08-05-20407-011

Berthoud Fickel Park Survey
2006

Berthoud Historic Preservation Commission
Town of Berthoud, Colorado

For the
Colorado Historical Society,
Office of Archaeology and Historic Preservation
Certified Local Government Program
Grant – CO-05-011

Prepared by:
Anne Wainstein Bond
Historical Consultant
Denver, Colorado
303-388-7634

July, 2006

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Section I: Introduction

The Town of Berthoud adopted its first historic preservation ordinance in June 2002, and authorized the establishment of an oversight board of citizens appointed by the town. The mission of the new Berthoud Historic Preservation Commission was "to create appreciation of the value of Berthoud's historic resources through education, preservation and rehabilitation." As a formal town government entity, the commission enabled Berthoud's designation as a Certified Local Government (CLG), and the town was eligible for funding to support preservation activities.

The Commission was awarded funds for the first of three phases of survey work in December 2003, requesting support for its first focus upon the commercial district. The purpose of the project was to "begin the inventory process of historic resources, focus on the commercial area, generate interest in preservation through the education of citizens, and provide planning resources for the town." The survey forms and report *Berthoud Commercial District Survey* were completed in December 2004.

That month, the Town was awarded funding for the second phase of historic survey, this one focused upon the historic residential neighborhood surrounding Fickel Park, an area immediately west of and partially contiguous to the commercial district survey area. A preliminary list of the resources to be included was submitted with the project grant application. Working with the Town Staff, the consultant developed a final list of 50 buildings and prepared an intensive level survey of each, recording appropriate information on Form #1403 – "Architectural Inventory Form." This report and the survey documents support the intent of the Commission as it plans its future work for the Town; the application narrative articulated the Commission's vision by stating that the members "believe it is a critical part of the education process both for the town staff and for the general public to become aware of the extent of Berthoud's historic resources."

Funding and Standards:
This project was funded through the Colorado Historical Society, Office of Archaeology and Historic Preservation, Certified Local Government Program, as

FY 2005 CLG Grant Number CO-05-011.

The survey was conducted in compliance with and following the published guidelines of the Office of Archaeology and Historic Preservation, Colorado Historical Society in its *Colorado Cultural Resource Survey Manual, Vol. I: The Steps* (revised 2005), and *Vol. II: the Forms* (October 1999), and using the lexicon and definitions of *A Guide to Colorado's Historic Architecture and Engineering* (revised) published by the Society in 2003. Dan Corson of the Certified Local Government Program of the Colorado Historical Society provided guidance and support for this project. Chris Geddes, historian for the National and State Register Program, and Mary Therese Anstey, Historical and Architectural Survey Coordinator for the Colorado Historical Society, reviewed the draft report and survey forms.

Federal Program Acknowledgements:

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

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

Section II: Project Area

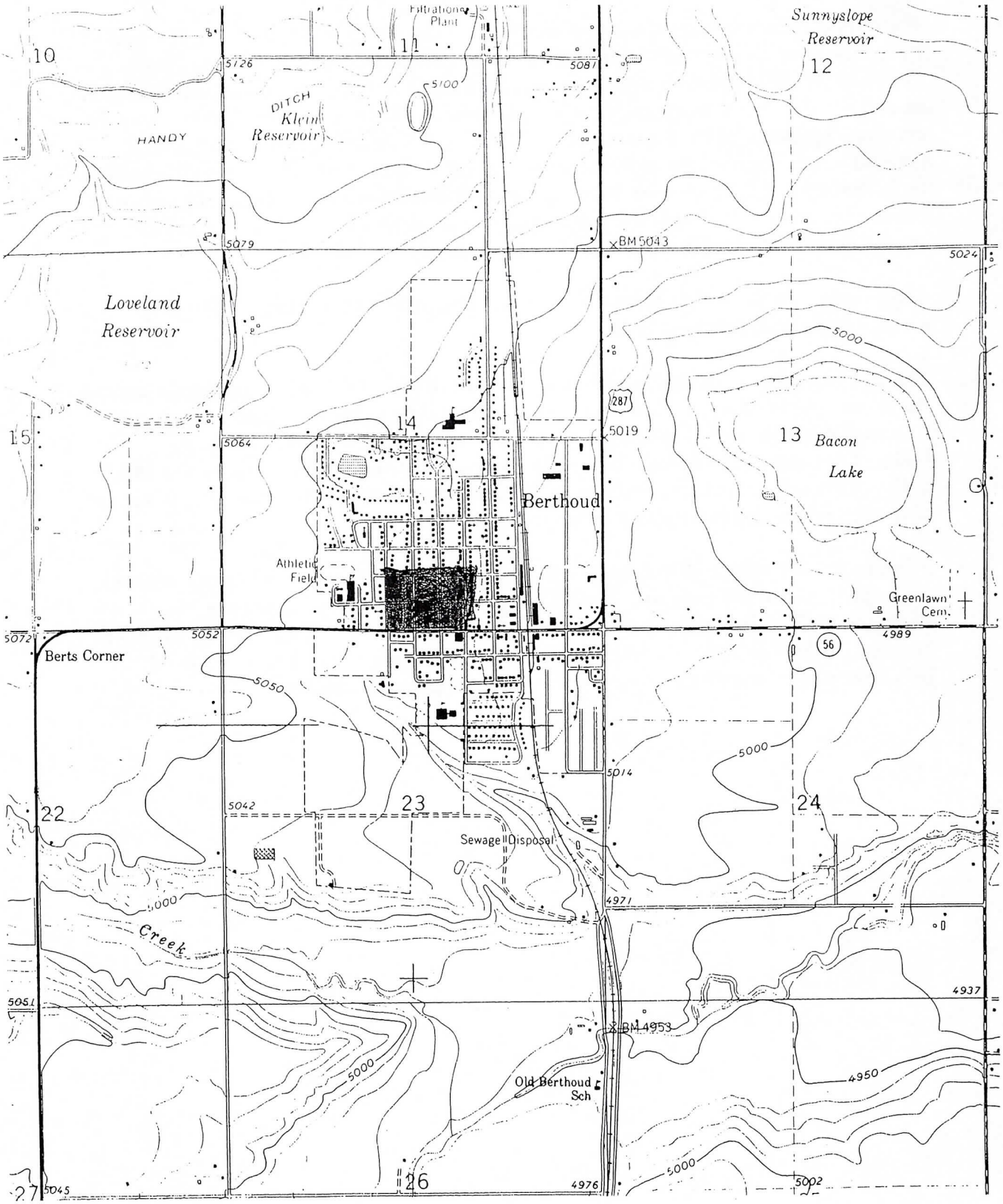
The physical scope of the project was identified by the Berthoud Historic Preservation Commission in the application for funding to the Certified Local Government Program. The residential district as surveyed was not the full extent of the neighborhood, limited in an effort to develop a manageable second phase of the Berthoud survey. The survey area encompasses series of blocks bounded by Mountain Avenue on the south to Turner Avenue on the north. At the east, the alley between 4th and 5th Streets allows all houses on both sides of 5th Street to be included. On the west, those houses on the east side of 8th Street were surveyed. Within this large area, four properties were excluded from the survey, two in the inner locations and two along Mountain Avenue.

The project area lies within Township T4N and Range R69W, Section 14. The total acreage of the area surveyed is 21.12 acres.

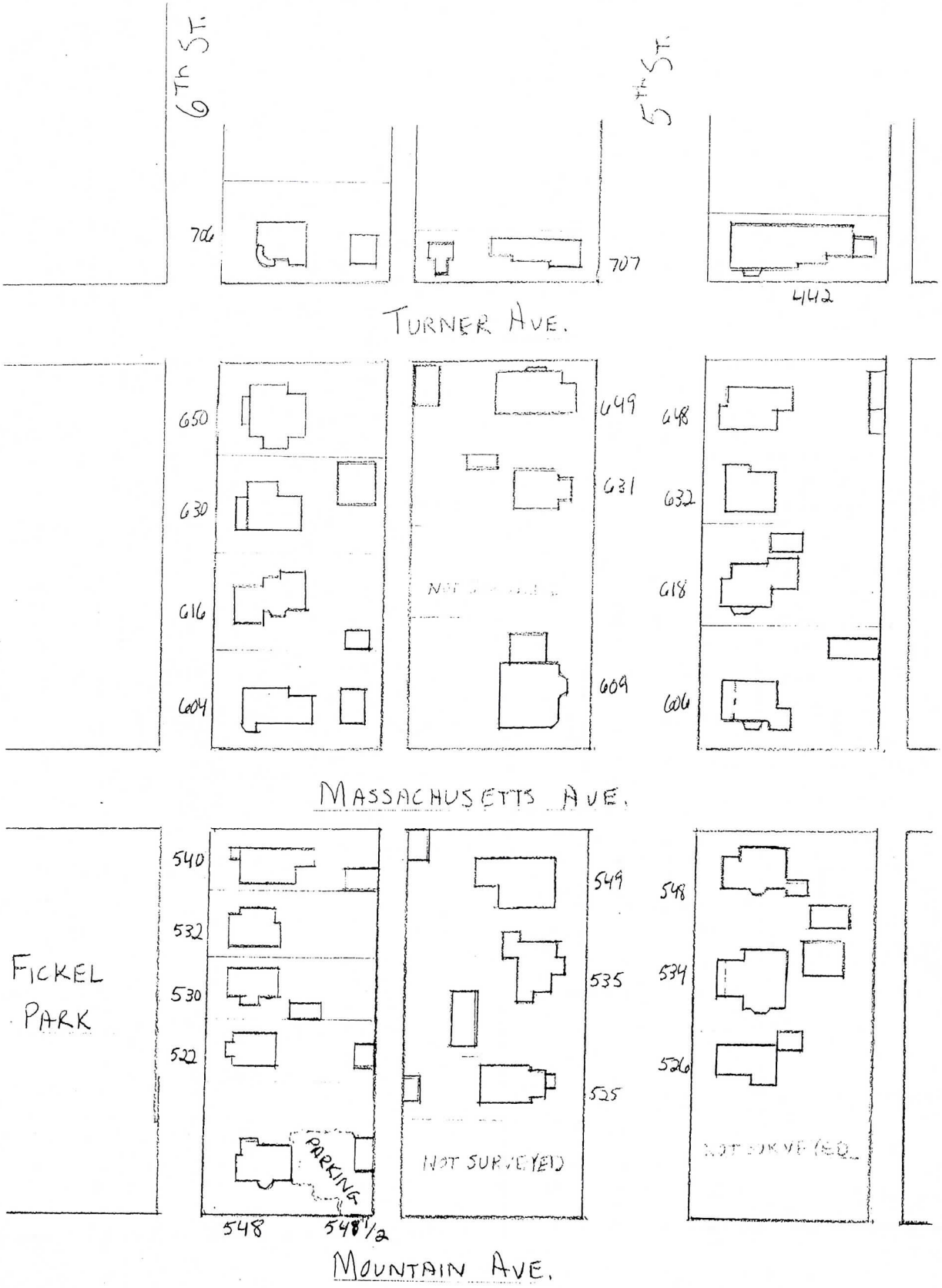
The area surveyed includes a large square segment of one of the oldest residential parts of the Town. The buildings are almost exclusively domestic in building style and original function, although several residences within the boundaries are currently used for business or commercial venues. While the majority of the buildings date from the 1880s to the 1920s, several modern buildings have been constructed on available lots, and many have been remodeled extensively in the past several decades.

Previous documentation of historic buildings in downtown Berthoud is limited. Within the Fickel Park survey area, no buildings were listed on either the National or State Registers of Historic Places. Only one house (site # 5LR9923 at 705 7th Street) had been included on the Colorado Historical Society's inventory list of previously surveyed buildings, with minimal accompanying site or descriptive information.

