

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name The Fort (Boundary Increase)
other names/site number The Fort Restaurant / 5JF.4373

2. Location

street & number 19192 Colorado State Highway 8
city or town Morrison
state CO county Jefferson zip code 80465

<input type="checkbox"/> n/a	not for publication
<input checked="" type="checkbox"/> X	vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national x statewide local

Shelley K. Norton Deputy State Historic Preservation Officer 2 June 2020
Signature of certifying official/Title Date
History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined not eligible for the National Register
- other (explain:) _____
- determined eligible for the National Register
- removed from the National Register

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
0	4	buildings
1	0	sites
2	4	structures
1	1	objects
4	9	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE: restaurant
DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: restaurant
RECREATION AND CULTURE
EDUCATION

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Pueblo

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: ADOBE
roof: ASPHALT
other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Fort (also known as The Fort Restaurant) was listed in the National Register of Historic Places on July 14, 2006, for its statewide significance in the area of Architecture for the period 1963, the year its construction was completed. Designed by renowned adobe architect William Lumpkins, as commissioned by owners Sam and Elizabeth Arnold to function as both a restaurant and family home, the load-bearing adobe building generally followed the then-documented layout of Bent's Old Fort outside of La Junta, Colorado, which at the time was an archaeological site not yet reconstructed for interpretation.¹

Character-defining features of the two-story building include load-bearing adobe walls with traditional adobe stucco finish, large interior courtyard, battered adobe towers at the northwest and southeast corners, flat and shed roofs, hand-hewed log vigas projecting from the roofline, and multi-light wood windows.

This amendment to the existing nomination increases the boundary of the National Register listing in order to include important site features that contribute to the building's architectural design and significance for which it was originally nominated. As listed in 2006, the National Register boundary encompassed only the footprint of the main building and did not take into account natural features that influenced its siting and design, nor the use of onsite soils to fabricate its adobe bricks. In order to include these important site features, the new boundary follows the property lines as purchased by the Arnold family in 1959 for the purpose of building an adobe restaurant and home.² This amendment does not seek to change the applicable National Register criteria, areas of significance, or periods of significance (see Section 8 below).

Narrative Description

Updated Site Description and Resource Inventory

Below is a table of all resources within the new boundary, with references keyed to the sketch map. Following the table is a description of the overall site and its key features, followed by each built resource.

¹ Bent's Old Fort (5OT.149) became a National Historic Site in 1960, first listed in the National Register in 1966 (NRIS.66000254), and eventually reconstructed by the National Park Service in 1975, with subsequent amendment to list the reconstructed building in 1985.

² Legal proceedings following Sam Arnold's death in 2006 led to parcel consolidation that resulted in a slightly larger site of 8.49 acres than the 7.21 acres originally purchased by the Arnolds and mentioned in the 2006 NRHP nomination. For the sake of simplicity, the current legal parcels that include the entire original acreage is to be the boundary for the NRHP listing in order to fully incorporate natural and built resources that contribute to the property's significance.

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Map Reference	Resource Name	Type	Year(s) Built	Contributing status
	The Fort Property	Site	n/a	Contributing
A	Large Sandstone Outcropping	Site feature	n/a	n/a
B	Grave Area	Site feature	2001-09	n/a
C	Soil Pit	Site feature	1962-63	n/a
D	Gravel Parking Area	Site feature	1963	n/a
1	The Fort	Building	1963, additions ca. 1970s-'80s	Contributing
2	Plumed Serpent Sculpture	Object	ca. 1987	Non-contributing
3	Sign	Object	1963	Contributing
4	Trapper's Cabin	Building	1963; addition ca. 1970s	Non-contributing
5	Storage Building	Building	2011	Non-contributing
6	Water Tanks	Structures (2)	2000	Non-contributing
7	Water Control House	Building	2000	Non-contributing
8	Septic Control House	Building	2017	Non-contributing
9, 10	Parking Lots (2 total)	Structures (2)	1963	Contributing
11	Helicopter Pad	Structure	2017	Non-contributing
12	Trail	Structure	ca. 2000	Non-contributing

The Fort Property, contributing site

Overall site description

The 8.49-acre property that makes up The Fort site is at the east side of State Highway 8 and its gravel pull-offs, and slopes steeply down to the east. The property is bounded at the north by Turkey Creek Road and at the south by the parcel line, beyond which is undeveloped land and a gravel overflow parking area. Wire fencing runs just beyond the eastern edge of the site, past which is rural pastureland and a large hogback formation.³ Red sandstone outcroppings, examples of the geological Fountain Formation that also includes nearby Red Rocks Park and Amphitheater (5JF.442, National Register listed May 18, 1990; National Historic Landmark July 21, 2015), are scattered within the north half of the site. Vegetation consists mostly of native grasses at the eastern half of the property, with occasional decorative plantings of yucca and evergreen shrubbery within the public areas and a few trees as noted in the descriptions below and on the sketch map.

