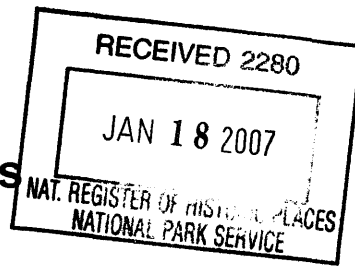


86

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 determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name FLOWERS, JACOB AND ELIZABETH, HOUSE

other names/site number 5LR.794

2. Location

street & number 5200 W. COUNTY ROAD 52E [N/A] not for publication

city or town BELLVUE [] vicinity

state COLORADO code CO county LARIMER code 069 zip code 80512

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 [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Mark Wolfe Deputy State Historic Preservation Officer 12/14/06
Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register
[] See continuation sheet.
 determined eligible for the National Register
[] See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register
 other, explain
[] See continuation sheet.

Edson H. Beall Signature of the Keeper 3-1-07 Date of Action

FLOWERS, JACOB AND ELIZABETH, HOUSE
Name of Property

LARIMER COUNTY/ COLORADO
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

1	3	buildings
0	0	sites
0	2	structures
0	0	objects
1	5	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ single dwelling

AGRICULTURE/ animal facility

AGRICULTURE/ agricultural outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN / Italianate

Materials

(Enter categories from instructions)

foundation SANDSTONE

walls SANDSTONE

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 1**DESCRIPTION****Description of the Property and Surroundings**

The Jacob and Elizabeth Flowers House is found along County Road 52E in the heart of Pleasant Valley's unincorporated town of Bellvue. The setting for the town is a broad irrigated agricultural valley bisected by the Cache la Poudre River and nestled between the hogbacks to the east and the foothills of the Rocky Mountains to the west. Rising above the town to the northeast is the Bellvue Fold, a large anticline notable for its exposed bedrock and picturesque appearance.

Located along the north side of the county road, northeast of its intersection with 2nd Street, the Flowers property consists of a rectangular parcel of slightly less than 2.5 acres of land oriented lengthwise on a north-south axis. The southern half of the site contains a 1.5-story masonry home that is set back into the property but faces toward the county road to the south. Northeast of the home are several smaller wood frame buildings and structures. These include a historic barn and chicken coop, as well as a modern art studio, carport, and gazebo. Surrounding the house in all directions is a large fenced yard filled with mature trees, shrubs and gardens. Most of these plantings date back to the late 1800s and early 1900s.

Domestic water for the home was historically contained in a large underground cistern that remains in place next to the southeast open porch. Northwest of the house along the west fence line is a well house used to irrigate the landscaped grounds. The open northern half of the property contains a crop field still planted annually with alfalfa and grass hay. This is watered either by rainfall or water from the well house, which is connected to an agricultural sprinkler system. Also attached to the property are five shares of water from the Pleasant Valley & Lake Canal.

Beyond its property lines, the site is surrounded by historic residences, along with the 1915 Bellvue Store and 1883 State Register-listed Flowers Store to the southeast. Development in the immediate surroundings since the early 1900s has been limited, and the setting for the Flowers House has changed little in the way of developed features over the past century. The primary characteristic that has changed is the maturation of trees and shrubs planted by pioneers of the late nineteenth and early twentieth centuries, turning the formerly open town and countryside into an oasis of verdure.

Today the Flowers House is owned by Judy and Michael Jackson. Judy is the granddaughter of Fred and Mittie Tetly, who owned and resided in the house for many years after purchasing the property in 1927. As a child, Judy spent many summers living with her grandparents at their historic home in Bellvue. Today the Jacksons not only live in the Flowers House but also rent the extensively landscaped grounds for weddings and special occasions.

Description of the House (contributing)

The home of Jacob and Elizabeth Flowers is T-shaped in plan and faces toward the south, with the gabled end wall at the south end of the T forming the building's symmetrical facade. In terms of style, the house is essentially a masonry cottage with restrained Late Victorian/Italianate ornamentation. These ornamental details are evident in the design of the masonry walls, front bay window, and original open porch. Resting upon a sandstone foundation, the walls of the 1.5-story house are constructed of locally-quarried sandstone laid in rock-faced, slightly irregular ashlar coursing. While the main bodies of the walls are constructed of pinkish stone blocks of varying sizes, the corners are

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 2

ornamented with red sandstone quoins that rise from ground level up to the eaves.

