING; DOMESTIC: PRIVY; AGRICULTURE/SUBSISTENCE BARN; AGRICULTURE/SUBSISTENCE: AGRICULTURAL OUTBUILDING; AGRICULTURE/SUBSISTENCE: LOAFING SHED

32. Intermediate use(s):

33. Current use(s): DOMESTIC: SINGLE DWELLING; DOMESTIC: GARAGE; AGRICULTURE/SUBSISTENCE: AGRICULTURAL OUTBUILDING; AGRICULTURE/SUBSISTENCE: LOAFING SHED

34. Site type(s): Farmstead

35. Historical background: The property currently belongs to Richard "Butch" and Sandra "Sandi" Schara. Butch purchased the property in 1974 from Walter and Salome "Sally" Struck. Walter inherited the property from his parents Michael and Aleida Struck in 1955. Michael was born on November 20, 1867 in Holstein, Germany. He married Aleida Altemester (b. 1882) on October 12, 1911. The couple had five children including Walter (b. 1913), Fred (b. 1914), Paul (b. 1916), Elmer (b. 1920) and Elsie (b. 1920). During the time they inhabited the property, the Strucks had a dairy farm and sold milk. Michael Struck died in 1956 and Aleida died in 1964. Michael and Aleida purchased the property with the 1911 house from James R. Frame in 1913.

Frame had owned the property since 1905 after purchasing it from Samuel Stouffer. James was born in Iowa in 1862 and married wife Lottie (maiden name Shively) who was born in Iowa in 1865. The couple had nine children according to the 1910 census; however only three were still alive including Charles R. (b. 1884), James D (b. 1887), and Mildred (b. 1896). The 1910 Census lists Frame's occupation as general farming. James died in 1934, and Lottie died in 1920.

Dairy Farming

Adams County, especially the Brighton region, has been the center of Colorado's dairy industry since the early 1900s. The first creamery was opened in present day Adams County in 1883. It was called the Brighton Creamery and was the first industry in Brighton. Other creameries began to pop up, and by 1895, Fort Lupton, Barr City, and Henderson had creameries of their own. In 1895, O.E. Frink of Denver constructed a \$2,000 cheese factory in Brighton; the new cheese factory was located just north of the Brighton Creamery (at present day 233 North Main Street). The company, which became known as Sinton Dairy Incorporated and later the Northern Dairy Factory, received milk from over 250 local producers. Collectively, the employees were paid over one million dollars a year and processed between 70,000 and 80,000 gallons of milk per day. The company was sold to the Denver Milk Producers after a 50 year presence in the Adams County dairy industry (Wagner 1977).

36. Sources of information: Weld County Assessor

Weld County Clerk and Recorder

Personal Interview with Sandra Schara on February 9, 2016

Brighton, Colorado and Surrounding Area 1887-1987 Volume 1

Ancestry.com

Google Earth

Resource Number: 5WL7962
Temporary Resource Number: Weld 0

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

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

 x 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: Agriculture, Architecture, and Archaeology

40. Period of significance: Agriculture- 1911-1966

Architecture: 1911-1950

Archaeology: Historic-Aboriginal: ca. 1911

41. Level of significance: National State Local x

42. Statement of significance:

The Struck Farmstead is significant under Criterion A, in the area of agriculture, as an example of an early 20th century farmstead associated with the dairy farming in Weld County. The farmstead is representative of the region's dairy farmers who produced goods to sell to creameries in Brighton, Henderson and Fort Lupton including Frink Dairy Co., which later became known as Sinton Dairy Inc. By the early 1900s the Brighton region grew to become the center of Colorado's dairy industry.

The Struck Farmstead is significant under Criterion C, in the area of architecture as the barn, storage shed, and loafing shed are representative of Late 19th and Early 20th Century American Movements as they utilize gabled roofs, overhanging eaves, exposed rafter tails and multi-pane windows. Buildings were constructed primarily for function rather than ornamentation and the buildings maintain their historic configurations with the exception of the horse barn and hay barn which were constructed after the period of significance (1911-1950). The house is located on the west section of the property and the barn and outbuildings are located on the east section.

The Struck farmstead is also significant under Criterion D for non-aboriginal historical archaeology. Due to the fact that a privy was likely located on the property, as the house didn't originally have indoor plumbing. The farmstead has a potential to yield important information associated with the broad pattern of ranching/farming and the day-to-day life patterns of the ranchers/farmers.

OAHP Form # 1403 – Intensive Sample

Resource Number: 5WL7962

Temporary Resource Number: Weld 0

43. Assessment of historic physical integrity related to significance:

The Struck Farmstead maintains a moderate integrity of location, association, and feeling, as the property is and a low integrity of setting, as it is abutting industrial infill on the southwest corner. Within the farm complex itself, the historic buildings maintain their original configurations; however, the hay barn and horse barn were added after the period of significance. The farm complex retains a moderate integrity of design, workmanship and materials. The house has a shed roofed dormer addition on the south façade, a mudroom addition on the east façade, and a wraparound porch addition on the south and east facades that were all constructed after the period of significance; however, it still retains its original brick siding and pattern of window penetrations. The barn had the original roof raised around 2010 but it still retains its original horizontal wood siding. The loafing shed and storage shed still have their original forms and materials. The property appears to be eligible for the State Register for agriculture (pos 1911-1966) and Criterion E for non-aboriginal historic archaeology (pos 1911-1966) for the likelihood of a privy pit on the property. Due to various alterations on the house and barn, which occurred after the period of significance, it is unlikely the property is eligible for architecture.