The largest of the rock formations (Feature A) is just south of the approximate center of the site at its extreme western edge along the highway, a little more than 500' south from Turkey Creek Road; it has an irregular triangular footprint and measures approximately 340' east-west x 375' north-south. To its immediate south are a series of leveled terraces that have been cut into the grade to accommodate two level parking lots (Resources 9 & 10), which step down in succession to the east until level with the adobe restaurant building (Resource 1) that sits at the southernmost tip of the rock formation. A large sign made of log posts and wood board walls in a V-shaped footprint (Resource 3) is at the southwest corner of the westernmost lot; a smaller, modern metal-frame sign for the Tesoro Cultural Center sits just beyond the point of the V to the west.⁴ A drive leads from these parking areas along the south of the adobe Fort building to the rear (east) side and then loops north to terminate at the large outcropping. At the southeast corner of the drive where it loops north are two below-grade rectangular water tanks with a control room (Resources 6 & 7) that are somewhat exposed at the east side due to the steep slope of grade; to the immediate north of the tanks at the same grade as their

³ The actual eastern property line follows in parallel the wire fencing but is several feet to the west; the Arnold family purchased an additional 100 acres to the east of The Fort property ca. 1986 when they regained control of The Fort from an interim owner. This additional land is leased for horse grazing, with the fencing installed in order to contain grazing livestock.

⁴ The Tesoro Cultural Center is a non-profit foundation that was founded by the Arnold family in 1999 in order to "create community based events and education outreach programs" to honor the cultural heritage and shared experiences of cultures with historic ties to the Southwest (Tesoro Cultural Center website, <https://www.tesoroculturalcenter.org/about-tesoro-cultural-center/>, accessed December 11, 2019). Tesoro's offices are currently located in the former apartments on The Fort's upper floor, adjacent to the restaurant's offices.

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bases is a concrete circular helicopter pad (Resource 11).

At the northern terminus of the drive sits the Trapper's Cabin (Resource 4) and Storage Building (Resource 5) that are at the base of the rock formation. A gravel trail with log edging (Resource 12) leads from this area along the east/northeast edge of the outcropping to a gravel parking area at the north side (Feature D). Along the trail at the base of the rock is a grave burial area with markers (Feature B) for Arnold family members and friends on either side of a large coniferous tree.

Just beyond the trail to the east is a pit from which soil has been excavated to produce the restaurant's adobe bricks and maintain its adobe stucco finish (Feature C). A small gable-roof control house (Resource 8) within the northeast quadrant of the site provides maintenance access to the below-grade septic system.

Site Feature A – Large Sandstone Outcropping (photos 1-5)

As described above, the largest rock formation on the site has an irregular triangular footprint, with the three points to the approximate west, east, and south, and measures approximately 340' east-west x 375' north-south at its largest dimensions. The outcropping rises approximately 80' at its highest point, making it easily visible from anywhere on the site and particularly from the main adobe restaurant building, which sits to its immediate south.

Site Feature B – Grave Area, 2001-09 (photos 9-10)

At either side of the large coniferous tree at the eastern edge of the large rock outcropping, several small memorial plaques are mounted on the rock. Ashes of Arnold-family members and friends began to be interred in this area in 2001 due to the previous burial of family pets Sissy the bear and Lobo the dog at the base of the tree.⁵ From south to north, the memorial plaques commemorate:

- Samuel Paul Arnold (b. June 28, 1926 – d. June 7, 2006); Sam, along with his first wife Elizabeth, was the original owner of The Fort who commissioned architect William Lumpkins to design the adobe restaurant based on the conjectured layout of Bent's Old Fort outside of La Junta.
- Elizabeth "Bay" Bivins Pate (b. November 16, 1927 – d. March 3, 2005); Sam Arnold's first wife, who also remarried after their divorce in 1967, is recognized on her plaque as "Co-Founder of The Fort."
- Keith Arnold (b. February 24, 1951 – d. November 17, 2001); the son of Sam and Bay and brother of current owner and restaurant proprietress Holly Arnold Kinney, Keith grew up at The Fort and asked to be buried next to the beloved family pets.
- Carlos Alberto Molina (b. May 9, 1912 – d. June 9, 2009); Carlos was the longtime Fort maintenance manager who lived in the Arnold family's original upper-story apartments from 1986-2005.
- Beatrice Molina (d. 2012, exact dates unknown; Beatrice's ashes are interred near her husband Carlos, but without a memorial plaque); The Fort's longtime baker who became its Hispanic Outreach Manager when age precluded her from the physical rigors of baking. The Molinas had connections with dignitaries and families from several Central and South American countries who held events at The Fort on numerous occasions.

In front of Sam Arnold's plaque is a small granite memorial sculpture by the Pueblo Isleta artist Andy Abeita, installed in 2007. Entitled "Merging Spirits," the rectangular sculpture shows the silhouettes of Sam Arnold and family pet Sissy the Bear facing one another, with a cornstalk rising between them to represent everlasting life. To the north of the sculpture is a small concrete bench with a bear figurine. The grave area is frequently visited by restaurant and Tesoro guests who fondly remember original owner Sam Arnold.