Projecting from the rear wall of the house are two very early shed-roof additions constructed within the first decade after the building was erected. At the northwest corner of the house is a small one-room addition constructed of stone to match the rest of the building. The remainder of the rear wall has been extended northward with a wood frame, shed-roof addition that is two rooms wide and of equal depth as the adjacent stone addition.

Capping the building is its cross-gabled roof, finished with asphalt shingles and tin ridge caps with ball finials. At the intersection of the walls and roof are open eaves with enclosed rafters. The chimney for the front parlor fireplace is found on the south wing's ridge line, although the original brick chimney has been replaced with a metal one and the bricks now form the fireplace hearth. The south slope of the east wing is pierced by another metal chimney from the kitchen below. Gone long ago from this wing is its original brick chimney.

South (Front) Elevation Details:

The south elevation of the house faces onto the large front yard, which is landscaped with an expanse of grass, flower gardens, and mature trees and shrubs in a park-like setting. Centered on the first floor of the home is a three-sided wood frame bay window with four fixed single-lite windows, horizontal wood panels and banding, paired brackets, and a copper roof. This ornate bay provides the primary view of the home with its most ornamental feature. Above the bay on the second floor is a single 1/1 double hung sash window with wood surrounds, a wood sill, and a stone lintel. Set into the peak of the gable end wall is a triangular block of sandstone engraved with the date "1880."

Mounted onto the bay window at eye level is a bronze plaque placed there in 1990 by the Cache la Poudre Chapter of the Daughters of the American Revolution. This plaque reads: "THE FLOWERS HOUSE, BUILT 1880, BY JACOB FLOWERS, FOUNDER OF BELLVUE. Owned by the Fred Tetly-Jackson Family Since 1927."

West (Side) Elevation Details:

The west elevation of the house faces onto the narrow landscaped side yard and driveway. On the first floor of the main body of the house are three 1/1 double hung sash windows with wood surrounds, wood sills, and stone lintels. The second floor above contains a single 1/1 double hung sash window with wood surrounds and stone sills and lintels. Set deeply into the rear stone addition is a single 4-lite casement window with a wood frame, wood surrounds, wood lintel, and a stone sill.

North (Rear) Elevation Details:

The north elevation of the house faces onto the landscaped rear yard, which is planted with grass and mature trees. This elevation is dominated by the single-story rear additions to the home. Along this wall, the northwest third is characterized by the early stone addition, possibly constructed for use as a store room. The remaining two-thirds of the elevation are formed by the wood frame addition. This appears to have originally been constructed as an open porch or

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 3

screened sleeping porch, but was enclosed for all-season use at least fifty years ago. The wood-frame addition was originally covered in wood siding, which appears to remain in place. However this was covered more than fifty years ago with faux brickwork composed of asphalt sheeting. Windows are present along this elevation, all of them in the wood frame addition. These include four fixed single-lite windows with wood surrounds, one sliding window with wood surrounds, and one fixed 4-lite window with a wood frame and surrounds. Capping the additions is a shared shed roof finished with asphalt shingles.

East (Side) Elevation Details:

The east elevation of the house faces onto the wide landscaped side yard, which is planted with grass, flower gardens, and mature trees and shrubs. On the first floor of the main body of the house are three 1/1 double hung sash windows with wood surrounds, wood sills, and stone lintels. The second floor above contains two 2-lite wood casement windows with wood frames, surrounds and sills, and stone lintels. Below this wall of the building is a bulkhead cellar. The entrance is formed of a wood slab bulkhead door that covers a concrete stairway that descends to the partial unfinished basement.