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 ☒

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: 5WL7962_1-5WL7962_27

Negatives filed at: Terracon Consultants, Inc., 10625 W. I-70 Frontage Rd. N Suite 3, Wheat Ridge, CO 80033

48. Report title: Brighton 64 Historic Farmsteads

49. Date(s): February 9, 2016

50. Recorder(s): Margaret M. Tillman

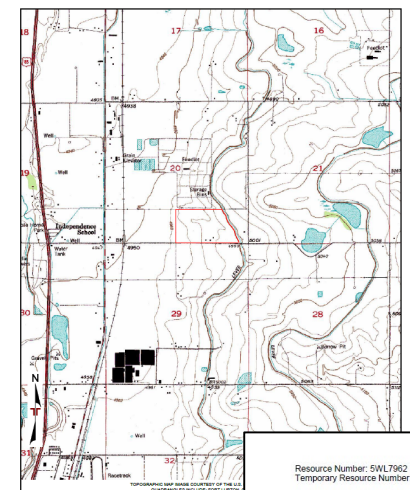
51. Organization: Terracon Consultants, Inc.

52. Address: 10625 W. I-70 Frontage Rd N Suite 3

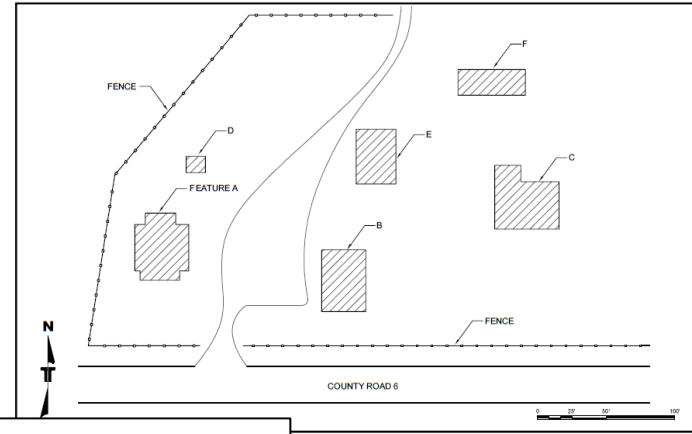
53. Phone number(s): 303-423-3300

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



Terracon
10625 W. I-70 Frontage Rd. N. Suite 3
Wheat Ridge, CO 80033



Resource Number: 5WL7962
Temporary Resource Number: Weld 0



1. Feature A

- South Facade
- Photographed by Terracon Consultants, Inc.
- Photo taken 01-09-2016.
- Image has not been altered



2. Feature A

- East Facade
- Photographed by Terracon Consultants, Inc.
- Photo taken 01-09-2016.
- Image has not been altered

SCHARA FARMSTEAD		02
BRIGHTON 64 FARMSTEADS		
13713 COUNTY ROAD 6 FT. LUPON, COLORADO		
N:\Projects\1015\10151223\Working Files\Diagrams-Drawings\1\Index		

Survey Report

- Summary of purpose of project, funding source(s)
- Project's research design and methods
- Historic Context
- Results of Project including recommendations for National/State/Local Register nominations
- Survey Log
- Recommendations for future study and survey

Historic Context Studies

- Historic contexts define the patterns, themes, and larger trends by which a specific event, property, or site is understood and its meaning made clear
- Summarizes the historic development of the area of study
- Includes a description of the natural and topographic features that may have affected development
- Themes may be related to history, architecture, and/or engineering

Historic Context Studies - Sample

CHAPTER 4. HISTORIC CONTEXTS

Background

Brighton began as a railroad station; it was formed at the junction of the Denver Pacific Railroad (present day Union Pacific) and the Denver and Boulder Valley Railroad in 1870. The station, originally called Hughes, was named after Denver Pacific Railroad's first president General Bella M. Hughes. Maps from the time refer to the station inconsistently as Hughes, Hughes Station, or Hughes Junction. The location for the station was chosen as opposed to the already existing communities of Fort Lupton and Henderson, assuring the new community's growth, which would come to surpass its older rivals. At its inception, Hughes consisted of a frame station, a water tower, a windmill, a section house, a corral, a stable and a few simple cabins. It was not until Daniel F. Carmichael, Denver railroad man and real-estate agent, began to buy surrounding land for development that the future town began to take form. Carmichael's wife is typically credited with changing the community's name to Brighton; as Brighton Beach, N.Y. is listed as her birthplace (Wagner 1977).

In 1887, Brighton was incorporated as a town. At the time, the area was flourishing with a growing population and amenities including a school, a church, a blacksmith shop, a hotel, a meat market, two general stores, a post office, a railroad and telegraph station, three saloons, a creamery, a section house, three railway crews and a newspaper (Wagner 1977).

The first claims in Brighton were staked out along the Platte River on July 4, 1859 by five gold seekers who met on their way to Colorado. William Hazzard, George Hazzard (William's brother), Andrew Hagus, Thomas Donelson, and James Blundell built cabins on their new claims. The following year these early pioneers brought their families out to Colorado; they were accompanied by Frank Aichelman and his family. These homesteaders quickly abandoned the search for gold and returned to their ranches where they grew hay and grain and raised a variety of livestock (Avenue L. Architects 2012).