Site Feature C – Soil Pit, 1962-63 (photo 11)

Just to the north and east of the north terminus of the trail along the eastern edge of the rock outcropping is a

⁵ Sissy, a black bear cub adopted and trained by the Arnolds in 1963, was a beloved part of patrons' memories of The Fort. Her constant companion was the other family pet, Lobo, a German Shepherd. Sissy passed away in 1982 and Lobo in 1965. See Lingo, Lingo and Bond, NRHP nomination, and Lynne Scholfield, "Shinin' Times: The Life and Times of Sam Arnold & The Fort Restaurant," video. L.S. Productions (2003).

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small pit, approximately 12' in diameter, used as a source of soil for adobe brick and stucco fabrication. The 2006 nomination describes the adobe-making process used by the Taos, New Mexico, contractors beginning in 1962, noting:

An important element of preparation for building was the assurance that appropriate dirt was available at the site for the making of the adobe bricks, a traditional pattern for adobe work. With the relocation of the building site from the north side of the outcropping to the south side [proposed by Lumpkin], the broad eastern bank of the rock base was not planned for use or access. Designing the open space around the new house location required the flattening of the eastern ledge; fortunately, the dirt to be removed was suitable for the base of the adobe fabrication. The area was smoothed and the brick fabrication begun.⁶

Due to the maintenance requirements of adobe, additional areas around the site have been used for sourcing its base materials. Although not the only onsite source of soil, this particular pit is evidence of this practice and has remained a prominent source as indicated by its size and continued use to today.

Site Feature D – Gravel Parking Area, 1963 (photo 7)

A gravel parking area, is at the north side of the large rock outcropping and is generally not open except on large event days, such as the annual Indian Market.

Though modern changes have occurred in select areas, the overall Fort site is considered contributing to the significance of the adobe restaurant building as both the historic source of its adobe construction materials, as well as the way in which its natural features and topography influenced the architectural design and siting of the restaurant building.

The Fort Restaurant, 1963, with additions ca. 1970s and '80s, contributing building (Map Reference 1, Photos 1-3, 12-14)

Other than maintenance of the adobe stucco, there have been very few changes to the exterior of the building since its National Register listing in 2006. Due to this lack of change, a full description is not provided in this boundary increase amendment; please see the original nomination for further detailed description. However, key points from its summary description in the 2006 nomination are as follows:

The Fort is a two-story building in the Pueblo Revival style, constructed of load-bearing adobe brick walls with a slight batter and plastered with light tan-colored adobe stucco. The building consists generally of three wings, U-shaped in plan, approximately 100 feet long from north to south and 140 feet long from east to west, surrounding a courtyard that opens to the north. The primary elevation faces northwest. For clarity, northwest will be referred to as "west". The east and west wings are primarily one story tall, approximately 12 feet in height, with flat roofs surrounded by parapets and supported by peeled wood vigas that project beyond the faces of the walls. The south wing has two stories, with a shallowly-sloped roof with overhangs and wooden fasciae. The adobe walls vary in thickness from 14 to 24 inches. Foundations consist of a combination of concrete spread footings, with some stone visible at the bases of some of the exterior walls. The stones are tan sandstone, cut to rectangular shapes in varying sizes.

The northwest and southeast corners of the building are punctuated by round battered adobe towers with open ports through the tall parapets above the roof...

... Exterior walls facing west, north, and south are fairly solid, plastered adobe walls pierced by a few small punched openings with wood sash divided light windows. The east elevation features an abundantly glazed window wall, taking advantage of a significant view to the east. The northeast corner of the building consists of two later one-story additions [ca. 1970s and '80s], also opening expansively to the east view. The additions are constructed of concrete masonry, plastered to

⁶ Lingo, Lingo, and Bond, Section 8, p. 14.

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emulate the adobe plaster finish of the original building.⁷

The nomination further notes design deviations from what had been archaeologically documented in the 1950s of the Bent's Old Fort site:

Alterations by the architect from the original fort included the decision not to build the north wall in the new building. The house [and restaurant] was sited on the south side of the large rock outcropping that dominates the site and view, and provides some shelter from the local winds. Lumpkins' drawings eliminated this north wall, allowing for an expanded courtyard area extending to the base of the rocks.⁸

Furthermore, the 2006 nomination notes that the rear of the restaurant was designed to look out over the sloping site toward the east, from which both the nearby hogback ridges, and beyond them, the city lights of Denver, could be seen. As described in 2006, a large brick-paved patio, with a low concrete-masonry wall covered in stucco to emulate the original adobe, was installed to the east of the building in 1987. In more recent years, gas firepits (2017) and small-scale water features (2018) were added to this patio area.

Other non-historic elements previously installed in the courtyard and noted in the National Register nomination, specifically the canvas "George Washington" tent and adobe horno, have since been removed.⁹ However, as they were not original to The Fort's construction or Lumpkins' design, the loss of these elements does not impact the historic integrity of the building.