The building's main entry is found on the east elevation of its south wing. This entry holds a wood panel door with a single lite, along with original hardware and a transom above. An old screen door with a wood frame is also present. North of this, in the south-facing wall of the east wing, is the kitchen entry. This entrance includes a wood panel door with four lites, along with original hardware and a boarded transom above. An early wood screen door is also present at this location. Outside of these two entries is a projecting open wood porch of relatively modern construction. This consists of a wood plank floor, square posts, and a shed roof. This location originally held an ornate shed-roof porch of the same size that was removed from the building by the mid-1920s. Off the porch to the east is a large buried water cistern. The tapered top of the cistern is covered with a large sandstone slab with an approximately 6" round hole at the center. Much too small to accommodate a bucket, the hole is likely to have had a pump mounted above at an earlier time.

Set into the east-facing wall of the rear wood frame addition are two fixed windows with wood frames. Adjacent to these is the home's only rear entry. This consists of a wood panel door, along with a wood screen door. Outside the entry is a projecting modern wood porch consisting of a wood plank floor, square posts, and a shed roof constructed of clear corrugated plastic sheeting.

Interior Features:

The interior of the Flowers House retains most of its original layout of rooms, along with a significant degree of its finishes. The unfinished basement is found only under the kitchen. In this room, it is possible to see the original sandstone foundation and the exposed floor joists above. Throughout the house, original trimwork, window framing and panel doors remain, along with historic built-in drawers and cabinets, all in excellent condition. The windows in the stone building have deep interior surrounds and sills due to the thick walls. On the main floor, the kitchen, front parlor, and bedroom are all in their original locations, along with a bathroom that has been added in recent years under the stairway. In the rear addition are a laundry room, sitting room, bathroom and bedroom. The second floor contains three bedrooms with

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 4

angled ceilings formed by the house's steep cross-gabled roof slopes.

Grounds Surrounding the House:

Surrounding the Flowers House are a variety of features of historical note, the more significant of which are described in detail below.

South: To the south of the house is the large grassed front yard, which is filled with mature shrubs, trees and gardens. Entering the property from County Road 52E at its southwest corner, the gravel driveway runs northward along the west edge of the site to the back of the house, where it turns toward the east and terminates on the site's east edge at the modern carport next to the barn. The south yard contains a number of historic plantings. Included among these are two massive willow trees flanking the front gate along the county road. Several mature apple trees planted by Jacob Flowers are present, along with a number of other trees such as pines, walnut, elm, boxelder and ash. The shrubs are lilacs and chokecherry, and historic beds of phlox and rhubarb remain. While some of these plantings date to the pre-1900 days of Jacob and Elizabeth Flowers, others were planted in the late 1920s and 1930s by Fred and Mittie Tetly, grandparents of the current property owner. The rhubarb in particular was planted as a "friendship row" by the Tetlys as an annual treat for friends and family to enjoy.

West: To the west of the house is a narrow grassed yard with flower beds and evergreen shrubs. Across the gravel driveway are more shrubs and a row of mature locust trees running along the west fence line.

North: To the north of the house across the gravel driveway is a grassed area that contains a number of features, both historic and non-historic. These include two massive willow trees, one of which is a record tree measuring over 26' in circumference. This area of the property also contains the well house along the west fence line, north of which is a cluster of large landscaping boulders brought in by the current property owners. In the northeast area of these grounds is a modern wood gazebo. Beyond the grassed area to the north is the crop field, which is open and bordered on all three sides by mature trees and shrubs. Rising above the crop field in the distance to the north is the Bellvue Fold with its dramatic exposed bedrock layer and steep west-facing slope. Northeast of the Flowers House are the historic barn and chicken coop, and non-historic art studio and carport, which are described in greater detail below. Behind the barn to the north is a row of mature boxelder trees.

East: To the east of the house is a large grassed and landscaped yard filled with mature trees and shrubs, along with flower gardens. This area holds a number of large apple, elm, walnut, boxelder and ash trees. Close to the house the ground is covered with landscaping gravel in an area that also contains an old birdbath carved from a single rectangular block of locally-quarried sandstone.

The entire property is bordered by historic woven wire fencing supported by wood posts, probably dating from around 1930. At several locations the fencing is broken by the presence of an old wooden gate constructed of vertical slats of differing lengths attached to form an inverted-V pattern along the top.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 5**Alterations to the Home:**

Alterations to the exterior of the Flowers House since 1880 have been moderate, allowing the building to retain and exhibit a good degree of historic integrity. Today the house would be clearly recognizable to Jacob and Elizabeth Flowers as their home, and modern passers-by and visitors to the site are treated to a largely intact masonry residence with mature landscaped grounds dating from the late 1800s.