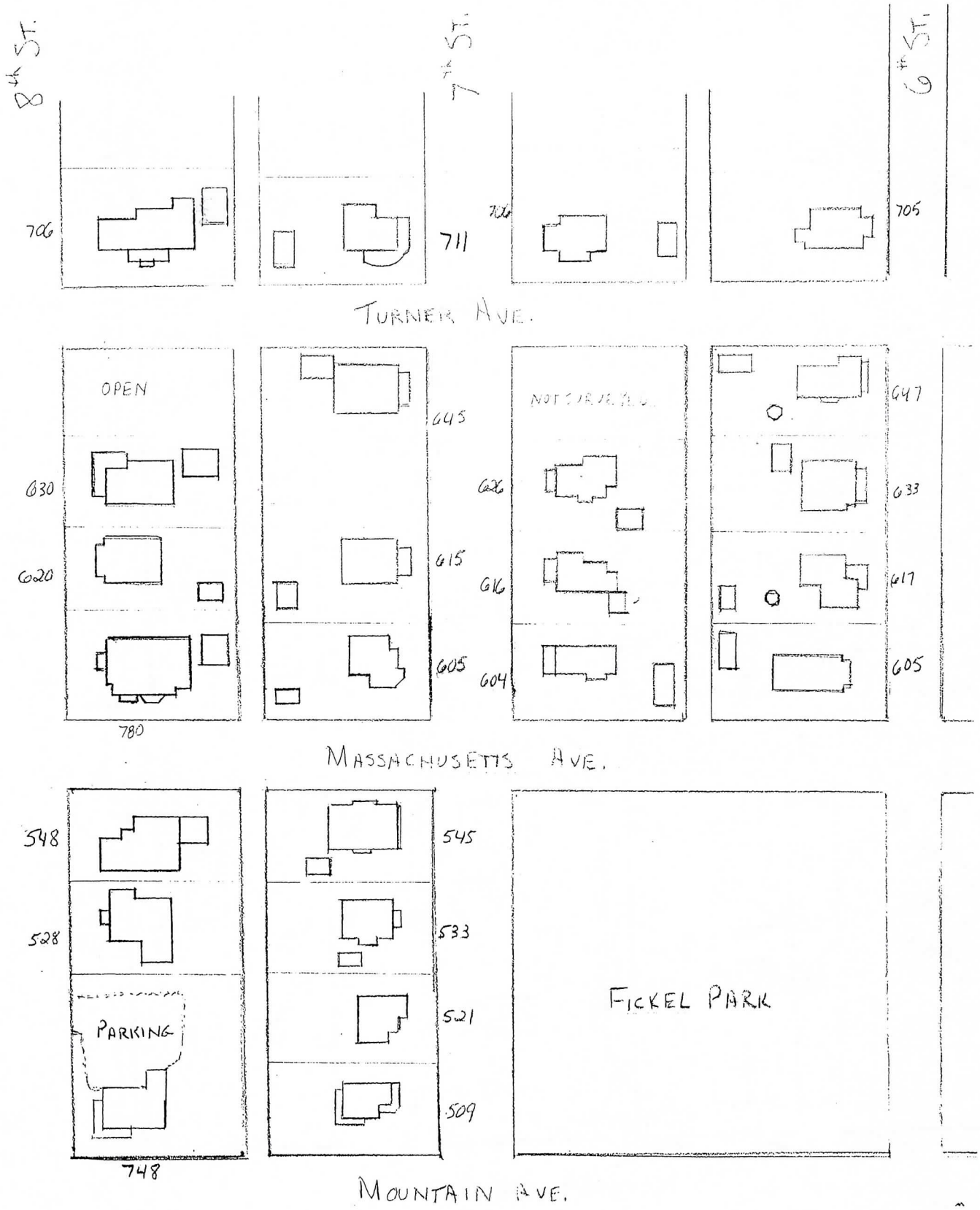
Berthoud Fickel Park Survey – Project Area Overview Map



Berthoud Fickel Park Survey – Project Area Detail Map - East



Berthoud Fickel Park Survey – Project Area Detail Map - West



Section III: Berthoud Historical Overview

First Settlements

The Town of Berthoud traces its settlement to an early crossing of the Little Thompson River. By the early 1860s, the area was frequented by travelers along the Overland Stage roads and many of the regions' earliest settlers had come to Colorado to search for gold in the 1859 Pike's Peak Gold Rush. As the prospects for gold fortunes waned, many of these men chose to stay in the area and establish farms in the rich bottomlands of northern Colorado's river valleys.

One of the settlers who pioneered the region was Lewis Cross, who came from the Midwest to Colorado to search for gold and, in his disappointment with such business, determined to bring his family to the area and make a living in farming. Within a few years of Cross' arrival, the Overland Stage line developed a direct route from Cheyenne, Wyoming to Denver through the central portion of Larimer County. The path of the stage road crossed the Little Thompson River at the Cross Ranch, and the ranch expanded its local role by being the site of the region's first post office, named the Little Thompson Post Office. A school was founded at the site and, by 1874, a log school house provided a continuing location for the area's students.(1) A general store operated by Messrs. Snyder and Grill and a blacksmith shop run by Walter Fenton were nearby and comprised the early business enterprisesof the town.(2)

Peter Turner was an early neighbor of Lewis Cross who also originally came to Colorado seeking fortune and wealth in the gold mines. Like Cross, he realized the increasingly limited chances of success in lode mining, examined the opportunities of the region, and made the decision to stay in Colorado as a settler along the Front Range. Establishing a homestead west of what is now Boulder, he continued prospecting for a while, but by 1877 had relocated to a homestead on a bluff north of the Little Thompson River and the Cross Ranch. The landscape was dry and barren and water had to be hauled from the river a mile distant and some feet below the bluff. Transporting trees from his former lands near Boulder, Turner's initial log "shanty" became more solid with passing years.(3)

Railroad and Relocation

The routes of the stage lines up the eastern slopes of the Rocky Mountains became favored places for the surveying of railroad lines, and the Overland Stage route passing the Little Thompson Post Office was no exception. The Colorado Central Railroad began construction of a line from Golden, a city with hopes of importance, to Cheyenne, Wyoming, the closest link to the transcontinental railroad and national transportation networks. Denver was already connected to the main line and the newly-established Colorado Central company was interested in a competing route. By 1873 the lines stretched from Golden to Longmont. Lack of finances halted the planned extension to the north and into Cheyenne and progress stalled. In 1877 the Colorado Central made a deal with the Union Pacific Railroad and in 67 days, the 70-mile gap from Longmont to Cheyenne was closed. (4) The route of the line passed across the Turner homestead and the first train ran through the town on November 5, 1877.

Soon after the completion of the rail line, the company built a depot and section house on the north side of the river next to the trestle crossing, a little east of the Cross Ranch and the Little Thompson Post Office (5). The engines needed the available water (6), and the stop encouraged local business growth with the improved access to goods and transportation. The small but growing town was named Berthoud in honor of Captain Edward L. Berthoud (1828-1908), the Swiss engineer and topographer who first recorded and surveyed Berthoud Pass and who established the route of the railroad through the former settlement of Little Thompson.

By 1880 the Colorado Central Railroad had realized the inherent problems with the site of the Berthoud stop. The depot was next to the river at the lowest point of the line's landscape and departing trains in both directions faced an uphill climb for the first several miles of the journey leaving Berthoud. This was hard on the engines and began to limit capacity on the line, which had been lengthening the trains to increase profits. With such a restriction, the railroad publicly hinted that it was considering relocation to the north or to the south and on a higher point of land. Peter Turner, with the land at the high point to the north, contacted the Colorado Central and offered to lay out a new town site on his land at no cost to the railroad. By the end of 1883 a new town was platted and Turner began to sell lots in a town still to be called Berthoud. (8)

The Colorado Central did not move its depot until 1883-84, and the other inhabitants of the small town relocated at the same time. There were many available parcels in the new town, and a diverse group of entrepreneurs arrived to operate existing businesses or to found new establishments. Messrs. Snyder and Grill sold their joint ownership in a general merchandise store to John Yale Munson who moved to a building across the street from the new depot. Blacksmith Fenton moved a block west, constructing his residence in the rear of the new shop. The new general mercantile business of Bowman and Day was established as the site of the original post office (9), as Berthoud's population steadily expanded in size and economic activity.

Water Management

Despite the relatively dry high land between the Big Thompson River and the Little Thompson River to its south, farms were increasingly productive and the farm product shipments through the Berthoud area grew. A significant element in this economic development was the 1878 filing by three area farmers for incorporation as a ditch company. The three requested rights to tap the Big Thompson and carry the water south to the intervening acreage. Named the Handy Ditch Company for contractor H.P. Handy, the ditch's surveyor and builder, the group sold 600 shares the following year at $50 each to finance the project. A major investor was the Colorado Mortgage Investment Company, one of the many London-based corporations investing in the new western territories. By 1880 the ditch was supplying water to farmers surrounding Berthoud, enabling settlers to build upon the region's agricultural potential. (10)

Significantly, the issue of water access for domestic use was one of the first challenges of the relocated town of Berthoud. During 1887, the third year at the new site, the town

residents financed the laying of a pipe to a lake a mile and a half north of town. The Berthoud Ditch and Reservoir Waterworks was inaugurated a few years later. Built at a cost of $12,000, the Waterworks both improved and expanded the town's water supply. The ditch tapped the course of the Handy Ditch in plentiful times and drew from the lake/reservoir in dry periods. (11) The access to water for both municipal use and farming provided the impetus for Berthoud's superior growth within the greater region.

Town Incorporation

By the late 1880s, the town had grown and the need for a formal government was obvious. It had long outgrown the description in *Crofutt's Gripsack Guide of Colorado*, published in 1885 as a "small station on the Little Thompson creek and the 'C. C.' division, Union Pacific Railroad. The surrounding country is inhabited by farmers and stock-raisers, principally the former." (12) Although several dates are noted in the literature concerning the first community group meetings to make a decision for town incorporation, such sessions probably began by the second half of the decade. The *Fort Collins Express – Industrial Edition* of 1894 notes in the section "Berthoud – Organization of the Town", that population had increased to "such a number as to warrant incorporation. The agitation led to the organization being perfected during the summer, and on Sept. 15, 1885, the first Town Board met to consider the affairs of the bailiwick of Berthoud." Officers included F. I. Davis as Mayor and Trustees Messrs. Peter Turner, L. H. Kelly (Treasurer), F. A. Crane, John Y. Munson, M. A. Bowen, and Andrew Fairbairn (Clerk). At the first meeting, the reported agenda included "propositions ... for buying a hose cart, and for the purchase of a system of water supply." These purchases were made as soon as the town taxes were in hand. (13) A different date and reduced cast of characters are reported in an August 29, 1889 article in the *Denver Republican*, which reads that "papers were filed yesterday with the Secretary of State incorporating the town of Berthoud in Larimer County. Judge Jefferson McAully of Larimer County has appointed ... a Board of Commissioners to call an election of all qualified voters to take place the latter part of next week." In this case, the town leadership included Crane, Fairbairn, Rowan, Kelly and Davis. (14)

In any event, the town was officially recorded as incorporated within Larimer County by the end of 1888, with State recognition the following year. Public elections selected a formal town governing body and approved the establishment of the earliest tax-funded municipal services. With an orientation to the railroad tracks, the town expanded in all directions in a grid, and formal "additions" to the town plat appeared on town maps by the end of the following decade. Streets were named in 1893.

The Expanding Business Community

Berthoud's first group of businesses came to the site during the town's 1883-84 relocation from the river's edge, but these were joined by dozens of new enterprises within a few years. Agriculture and related support businesses were the most significant to the regional economy for the first three decades of the town's life. The grain industry predominated in the early years, reflected in the early formation of farmers' cooperatives and the construction of large grain elevators adjacent to the railroad depot. Beginning in 1884, the town's first year at its permanent site, J. K. Mullen erected the north segment of

the first mill elevator as the Colorado Milling and Elevator Company. The remaining portion was completed several years later, and it became "the trading center for the large farming community immediately surrounding" Berthoud. (15) According to the 1901 Pioneer Edition of the *Berthoud Bulletin*, the new facility "gave the farmers of the section an opportunity to ship their products without crossing the Big Thompson Bottom, which was sometimes in an almost impassible condition. With the increase of business, the neat little town speedily sprung [sic] up and stepped into a large trade." The writer continues to extol the agricultural potential of the surrounding acreage by claiming that "the natural resources of the country around the station are great, situated as it is in the midst of the largest wheat-growing section in the state, and the one claimed to be the best in the country." (16) Business volume steadily increased; the elevator handled over 200,000 bushels of wheat in 1886. (17)

A farmer's cooperative, the Farmers' Milling and Elevator Company, was founded; they constructed the town's second grain elevator in 1888 with the help of T. A. Crane, a former manager of Berthoud Mill and Elevator. (18) A newspaper announcement on August 18 of that year noted that the "new Farmer's mill company is ready to let the contract for the machinery for the new mill just completed." However, the competition, the Colorado Milling and Elevator Company "is working about twenty men on its elevator, and in two weeks, will be in the market for grain. Wheat and corn in this vicinity are about an equal crop, but hay and oats are somewhat light." (19) Eventually, the farmers' cooperative was adopted by the larger commercial firm and business continued to expand. By 1910 annual production estimates in the Berthoud region approached 500,000 bushels of wheat, 65,000 of oats, 30,000 of barley, 75-100,000 sacks of potatoes, 50,000 tons of hay, and many thousand tons of sugar beets. In addition, thousands of head of livestock were transported to regional markets. (20)

Town businesses also thrived. One of the first blacksmiths and early mayors of Berthoud, Alfred G. Bimson, constructed a flat-roofed shop of hewn stone in 1893, which continued in operation until 1943. (21) His early competition was Walter Fenton, who had relocated with the town in 1883, and worked into the new century. Lumberyards opened with Dolloff and Dicer's company located on the east side of the railroad tracks. Eventually sold to Andy Fairbairn in 1887, the company became Fairbairn and Davis by 1892. (22) Livery stables also provided services to regional residents. John Calvin Shull opened the first one in 1885; this business relocated to what became Mountain Avenue in 1889. Nine years later, he sold the Shull Livery Stable to Simpson Jeffere's and went on to other businesses, including hotel operation and the building of Berthoud's first theater. (23)

General and specialty mercantile stores expanded their offerings and frequently changed owners and operators. The town's first merchant, John Yale Munson, was soon joined by the establishments of Bowman and Day, Mahan and Rowan, and the first drug store owners D. W. W. Cole and Mr. Bond. Mr. Turnell opened a second drug store but soon sold out to the partnership of Liggit and Dudley. (24) The Davis and Hartford store was built in 1886 across the road from the depot. The store burned in a spectacular fire the following year. It was rebuilt in brick with expanded merchandise and within a few years faced competition across the street from the May and Pollack Store. Bowman and Day

added a partner in Mr. Blackwell, and Mr. Davis' brother opened a grocery business to the west of the main commercial block. One of the first ministers in the community, Rev. W. H. McCormick, began a hardware and implement business in a small shack, eventually growing to be one of the largest general mercantile stores in Berthoud. McCormick's Store faced the depot near a small barbershop and the Foresman and McCarty Drug. (25)

With all of this successful commerce in the town, banks entered the local market. By 1888, the Bank of Longmont had opened for customers at what is now the corner of 3rd and Mountain. Under the management of the Stickney brothers who commuted daily from Longmont, the company was called the Bank of Berthoud. Four years later, it was sold to T. C. Bunyan, changed names to Berthoud National Bank, and was formally chartered in 1905. The town's second bank, built next to the Davis Hartford Mercantile, was the National Bank of Berthoud, operating from 1905 until it folded in 1929 with the onset of the Great Depression. (26)

Peter Turner opened the Turner Hotel, the town's first, in 1885 and the building quickly became a center of social activity for the community. Renamed the Grandview Hotel, the business changed owners and management several times before its closing and conversion to apartments. In the nearby buildings, some built as speculative office structures, other small businesses and medical/dental practices opened their doors.