With only a few small changes to the courtyard and patio since listing in 2006, The Fort's historic integrity remains at the same level as when originally nominated.

Plumed Serpent Sculpture, ca. 1987, non-contributing object (Map Reference 2, Photo 2)

A flat, weathered steel sculpture, approximately 30' long, is mounted on the southwest side of the large rock outcropping near one of its highest points directly to the north of The Fort building. A fanciful interpretation of the plumed serpent often found in Mesoamerican imagery, the sculpture, nicknamed "Lulu," is by the artist Fred Meyer and was installed ca. 1987.¹⁰ Due to its installation date and lack of association with The Fort's adobe architecture for which it was originally listed, the sculpture is considered non-contributing.

Sign, 1963, contributing object (Map Reference 3, Photos 1, 20)

At the southwest corner of the westernmost parking lot (Resource 9) is a sign with a V-shaped footprint. Constructed in 1963 of a log-post frame and wood boards, the sign has two faces oriented to passing traffic in both directions on the highway. Each face of the sign is approximately 10' wide and the overall sign stands approximately 10' tall. Electric lights have been mounted along the top frame of each face at an unknown date. Though the original painted lettering and wording has been repainted several times over the years, with the current design of weatherproof letters mounted on the boards in 2017, the sign itself dates to the construction of The Fort building, retains historic integrity, and is therefore considered contributing.

Trapper's Cabin, 1963 (addition ca. 1970s), non-contributing building (Map Reference 4, Photo 15)

As part of their plan to provide a restaurant experience immersed in the cultures of the Southwest, the Arnolds wished to include interpretation of Native American history and culture, and as such they constructed this log cabin at the same time as The Fort for the purpose of providing housing for a Lakota man they had hired as an historical interpreter.¹¹ The original saddle-notched log building, which faces southeast, measures approximately 18' x 28' and has a flat roof. The southeast side features the only openings, with a doorway toward the south end and a six-by-six double sliding wood window toward the north. In the 1970s an interim

⁷ Lingo, Lingo, and Bond, Section 7, p. 2.

⁸ Ibid., Section 8, p. 13.

⁹ For detailed description of these elements, see Lingo, Lingo, and Bond, Section 7, p. 6.

¹⁰ Holly Arnold Kinney, phone interview with E. Warzel, December 2, 2019.

¹¹ Ibid.

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owner constructed a wood-frame addition measuring 18' x 14' at the northeast side; this addition is not accessible from the interior of the cabin and is accessed through an exterior door on the southeast side. The cabin and addition are now used for storage and as a machine shop for the restaurant operation. Due to the non-historic addition, and the cabin's lack of association with The Fort's adobe architecture for which it was originally listed, the building is considered non-contributing.

Storage Building, 2011, non-contributing building (Map Reference 5, Photo 16)

This prefabricated "Tuff Shed" building was installed onsite in 2011 in order to provide storage space for the Tesoro Cultural Center. However, The Fort's current owner Holly Arnold Kinney (and the Arnolds' daughter and co-founder of the Tesoro Cultural Center) also wished to provide sheltered outdoor space for historic interpretation and therefore had the standard model plan modified to include a porch on the west and north sides. The building has a gable roof, faux log half-round wood siding, and measures approximately 33' x 30'. A set of double doors on the south side, also with half-round siding, provides the only access to the interior. Due to its construction date and lack of association with The Fort's adobe architecture for which it was originally listed, the storage building is considered non-contributing.

Water Tanks, 2000, non-contributing structures (2) (Map Reference 6, Photos 17-18)

As described above, two identical concrete water tanks are cut into the sloping hillside to the southeast of The Fort restaurant building. Each has a roughly square footprint measuring approximately 10' x 10'. At the level of the parking and drive area to the west, the top few feet of the tanks are just visible above grade, but their east sides are fully visible at the base of the hillside. The concrete is painted a brownish red in order to blend with the surrounding soils. The tanks are fed by the property's artesian well, which is to the west but not visible from above ground.¹² Due to their construction date and lack of association with The Fort's adobe architecture for which it was originally listed, the tanks are considered non-contributing.

Water Control House, 2000, non-contributing building (Map Reference 7, Photos 17-18)

Immediately adjacent to the water tanks is a larger control house, measuring approximately 10' x 20', which provides access to the control functions of the restaurant's water filtration system. As with the tanks, the building is made of concrete, including its flat roof, that is painted a brownish red. The building's sides are also below grade except for the south half of its southeast side, which has a metal personnel access door. Due to its construction date and lack of association with The Fort's adobe architecture for which it was originally listed, the control house is considered non-contributing.

Septic Control House, 2017, non-contributing building (Map Reference 8, Photo 19)

In 2017, an entirely new septic system was installed at the eastern edge of the property, at about the same north-south point as the grave area (Feature B). The system is below grade except for the control house, which measures approximately 8' x 10' and has faux log half-round wood siding and an asphalt shingle gable roof. Due to its construction date and lack of association with The Fort's adobe architecture for which it was originally listed, the control house is considered non-contributing.