Open Range Days (1860-1895)

The growth of Colorado's cattle industry was spurred by the gold rush of 1859. It was further precipitated by the railroads, as they began to reach eastern Colorado during the 1870s. Additionally, the federal government owned most of the acreage within Colorado's plains region, making millions of acres of pasture land open for grazing. The cowboy, of the late 19th century, became America's first unique folk hero. Often romanticized for their free existence, the cattlemen of Colorado's High Plains often had elements of hardship and adventure associated with the Wild West (Mehls 1984).

Adams County played an important part in Colorado's Cattle Industry. In 1884, the Colorado Cattle Growers Association in present day Adams County issued their first brand book and about half of the registered brands were used on horses and cows. Throughout the state, 58 new brand companies were formed and many had ranges within the County (Wagner 1977).

Responsive ■ Resourceful ■ Reliable

Brighton 64 Farmsteads – Historic Survey
Contract No. 15-035
Terracon PN: 25157223

Terracon

depending on the buyers. Another important trail was the Ogallala Trail which went to Ogallala, Nebraska. The trail began in Texas and ran north to an area just west of Nebraska (Mehls 1984).

The 1880s saw a change in consumer tastes. As higher quality beef came into demand, longhorns were soon replaced by Hereford cattle. Fence building began in the 1880s and was advanced by the increasing availability of barbed wire. Ranchers, however, had little feed saved for the winter and overstocking/ overgrazing led to problems approaching the winter of 1886. As the snow piled up, cattle perished along fence lines and in ravines. The winter of 1886, known as the "hard winter" and the ensuing market collapse the following year led to the decline of the open range days (Mehls 1984).

Associated Properties:
Talbot Ranch/Morimitsu Farmstead- 5AM3694

Ranching Since 1900

As ranchers attempted to recover from the disasters of the 1880s, they faced dramatic changes. Starting in the 1890s, technological modifications, like fencing rangelands, began to transform the cattle industry. The fences provided herds with winter feed and aided in upgrading cattle. Changes in the climate, which resulted from dryland farming practices, further impacted the industry. Additionally, advancements in transportation made it possible for stock to be transported by train and later trucks (Mehls 1984).

Cattle prices began a resurgence beginning in 1890. The profits were short-lived, as the Panic of 1893 resulted in an economic depression. By 1890, attempts to revive open range cattle ranching were abandoned and new technologies were adopted. Pasture rotations helped prevent rangelands from being overgrazed. There was also a new emphasis on hay, alfalfa, and the development of feed lots. Specializations began to occur in which ranchmen raised cattle and then sold them to others for fattening and finishing. As the beet industry began picking up around 1910, many sugar beet farmers began raising cattle to supplement their incomes, as beet tops and pulp were found to be highly nutritious for cattle (Mehls 1984).

Stockmen took the opportunity to improve and upgrade cattle. Longhorns were replaced with purebreds like Herefords and Angus cattle. Crossbreeds also became popular, as cattlemen sought to develop stock that could survive on the plains and produce more meat than the Longhorns. Contemporaneously, the advancement of veterinary science aided the health of livestock and disease control. Diseases that were once capable of wiping out whole herds became controlled (Mehls 1984).

The decline of the long drive spurred from the inception of the railroad. Railroads eliminated the need for long drives to get livestock to market, and by 1920 single day or two drives to reach the railroads were also eliminated (Mehls 1984).

Associated Properties:
Rutherford Ranch- 5AM3695

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Brighton 64 Farmsteads – Historic Survey
Contract No. 15-035
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Terracon

Japanese-American Farmers

The earliest Japanese to arrive in Colorado came between 1886 and 1888; they were mainly visitors and students. Between 1903 and 1908, Japanese began to arrive in larger numbers. The railroad helped facilitate the eastward expansion of Japanese Americans, employing them in large numbers as construction and maintenance workers (Maeda 2008).

Labor contractors like the S. Ban Company, were fundamental in promoting the Japanese labor force throughout the state of Colorado, offering large numbers of workers at low costs. Harry Naoye Hokasano, was another prominent labor contractor. He brought the first Japanese farm laborers in northern Colorado to Greeley in 1903. As a leader of the Japanese community in Denver (and later Brighton), Hokasano saw the need for skilled construction laborers and organized a crew of more than 500 workers. The crew helped construct railroads deep within the Rocky Mountains (including the Moffat Tunnel) as well as clearing the way for power lines and highways (Wagner 1977).

The Issei (first-generation Japanese immigrants), made farming and farm work a foundation of their ethnic economy, as many of them settled in rural areas. The population rose dramatically from only 48 in 1900 to 2,300 in 1910. In 1909, it was estimated that approximately 3,000 Japanese Americans worked in Colorado's fields with the majority employed as laborers on sugar beet farms north and east of Denver. The Issei made up one-sixth of the sugar beet labor force. (Maeda 2008).

In addition to Brighton's sugar beet industry, its canning industry also attracted a large Japanese population to the area. Much of the cabbage grown in the Brighton area was due to Japanese laborers. Tomato Day, first held in Fort Lupton in 1908, featured Japanese dances and Martial Arts. O.E. Frink reportedly provided seed and machinery to Japanese farmers in Brighton to help them grow vegetables for his canning company (which he opened in 1905). It was not until the 1930s, however, that most of Brighton's Japanese residents were able to purchase their own farms (Dorr 1976).