Civic Life 1885-1930

In tandem with the economic growth of the town, a range of civic and religious organizations added to the community life of Berthoud. The post office was in operation by April 1, 1880 at the original town site (27) and moved with the town founders in 1883. The location of the post office changed regularly in the following decades, as shifts in political dominance at national and state levels brought new appointments to local citizens. Always operating out of the business site of the postmaster/postmistress, the post office was housed in the depot, the Bowman, Day and Blackwell Store, and several other sites.

Although the original town site of Berthoud included a small log schoolhouse, this building did not move to the new location, and children went either south to the old location, or north to Mars Hill School to attend classes. Berthoud was without a formal school building until 1887, when a whole town block was purchased from Peter Turner for the sum of $175. The small two-story Berthud School was erected on a block on the north side of Mountain Avenue between 6th and 7th streets (the site of current Fickel Park), and served as the only school facility for several years. The first teacher was Mary Bell, wife of local builder John Bell, and she worked with students of all grades in the two rooms, one on each of the floors and joined by narrow winding stairs. The newspaper reported its concern with the school building's safety by noting that "even before the building was paid for, it was considered unsafe. On windy days, the teacher would dismiss school for fear the building would topple over. March must have been a gala month for pupils in those days." (28)

The early school was torn down in 1895 and a new brick building, also named the Berthoud School, was erected on an adjacent site. (29) The new building was doubled in size by builder John Bell in 1908. Education offerings grew with the town, adding upper grades and high school opportunities with the construction of an upper-grade-level annex in 1921. (30) By the 1920s, the Chamber of Commerce extolled the educational advantages as being, "unexcelled by those of any city, large or small, there being a graded school and a duly accredited high school, with an excellent corps of teachers, who employ the most modern methods of instruction and are supplied with all the necessary equipment." (31)

Churches were among the first organizations established, having held services in the log schoolhouse at the original town site. The Presbyterians were the first denomination to formally organize and build a church. They were soon followed by the United Brethren Church whose members built at the north edge of the commercial district before moving, in 1903, to 4th and Mountain. These were the only churches listed in the Colorado Business Directory of 1892, with the pastors noted for each.(32) By the 1920s, six congregations were active: Presbyterian, Methodist, Christian, United Brethren, Baptist and German Lutheran. (33)

Two newspapers went to press in the town within the first decade of settlement. The *Berthoud Beacon* began publication in 1886, a mere two years after the town's relocation. Published by a Mr. Thompson, the paper's lifespan is uncertain. A second newspaper, *The Blade*, first published in 1890, was soon renamed the *Berthoud Bulletin.* (34) By 1910, a third newspaper had come and gone, noted by regional historian Ansel Watrous when he wrote that "two newspapers had their birth in Berthoud, the *Bulletin* and the *News*, only the first named surviving." In discussing the *Bulletin*, he praised then-editor/publisher J. S. Bailey by saying that the paper is "independent in politics and is a well edited and well managed local newspaper and is rendering excellent service in exploiting the resources, advantages and attractions of the Little Thompson Valley, one of the richest and most prosperous agricultural sections of Colorado." (35)

A feature story of local news during the *Beacon*'s first year was the fire which destroyed the Davis and Hartford Store. This first disaster in the town's life focused municipal attention on fire prevention and suppression capability. One of the first actions of the new town governing board following the 1888 incorporation of Berthoud was the purchase of a fire hose cart and the improvement of the water system to support firefighting needs. The Berthoud Hose Cart Team was established and by 1890 a building erected on what is now 4th Street to house the hose and accessories. A citizen petition urged the town board to appropriate the necessary monies. Operating funds for the hose team came from public fundraising events and town residents were encouraged to become members in support of the company. (36)

Community organizations met many social needs of town residents. While most activities were linked to church and school, numerous organizations offered a variety of programs, events and social welfare and service opportunities. Fraternal orders established lodges. The early Free Masons and Odd Fellows groups were soon joined by the Knights of

Pythias, Woodmen of the World, and Daughters of Rebecca. (37). The Free Masons were housed in the Kee and Lyon Block beginning with the building's construction in 1906, influencing the common historic name of the Masonic Building. The Odd Fellows moved into the building which is now 335 Mountain Avenue, while other groups found continuing homes elsewhere. Literary societies, music associations, sporting teams, and community service clubs contributed to the town's cultural and civic life, while local committees planned community events on national holidays, summer festival dates, and performance runs of traveling theater, fairs, and other entertainment. (38) With the 1905 founding of the Berthoud Chamber of Commerce, the town had a vehicle for promoting its products, and affirming its distinct community identity. Town population increased, as shown in Table One, below.

Table One - Town Population: Selected Dates

Date	Population	Source
1884-85	40	*Colorado Business Directory, 1885*
1890	200	*Colorado Business Directory, 1890*, p. 136
1892	300	*Colorado Business Directory, 1892*, p. 130
1895	800	*Colorado Business Directory, 1895*, p. 62
1905	600	*Colorado Business Directory, 1905*, p. 150.
1910	1200	*Colorado Business Directory, 1910*, p. 155
1911	800	Watrous, *History of Larimer County*, p. 196
1915	798	*Colorado Business Directory, 1915*, p. 150
1925	832	*Colorado Business Directory. 1925*, p. 132
1930	811	Colorado Census 1930
1941	811	*Colorado Business Directory, 1941*, p. 130
1950	1100	*Colorado Business Directory, 1950*, p. 128-129
1956	1100	*Colorado Business Directory, 1956*, p. 123
1979	2500	*Ft. Collins Coloradoan*, 6/2/79
2002	4800	French, "Tales of the Little Thompson" [no date]
2003	5000	*Ft. Collins Coloradoan*, 3/31/03, p. E-1

Neighborhood Growth

Peter Turner's plat of Berthoud placed numbered streets running north and south and named streets running east and west. Most of the original town lay west of the railroad tracks; 3rd Street was aligned immediately adjacent to the tracks, with only 1st and 2nd Streets on the east side. To the west were 4th and 5th Streets. The commercial district was centered along Mountain Avenue for several blocks from 3rd to 5th Streets, along 3rd and 4th from Mountain to Massachusetts Avenues, and along Massachusetts from the tracks to 4th Street. In this part of early Berthoud, commercial buildings filled the streetscape along the dirt roadways.

To the east of the tracks, many of the buildings were of an industrial type, including stables and livery, blacksmith forge and shop, and agricultural production structures. Few residences were built independent of commercial or industrial sites. To the north along both sides of the tracks were additional industrial buildings, many related to the storage or preparation of products prior to rail shipping. These included two grain elevators and a beet dump. Small houses, probably worker housing, were set along the west side of 3rd Street facing the railroad tracks.

Most of the residential spread occurred west and north of the commercial district with most of this on the north side of Mountain Avenue. The extent of residential building within what is known as Original Berthoud lay within the C-shaped group of blocks from Welch Avenue (one block south of Mountain) to Turner, and extending from 3rd Street to 5th Street. Although some homes were built on land outside the bounds of Original Berthoud, these were not sited on platted blocks. The northern boundary was determined by the southern edge of Peter Turner's farm and feed lot, which extended to the north and west of the town.

The first expansion (1895) was the Mountain View Addition, extending along the north side of Mountain Avenue past 6th Street to include the vacant block which would become the site of the 1894 Berthoud School. Soon after, another expansion of the town plat was created to the west of the vacant block and extended west to 8th Street and north to Turner Avenue. This new area, called the Wray and Saltzman Addition, was quickly sold to prospective homeowners and investors, one of whom, Chalmon Wray, purchased a number of lots for personal and speculative purposes.

Chalmon Wray, a native of Virginia, came to the Longmont area in 1873. A farmer, he joined in business with his brother near Sterling for several years. While there, he decided to breed native cattle stock and grazed these on lands outside Julesburg. Selling his herd in 1878, he purchased acreage just west of what became the town of Berthoud. That spring he married Stella Ullery. Chalmon helped establish the Berthoud Farmer's Mill and served as a director for the cooperative, and he was an early promoter of the Handy Ditch Company. Struck by lightning while on the farm, he survived but was partially crippled, enough to inhibit his activity as a farmer. He sold the farm to F. M. Waggoner and built a home on the corner of 6th and Mountain. One of the namesakes new area, Wray purchased several lots in the new Wray and Saltzman Addition of newly platted blocks on the west end of town. Building houses for sale on several of these, Wray gave

one to his son Edward, who raised his family across the park from his parents. Wray continued to be active in commercial affairs until his death in an automobile accident in 1933. (39)

Within just a few years, town entrepreneurs were considering further expansion of the local real estate opportunities. One of these was developer George Kee, who had built three sizeable commercial buildings in Berthoud's downtown. In early 1904, Kee purchased 40 acres from Peter Turner, land which had comprised the feed lot. Kee platted a portion of the parcel into 72 lots on blocks which were named the Capitol Hill Addition. The area extended along 4th, 5th and 6th Streets for two blocks north, and many of the lots were quickly purchased through the real estate agency of Kee and Hardesty. Kee built his own home in the addition. Many others were started within months and showcased the skills of such well-known builders as John Bell, O. F. Drew, and Warren Mills. By November 12, 1904, *the Berthoud Bulletin* was able to report

> The growth of Berthoud during the past six months can be appreciated by one who walks north on Sixth Street. That new addition was but a short time ago an alfalfa field. Now it bids fair to be the handsomest street in our town. The new buildings being erected there are all modern structures, with bath, sewer connection, electric lights, etc., and several of them have furnace heat. ... The new buildings in the course of erection will make Sixth Street the prettiest in town. (40)

Among those building homes along 6th Street was John A. Bell, who purchased several lots for his own family. His home was one of the earliest to be constructed in the Capitol Hill Addition. Soon after, he built on the adjacent lots and moved his family next door. John Bell was one of the most prolific of Berthoud's builders in the early decades of the 20th Century, having over 50 buildings known to have been his projects. A native of Wisconsin, Bell moved to Fort Collins, Colorado in 1902 for health reasons and began his building business. Two years later, he got the contract to construct the United Brethren Church on the corner of 4th Street and Mountain Avenue, and moved with his wife to Berthoud just as the new town lots were for sale. Bell constructed over 20 known houses in the town of Berthoud and others in outlying areas. In addition, he built many commercial and public structures including the First National Bank, Davis-Hartford Mercantile, Lyons and Kee Building (now the Masonic Lodge), all in the commercial district of Berthoud, and the First Presbyterian Church and its Annex at the western end of his neighborhood. Bell was also responsible for buildings in Loveland, Longmont and surrounding regions. Bell and his family were active in a range of community and civic organizations, holding offices and contributing to the life of the community in which he lived until his death in 1958. He was especially active in the founding of the Berthoud Chamber of Commerce. (41)

A third addition adjacent to Wray and Saltzman and Capitol Hill was the Long's Peak Addition, platted in 1906, but not actively developed for several years. The area included several blocks along 7th Street west of Capitol Hill and north of Wray and Saltzman, and was considered the western boundary of the town in 1916. The newly-platted blocks,

formerly the barnyard of the C. H. Mathis, were soon lined with large new homes in prime locations for community leaders. (42)

School Block to Fickel Park

These new extensions of the town limits surrounded an undeveloped block bounded by Mountain and Massachusetts Avenues and 6th and 7th Streets. This block was purchased by the town from Peter Turner for $175. This area was across 6th Street from town-held land where a small schoolhouse sat in the center of the block on the east side. Within a few years, it was too small to accommodate the increasing student enrollment. In 1894, a large two-story, four-room school of red pressed brick was begun on the vacant lot. Completed the following year at an initial contract cost of $4800, the new building featured a wide center stair and hallways. Extras to the contract included gutters ($135), bell and outhouses ($130), fencing ($86.57), sundries ($101.40), grading ($45) and architect fees ($160). On September 16, 1899, the *Berthoud Bulletin* described the building;

> The School building erected in 1886 [sic] cost, including furnishing and ground, about $7000. There are four classrooms, two on either floor, with a separate office for the principal on the second floor. The building is heated by steam, the furnace being in the basement. The material is red brick on a rock foundation. The interior finishing and furniture are of substantial hard wood. An ordinary block is the extent of the grounds and that portion in front of the building is arranged into a beautiful lawn with fine shrubbery and shade trees. The care of the grounds and building is the pride of L. C. Saltzman. (43)

The school was overcrowded by 1904; a small frame schoolhouse was constructed on the east side of 6th Street, just south of where the first building (by then demolished) had stood. By 1908, the town again needed additional space for students, so an addition mirroring the brick building was erected on the west of the main school, expanding the total size to 72 feet by 73 feet. A 1910 description of the expanded school building also notes that the school janitor had living quarters in the basement, and that "just west of the main building is located the chemistry laboratory where are found most of the essentials for this study." (44)

In 1909, facing even greater crowding, the school board voted to purchase ground for a new upper-grade school building at the corner of Massachusetts Ave. and 9th Street, and awarded the $89,289 contract for its construction to John Bell. The expanded 1895 building became the elementary school, and served as such until the Berthoud Elementary School was completed several blocks to the north on Bunyan Ave. in 1963. Two years later, the early building was razed and the block cleared. In the 1970s, the town acquired the block, thanks in large part to the efforts of Dr. R. B. Fickel, in whose honor the block was redeveloped and named Fickel Park. (45)

Prominent Neighborhood Residents

The blocks surrounding what is now Fickel Park were home to many of Berthoud's civic and business leaders. Their business enterprises ranged from law, medicine, automobile

dealership and banking, to agriculture, mercantile ownership, industrial equipment supply and real estate development. Most individuals lived in the homes they built or had purchased as family residences. Several operated businesses out of their homes, but the majority worked at business and commercial facilities in the downtown blocks of Berthoud. In addition to Chalmon Wray and John Bell, noted above, several dozen other significant members of the Berthoud community lived in the elegant homes to the west of the commercial district. Ten prominent community leaders and families are briefly profiled below as a broad representative sample of neighborhood residents; biographical notations about many other residents are included within the individual Architectural Inventory Forms comprising the Berthoud Fickel Park Survey.