Parking Lots, 1963, contributing structures (Map References 9 & 10, Photos 1, 6)

Two paved parking lots, oriented north-south lengthwise, step down the sloping grade from the highway right-of-way. Both are paved with asphalt, and have been since soon after the restaurant opened in 1963. Access between the different levels of the two parking areas is provided by a concrete stairway with a metal railing, which is original to the restaurant construction in 1963, but upgraded in materials in 2017. Railroad ties form the base of a long retaining berm between these lots, with historic electric lamp posts on concrete bases installed on top of the berm. A coniferous tree sits at the southernmost end of the berm.

Helicopter Pad, 2017, non-contributing structure (Map Reference 11, Photo 8)

The red-concrete helicopter pad sits to the east of the restaurant at a lower terrace and is approximately 60' in diameter. Access to this lower terrace is provided by a stairway down from the drive east of the restaurant.

¹² The well is owned by The Fort. Per 36 CFR 60, only real property, and not water rights, is subject to National Register listing.

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Constructed in 2017, the current helicopter pad replaced an earlier gravel pad in this same location since 1963. For patrons who could afford to, a helicopter ride provided quick access to The Fort, and the restaurant made accommodations for such travel from early on. Helicopters continue to bring visiting dignitaries onsite several times a year. The current pad also provides a more stable surface for powwow dancing that occurs during the annual Indian Market.

Trail, ca. 2000, non-contributing structure (Map Reference 12, Photos 4, 7)

A gravel trail with log edging, approximately 170' in length, leads from the north terminus of the area of the storage building along the eastern edge of the large rock outcropping to the north gravel parking area (Feature D). The trail also provides access to the grave area at the base of the outcropping (Feature B).

Integrity

Integrity of feeling, setting, association, location, design, materials, and workmanship remains high since The Fort's original listing in the National Register in 2006. Although changes have occurred to the overall property since that time, the rural setting and expansive views to the east remain essentially unaltered. The new septic system and control house, water tanks, concrete helicopter pad, and storage building either replace similar infrastructure or are otherwise compatible with the site's setting and historic materials and do not detract from either. In addition, The Fort restaurant building and site remains fundamentally unchanged since the 2006 nomination.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1963

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

LUMPKINS, WILLIAM

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Fort was listed in the National Register of Historic Places in 2006 at the statewide level of significance under Criterion C for Architecture for the year 1963. This boundary increase provides justification for expanding the boundary of the listed property to include the entire site with which The Fort is historically associated.

The Fort was listed under Criterion C in the area of Architecture for its “exceptional adoption of historic design,” as an excellent example of master architect Lumpkins’ work and the Pueblo Revival style, and its “use of traditional practices and embellishment” reflected by the high-quality craftsmanship on the interior and exterior.¹³ Due to its exceptional architectural significance, The Fort was found to meet the burden of Criteria Consideration G at the time of its nomination, when it was less than fifty years old.

Justification for Boundary Increase

As mentioned above, the original 2006 nomination for The Fort created a boundary only around the footprint of the building. However, National Register guidelines instruct that boundaries should be selected “that define the limits of the eligible resources. Such resources usually include the immediate surroundings and encompass the appropriate setting.”¹⁴ The National Register bulletin goes on to summarize guidelines for selecting boundaries for buildings; those that are particularly relevant for The Fort are: “[i]nclude surrounding land historically associated with the resource that retains integrity and contributes to the property’s historic significance...” and “[f]or larger rural properties, select boundaries that include fields, forests, and open range land that is historically associated with the property and conveys the property’s historic setting. The areas included must have integrity and contribute to the property’s historic significance.”¹⁵ This boundary increase addresses both by including the parcels historically associated with The Fort when the land was first purchased in 1959 and developed in 1963 by the Arnolds, as well as the rural setting of the property that was the source of building materials for the adobe restaurant. As described above, despite some small changes to the overall site since 1963, the greater property retains a high degree of integrity.

It is clear that the natural features of the site influenced the siting and architectural design of the adobe building, thereby contributing to its significance for which it was originally listed, namely as an excellent example of master architect Lumpkins’ work and the Pueblo Revival style, its use of traditional adobe construction and workmanship, and as a precursor to historical reconstructions of the 1960s-70s in Colorado. For example, architect William Lumpkins convinced the Arnolds to abandon their initial idea to construct their home and business on the north side of the large rock outcropping (Feature A) that dominated the site, and instead designed for its construction on the south side. An expert in contemporary adobe construction who was also interested in solar energy, Lumpkins was undoubtedly familiar with the qualities of adobe that made solar heat gain an advantage.¹⁶ In addition, as noted earlier, deviations from the documented design of Bent’s Old Fort were chosen in response to existing site features, particularly the elimination of the north wall to expand the courtyard up to the base of the rock outcropping, as well as including the wall of windows at the rear of the restaurant in order to take advantage of the expansive views to the east due to the steep topography and rural setting.