The stone and wood frame additions to the rear of the building were completed within the first decade after the home's construction, probably to provide its owners with storage space and a screened summer sleeping porch. While the wood frame rear porch addition was finished with wood siding, today this material is covered with sheets of rolled asphalt faux brickwork installed over fifty years ago, most likely in the late 1940s or early 1950s. The previously open porch was enclosed by the 1940s to allow for year-round use of this space. During that process, it appears that the larger open (probably screened) window spaces were infilled and the current windows installed. The open wood porch that projects from the northeast corner of the home was constructed in recent years by the current owners. These changes have all been made to the rear of the home, leaving its primary elevations from the south intact.

Toward the front of the house, the ornate wood front porch is known to have been removed by the mid-1920s, possibly due to deterioration. In the 1960s, the current owners constructed the open porch found today in the same location on the east-facing side of the house. This porch is the same size and scale as the previous structure, although it is much simpler in design. On the roof of the house, the current owners took down the deteriorating brick chimneys years ago and used the bricks in the front parlor to create a hearth for the fireplace. These were replaced by metal chimneys that remain there today.

The final change has involved the replacement of many of the home's original 1/1 and 2/2 double hung sash windows with 1/1 double hung sash windows in the 1970s. While this is a significant change to the building, the use of 1/1 double hung sashes of the same size and profile, and retention of the original wood surrounds and both wood and stone sills and lintels, allowed the alteration to minimally impact the historic appearance of the home.

On the interior, the house has undergone some remodeling, especially to update the kitchen and bathrooms in recent decades. Yet the interior has retained various historic features, as described above, leaving much of its historic appearance and layout intact.

Description of the Barn / Garage (non-contributing)

The circa 1930 barn / garage is located across the drive to the northeast of the house. This small south-facing wood frame building rests upon a concrete foundation, has walls finished with unpainted vertical planks, and is capped by a shed roof with asphalt shingles. Originally it had a dirt floor and was used to house a single dairy cow that provided milk for the Tetly family. Fred Tetly put a concrete floor in the building and installed windows along the south elevation over fifty years ago. This was done as the building's use changed to that of an auto garage for the family car. The windows brought light into the interior to make it easier to complete repairs on the vehicle.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 6

South (Front) Elevation Details:

The south elevation of the barn/garage faces onto the gravel driveway and yard, with the house to the southwest. Access to the building is gained through a pair of large vertical wood plank swinging doors, which provide the only entrance. These doors retain their old hardware. Otherwise, the elevation is characterized by a band of four single-lite fixed windows with wood frames. Above these, at the junction of the wall and roof, are exposed rafter ends.

West (Side) Elevation Details:

The west elevation of the barn/garage faces onto the landscaped grounds that are north of the house. No windows or doors are found along this elevation. It is characterized only by the vertical plank wall on which the Jacksons have hung numerous historic metal artifacts, many of them agricultural implements found on the property over the years.

North (Rear) Elevation Details:

The north elevation of the barn/garage faces onto an outdoor sitting area and the art studio. No windows or doors are found along this elevation. It is characterized only by the vertical plank wall.

East (Side) Elevation Details:

The east elevation of the barn/garage faces onto a narrow unpaved area and the chicken coop. No windows or doors are found along this elevation. It is characterized only by the vertical plank wall.

Alterations to the Barn / Garage:

Other than the change of the barn from housing a cow to serving as an auto garage for the family car, no significant alterations are known to have taken place. As discussed above, this change in use involved pouring a concrete floor and installing windows on the south elevation over fifty years ago. These changes to the building are themselves a historic adaptation. In general, the barn has retained the majority of its original materials and exterior appearance, allowing it to exhibit a high level of historic integrity.