Bein: 748 Mountain Avenue
Louis Ferdinand Bein and his wife Ellen Bunyan Bein were both long-time residents of Berthoud at the time of their 1915 marriage. A native of the town, Louis Bein graduated from Berthoud High School in 1906 and began his career as a farm manager specializing in raising stock. His wife graduated with him from high school, going on to receive a Phi Beta Kappa honors degree from the University of Colorado in 1910. Her father, Thomas C. Bunyan was an official of the Berthoud National Bank from early in its business history. The Beins purchased the Albers farm on the west end of town, living there as they built a home on Mountain Avenue, which was completed in 1916. Louis became Assistant Cashier of the Berthoud National Bank in 1918, and over the next decades, rose through the management ranks of the bank to the position of president. Louis Bein and his wife acquired the Bunyan interest in the bank in 1948 and he remained the president of the bank until his death in 1951. Both Beins were active in the Presbyterian Church, the Berthoud Fire Department and the school board. He served as secretary of the Handy Ditch Company and was a member of the Masonic lodge. (46)

Bimson: 534 5th Street
Alfred Bimson and his wife Margaret stopped in Berthoud on their way from their home state of Illinois to California in 1858, and were impressed enough by the small town to stay. Bimson was a blacksmith and purchased two properties in Berthoud upon his move. For his shop, he acquired a frame building on the east side of Mountain Avenue. For his home, he purchased three lots from town founder Peter Turner and built the core of the current house. The Bimson family grew and business prospered. In 1893/94, Bimson needed to expand his shop and hired J. C. Lurvey to build a stone building next door, a building which survives today to house the Little Thompson Valley Pioneer Museum. The frame shop was dismantled and the materials salvaged for use on another addition to the Bimson family home.

Bimson is noted in 1910 as providing "general blacksmithing" and as pioneering a "new process of plow and disc sharpening in which he is doing a good business." For over 60 years he was active in the community and business world of Berthoud. He and his wife were known for their love of music, and frequently hosted musical events for friends and family in their home. They were early and faithful members of the United Brethren Church, and contributed time and funds for the construction of the large church at the corner of 4th Street and Mountain Avenue. He established the fund which provided the

belfry and bell for the church. Bimson served on the Town Board and several terms as Mayor of Berthoud. (47)

Birdsell: 616 6th Street
A native of Illinois, Walter Birdsell came to Colorado in 1873 and settled with his widowed father and three brothers on a farm in the Little Thompson Valley. Farming and cutting timber for the mines, Walter soon became the guard for the family business. AS the mines played out, and his older brothers married, Walter moved with his father to a small farm near Hygiene, Colorado, which they farmed until the father's health failed. Walter married in 1897, and over the next years, moved to successively larger farms, eventually settling close to Berthoud in 1900. Birdsell became the owner of a blacksmith shop which made boilers for companies including Kuner's Pickle Co., Great Western Sugar Co. and several regional mills. He was a founder of the brickyard north of town which supplied building materials for the construction of Fort F. E. Warren near Cheyenne. Throughout his life he continued to acquire farms and expand his agricultural holdings. A musician, Birdsell performed in bands and musical groups, and purchased one of the first gramophones in Berthoud, which he played from his front porch for the entertainment of neighbors. (48)

Brown: 606 5th Street
Arthur F. Brown and his wife Katherine Roach Fuller were married in 1884 in Illinois and moved to Fort Collins, Colorado soon after their wedding. Brown was a salesman for the Deering Company and specialized in mechanical implements and equipment. Moving to Berthoud in 1890, the Browns lived in a home on Welch Street. Soon after, they purchased the four lots at the corner of 5th Street and Massachusetts where they began to build their large home. Said to feature an elaborate fireplace imported from St. Louis, the house was surrounded by evergreen trees and a spacious yard on the north of the property. In 1912, Brown joined the business of the Davis-Hartford Mercantile, a large and prosperous general merchandise company in town. He managed the agricultural division and was in charge of the furniture and the funeral portions of the company operations, selling funeral furnishings and caskets and supplying the hearse.

The Browns were active in community affairs. He served as Mayor of Berthoud and on the Larimer County Board of Commissioners. In 1902, he was appointed Postmaster by President Theodore Roosevelt, a position he held until 1908. During World War I, he was a community leader in the war bond, savings-stamp and welfare drives for the town and region. He was also a member of the Berthoud Lodge No. 83 A.F.A.M., a Mason, and Knight Templar. Katherine Brown was an active member of the Presbyterian Church, the Order of the Eastern Star and the Little Thompson Pioneer Society. (49)

Fairbairn: 616 7th Street and 615 7th Street
Natives of Canada, Andrew and Lucy Fairbairn arrived in the Berthoud area in 1881, when the small settlement of Old Berthoud sat near the bottom of the river valley. They laid claim to a homestead, a portion of which they later sold for the development of the Lone Tree Reservoir. Farming for several years, the couple moved the family to the relocated site of Berthoud in 1885, the year after the new town was platted. As one of the

early settlers, Fairbairn became active as a businessman and community leader. Selling the homestead, he entered into partnership with his farm neighbor H. K. Hankins and purchased Dolph and Dicer Lumberyard. Changing partners several times over the next decade, Fairbairn eventually bought the whole business, renaming it the Fairbairn Lumberyard. By 1910, when Fairbairn commissioned Montezuma Fuller of the renowned Fuller and Son architectural firm in Fort Collins to design a large new home on the western end of Berthoud, the family had lived in several locations in the town. Fuller was known in the community for his design of the impressive United Brethren Church on the corner of 4th and Mountain, completed in 1904. In March 1910, the Fort Collins news reported that "Fuller and Son of this city are preparing plans for a large dwelling which A. Fairbairn , a leading lumber man of Berthoud, will erect this coming summer. The new Fairbairn house will be of pressed brick and modern in every particular. It will be two stories in height and contain nine rooms." The *Berthoud Bulletin* story was slightly different, but written when construction was underway, reporting that "the Main building has seven rooms with bath and pantry and four closets.... Three porches all well finished." Andrew Fairbairn was a leader in community affairs as well as a successful businessman. He served as one of the incorporators of Berthoud, as Town Clerk, as Mayor, as a trustee on the Town Board and as a member of the School Board. His wife was active in local and church affairs.

Morley Fairbairn, son of Andrew Fairbairn, started his working life in his father's lumber business, which was purchased in 1887 and remained in family holdings until 1927. Morley became the company secretary and managed the supply activities for building materials across the region. In 1916, he was a 31-year old trustee on the Town Board, and his plan to build this home was announced in the *Berthoud Bulletin* in spring of that year: "John A. Bell has the contract for the building of a fine new residence for M. L. Fairbairn on his lots west of the A. Fairbairn place. The new house will be of the best construction, with all the modern conveniences." Fairbairn, a competent carpenter in his own right, completed much of the interior finish work on his home prior to moving his family into the new residence. The Morley Fairbairns were active in community organizations and civic activities. (50)

Hendershott: 705 7th Street

Louis Hendershott, a native of New York, was educated in his home state, staying for several years following schooling to work on his parents' farm. In 1881, he arrived in Colorado and settled on land in Larimer County about a mile south of what became Berthoud. Partnering with H. V. Bennett, the two acquired the now-improved land and joined in a ranching venture which lasted about six years. Selling to his partner, Hendershott rented farm land for several years, finally buying 160 acres of land in Weld County about three miles from Berthoud. Married in 1883, the couple made their home on the farm until Mrs. Hendershott's death in childbirth in 1900. Remarrying two years later, Hendershott took his bride to the farm for a dozen years. He specialized in the raising of high-grade Percheron horses, shorthorn cattle and sheep. In 1914, they relocated to town to their "fine new home in Berthoud on the northwest corner of Seventh Street and Turner Avenue." Hendershott served as a stockholder and director for the First National Bank of Berthoud and was an investor in the Fairbairn Lumber Company,

An ardent Democrat, he was active in the Presbyterian Church, the Masonic order and other civic organizations. (51)

McCarty and Fickel: 645 7th Street
David W. McCarty arrived in Berthoud in 1892, then 23 years of age, and newly graduated from the Jefferson Medical School in Philadelphia. Coming west with his long-time friend Harry Foresman, the two decided to settle near Foresman's sister, who lived at that time on a farm near Berthoud. Purchasing a stock of drugs from Dr. L. C. Tilden, the young men opened the Foresman and McCarty Drug Store, a business enterprise which would operate for over 40 years. The doctor opened a medical office in the rear of the store, living down the street at the Turner Hotel. For nearly 18 years, McCarty treated patients in his office, and made house calls to outlying farms and settlements using a horse and buggy reserved for his use at the Jefferes' Livery Stable. While he had vowed never to farm again during his youth on his family's farm, he became interested in agriculture and its business, and purchased several area farms as investments beginning in 1900. He was soon active in local affairs and served as Mayor of Berthoud in 1896. In 1899, he built a small office building for his medical practice, with room for other doctors or dentists. Originally three offices in size, the doctor added a fourth room in 1905.

McCarty married schoolteacher Jennie Fagan in 1906, and they bought the house of John Bell on 5th Street when the noted builder constructed a new one just next door for his family. Finally, in 1916, the McCartys began construction of their big home on the corner of 7th Street and Turner Avenue. Originally purchasing six lots, the McCartys sold the south lot to the neighbor Morley Fairbairn, and the two families shared the large open space between the houses. The McCartys were leaders in the Presbyterian Church and in local affairs, with Jennie being the first woman elected President of the Berthoud School Board in 1913, and she served as the Republican Precinct Committeewoman in 1916. After her death in 1919, the Doctor continued his practice for more than another decade until failing health brought his retirement.