Japanese organizations formed in Adams County to address social issues. The Japanese Association of Brighton, Fort Lupton, and Platteville was organized in 1908. Originally formed to correct land rents, the organization is estimated to be the first Japanese association in Brighton. Other organizations soon followed including the Japanese Farmers Association of Colorado on March 31, 1909; a Brighton Branch of the Japanese Association of Colorado was formed in 1914. The Brighton Japanese Association, which was the predecessor of the present Brighton Japanese American Association (BJAA), was founded in 1920. In addition to these organizations, the Japanese also founded a Buddhist Church, the Brighton Buddhist Kyodokai. The first congregation was held on February 10, 1924 at the home of Zentaro Goto in Henderson. A Buddhist Sunday School began the following year, and the children, threatened by the Ku Klux Klan, had to be escorted by an armed guard. Initially, the Buddhist members met in Japanese Hall, which was a former dance hall and roller skating rink that the Japanese Association purchased in 1927 (Wagner 1977).

Responsive ■ Resourceful ■ Reliable

Certified Local Government Grants

- Only Certified Local Governments are eligible to apply
- Administered by History Colorado's Office of Archaeology and Historic Preservation
- Due January 15th of each year
- No -match grants of up to \$25,000 for preservation planning, survey, design guidelines, designation, context studies, education/outreach projects
- Underrepresented communities and community engagement
- Applications available on October 1st; draft review available

<https://www.historycolorado.org/certified-local-government-grants>

State Historical Fund - Competitive Grants

- Government entities and nonprofit organizations are eligible to apply, and may also apply on behalf of a private property owner
- Administered by History Colorado's State Historical Fund
- Due October 1st and April 1st each year

- General Grants
 - Up to \$250,000
 - 25% cash match required for government/nonprofit owners, and 50% for private owners

- Mini Grants
 - Up to \$50,000
 - 25% cash match required for government/nonprofit owners, and 50% for private owners

- BIPOC projects - Projects which significantly benefit and involve one or more BIPOC communities qualify for reduced or no cash match

<https://www.historycolorado.org/our-grant-types>

Project Considerations

- CLG jurisdiction if project falls into unincorporated Weld or Larimer Counties
“A CLG may use Pass -Through funds for activities involving historical or archaeological resources outside its jurisdiction if ... activities which will occur outside the jurisdiction of the CLG clearly demonstrate a direct benefit to identifying, evaluating, and protecting the historic and archaeological resources of the CLG; and, Both the CLG and the other local government with jurisdiction agree.”
- Underrepresented communities/BIPOC sections of CLG and SHF grant application
- Community Engagement

Resources

<https://www.historycolorado.org/certified> -local -governments

Lindsey Flewelling, Preservation Planner

lindsey.flewelling@state.co.us

720 921 0920

Happy Archaeology and Historic Preservation Month!

Berthoud Filling Stations/Service Stations notes:

Prior to 1910

Clymer describes his first encounter with a steam-powered automobile. His family was on a Sunday afternoon drive in their Olds when they were passed by a steamer on the Dry Creek hill southwest of Berthoud. Mr. Morgan, who Clymer met afterward, was driving the car to Berthoud to visit his daughter and her husband, Billy Lyons.

“Mr. Morgan said he was returning to Longmont soon and he had to go down to the Davis & Brown store to get some gasoline, or kerosene, (he could burn either) on which to return home. Gasoline was then much less expensive than kerosene. A small town merchant thought nothing of going down on Sunday and opening his store if it would help a motorist in need.....Every few Sundays Mr. Morgan would return to Berthoud, and after Dad had purchased an underground gasoline tank, Mr. Morgan would sometimes come to our house for gasoline on a Sunday afternoon. I always considered a great honor to unlock the gasoline pump and measure out three or four gallons in a one gallon measure for Mr. Morgan. We always strained the gas through a chamois. Our tank was on the edge of what we then called the” auto shed.” “Garage “ was a French word, and we were not quite sure that it was going to stick as the name of a building to house automobiles in America.” (Clymer, Steam Car Edition, Vol. 1, p. 8)

1912

August 14, 1912: S. Jefferes granted permission to install gasoline pump on curb at his barn.” (Bashor, p.73)

“S. Jefferes has installed a gasoline supply station in front of his garage on Mountain Avenue. A steel tank with a good capacity is buried several feet beneath the surface, and from this is pumped, by a self-measuring, registering pump gasoline right into the automobile. The pump also filters the gasoline thoroughly.” (*Berthoud Bulletin*, Sept. 6, 1912)

1919

“Sam D. Lutener has recently equipped a gas-filling station at his place west of town, and will be on hand to serve the motoring public at all times.” (*Berthoud Bulletin*, Aug. 15, 1919)

1922

“V.S. Allen of Longmont this week bought R.H. Kahler’s four lots at the turn of the Lincoln Highway on East Mountain and expects to build a filling station on them in the near future. The new station will probably be of hollow tile and stucco, with living rooms upstairs.

G.O. White, who is now representing Mr. Allen in this district will have charge of the new station.” (*Berthoud Bulletin*, Feb. 3, 1922)

Note: There is a question of whether this station was located at the northwest corner of the intersection or in the triangular lot in the center of the intersection. This station may predate the curve in the road at that location.