Description of the Chicken Coop (non-contributing)

The circa 1930 chicken coop is located along the east property line just east of the barn/garage. This small south-facing wood frame building does not appear to have a foundation, and is constructed of unpainted vertical board and batten walls and a shed roof with asphalt shingles. The rafter ends on the front of the building are covered by a fascia board but are exposed on the rear. The west wall of the coop is covered with wood shingles.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 7 Page 7

On the front is the only entrance, which contains a simply-constructed screened door with a wood frame, metal strap hinges, and a pivoting wrought iron metal bar used to hold the door closed. The bottom of the door is several inches off the ground, perhaps allowing chickens to move in and out of the structure while preventing larger animals from getting in. Mounted outside the upper southwest corner of the building is an old ceramic electric insulator, suggesting that it was once lighted or heated using electricity. Although it has been out of use for many years, the small building is still recognizable as a chicken coop and has retained much of its original integrity.

Description of the Well House (non-contributing)

The well house, still in use today, is located along the west property line across the driveway and yard to the northwest of the house. This small, simple structure is somewhat obscured from view due to its predominantly below-grade construction and the fact that it is partly hidden by the surrounding grass and shrubs. The well house consists primarily of a concrete foundation, on top of which is a low-lying wood-frame cover. Rising from the center of the cover is a water pump to which a garden hose can be connected. Projecting eastward from the side of the cover is a larger water pipe with an adjustable valve. While the wood frame cover on the well house is relatively new, the concrete foundation and well below date from the early 1940s, when this feature was installed. Because of this, the well house has retained a good level of integrity.

Description of the Art Studio / Preschool (non-contributing)

The circa 1980 Art Studio/Preschool building is located behind the barn to the north. This building was first constructed as a small pole barn for household storage. It was later finished for year-round use as an art studio and preschool run by Judy Jackson. Similar to the barn in scale and design, it is a simple wood frame building constructed on a concrete foundation with exterior walls of vertical planks and a shed roof with exposed rafter ends. In addition, the south-facing building has large windows on three elevations and a single door with a 6-lite transom above.

Description of the Carport (non-contributing)

The carport is located along the east property line across the driveway and yard to the northeast of the house. This simple open structure, erected around 1988, consists simply of a shed roof supported by squared wood posts.

Description of the Crop Field

North of the house and its landscaped grounds, occupying the entire northern half of the site, is a crop field that remains within the boundaries of the nominated property. The presence of this crop field, still planted annually with alfalfa and grass hay, adds greatly to the sense of the site's original use as a farm.

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.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[X] B Property is associated with the lives of persons significant in our past.
[X] 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

- EXPLORATION & SETTLEMENT
ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Periods of Significance

1880-1900

Significant Dates

1880
1882
1900

Significant Person(s)

(Complete if Criterion B is marked above.)

FLOWERS, JACOB

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State Agency
[] Federal Agency
[] Local Government
[] University
[X] Other

Name of repository:

FORT COLLINS PUBLIC LIBRARY

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 8**SIGNIFICANCE**

The 1880 Flowers House is widely regarded in northern Colorado as the single most important historic residence in Bellvue and the surrounding Pleasant Valley. In recognition of this prominent building's survival as a pioneer edifice, its masonry construction using locally-quarried sandstone, and its role as the home of pioneer merchant, community leader, postmaster, road builder, and town founder Jacob Flowers between 1880 and 1900, this document seeks to nominate the Flowers House for listing in the National Register of Historic Places. The Flowers House is therefore nominated under Criteria A, B and C for the following reasons:

Criterion A – The Flowers House is nominated under Criterion A for its association with the history of Exploration and Settlement in Bellvue and Pleasant Valley during the last few decades of the nineteenth century. The building and its landscaped grounds represent the efforts of pioneers of the 1870s and 1880s to carve out new lives for themselves on the western frontier. After migrating across the prairie and enduring all of its hazards, those pioneers with ambition and a good bit of luck were in many cases able to resettle themselves and begin anew. In the case of Jacob and Elizabeth Flowers, this pioneering couple relocated themselves from the Midwest during the 1870s to an agricultural district in the Colorado Territory that presented them with an opportunity not only to farm, but to engage in mercantile enterprises and even found a new town. The period of significance begins in 1880 with the construction of the stone house and ends in 1882, when significant growth occurred in the town through the establishment of permanent institutions and housing.