At the Doctor's death in 1937, his daughter Helen, who had completed medical school and returned to run a family practice out of this house she shared with her parents, remained in the house. Five years later, she married Robert Bruce Fickel, D.D.S. and raised a family in the home. Helen became one of the most noted local historians of Berthoud and its community, being one of the compilers of *The Heritage of Berthoud and the Little Thompson Valley*, and author of numerous articles and local history contributions. Dr. R.B. Fickel was instrumental in the 1970s acquisition of the large city block on which the first schoolhouse stood (between 6th and 7th Streets and Mountain and Massachusetts Avenues) and its presentation to the town for a public space now called Fickel Park. (52)

McCormick: 609 5th Street
William H. McCormick, a native of Ohio, was educated in Illinois. Trained for the ministry, he came to Arapaho County Colorado in 1870 on a mission for the United Brethren Church, and found work as a teacher in the Denver area. For 14 years, he served

small groups of believers from Denver to the Cache la Poudre valley. Marrying a woman from Iowa, Anna Brunner, in 1879, the couple settled in Loveland before moving south to a homestead outside Berthoud two years later. In 1888, he opened a hardware store and implement business in a small structure, succeeding enough in the enterprise to build a permanent edifice for his store as he expanded the merchandise to include agricultural equipment, groceries and clothing. The company opened branch shops in Mead and Johnstown as McCormick's son and son-in-law joined him in the business. McCormick and his wife were active in local affairs. He served as a town trustee for Berthoud and represented the town in the State Legislature. He was influential in founding the Brethren church, where his wife served in many capacities. (53)

Munson: 711 6th Street
John Yale Munson, a native of Missouri, was educated at Westminster College in Fulton, Montana, the son of a Presbyterian minister. While in college in 1877, his failing health brought him to Colorado where he first settled in Longmont and entered the general mercantile business of S. H. Dobbins. Marrying a widowed schoolteacher, Isabella Duncal Ingalls, he purchased the only store in Old Berthoud, the Grill and Snyder business, in 1882. When the town relocated the following year, Munson built a two-story frame building near the corner of 3rd Street and Massachusetts Avenue (now gone) where he conducted business, housing his family on the upper floor. In 1884, Munson sold his business to Mahan and Rowan and relocated to Longmont. He returned four years later and went into business with R. M. Hubbell, building a two-story brick commercial building on the corner of 3rd and Massachusetts. He sold his share of the mercantile to his partner in 1891, and the following year he became the first cashier of the Bank of Berthoud, opened in 1892 by T. C. Bunyan. Munson left the bank in 1895 to become the bookkeeper of the Farmer's Milling and Elevator Company. In 1900, he was elected one of the Larimer County Commissioners, serving eight years. In addition, he served as a leader of the Berthoud Presbyterian Church and on the Berthoud School Board. In 1911, four years after building his large home on 6th Street, Munson purchased the Berthoud Bulletin newspaper. He remained the publisher until his failing health in the late 1920s forced his retirement and the sale of the paper to two employees. (54)

Stepp: 706 6th Street
Thomas Owen Stepp and his wife Elizabeth Swayze Stepp married in Trenton, Missouri in 1865 and five years later moved west with their four children. They settled in Ellensburg, Washington for 16 years, where their younger four children were born. In 1886, they relocated to Longmont, Colorado, remaining there until 1903, when Stepp purchased a farm a mile and a half south of Berthoud on the east side of First Street. The family settled at the farm until building the home on the corner of Turner Ave. and 6th Street in 1905. The Stepps were active in the community. Thomas was one of the longest-tenured Masons in Colorado, participating in the work of the organization from 1865 until his death; he was awarded his 50-year jewel in 1935 on his 95th birthday. Elizabeth Stepp was an active member of the Baptist Church congregation until her death in 1920. Following Elizabeth's death, Thomas married the widowed Annie Fairman Dyer of Berthoud, and she lived in the house until her passing in 1939, two years after her husband. Thomas' son Elmer remained in the Berthoud community as a leader in

business and local government, and continued his father's tradition within the Masons until his own death in 1962. (55)

Looking Toward Mid-Century

By the end of the first decade of the Twentieth Century, Berthoud could boast of many civic amenities. Street and sidewalk improvements were tackled in 1893 and 1894, streets were named, and the Welch Addition appeared on the town's plat. Several of the earliest buildings had been moved or demolished to make room for larger and more modern additions to the town. In 1902 the voters had approved an electric light plant, constructed by J. W. Preston.

Automobiles began to impact the landscape and, in 1912, Berthoud businessman Emery Bashor became the second authorized Ford dealer in northern Colorado. With partner E. N. Wray, he built the Bashor and Wray Ford Agency near the corner of 4th and Mountain, continuing in business until 1930. (56) The town's first gas pump also appeared in 1912, in front of Jeffere's City Barn on the same block. (57) This was followed by a full-service facility built in 1922 by V. S. Allen of Longmont, whose station, with complete living quarters, was sited at 1st and Mountain. (58) By 1928 the horse was effectively gone from city streets, and the official town logs record an action that "Property owners of Berthoud [are] requested to remove hitching posts." (59) The town upgraded its fire protection when it established a fund for the purchase of a new fire truck in 1939. (60)

Due to the diligence of the Berthoud Women's Club, the town's streetscape changed in 1930 with the assignment of number addresses to homes and businesses. The town officials ordered signage for intersections for the first time. (61) The Town offices, which had shared space in the hose company building on 4th Street, moved in 1929 to the building constructed to house the National Bank of Berthoud, made available following the bank's closure in 1929. In 1944, needing additional space, the town authorized the purchase of lots to the east of the Town Hall from J. A. Bell. Several lots were used to construct an addition on the town office building, and the remaining lots were sold to Farmer's Grain and Bean for $150. During this period, the town also purchased the 50-acre Turner Reservoir, placing the town's domestic water supply on a permanent footing for the first time. (62)

Since World War II

As the second half of the century progressed, Berthoud grew increasingly connected to the larger regional community. The 1924-25 designation of Mountain Avenue as State Highway 56 and U. S. Highway 287 linked the town to the growing network of new towns and businesses developing away from the railroad lines, which had served for decades as the primary communication and transportation system. Centralized shipping points for agricultural products were no longer necessary and the local agricultural shipping and support industries in the Berthoud area slowly shrank. The two grain elevators and the beet dump along the railway north of the downtown closed and the depot, while continuing to be owned by the railroad, was rarely used for either freight shipments or passenger traffic. At the same time, new community facilities, such as the

Fickel-Evans Nursing Home, which opened in 1960 with 40 beds, expanded services. In 1962, the town approved a bid for construction of a new elementary school. (63)

In 1963, the town's new elementary school was completed, signaling the closure of the school on 6th and Mountain and the move of all its activities to the facility on Bunyan Avenue. The old school building was razed in 1965 and the site abandoned for several years. Finally purchased by Dr. Bruce Fickel, the block was donated to the town as a park and named for its benefactor. (64) New recreational facilities and artworks were installed over the following decades and Fickel Park became a central focus of community pride and activity.

The town's growth was steady for several decades, but became the source of local anxiety by the early 1970s. A 1971 supplement to the *Berthoud Bulletin*, the "Review" included a series of facts and forecasts for the region and promoted the community. By the following year, Denver papers were reporting growth pressures on Berthoud with headlines like "Rapid Growth a Worry to Citizens of Berthoud" and told of severe shortages in area schools, some of which were considering a 12-month staggered program with classes held in local churches and community facilities. (65)

Business focus diversified even as the agricultural industry waned in importance to the town's economy. Tourism and service industries grew when Berthoud marketed itself as the "garden spot of Colorado" and as a scenic gateway to the mountains. The population increased and new schools, churches and community organizations were established. By the end of the Twentieth Century, Berthoud could count over 15 houses of worship, 45 service organizations, access to six regional hospitals, four schools in the town (within a district of 28 schools), and numerous cultural, arts, and social organizations. (66)

With the completion of Interstate 25 a few miles to the east of Berthoud, town residents increasingly commuted to employment in neighboring cities and regional industries, driving a growing demand for housing. By the late 1990s, concerns for the town's rate and form of growth ran high and the citizens passed a restrictive growth ordinance for Berthoud. Although the ordinance was repealed in 2003, citizen attention to issues of growth and community preservation remain at the forefront of local planning and economic development.

Currently, Berthoud is a community of well-educated residents; 93 percent of adults completed high school and over 29 percent are college graduates. It is a young, white population, with the 2000 median age at 35.5 years, and the white non-Hispanic majority just below 94 percent. (67) The town boasts low crime rates, above-average housing costs and an economy balanced between manufacturing, education/health/social services, construction, retail and professional. (68) The town's leadership is completing development of a strategic and growth management plan which looks to the future of the community (69), while supporting the work of the new Historic Preservation Commission in preserving the town's history and historic fabric for new generations.

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Section IV: Research Design

Project Scope:
The project was defined by the contract between the Town of Berthoud and the Colorado Historical Society following final negotiations of the awarded grant through the Certified Local Government Program of the Office of Archaeology and Historic Preservation. The grant application outlined an intensive level survey of buildings in the Fickel Park residential blocks of the town. These were to be examined, and a complete Architectural Inventory Form with its required attachments was to be completed for each building on the list. In addition, a report with recommendations for national, state and local historic designation eligibility was to accompany the survey forms. Public opportunity for review and input was required as part of the community approach for this project.

Methods:
The information for completion of the Architectural Inventory Form for each building and the development of the report began with an informal reconnaissance survey to determine exactly which specific buildings would be included in the survey project. Following this, research in historical sources regarding the town's history and that of individual buildings was accompanied by photographic research to chronicle the visual history of the town's early residential blocks. Visits to the site allowed development of a physical description of each listed building and both color digital and black and white documentation images. Establishment of precise location within the Township and Range grids, and the identification of UTM coordinates allowed specific definition of the location of each building. Family histories were examined to summarize the history of house occupation. Larimer County records provided title histories and town newspapers included information on house owners. The town's building permit files provided information on renovations and ownership since 1980. Finally, review of assessors' records provided information about each site's block and lot location and building footprint and dimensions.

In addition, the consultant planned and presented a project overview at a public meeting at the Berthoud Town Hall on March 22, 2006. Members of the Berthoud Historic Preservation Commission participated in the meeting and fielded public questions. Preliminary results and recommendations were prepared for comment.

Expected Results:
The survey project was intended to evaluate the historical significance and integrity of selected buildings in the large residential district west of the commercial area of Berthoud, and to make recommendations about the possibility of designation of a historic district. The report was to identify which buildings would be contributing and non-contributing, and which eligible and not eligible for each level of individual designation. It was expected that the survey and its accompanying research would identify buildings representing a range of functions over time in the life of this historic community in southern Larimer County.

Section V: Methodology

This section of the report describes the process of project planning, preparation and implementation, including the participation of the project oversight team and the work of the project consultant. It includes an overview of activities in the areas of historical research, resource examination and description, technical information compilation, assessment and public comment.

Planning and Project Participants:
The Town of Berthoud was notified of the approval of its application for funding under the Certified Local Government Program of the Colorado Historical Society in late 2004, although a hold of funds by the Federal Government delayed formal contract completion until April and May of 2005. The town's Historic Preservation Board selected the consultant Anne Wainstein Bond of Denver prior to application submission, as she had successfully completed the Berthoud Commercial District Survey. Final signing of all contracts was completed by June, 2005.

At that time Bond met with Tom Vaughan, Director of the Little Thompson Valley Historical Museum, and a Town employee and the Town Liaison with the Historic Preservation Commission. The consultant continued intensive research on the town's history and buildings. Bond also discussed the project with Dan Corson of the Certified Local Government Program, and met with Vaughan, Corson and Mary Therese Anstey, Historical and Architectural Survey Coordinator at the Colorado Historical Society to discuss project scope, timeline, new requirements, and deliverables. Soon after the project start, Lovella Learned Kennedy of the Office of Archaeology and Historic Preservation, CHS provided the needed site numbers and documentation from all prior inventory efforts.

Bond completed all research in contemporary and historic resources, took all photographs (black and white film-based and color digital), compiled the several detailed versions of location information, prepared and presented at the public informational and comment meeting, and discussed the history of individual buildings with some of the property owners. She consulted with the Colorado Historical Society and the Town of Berthoud regarding preliminary recommendations for eligibility of buildings and potential district designations. In addition, she completed all forms, prepared the final report, and assembled all survey documentation.

Preliminary Visual Survey and Documentation:
The first major challenge of the project was a final determination of the total number and specific addresses of buildings to be included in the survey. The final building list for the survey was determined to include fifty (50) separate buildings. A second and related challenge was tracking these buildings through town and historical records, as street numbers were not assigned in Berthoud until the 1930s and after that date, numbering varied as primary entrances to some corner houses changed, altering the street addresses.

A preliminary numbering system was established to track the buildings, using a code for the street addresses: "MO" for Mountain Avenue, "MA" for Massachusetts Avenue, "TU" for Turner, "5" for 5th Street, "6" for 6th Street, "7" for 7th Street, and "8" for 8th Street, with the secondary designation in order of street address number. These numbers were adjusted as the final count of buildings was determined. Since buildings on Mountain and Massachusetts avenues had been included in the commercial survey, the temporary numbers continued the sequence from the prior project.

Staff of the Colorado Historical Society's Office of Archaeology and Historic Preservation Information Management Unit provided a print-out of all resources within the town limits which had been previously examined and recorded on the state's inventory of historic sites. One building of the total 50 had been inventoried in the 1980s and 1990s, and had an assigned inventory number (site # 5LR9923 at 705 7th Street). The consultant was allocated forty-nine (49) site numbers for the remaining buildings. Table Two: Berthoud Survey: Site Number Assignments follows.

Table Two - Berthoud Survey: Site Number Assignments

Address	Temp #	OAHP/site #
5th Street		
525 5th	5-1	5LR.11088
526 5th	5-2	5LR.11089
534 5th	5-3	5LR.11090
535 5th	5-4	5LR.11091
548 5th	5-5	5LR.11092
549 5th	5-6	5LR.11093
606 5th	5-7	5LR.11094
609 5th	5-8	5LR.11095
618 5th	5-9	5LR.11096
631 5th	5-10	5LR.11097
632 5th	5-11	5LR.11098
648 5th	5-12	5LR.11099
649 5th	5-13	5LR.11100
707 5th	5-14	5LR.11101
6th Street		
522 6th	6-1	5LR.11102
530 6th	6-2	5LR.11103
532 6th	6-3	5LR.11104
540 6th	6-4	5LR.11105
604 6th	6-5	5LR.11106
605 6th	6-6	5LR.11107
616 6th	6-7	5LR.11108
617 6th	6-8	5LR.11109
630 6th	6-9	5LR.11110
633 6th	6-10	5LR.11111
647 6th	6-11	5LR.11112
650 6th	6-12	5LR.11113
711 6th	6-13	5LR.11114
706 6th	6-14	5LR.11115
7th Street		
509 7th	7-1	5LR.11116
521 7th	7-2	5LR.11117
533 7th	7-3	5LR.11118
545 7th	7-4	5LR.11119
604 7th	7-5	5LR.11120
605 7th	7-6	5LR.11121
615 7th	7-7	5LR.11122
616 7th	7-8	5LR.11123
626 7th	7-9	5LR.11124

645 7th	7-10	5LR.11125
705 7th	7-11	5LR.9923
706 7th	7-12	5LR.11126

8th Street

528 8th	8-1	5LR.11127
548 8th	8-2	5LR.11128
620 8th	8-3	5LR.11129
630 8th	8-4	5LR.11130
706 8th	8-5	5LR.11131

Massachusetts Avenue

780 Massachusetts	MA-10	5LR.11132

Mountain Avenue

548 Mountain	MO-14	5LR.11133
548 ½ Mountain	MO-15	5LR.11134
748 Mountain	MO-16	5LR.11135

Turner Avenue

442 Turner	TU-1	5LR.11136

Physical Documentation of Buildings:
Fieldwork for the survey was conducted between June and November of 2005. Over the course of several visits to the Town of Berthoud, the consultant examined the exterior of all 50 buildings in the survey. The buildings were described from street façade and the sides as possible. In many cases, the rear elevations were accessible from alleys, driveways or adjacent properties. As possible, roof structure and composition was determined visually, and in all cases, structural material was identified for all visible elevations. Attempts were made to determine materials underlying more recent façade coverings and additions.