“When in town stop at the Royal Filling Station and see the Short Proof Timer Wire. It is guaranteed for the life of a Ford and does away with timer wire troubles.” (*Berthoud Bulletin* , Nov. 17, 1922)

“Fill up with gas at the V.S. Allen filling station, where they sell the good, live, goin’ kind. G.O. White Manager.” (*Berthoud Bulletin*, Dec. 8, 1922)

“The Snow White Grocery” is the name given Edwin Davis has given his new place of business on Mountain Avenue, opposite the Royal Filling Station.” (*Berthoud Bulletin*, Dec. 8, 1922)

1927

Building New Filling Station George Richards of Erie has bought lots from John A. Bell and is putting in an up-to-date filling station. The main building will be of hollow tiles and stucco construction. Mr. Richards has picked a

good site and will no doubt get his share of business. (*Berthoud Bulletin*, Dec. 2, 1927)

Note: This is most likely the station at the NE corner of 9th St. and Mountain Ave. that became the Longs Peak Garage

1928

“Feb. 14, 1928: Property owners on Mountain Avenue requested to remove hitching racks.” (Bashor, p.76)

Filling Station Being Built at Curve West of Town R.R. Benson who recently came to Berthoud from Detroit, Michigan, has leased the triangular block of land on the highway west of Berthoud and is building a filling station on the site.

The filling station office will be 16x16, with canopy, toilets, etc. Back of the station in a separate building will be Mr. and Mrs. Benson's living quarters. A number of tourist cabins will be built within the triangle. John A. Bell is doing the work. The land is owned by the A.A. Vickers Petroleum Corporation. (*Berthoud Bulletin*, April 27, 1928)

1929

1930 “J.V. McMullen Has Leased Station West of Town”(Berthoud Bulletin, Sept. 18, 1930)

To Open Filling Station Note: Vernet Marsh at curve east of town (*Berthoud Bulletin*, April 10, 1930)

Vernet V. Marsh's New Filling Station Ready for Business (*Berthoud Bulletin*, May 15, 1930)

Note: This is “Vern's Corner” that was purchased by C.M. Todd in 1936.

1931

Raymond C. Oberdick Buys Out Solon Yates Another change of ownership in Berthoud business took place yesterday when Raymond B. Oberdick bought Solon Yates interest in the Standard Oil Company of Indiana's station at the curve on East Mountain Avenue.

Mr. Oberdick is now associated with Loyd White in the business, Mr. White having the wholesale and Mr. Oberdick the retail business.

Mr. Yates expects to build a new filling station on the C.W. Conder lots on West Mountain Avenue. (*Berthoud Bulletin*, April 9, 1931)

Standard Of Indiana to Move Oil Tanks The Standard Oil Company of Indiana asked and received a permit from the town at the Tuesday meeting of the board to move its storage tanks from the east side of the railroad to Third Street between Franklin and Lake avenues. The change of location is to be made because of the better roadway. Being closer in, the danger of tank robbery will be lessened also. (*Berthoud Bulletin*, April 16, 1931)

Work on Yates Station Progressing Rapidly Work on the Solon Yates filling station which is being erected on lots just east of the C.W. Conder place on West Mountain is progressing rapidly. The building will be stuccoed.

Mr. Yates is putting in his own tanks and other equipment and will have a station not only attractive, but equipped to give the best service promptly. (*Berthoud Bulletin*, April 30, 1931)

Royal Filling Station Adding Power Hoist Pete Krieger is putting in a new hydraulic lift or hoist at the Berthoud royal Filling station this week. This device will enable the station to give quicker and better service on grease and oiling jobs. (*Berthoud Bulletin*, April 30, 1931)

Miss Gladys Conder and Solon Yates Married Sunday At the United Brethren parsonage at 5 o'clock Sunday afternoon Miss Gladys M. Conder and Mr. Solon L. Yates were united in marriage, Dr. R.L. Cortner officiating.

The bride is the daughter of C.W. Conder, and is one of the community's finest young women. She has been for several years employed as bookkeeper by the Berthoud Motor Company and is a capable business woman.

Mr. Yates is son of Dr. and Mrs. A.N. Yates. He has for some time been engaged in the filling station

business, having been with the Standard Oil Company of Indiana. He is just completing a fine new station on West Mountain Avenue which will be open for business in a short time.

Both bride and groom start in married life with that greatest of all assets—hosts of sincere, well-wishing friends. (*Berthoud Bulletin*, May 28, 1931)

Standard of Indiana Supply Station Modernized (*Berthoud Bulletin*, June 4, 1931)

Mountain View Filling Station Opening Saturday Solon L. Yates announces that his recently built filling station on West Mountain Avenue, to be known as Mountain View Filling Station, will be opened Saturday. He will sell Continental and Berthoud Refinery gas, and Continental lubricants.

Mr. Yates is advertising that he will give two gallons of gas free with every purchase of five gallons—making seven gallons for the price of five.

The new station is no “all dolled up” like it will be later, but it is to be open and hustling for business. (*Berthoud Bulletin*, June 4, 1931)

1932

1933

Stickup Got \$26.59 at Yates Filling Station (*Berthoud Bulletin*, July 6, 1933)

1936

“John A. Bell has leased four lots on west Mountain Avenue, across the street from the Louis F. Bein residence to R.L. Lester, division superintendent for the Skelly Oil Company. Lumber for a filling station has been sold by Gould Lumber & Investment Company, and building operations have been started. Skelly products and a general line of accessories will be carried at the station. No announcement has been made as to local management, but a Berthoud man will likely be in charge.” (*Berthoud Bulletin*, April 9, 1936)

“Moon” Mullen Manager New Skelly Station The new Skelly station, bright as a new wagon, is now open for business at its location on West Mountain and Eighth Street with Frank “Moon” Mullen in charge. Mr. Mullen has been living at Longmont but will move to Berthoud soon.