Criterion B – The Flowers House is nominated under Criterion B in the area of Community Planning and Development due to its association with the life of prominent pioneer Jacob Flowers, known as "Uncle Jake" to the early residents of Bellvue and Pleasant Valley as well as the nearby towns of Laporte and Fort Collins. Flowers came to the area in 1874 after a thirty-year career as a Midwest riverboat captain and farmer. In Pleasant Valley and the mountains above he engaged in farming, lumbering and road building for a number of years before constructing his stone house there in 1880. Around his home he planted both orchards and crops. Two years later, with his enterprises thriving, Flowers purchased a large parcel of agricultural land across the road to the south of his home. Upon this land he platted and founded the town of Bellvue.

In 1883, Flowers strategically constructed a general store where it would dominate the primary intersection of the emerging town. Over the following thirty-three years, this store, run by Jacob and his son Benjamin, offered the area's pioneer farmers, ranchers and quarry workers a place to obtain goods and socialize with their neighbors. Today this store, located across the road to the southeast of the Flowers House, is listed in the Colorado State Register of Historic Properties. Flowers secured an appointment as postmaster in 1884 and utilized his store for years as the valley's post office. He built a flour mill nearby and coordinated various community gatherings such as horse races, picnics and concerts. Throughout the 1880s and up until his death in 1900, Flowers was busy selling town lots, building homes on speculation, and pursuing various commercial and political interests. Moved by the occasional personal and financial troubles encountered by his fellow pioneers, Flowers planted gardens around his home and set aside extra provisions, acting in effect as a one-man relief center for those in need. The period of significance for Criterion B begins with Flowers's purchase of 80 lots and his platting of the town in 1882 and ends in 1900 with his death.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 9

Criterion C – The Flowers Store is nominated under Criterion C in the area of Architecture for its type, period and method of construction. The vernacular building with Late Victorian or Italianate elements was erected in 1880 by local stonemasons using pink and red sandstone collected from area quarries. By the 1870s, the hills surrounding Pleasant Valley were a beehive of activity as numerous quarries opened to provide stone for the construction of buildings, sidewalks, walls and other features throughout the northern Front Range and northeastern plains of Colorado. Rail spurs extended into the area, one of them running through Pleasant Valley east of the Flowers House, so the stone could be shipped to distant cities such as Denver, Omaha and Kansas City. The sandstone quarries near the valley were particularly noted for their various hues of red, known as Bellvue Redstone, which made an attractive and highly sought-after building material.

Because of the abundance of local stone, many buildings in Bellvue, Fort Collins, Laporte and other nearby communities were constructed of the material throughout the last several decades of the 1800s and into the very early 1900s. Included among these locally were the Pleasant Valley School (1879), Flowers House (1880), Flowers Store (1883), Bellvue blacksmith shop (c1885), and several small homes in the town (only one of which remains standing). In Fort Collins the list includes the Avery House (1879), Miller Block (1888), Avery Block (1897), Carnegie Library (1904), and numerous residences, churches, university buildings, and commercial blocks. The Flowers House is the only substantial residence in Bellvue constructed of this locally-quarried stone, and as such is significant for its architectural merit. The period of significance for Architecture is the year of construction of the house, 1880.

Since 1927 the building has served as the home of four generations of the Tetly-Jackson family, who meticulously cared for the historic residence, its outbuildings, and landscaped grounds. Today the Flowers House retains a preponderance of its exterior materials and appearance, as well as some of its interior historic features. The building's stonework and woodwork are intact and largely unchanged from the date of construction. Surrounding the house, numerous plantings from the late 1800s and early 1900s have matured and the crop field in the northern area of the nominated site remains in use.