All of the buildings were photographed with a color digital camera, in both wide angle and zoom format. Over 210 images were downloaded and used for detailed description and condition assessment. Formal black-and-white images for submission prints were completed later in the process, with at least two per building; front facades were photographed for all buildings, with side elevation images as appropriate or accessible.

Recent Larimer County Assessor records are available on-line and provide data on construction material, roof composition, square footage, and associated buildings on each property. The Town of Berthoud Facilities Department staff provided access to building records files containing construction and utility permits.

Historical Research – Town and Surveyed Buildings:
Extensive historical research began soon after contract completion, with searches of several regional repositories and archives. The consultant visited and reviewed collections at the Fort Collins Library Local History Department, the Berthoud Library, the Colorado State University Morgan Library, the Stephen Hart Library of the Colorado Historical Society and the Denver Public Library Western History Department. In several instances, web-site research allowed the consultant to arrange appointments in advance and to have identified resources prepared for the visit. In addition, the Museum Director of the Little Thompson Valley Pioneer Museum in Berthoud shared historical images, exhibition materials, newspaper clipping files/notebooks, and research compilation.

Types of historical resources ranged from newspapers to published local history works, photographs and maps, business publications and local advertising. Two recent works on town history were helpful: Belva Turner Bashor's *Early Berthoud: A History of the Town, 1877 – 1900* and Helen McCarty Fickel and Francis Bunyan Nielson's extensive, but unpaginated, compilation, *The Heritage of Berthoud and the Little Thompson Valley, 1867 - 1910.* The latter contained sections of specific information regarding organizations and early residents and, in many instances, these entries included data about specific homes within the Fickel Park survey boundaries. A notebook file of newspaper articles in *The Old Recorder* under the series title, "Tales of the Little Thompson" by Berthoud historian Mark French was reviewed at the museum and proved to contain much of interest regarding both regional history and particular information about the town's buildings.

In the way of historical resources, selected issues of early newspapers including *The Berthoud Bulletin* were scanned for data. Records of post office locations, the county assessor, and selected published tax lists contained precise resident and address information for the surveyed resources. Census data for this enumeration district was helpful, as was the Colorado State Business Directory for years 1885-1956, as some businesses were operated out of homes in Fickel Park. Sanborn Insurance Company maps (on microfilm) were examined as primary documentation about building footprint and associated buildings; unfortunately, and inexplicably, the Sanborn Insurance Company included selected portions of the town in its maps of Berthoud, and only about half of the blocks included in this survey were recorded in the 1911 and 1927 editions. Historic images were located at some of the archival and research repositories, many of which had been published in the two previously cited books.

Finally, several previous research projects produced valuable information. The annual Historic Berthoud Home Tour information files included extensive research documentation for all homes open to the public each year; many of these homes lie within the survey area. Staff of the Office of Archaeology and Historic Preservation of the Colorado Historical Society provided a copy of the survey form for the one building already included in the database.

Public Meeting:
A public meeting was held on Wednesday, March 22, 2006, at Town Hall in Berthoud. Hosted by the Berthoud Historic Preservation Commission as a part of the Commission's regular monthly meeting, the program was developed in partnership with the consultant and the town and museum staff. Twenty-two members of the community attended, including representatives of the Berthoud Historic Preservation Commission, the Town Trustees, and Berthoud town staff and elected officials. Community attendees included property owners within the residential district and other interested citizens. The program included background information, presented by a Commission member, on historic preservation concepts, implications and benefits of designation at local, state and national levels, specifics about the Commission's mission and activities, and details about the local ordinance and its impacts. The consultant gave a presentation on the survey methodology, findings, and ideas for both future historic preservation survey and public programming. The invitation letter to property owners, the agenda and the minutes of the meeting were submitted as a project deliverable.

Determination of Construction Dates:
It was possible to specify exact dates of construction for almost all of the 50 buildings included in the intensive survey. While date of construction is noted in the information about each property included on the Larimer County Assessor website, these notations are not always reliable; when other sources of information were located providing differing construction dates, the surveyor determined, as possible, which date was the more reliable. Title records note the earliest purchase date of a lot, which was not always the date of house construction. Newer houses were documented in the town's permit

files. The remaining houses were dated to a multi-year time frame through the historic record of occupancy, or using historic photographs, Sanborn insurance maps covering the period 1895 to 1927, or newspaper notices. Specific information was gathered from community residents regarding several buildings. Remaining dates of construction were estimated as possible from general documentation and building architectural style and construction technique.

Geographic Data:
The town is sited on the USGS quadrangle map "Berthoud, COLO." Township/range information was determined through study of the *Larimer County Atlas* for several years in the 1920s to the 1950s, delineating the range grids for the region. The Fickel Park district falls within one section, since the section boundary runs east and west along Mountain Avenue. The total survey area does lie within multiple quarter-quarter portions of Section 14. Addition, block and lot information was provided by the Town of Berthoud for each house and this information also was available on-line at the Larimer County Assessor website. Coordinate information specifying the UTM location for each inventoried resource was calculated from the USGS quadrangle map.

Preparation of Forms:
The consultant downloaded and coded all forms on-line and transferred information regarding specific buildings as this was gathered from contemporary and historic sources. Assembly of the computer-generated forms with black and white photographs, and topographic map and location data was completed for six buildings for submission as drafts in October 2005. Full form and documentation packets for all 50 buildings were submitted with the draft report in April 2006. Revisions to all forms and the report were completed for final submission in July 2006.

Section VI: Survey Results Summary

The 2006 Intensive level survey of Berthoud's Fickel Park neighborhood included a total of 50 buildings. This number excluded a few properties within the broad U-shaped blocks surrounding Fickel Park, as these were either new multi-unit buildings, commercial buildings along Mountain Avenue or vacant lots. The 50 surveyed buildings represent a range of architectural styles, dates of construction, and degrees of post-construction alteration. Almost all were originally built as residences, but several had other functions either in the past or at the present. All were built at their present sites; no buildings were moved.

The entire area was evaluated as to its eligibility for historic district designation for the National Register of Historic Places and as a local landmark district. Individual buildings were assessed for eligibility for national/state and local designation. A National Register Historic District is recommended with 29 buildings suggested as contributing. A local district designation is recommended which would include 36 buildings as contributing. Seven houses are suggested as individually eligible for the National Register of Historic Places, and 27 are noted as being appropriate for local landmark designation. All the buildings surveyed as part of this project are listed in Table Three and Table Four of this section of the report, with site number, address, date of construction/remodeling, and eligibility recommendations for individual designation and district contributing status at the national and the local levels. All buildings are assessed as per their condition at the date of the draft report submission (April 2006) with photographs from June 2005. Any subsequent alterations, additions, or external changes to any individual building might impact eligibility and should prompt a reassessment of the affected building.

As included in the recommendations section of this report (Section VII), several buildings not specified and included in this project should be evaluated individually for inclusion in a possible residential historic district. These properties lie on blocks contiguous to the area surveyed in the preparation of this report and were excluded in this phase of the town survey initiative in an effort to limit the scope and cost of this phase. Maps of the east and west portions of the survey area follow this narrative and highlight the recommended contributing buildings for a potential National Register Historic District and a Berthoud local district.

Types and functions of buildings surveyed:
All 50 buildings in this survey were used at one time or are currently used as residences. One (Site # 5LR11134, 548 ½ Mountain Avenue) was originally a shed outbuilding, later a small house and eventually converted to commercial use after 1975. Three other homes (Site #5LR11133, 548 Mountain Avenue; Site #5LR11135, 748 Mountain Avenue; and Site #5LR11116, 509 7th Street) were converted to current commercial use as professional offices in recent years. Two homes (Site # 5LR11115, 706 7th Street and Site #5LR11125, 645 7th Street) also included medical practice offices within a residence, and one property (Site #5LR9923, 705 7th Street) was used during the 1950s as a nursing/convalescent home.

Only one of the buildings appears to have been built as a public building with open public access; 522 6th Street (Site #5LR11102) was originally built as a schoolhouse. The rest are residential in general feel and appearance. Handicapped ramps now identify the few buildings made accessible to medical or professional services offices. Three of the buildings are on lots with off-street parking; 748 Mountain Avenue (Site #5LR11135) has a north side parking lot while 548 and 548 ½ Mountain Avenue (Site # 5LR11133 and #5LR11134 respectively) share a gravel lot between the two buildings.

An unknown number of the houses are currently used as rentals, and several were used as such historically. At the present, the vast majority of the property owners live in the homes.

Finally, only one property appears to be the second house built on a lot. 442 Turner Avenue (Site #5LR11136), built in 1945, sits on the site of a house recorded on the Sanborn Insurance Company maps of 1906 and 1911, a house which was gone by the 1927 edition of the map. Almost two decades later, the current house was constructed.

Construction Eras:
This neighborhood spans what were four separate platted additions to Berthoud between 1884 and 1906: Original Berthoud, Capital Hill, Wray and Saltzman, and Long's Peak. In several cases, houses were constructed on blocks prior to platting and formal inclusion in the boundaries of the town. Overall, the houses in the survey span the years from 1884 to 1960 for dates of initial construction. Twelve houses were built in the first 16 years of the town's history at its present site, from 1884 to 1900. Seventeen homes date between 1901 and 1915 and eight are from the years 1916 to 1930. Twelve houses were constructed between 1931 and 1955, most of these in the period 1942 to 1947. Only one home dates from the years since 1955, the 1960 house at 521 7th Street (Site #5LR11117).

Architectural Styles and Building Types:
The houses in this survey ranged greatly in style, despite the concentration of construction dates from 1884 to 1915. Two are Classic Cottage in type (Site #5LR11088, 525 5th and Site #5LR11107, 605 6th). Seven are broadly Late Victorian (534 5th and 609 5th), including examples at Site #5LR11089, 526 5th, Site #5LR11095, 609 5th, and Site #5LR11098, 632 5th Street). Four exhibit elegant Queen Anne attributes, the early examples being 548 5th Street(Site #5LR11092), 647 6th Street (Site #5LR11112) and 548 Mountain Avenue (Site #5LR11133). A modern interpretation of Queen Anne is found on the 1999 remodel of 549 5th Street (Site #5LR11093). Edwardian design elements are found on nine houses, notable examples being 618 and 631 5th Street (Site # 5LR11096 and Site #5LR11097) and 705 7th Street (Site #5LR9923).

Bungalow homes with Craftsman details account for nine houses and these vary in size and detail. Noteworthy examples include a dense grouping of houses along the 600-block of 7th Street, at addresses 615, 616, 626, and 645 (Sites #5LR11122, #5LR11123, #5LR11124, and #5LR11125, respectively), and at 706 8th Street (Site #5LR11131). Ranch houses built after 1940 account for seven properties, the most stunning architecturally being 780 Massachusetts Avenue (Site #5LR11132).

Five houses were distinctive in architectural style among the buildings of this survey. 522 6th Street (Site #5LR11102) still retains its look as an early schoolhouse, while John Bell's eclectic house at 633 6th Street (Site #5LR11111) has elements of Queen Anne, Craftsman, and Dutch Colonial Revival styling. One Foursquare at 711 6th Street (Site #5LR11114), and one converted shed (Site #5LR11134 at 548 ½ Mountain Avenue) are single examples of their respective types. Finally, eight buildings, mostly recent remodels, have no historic style attribution.

Of the 50 houses, 14 have been remodeled or renovated significantly in the past 20 years. The changes to these properties are so radical as to fundamentally change the historic appearance or contributing status for any level of designation.

Potential National Register-eligible Properties:

Seven ~~Four~~ houses in this survey were field-determined to be eligible for the National Register of Historic Places: 633 6th Street (Site # 5LR11111), 647 6th Street (Site #5LR11112), 533 7th Street (Site #5LR11118), 615 7th Street (Site #5LR11122), 616 7th Street (Site #5LR11123), 626 7th Street (Site #5LR11124), and 645 7th Street (Site #5LR11125). These include the one eclectic design, one Queen Anne, and one Late Victorian homes. Four homes exhibit strong Craftsman details; two are bungalows, one a Foursquare and one a two-story Craftsman residence. These are also houses associated with significant leaders of Berthoud during the period 1884 to the 1930s; the house at 645 7th Street (Site #5LR11125) remains in the ownership of the family for which it was built, and these individuals represent persons of significance to the community in the recent past. Images of these seven properties are included in the Appendix of this report.