The station will be known as the “Moon” Mullens Service Station, and will do a wholesale and retail business in Skelly products—gas, oils and greases.

The management announces that they will be a part of the civic forces of the community, and will be glad to cooperate in all things making for the advancement of this district. (*Berthoud Bulletin*, May 14, 1936)

C.M. Todd, Iowa, Buys Station William Menaugh who has been running what is known as Vern’s Corner filling station for the last several months, has sold to C.M. Todd who comes to Berthoud from Maple Hill, Iowa.

Mr. and Mrs. Todd have two sons—Robert and William—and the family are now located in the quarters adjoining the station.

Mr. Todd was superintendent of schools at Maple Hill for nine years. Mr. and Mrs. Menaugh will return to Loveland where they expect to remain for a short time at least. (*Berthoud Bulletin*, July 30, 1936)

B.A. Boote Leases Klein Filling Station B.A. Boote has leased the William Klein filling station on the curve west of town, and he and Mrs. Boote and daughter Annie will remove from the Sam Bird place to the station this week. (*Berthoud Bulletin*, July 7, 1936)

Berthoud Red Cross Stations Equipped Berthoud’s two Red Cross first-aid stations, the Royal Filling Station and the Standard of Indiana station, have been equipped with standard first-aid equipment—stretchers, blankets, bandages, medicines, etc., and with trained personnel are ready to give help in emergencies....(*Berthoud Bulletin*, Oct. 1, 1936)

Full page advertisement of Berthoud Businesses on Oct. 1, 1936 includes:

Longs Peak Service Station “Good Service” (846 Mountain Ave. —not correct address for NE corner of 8th & Mountain??)

Standard Products Service with a Smile is Service worthwhile. 8th St. and Mountain Ave. Telephone 10. S.L. Yates, Prop.

Mountain View Garage Ford sales and Service, Conoco Gas—Oils (old Bashor & Wray building—4th & Mountain)

Vern’s Corner Filling Station Quality Groceries. C.M. Todd (First & Mountain)

Oberdick Service Station Standard Gas—Oil—Tires—Batteries

1937 Nothing in Berthoud Bulletins

1939

Vern’s Corner Sold Mr. and Mrs. C.C. Falkenstein of Laramie, Wyoming, have bought the filling station known as Vern’s Corner on East Mountain Avenue. Buildings are being redecorated and other improvements are to be made. Mr. and Mrs. Falkenstein are expected to come to Berthoud today to take over the business. (*Berthoud Bulletin*, March 9, 1939)

Sold Business at Berthoud Roscoe Smith has sold his filling station and cabin camp business at Berthoud and he and Mrs. Smith will return to Wray to make their home. It will be recalled that Mr. and Mrs. Smith lived just west of Wray before moving to Berthoud a few months ago. Mr. Smith owned the property at Berthoud only a short time and a few days ago he sold it at a price considerably above the price he paid. Mr. Smith has not decided what he will engage in when he and his wife return to Wray. (*Wray Rattler*, Sept. 21, 1939)

1940

Service Station Opens Saturday C.A. Gilmore & Sons of Denver have leased the Sinclair station on West Mountain Avenue and it will be conducted under the name of “Longs Peak Grocery and Service Station,” with a fresh stock of groceries in addition to gasoline, oils and accessories.

The new firm will have its opening day Saturday, December 7, when hotdogs and coffee will be served. (*Berthoud Bulletin*, Dec. 5, 1940)

1947

Another Business Changes Hands The filling station and bulk plant owned by L.W. Collins and known as the Royal Station changed hands yesterday, Wednesday.

E.J. Miller is the new owner. Mr. Miller recently moved into town from the DeFrance farm, where he spent the past twelve years.

Berthoud welcomes the new business man and hopes that the Collins family will remain Berthoud residents. (*Berthoud Bulletin*, Feb. 13, 1947)

1948

Yates Station Has a New Look (*Berthoud Bulletin*, July 22, 1948) Note: page 3

Ideal Spot Sold to Lyons Man (*Berthoud Bulletin*, Sept. 23, 1948)