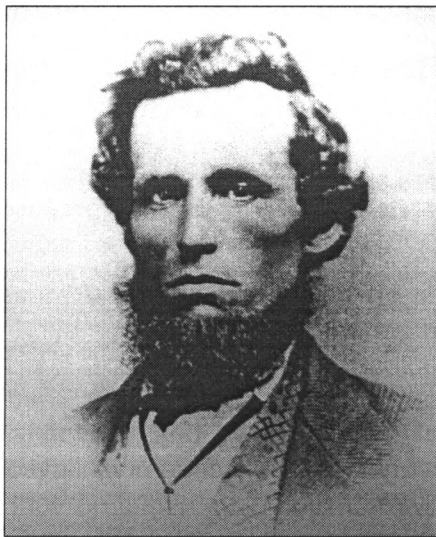
The site's non-contributing buildings and structures were erected outside the period of significance, yet do not diminish from the property's rural agricultural appearance and feeling. In fact, none of the alterations described above have seriously reduced the overall character of the building or its surroundings. In general, the Flowers House exhibits a good degree of historic integrity related to its period of significance.

Historical Background

The small northern Colorado town of Bellvue is located in the heart of Pleasant Valley at the base of the foothills northwest of Fort Collins. Occupied by rich agricultural fields, irrigation canals and two state fish hatcheries, the valley is bordered by foothills and hogbacks in all directions, together with the Cache la Poudre River, which emerges from the mountains to the northwest and flows to the southeast along the northern and eastern borders of Pleasant Valley. Somewhere in the vicinity of Bellvue is the storied but lost location of the cache of gunpowder that gave the river its name. Rising to the northeast is the dominating Bellvue Fold, a massive dome of uplifted bedrock that has stood watch over Pleasant Valley for millennia. To the southeast, the valley is bordered by Bingham Hill with its well-tended pioneer cemetery. Two miles due south of town the valley terminates at the base of Horsetooth Dam, the earthen wall that has retained the deep waters of Horsetooth Reservoir since 1951. With all of the changes that Larimer County experienced over the past century, Bellvue and Pleasant Valley remain little changed from their appearance in the late 1800s.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 10

From the early to mid-1800s, Pleasant Valley was occupied by undeveloped open land used as the periodic home of a band of several hundred Northern Arapaho led by their chief, Friday. By the 1850s, aging fur trappers and frontiersmen of French-Canadian and Scotch-Irish origin had settled in the area, where they built log cabins along the Poudre River and in the nearby settlement of Laporte. Anglo-American pioneers arrived shortly afterward, and by 1860 were filing claims on large tracts of land, erecting log cabins and barns, excavating irrigation ditches, and laying out crop fields, pasture and orchards. It was there in the valley that the first irrigation ditch drawing water from the Poudre River was completed. With a priority date of June 1860, the ditch was the second to be placed into use on the northeastern plains of what was about to become the Colorado Territory. Throughout the 1860s and into the early 1870s, additional pioneers arrived in Pleasant Valley to establish farms and ranches. Among these early arrivals were Jacob and Elizabeth Flowers, who due to their ambition, entrepreneurship and hospitality were to change the area forever.

**Jacob Flowers**

Jacob Flowers was born in Greene County, in the southwest corner of Pennsylvania, on 4 July 1827 to immigrant parents from France and Germany. From 1844 to 1866, Flowers lived in the Ohio River Valley, where he worked as a riverboat captain. He eventually owned three steam vessels that transported passengers and goods between Marietta, Ohio, and St. Louis, Missouri. In January 1852, Flowers married Elizabeth Meeks in Wood County, Virginia, across the Ohio River from Marietta, and the couple started a family that would eventually include six children. During the Civil War, Flowers' boats were utilized to haul soldiers and supplies for the Union Army. After a storm destroyed two of his riverboats in 1866, Flowers decided to head west to the frontier. Jacob and Elizabeth sold their real estate holdings in Ohio, loaded the remaining boat with their six children and household belongings, and steamed down the Ohio River and then up the Missouri to Kansas City. There they sold the boat and settled for several years in the farming community of Wyandotte, Kansas, which today is a suburb of Kansas City.