Furthermore, the site of The Fort became the source of materials used to fabricate 80,000 adobe bricks onsite. As the 2006 nomination documents, soils removed during site excavation to provide a flat construction area, as

¹³ Kathy Lingo, Len Lingo, and Anne Wainstein Bond, “The Fort (5JF.4373),” National Register of Historic Places Nomination (February 2006). Listed July 14, 2006 (NRIS.06000585). On file with History Colorado Office of Archaeology and Historic Preservation, Denver. Section 8, p.8.

¹⁴ Donna J. Seifert, et al., “Defining Boundaries for National Register Properties.” National Register Bulletin, U.S. Department of Interior, National Park Service, National Register of Historic Places. (1995, rev. 1997), p. 2.

¹⁵ Ibid., p. 7.

¹⁶ Lingo, Lingo, and Bond. Sec. 8, p.12.

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well as additional soils to the east, became the base from which the adobe was manufactured (see Historic Photos 1-2). Visible evidence of this activity remains to the east and north of The Fort building, particularly at the soil pit (Feature C), which is used to create the adobe stucco that maintains the exterior of the building today. It is the intention of The Fort owner and proprietress Holly Arnold Kinney, who grew up at The Fort with her family, to donate a conservation easement for the expanded boundary in order to protect the entire site.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Kinney, Holly Arnold. Phone interview with E. Warzel, December 2, 20019. Transcript on file with interviewer.

Lingo, Kathy, Len Lingo, and Anne Wainstein Bond. "The Fort (5JF.4373)" National Register of Historic Places nomination. (February 2006). Listed July 14, 2006 (NRIS.06000585). On file with History Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.

Scholfield, Lynne. "Shinin' Times: The Life and Times of Sam Arnold & The Fort Restaurant," video. L.S. Productions. (2003). Copy available at The Fort Restaurant.

Seifert, Donna J., et al. "Defining Boundaries for National Register Properties." National Register Bulletin, U.S. Department of Interior, National Park Service, National Register of Historic Places. (1995, rev. 1997).

Tesoro Culture Center website, <https://www.tesoroculturalcenter.org/about-tesoro-cultural-center/> (n.d., accessed December 11, 2019).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 5JF.4373

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10. Geographical Data

Acreage of Property 8.49

(Do not include previously listed resource acreage.)

N.B.: due to the original listing consisting of only the building footprint, exclusion of it from this new boundary and acreage would be difficult and confusing; hence this acreage and the outlined boundary includes the entirety of the new boundary.

UTM References

Datum:

NAD 1927 _____ or **NAD 1983** X

(Insert additional UTM references as needed.)

1	<u>13</u>	<u>483495</u>	<u>4386698</u>	_____	_____	_____
	Zone	Easting	Northing			
	_____	_____	_____	_____	_____	_____

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes the two legal parcels associated with The Fort and its address of 19192 State Highway 8 (Parcel IDs 50-114-01-007 and 50-114-01-013). Their legal descriptions on file with the Jefferson County Assessor are as follows:

North Parcel: Subdivision Bear Creek Orchard Gardens, Lots 3 & 4, Tract 00A & 0SB, Section 11, Township 5, Range 70, Quarter Section SE

South Parcel: Subdivision Bear Creek Orchard Gardens, Lot 5, Tract 00A, Section 11, Township 5, Range 70, Quarter Section SE

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire property with which The Fort has been historically associated since its construction in 1963, and includes important site features related to its historic development and design that contribute to its significance. The boundary increase follows National Register guidelines for defining boundaries as discussed above on p.11.

11. Form Prepared By

name/title Erika Warzel (for property owner)

organization Clerestory Preservation LLC date January 8, 2020

street & number 1822 S. Ivanhoe St. telephone 303.847.5108

city or town Denver state CO zip code 80224

e-mail erika@clerepres.com

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: The Fort
City or Vicinity: Morrison
County: Jefferson State: Colorado
Photographer: Erika Warzel
Date Photographed: November 8, 2019

Description of Photograph(s) and number:

1 of 20. The Fort with paved parking areas and sign in foreground and large rock outcropping in background. View northeast.

2 of 20. Close up of Fort entrance, lower parking area, and retaining berm with stairway. Plumed serpent sculpture is in background near peak of sandstone outcropping. View northeast.

3 of 20. Interior of courtyard facing north toward outcropping.

4 of 20. East side of sandstone outcropping with coniferous tree and grave markers on either side. View west.

5 of 20. Overall view of The Fort and sandstone outcropping rising above it. View northwest.

6 of 20. Lower parking area with entrance to The Fort at right and outcropping beyond. View north.

7 of 20. Terminus of trail along east/northeast edge of sandstone outcropping and north gravel parking area beyond. View northwest.

8 of 20. Helicopter pad with view of hogback ridges beyond. View northeast.