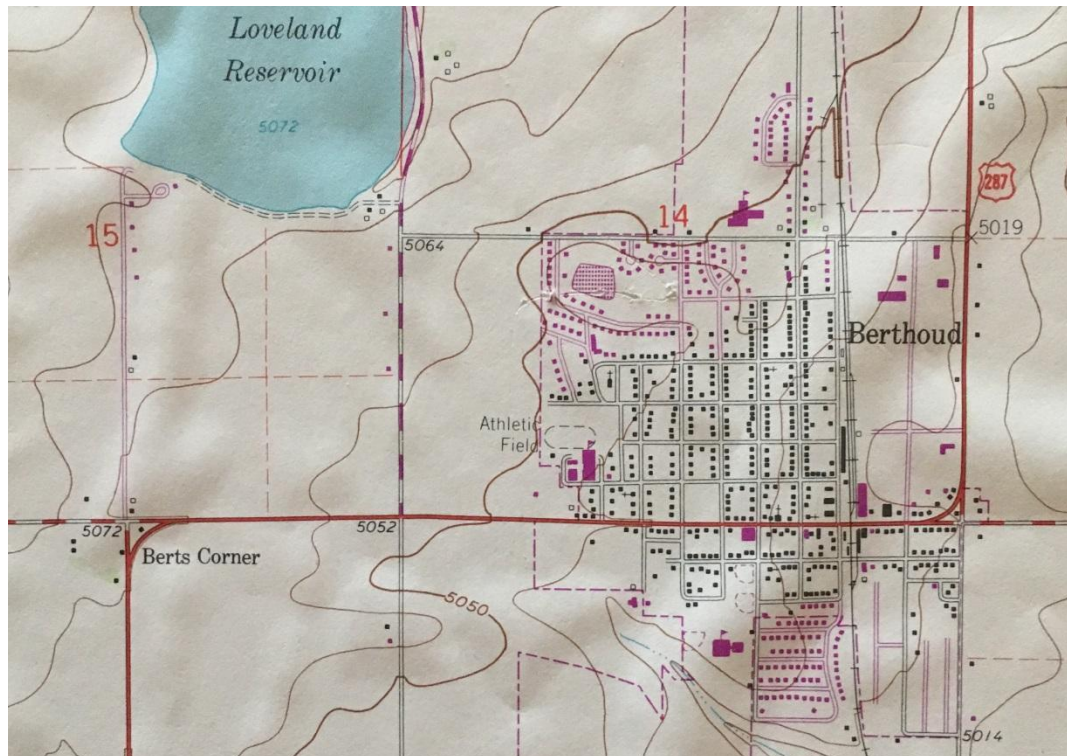
Bert's Corner

Location/GPS: T4N-R69W

The United States Geological Survey (USGS) Berthoud Quadrangle map that shows “Bert’s Corner” at the curve in Highway 287 in the countryside west of Berthoud has confused local residents for many years. That is because few recall B.A. “Bert” Boote who operated a gasoline filling station and tourist cabins at that location for a few years beginning in 1936.

Mr. Boote operated the filling station while Mrs. Boote was a teacher at the Old Berthoud School.

In later years filling stations under the names Ideal Spot and Kwik Korner operated at the original Bert’s Corner location.



Berthoud Quadrangle (Colorado). United States Department of the Interior Geological Survey map. (1960, Photorevised 1984).

B.A. Boote Leases Klein Filling Station. (1936, July 30) *Berthoud Bulletin*, p.1.
Vernet V. Marsh's New Filling Station Ready for Business. (1930, May 15) *Berthoud Bulletin*, p.1.

The article might be titled: Ideal Spot gasoline filling station sat on curve west of Berthoud

The photo should be credited to: Berthoud Historical Society

The photo might be captioned: A photo postcard dated 1947 showed the Ideal Spot where the highway once curved west of Berthoud. Present-day Kwik Korner occupies the former footprint of the Ideal Spot.

When the automobile age came to Northern Colorado in the early 1900s it was driver error rather than speed that caused most automobile accidents. For that reason a sharp curve in the old highway one mile west of Berthoud was not suspected to be a hazard. In fact, in 1919 Sam Lutener built a gasoline filling station at that location without any idea that the site might eventually become a problem for speeding automobiles. Subsequent gas stations at that location on the curve were named Bert's Corner, Ideal Spot, and Kwik Korner.

The Kwik Korner gas station and convenience store occupies the site today. In recent years modern Highway 287 was routed west of Kwik Korner to eliminate the dangerous curve and to speed traffic north to Loveland and Fort Collins.

The original highway was fundamentally improved in 1925 when it was paved with concrete. Over the following decades the speed of automobiles traveling around the curve increased until it became necessary to protect the station's gas pumps with concrete pillars. That safety measure was inadequate in December 1958 when a fiery crash captured headlines in the Berthoud newspaper.

On December 4, 1958, the local tabloid reported, "A car travelling at a terrifically high speed careened off the curve a mile west of Berthoud and smashed into the Ideal Spot Filling Station killing one man instantly and hospitalizing three others. The tragic accident occurred shortly after 12 a.m. Sunday.

"Robert E. Hayword, 26, died instantly of a crushed skull when he was thrown from the car and the other three, Elbert Andrews, 44, Henderson; Elmer Andrews, 33, Platteville; and Dale Andrews, 31, Derby, suffered severe injuries when thrown out of the car. Two of the men were thrown over 60 feet from the car.