Potential Local Register-eligible Properties:

More than half of the properties surveyed are recommended as being eligible for landmark designation by the Berthoud Historic Preservation Commission. These vary in type from bungalows as noted above to examples of Queen Anne, Edwardian, Victorian, and other architectural styles. Several of unaltered ranch homes from the period 1940-1948 are also included as eligible for their typical designs of that era of building in the community.

Potential National Register Historic District:

A National Register Historic District is recommended for this neighborhood with 29 houses designated as contributing to the district. These range in age and style but retain the historic appearance of their construction and/or reflect early alterations and additions, which themselves are historic. The district as recommended would encompass all of the bounds of the survey and the Fickel Park itself, as the general distribution of the contributing buildings does not warrant splitting individual town blocks to avoid individual non-contributing properties. The buildings at the four corners of the survey area, with the exception of the northeast corner (442 Turner Avenue) are contributing to the district. Prior to pursuing a National Register nomination, however, surveys should be completed for many historic houses on surrounding adjacent blocks, many of which are comparable in age, design, condition and historic associations. These similarities may

indicate a need to expand the boundaries of the potential National Register district beyond those advocated as part of the Fickel Park survey project.

Potential Local Historic District:
A local historic district designation for this area is recommended to the Berthoud Historic Preservation Commission for consideration. The 36 buildings which are noted as being contributing to such a local district are found on all of the blocks within the survey area. Fickel Park would be included in the district. Again, the Historic Preservation Commission should complete surveys of surrounding blocks in order to determine boundaries inclusive of the historic neighborhoods.

Table Three: Property Eligibility and Assessment, by Site Number

*circled items represent mismatch between forms and this chart

State ID Number	Street Address	Date – Built/Remodel	NatReg Eligible	Local Eligible	NatDist contrib	LocalDist contrib
5LR9923	705 7th	1914	--	XX	XX	XX
5LR11088	525 5th	1900	--	XX	XX	XX
5LR11089	526 5th	1890	--	XX	XX	XX
5LR11090	534 5th	1890	--	XX	XX	XX
5LR11091	535 5th	1890/1960	--	XX	--	XX
5LR11092	548 5th	1890/1986	--	XX	--	XX
5LR11093	549 5th	1900/1998	--	--	--	--
5LR11094	606 5th	1890/1992	--	XX	XX	XX
5LR11095	609 5th	1905/1992	--	--	--	XX
5LR11096	618 5th	1894	--	XX	XX	XX
5LR11097	631 5th	1896	--	--	XX	XX
5LR11098	632 5th	1905	--	--	XX	XX
5LR11099	648 5th	1900	--	--	XX	XX
5LR11100	649 5th	1900/1996	--	XX	XX	XX
5LR11101	707 5th	1945	--	--	--	--
5LR11102	522 6th	1901	--	XX	XX	XX
5LR11103	530 6th	1938	--	--	--	--
5LR11104	532 6th	1945	--	--	--	--
5LR11105	540 6th	1948	--	--	--	--
5LR11106	604 6th	1904	--	XX	XX	XX
5LR11107	605 6th	1903	--	XX	XX	XX
5LR11108	616 6th	1914/1993	--	XX	--	XX
5LR11109	617 6th	1906/1987/2005	--	--	--	XX
5LR11110	630 6th	1952/1993	--	--	--	--
5LR11111	633 6th	1906	XX	XX	XX	XX
5LR11112	647 6th	1902	XX	XX	XX	XX
5LR11113	650 6th	1946/1992	--	--	--	--
5LR11114	711 6th	1907	--	XX	XX	XX
5LR11115	706 6th	1905	--	XX	XX	XX
5LR11116	509 7th	1897/2000	--	--	--	--
5LR11117	521 7th	1960	--	--	--	--
5LR11118	533 7th	1902	XX	XX	XX	XX
5LR11119	545 7th	1920	--	XX	XX	XX
5LR11120	604 7th	1907	--	--	XX	XX
5LR11121	605 7th	1948/1995	--	--	--	--
5LR11122	615 7th	1916	XX	XX	XX	XX
5LR11123	616 7th	1910	XX	XX	XX	XX
5LR11124	626 7th	1920	XX	XX	XX	XX
5LR11125	645 7th	1916	XX	XX	XX	XX
5LR11126	706 7th	1923	--	--	--	XX
5LR11127	528 8th	1946/1986/1996	--	--	--	--

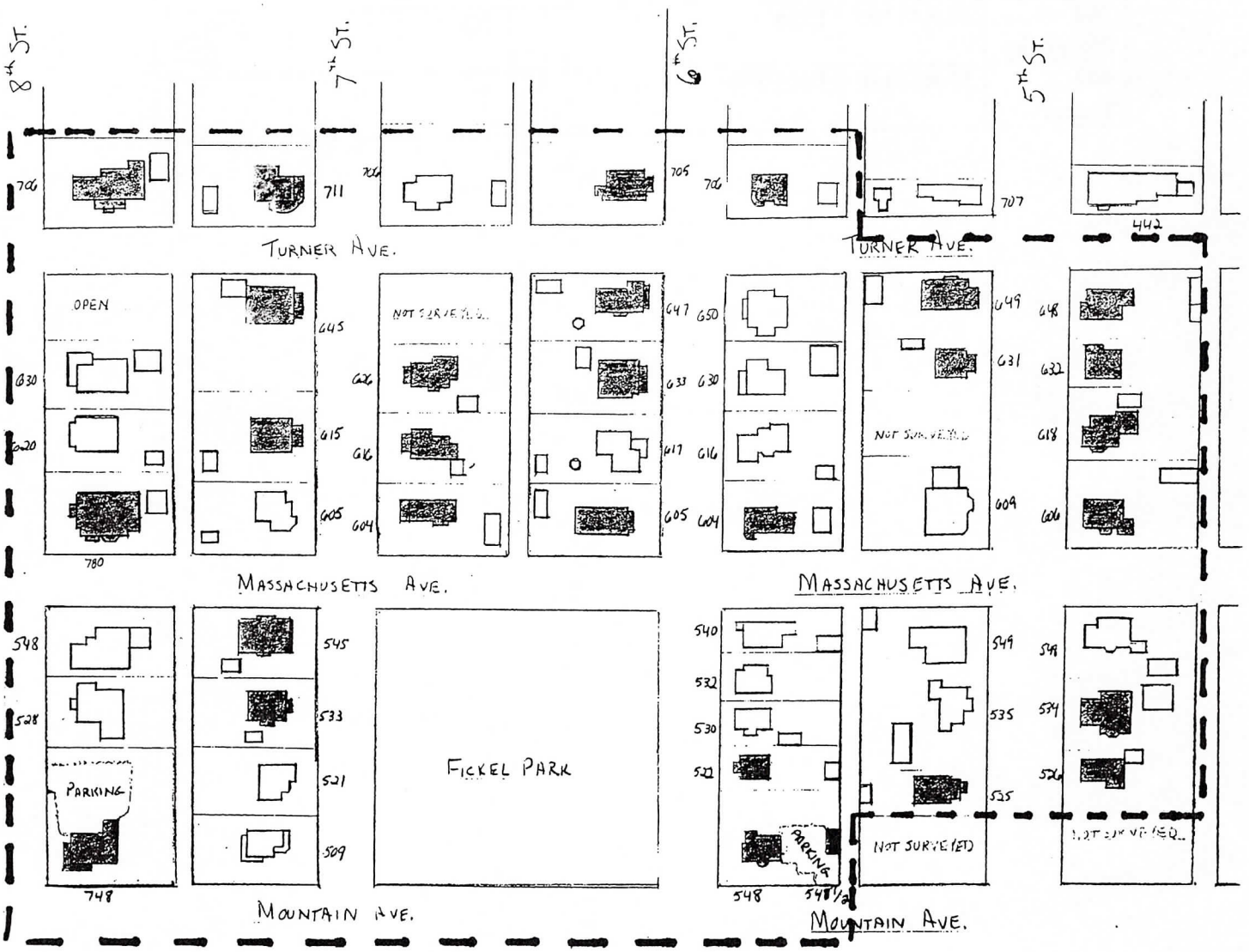
5LR11128	548 8th	1942	--	--	--	--
5LR11129	620 8th	1947	--	--	--	XX
5LR11130	630 8th	1918/1997	--	--	--	--
5LR11131	706 8th	1916/1992	--	XX	XX	XX
5LR11132	780 Mass.	1945	--	XX	XX	XX
5LR11133	548 Mountain	1910	--	XX	XX	XX
5LR11134	548 ½ Mountain	1913/1975	--	--	XX	XX
5LR11135	748 Mountain	1916	--	XX	XX	XX
5LR11136	442 Turner	1945/1996	--	--	--	--

Table Four: Property Eligibility and Assessment, by Street Address

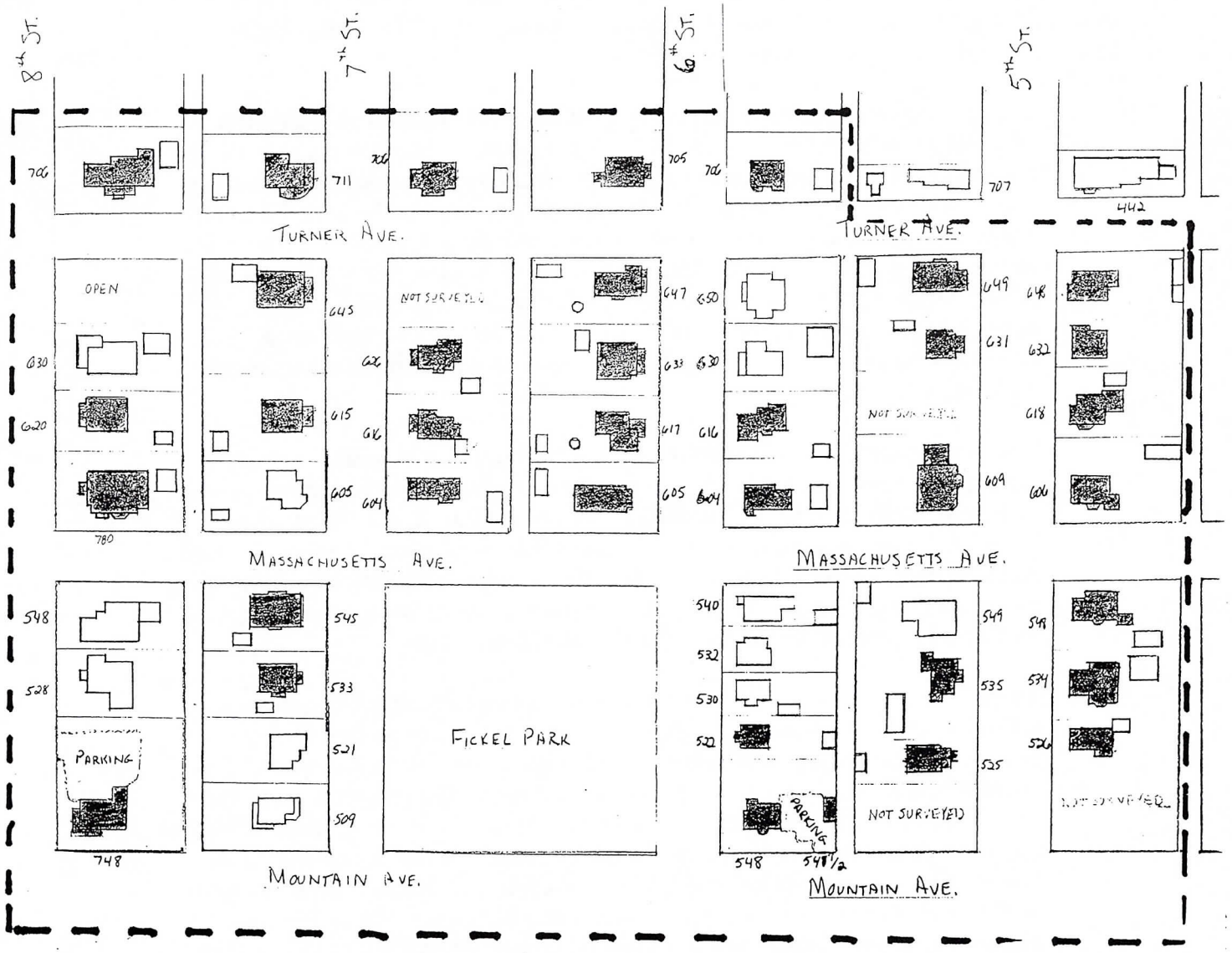
Street Address	State ID Number	Date – Built/Remodel	NatReg Eligible	Local Eligible	NatDist contrib	LocalDist contrib
525 5th	5LR11088	1900	--	XX	XX	XX
526 5th	5LR11089	1890/1991	--	XX	XX	XX
534 5th	5LR11090	1890	--	XX	XX	XX
535 5th	5LR11091	1890/1960	--	XX	--	XX
548 5th	5LR11092	1890/1986	--	XX	--	XX
549 5th	5LR11093	1900/1998	--	--	--	--
606 5th	5LR11094	1890/1992	--	XX	XX	XX
609 5th	5LR11095	1905/1992	--	--	--	XX
618 5th	5LR11096	1894	--	XX	XX	XX
631 5th	5LR11097	1896	--	--	XX	XX
632 5th	5LR11098	1905	--	--	XX	XX
648 5th	5LR11099	1900	--	--	XX	XX
649 5th	5LR11100	1900/1996	--	XX	XX	XX
707 5th	5LR11101	1945	--	--	--	--
522 6th	5LR11102	1901	--	XX	XX	XX
530 6th	5LR11103	1938	--	--	--	--
532 6th	5LR11104	1945	--	--	--	--
540 6th	5LR11105	1948	--	--	--	--
604 6th	5LR11106	1904	--	XX	XX	XX
605 6th	5LR11107	1903	--	XX	XX	XX
616 6th	5LR11108	1914/1993	--	XX	--	XX
617 6th	5LR11109	1906/1987/2005	--	XX	--	XX
630 6th	5LR11110	1952/1995 3	--	--	--	--
633 6th	5LR11111	1906	XX	XX	XX	XX
647 6th	5LR11112	1902	XX	XX	XX	XX
650 6th	5LR11113	1946/1992	--	--	--	--
706 6th	5LR11115	1905	--	XX	XX	XX
711 6th	5LR11114	1907	--	XX	XX	XX
509 7th	5LR11116	1897/2000	--	--	--	--
521 7th	5LR11117	1960	--	--	--	--
533 7th	5LR11118	1902	XX	XX	XX	XX
545 7th	5LR11119	1920	--	XX	XX	XX
604 7th	5LR11120	1907	--	--	XX	XX
605 7th	5LR11121	1948/1995	--	--	--	--
615 7th	5LR11122	1916	XX	XX	XX	XX
616 7th	5LR11123	1910	XX	XX	XX	XX
626 7th	5LR11124	1920	XX	XX	XX	XX
645 7th	5LR11125	1916	XX	XX	XX	XX
705 7th	5LR9923	1914	--	XX	XX	XX
706 7th	5LR11126	1923	--	--	--	XX
528 8th	5LR11127	1946/1986/1996	--	--	--	--