9 of 20. Grave area at south side of tree. Granite memorial sculpture in front of rock base. View southwest.

10 of 20. Grave area at north of tree. View northwest.

11 of 20. Soil pit with pasture land and hogback ridges beyond. View east.

12 of 20. Interior of courtyard facing south block with second story porch. View south.

13 of 20. Interior of courtyard facing west block with entrance portal. View west.

14 of 20. East side of The Fort showing southeast tower and non-historic patio. View northwest.

15 of 20. Trapper's cabin, southeast side. View west. (N.B.: temporary storage units beyond right frame of photo prevented including full view of addition.)

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16 of 20. Storage building. View northeast.

17 of 20. Water control house (left) and two water tanks (beyond raised ground with vegetation). View west.

18 of 20. Above view of water control house (right) and water tanks (left). View southeast.

19 of 20. View east over pasture land with septic control house at center left. View east/southeast.

20 of 20. Close up of sign, north-facing side. View southwest.

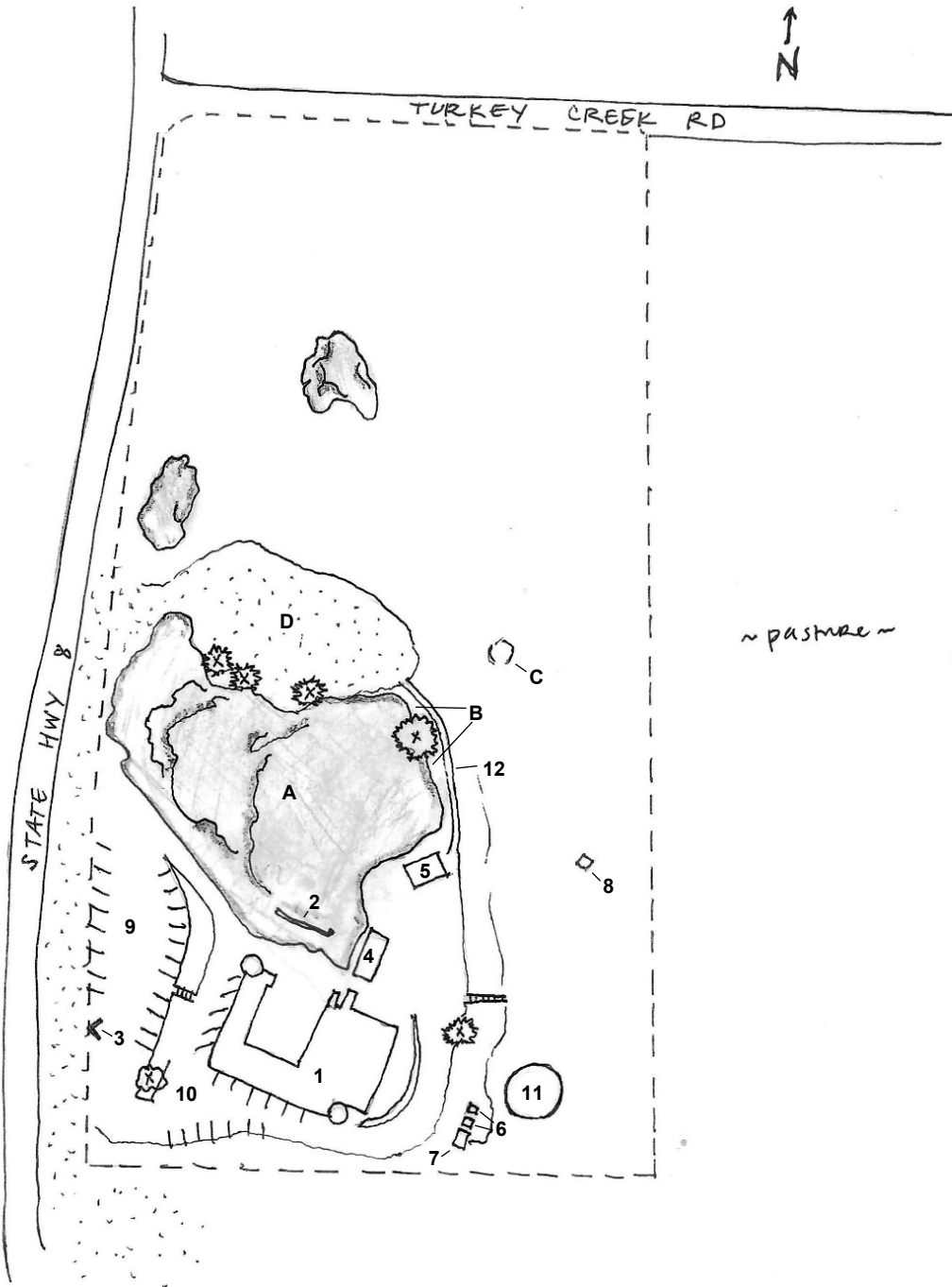
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Sketch Map (not to scale)