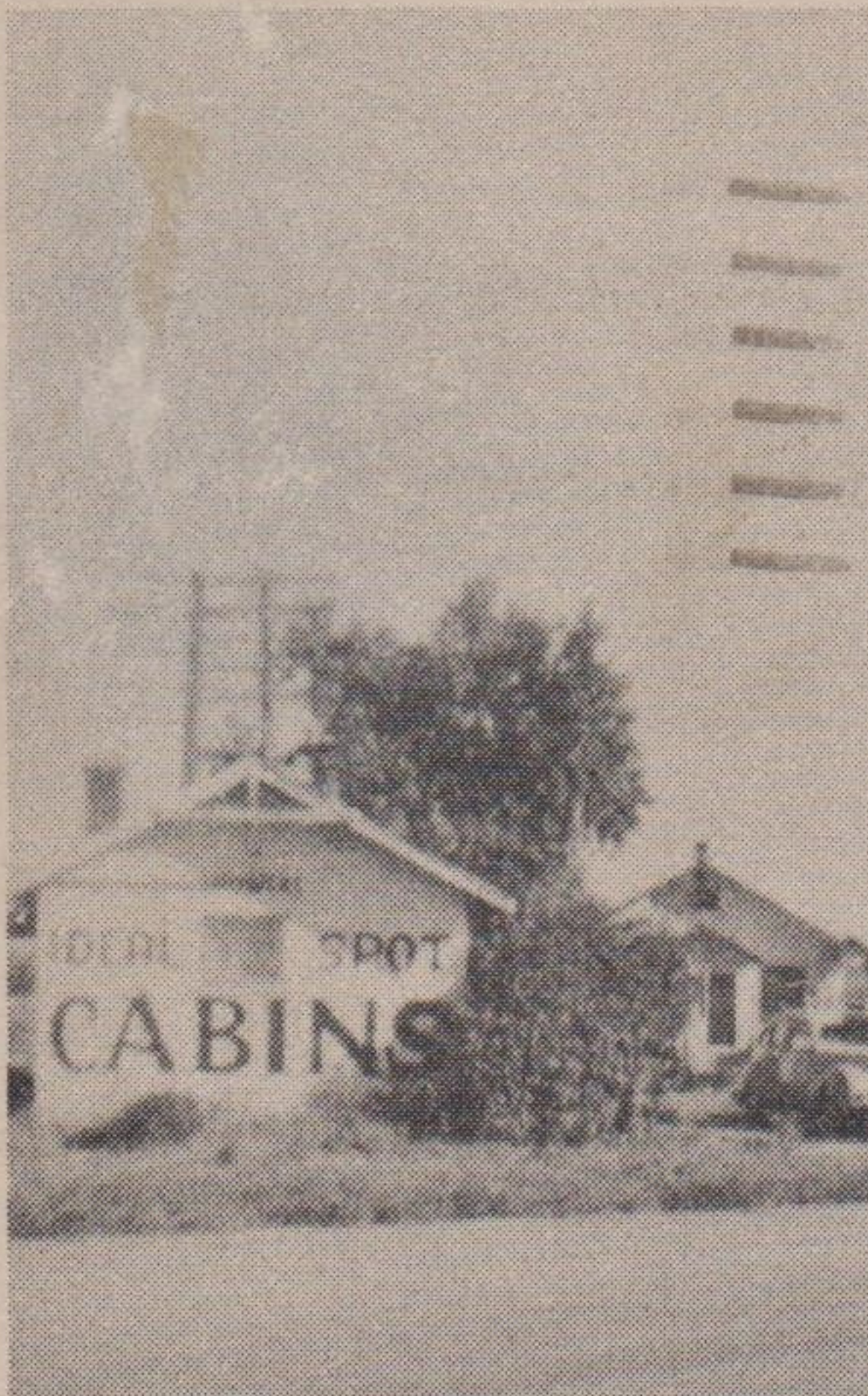
"Dale Andrews and Elbert Andrews were released from the hospital Tuesday but Elmer Andrews was still in the Loveland Memorial Hospital. The three Andrews are brothers.

"The car was travelling north on U.S. 287 at an excessively high speed when the driver, reported to have been Elbert Andrews, lost control of the car on the wide-sweeping curve and the car skidded from the left side of the highway and slammed into the gasoline pump island. The force of the impact tore off two 18-inch concrete pillars on each end of the island and ripped out the two gasoline pumps.

"George Masche of Loveland, who had been passed by the speeding car, arrived on the scene

right after it happened and notified police of the accident. The engine of the car caught on fire and C.G. Sewell, owner of the station, who has living quarters in the rear of the station, brought out a fire extinguisher, and put out the blaze. Because the gasoline spilled on the ground, the Berthoud Fire Department was called as a precautionary measure. Eight firemen responded to the call, Fire Chief O.D. Mayo reported.

“Damage to the filling station was estimated at between \$2,500 and \$3,000. The 1956 Ford was a total wreck.”



Historic Preservation Month Proclamation

WHEREAS, local historic preservation is an effective tool for revitalizing neighborhoods, promoting economic, social, and environmental sustainability, fostering local pride, and maintaining community character while enhancing livability; and

WHEREAS, preserving our historic resources is vital to maintaining the character and heritage of Berthoud; and

WHEREAS, the Berthoud Historic Preservation Advisory Committee actively works to survey and identify properties, structures, and areas that are culturally, architecturally, or historically significant to the Town; and

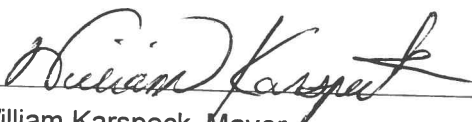
WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the National Historic Preservation Act has had a profound impact on Colorado and all historic places listed on Local, State, and National Registers that contribute to the revitalization and recognition of communities through heritage tourism and the preservation of historic places that honor the diverse cultural, agricultural, natural, and built environments of our amazing State.

Now, Therefore, I, William Karspeck, Mayor of Berthoud, do hereby declare the month of May 2024 as:

HISTORIC PRESERVATION MONTH

In the Town of Berthoud, I, Mayor William Karspeck, and the Town of Berthoud Board of Trustees ask each resident to join us to observe this important month and bring attention to maintaining our history and historic properties.


William Karspeck, Mayor

04/25/2024
Date