548 8th	5LR11128	1942	--	--	--	--
620 8th	5LR11129	1947	--	--	--	XX
630 8th	5LR11130	1918/1997	--	--	--	--
706 8th	5LR11131	1916/1992	--	XX	XX	XX
780 Mass.	5LR11132	1945	--	XX	XX	XX
548 Mountain	5LR11133	1910	--	XX	XX	XX
548 ½ Mountain	5LR11134	1913/1975	--	--	XX	XX
748 Mountain	5LR11135	1916	--	XX	XX	XX
442 Turner	5LR11136	1945/1996	--	--	--	--

Berthoud Fickel Park; Potential National Register District
(Contributing buildings shaded)



Berthoud Fickel Park; Potential Local Historic District
(Contributing buildings shaded)



Section VII: Recommendation for Future Efforts

The Berthoud Historic Preservation Commission is to be commended for its commitment to the historic fabric of the town and the initiative to begin the process of historical documentation of its residential neighborhoods, as it did with the commercial district in 2004. This is the second of many steps and the following recommendations are intended to highlight aspects of the commission's future work and options. The following recommendations are not in priority order.

1. The next major initiative should be a survey of selected buildings within the remaining residential areas of the town. Although the core of the major historic residential area was included in the present survey, the broad areas surrounding this survey boundary on the north and west, and the neighborhood to the south of Mountain Avenue contain many impressive examples of residential architecture from the period 1890 to 1930. Among these are outstanding samples of a variety of architectural styles and eras, with a blend of both modest and elaborate construction. One additional round of intensive level survey would result in documentation of most of the significant remaining commercial and residential buildings in the town.

   A second phase of intensive survey of the residential district will be a major project. Such a initiative will require that the commission continue its discussions with community members, as residential survey work is, by its nature, more intrusive on the personal realm of community life. Solid educational work based on the benefits of the present project and the progress of the historic preservation commission can do much to mitigate any private property owner concerns about residential district survey work in the expanded target areas.

2. Another major effort facing the commission is a targeted intensive survey of several significant buildings not included in the previous or present survey. Several of these are adjacent to the current project, and several are separated by residential areas of the town. This surveyor recommends a project to intensively survey such sites as the two elevators, the first school, several significant churches not in the commercial district, and several commercial buildings on Mountain Avenue to the east of the railroad tracks. In the latter case, a full inventory form on the blacksmith shop now serving as the Little Thompson Valley Pioneer Museum is needed, as are surveys of several properties on the south side of the street which appear to be ca 1900 stone buildings under more contemporary alterations.

3. The Berthoud Main Street Program is a strong partner with the Berthoud Historic Preservation Commission and is a perfect vehicle for broad public education in the areas of heritage, preservation and community identity. Although the program experienced a staff change at the end of 2005, a new director for Berthoud Main Street is on board. Expanding the partnership work and developing collaborative endeavors between the two agencies will strengthen the work of each entity and

continue to build a preservation constituency within the town and the surrounding region. Examples and models for community education have been developed by other similar communities in Colorado and such project outlines can be acquired and adapted to the specific attributes and needs of Berthoud without having to develop public education materials from scratch. This partnership could also build on the growing relationships with both the commercial property owners in the downtown and those four within the Fickel Park area whose buildings are sited along Mountain Avenue in an effort to develop stronger linkages and commercial attractions for the town.

4. Several buildings included in the present survey are worthy of individual nomination to the National Register of Historic Places. Such nominations are based upon broad and rich significance of these resources to a history of the larger region. These nominations are intense projects and might require external funding or significant commitment of town resources to complete; however, the benefits to the property and to the town as a whole are many and such an initiative should be seriously considered by the commission. These buildings are identified in Tables Three and Four of this report. In addition, support might be sought for the development of a nomination for a National Register Historic District for the Fickel Park neighborhood. Funds are available through the State Historical Fund and the Certified Local Government Program, both of the Colorado Historical Society, to support the development of such nomination materials.

5. Since any decision by the Town through its Historic Preservation Commission regarding the establishment of a local designation district does impose both restrictions and opportunities upon the property owners, easy access to detailed information and assistance for property owners regarding tax credit issues and other incentives is important. Increased staffing for the town or the Berthoud Main Street Program is needed; they should consider hiring a specialist to advise and assist community members seeking to apply for state or federal tax credits and incentives or to assist individual property owners seeking broader designation or grant support. Such staffing might be integrated into the Main Street Program, assigned specifically to the Berthoud Historic Preservation Commission, or represent a designated part of broader town government.

6. Since its establishment, the Berthoud Historic Preservation Commission has accomplished much productive work for the town, but this consultant has sensed that many residents in the community are not aware of the breadth of the commission's achievements. A focus of the commission ought to be promotion to the town and its broader constituency of its mandate, its efforts, and its plans.

7. The Berthoud Historic Preservation Commission should consider making copies of portions or all of these reports available to the public at locations including the Berthoud Library, the Little Thompson Valley Pioneer Museum, and the Town Hall. Consideration should be taken of any proprietary information concerning ownership of individual buildings or structures prior to placing copies in any

public locations. Realizing that all of the information about each property which is compiled in the individual inventory forms is from public sources, there remains a public concern about this breadth of property information being too easily available. The commission should consider the long-term precedent of such information sharing should it determine to move forward with the designation of properties or districts.

8. The town of Berthoud and its citizens are very aware of the town and region's significance in the history of Colorado. Much work has been done to document the area's past and the support of the town museum is impressive given the town size. The museum director is an outstanding contributor to the work of history and has gathered and saved an enormous volume of important material related to the town's past, but much more remains to be preserved. This consultant recommends a more aggressive program of acquisition of historical photographs, artifacts, papers, books and oral histories within the next 10 years as the final members of the town's early era (up to 1930) are passing. Such a commitment will require funds for acquisition, processing and storage. A partnership between the museum and the library for the management of archival and historical photographic material should be considered, although such an arrangement would require the hiring of a professional archivist to work with the staff of both institutions.

9. Many towns across Colorado are developing history and historic preservation curriculum for elementary and middle school levels which both teaches the elements of preservation and emphasizes the contributions of their community to the larger context of Colorado's past. Copies of curriculum materials should be acquired from such projects, and may be adapted to the Berthoud community for use in school program development.

10. Public interpretation of the findings of this survey project and of previous research regarding the important aspects of Berthoud's past is vital in building a community constituency supporting preservation efforts. Such elements as sidewalk or building signage, walking tour information, town history brochures, or small capsule exhibits which may be featured at town events would increase the history knowledge of community members and invite participation and support for the town's heritage preservation efforts and the related economic development initiatives linked to the community's historic resources.

Section VIII: Acknowledgements

Many individuals and organizations assisted the consultant in the completion of this project. The Town of Berthoud's staff was gracious in allowing use of the Town Hall for research and in expediting the final contract, community announcements and local communications. The Berthoud Historic Preservation Commission, which served as the lead agency for the survey, provided access to information and acted as the contracting entity for the project. Commission member Tom Meyers and town staff liaison Tom Vaughan (Museum Director of the Little Thompson Valley Pioneer Museum) were most helpful.

Staff members of all libraries visited were generous with assistance, in particular Rheba Massey of the Fort Collins Library Local History Department, Rebecca Lintz, Barbara Dey and Ruba Sadi of the Colorado Historical Society's Stephen Hart Library, and Kay Wisnia and Phil Panum of the Denver Public Library's Western History Department. Dan Corson of the Certified Local Government Program at the Colorado Historical Society provided guidance, information and sample documents, while Chris Geddes and Mary Therese Anstey reviewed draft documents. Lovella Learned Kennedy of CHS/OAHP Information Management Unit coordinated the site numbering for the project.

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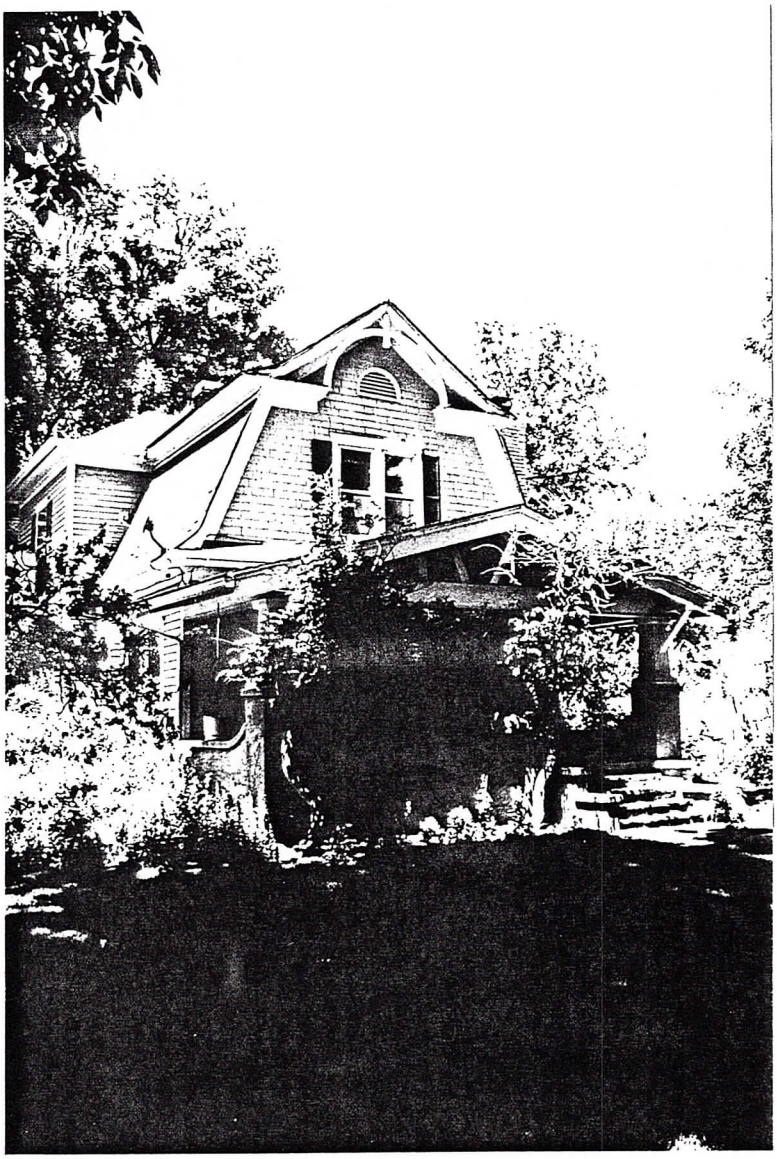
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www.city-data.com/city/Berthoud-Colorado

Section X: Appendix: National Register Eligible Buildings

5LR11111 633 6th Street
The John Bell House; built 1906



5LR11112 647 6th Street
The Edmunson House; built 1902



5LR11118 533 7th Street
The Dunbar – Stogner House; built 1902



5LR11122 615 7th Street
The Morley Fairbairn House; built 1916



5LR11123 616 7th Street
The Andrew Fairbairn – Klepfer House; built 1910



5LR11124 626 7th Street
The Buckingham House; built 1920



5LR11125 645 7th Street
The McCarty – Fickel House; built 1916