- - - - Nomination boundary
- Tree
- Rock Outcropping

- Site Features**
- A - Rock Outcropping
 - B - Grave Area
 - C - Soil Pit
 - D - Gravel Parking Area

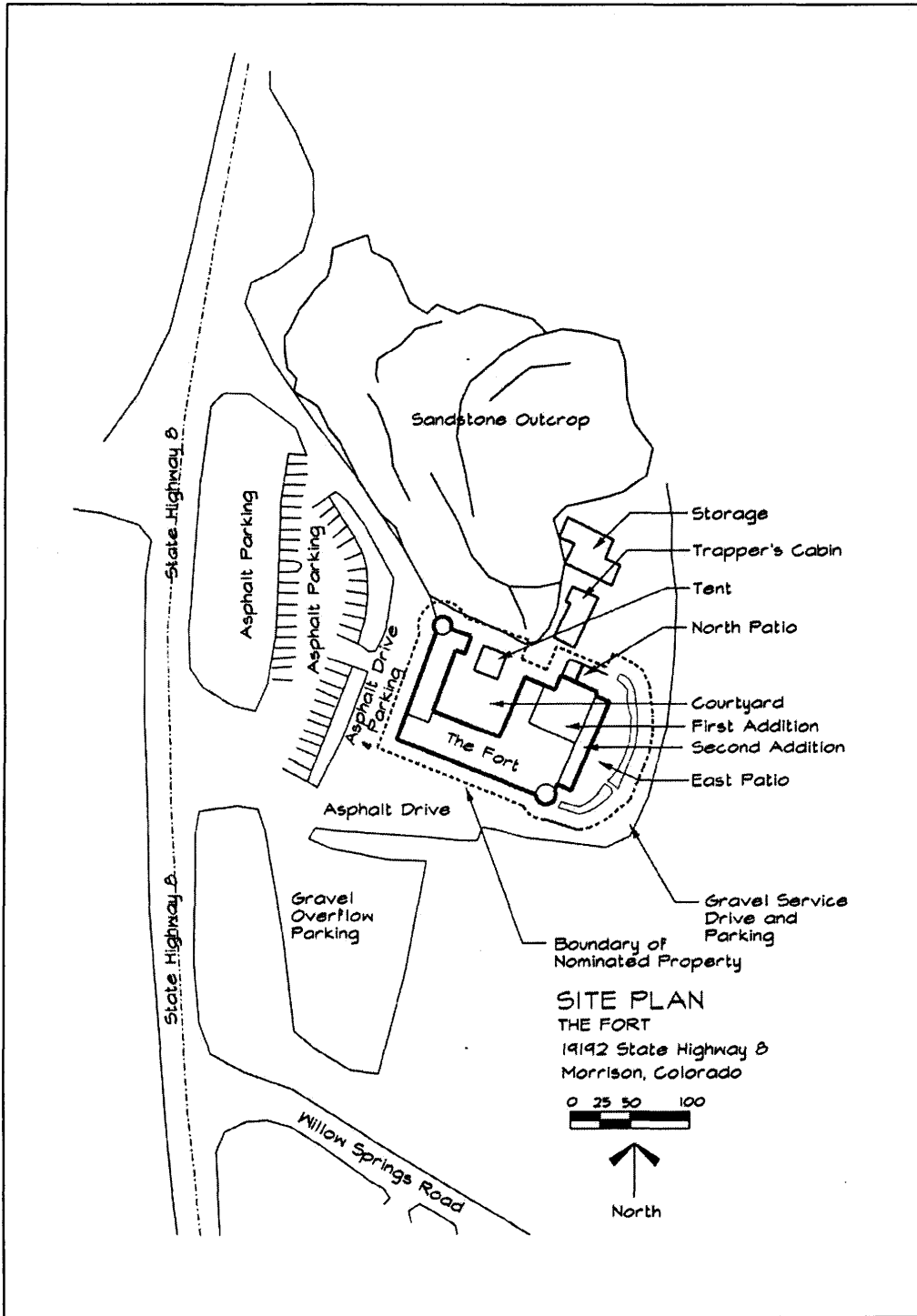
- Resources**
- 1 - The Fort
 - 2 - Plumed Serpent Sculpture
 - 3 - Sign
 - 4 - Trapper's Cabin
 - 5 - Storage Building
 - 6 - Water Tanks

- 7 - Water Control House
- 8 - Septic Control House
- 9, 10 - Parking Lots
- 11 - Helicopter Pad
- 12 - Trail

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Original National Register Boundary, 2006



2006 boundary map from Lingo, Lingo, and Bond, Sec. 10, p. 30. Note that the boundary encompasses only the footprint of The Fort building and its immediate landscaping of the courtyard and east patio.

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Historic Photos



H1. Staging area for adobe fabrication. View southeast, ca. 1962-63. Collection of Holly Arnold Kinney.

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H2. Adobe brick-making. View southeast, ca. 1962-63. Collection of Holly Arnold Kinney.