After seven years in Kansas, Jacob was certain that his future lay farther west so he helped form the Wyandotte Colony, a group of families that developed plans to move into the frontier and form their own agricultural settlement. Flowers and another member of the colony by the name of Laidlaw visited the Colorado Territory in the fall of 1872 to scout a location for the new settlement. The following spring, twenty-five families headed west, however their plans to stay together somehow fell apart. While some relocated near the recently-established communal settlement of Greeley, others continued up the Cache

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 11

la Poudre River to the area around Fort Collins. Because of his many years as a riverboat captain accustomed to working and socializing with a diverse cross-section of humanity, Flowers was uncomfortable with the homogenous population in Greeley's Union Colony and their strict religious mores. Searching for the right place to stake their future, the family moved on to Fort Collins, arriving there on 1 May 1873.



Elizabeth Flowers

During their first year in the Colorado Territory, the Flowers family farmed north of Fort Collins and the following year reportedly traded land in Kansas to prominent local Joseph Mason for acreage in Pleasant Valley six miles to the northwest. Where this parcel was located in the valley is currently unknown, but this move brought them to the area they would call home for the remainder of their lives. In March 1874, Flowers received \$114.00 from the county to build a bridge. This appears to have been the original bridge over the Poudre River that provided direct access from Laporte to the Rist Canyon Road and what is now the town of Bellvue. After the family's initial 1874 crop was destroyed by grasshoppers, Jacob purchased a sawmill in the Buckhorn region above Pleasant Valley and began to supply the area with lumber. Critical to this work was the development of logging roads in the mountains, and later that year Jacob accepted an appointment as a county road overseer, the first of several local political and community offices he was to occupy throughout his years in Colorado.

Flowers also involved himself in developing irrigation in the valley, and in April 1879 was elected to serve as the first president of the Pleasant Valley and Lake Canal Company. This ditch supplied the developing farmlands of Pleasant Valley, along with numerous crop fields between the valley and Fort Collins to the southeast. In early July 1879, he and H.C. Peterson were engaged by the Board of County Commissioners to survey a route for a road from Fort Collins over the Continental Divide to the west. The two reported back one month later, stating that they had located a route that would provide access to both North Park (over Cameron Pass) and the town of Hot Sulphur Springs in Middle Park. Flowers was then provided with \$600 from the county to develop the route into what is known today as the "Old Flowers Road," which pushed through the rough terrain of the upper Poudre River watershed. For many years afterward, the pioneer road served as a wagon route and opened expanses of alpine timber to harvesting.

In April 1880, Jacob and Elizabeth acquired a parcel of land along the north side of the Rist Canyon Road (today's County Road 52E), where the family settled in for good. With the timber and road-building

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number 8 Page 12

business providing stability, they began constructing a tidy family home using locally-quarried Bellvue Redstone. The stylish T-shaped house, with 1.5 floors of rooms, was completed around the first of October 1881 and the family moved in to their new home. Flowers erected a board fence along the property's Rist Canyon Road frontage, as well as a white picket fence that enclosed the home's front yard. He established crop fields and an orchard around the house, where before too many years he was growing apples and cherries, proving that fruit could be successfully grown in the region.



**The home of Jacob & Elizabeth Flowers, Bellvue.
circa 1885**

In October 1881, Flowers announced that he was entering the ring as an independent candidate for Larimer County Commissioner. He was described by the *Fort Collins Courier* as "one of the most energetic, thorough-going, progressive business men in the county, and if elected will prove a valuable member of the board of county commissioners." (3 November 1881, p. 2) Apparently he did not win the election, but remained involved in politics nonetheless.

Less than one year later, in the spring of 1882, a scandal involving Flowers erupted in the local newspapers as he was lambasted by a local citizen for apparently treating the Rist Canyon Road as a private enterprise. The road was a public thoroughfare, improved by Jacob Flowers at county expense during his development of the route to North and Middle Parks. However, by 1882 he and his son Wesley were dealing with the route as if it were a private toll road. The angry writer to the paper stated that "Jacob Flowers now possesses this public property. How? It is hard to explain, but still he does; and at the Devil's gate he has barred the passage of travel with a gate and lock. He demands toll." (*Fort Collins Courier*, 2 March 1882, p. 2) The scandal was renewed in early 1883, with bitter accusations flying in the paper. However, Flowers evidently halted his effort to gain profit from the route and moved onto other pursuits, with little lasting impact upon his prominent position in the community.

By the early 1880s, the Pleasant Valley area sported a reputation as both a thriving agricultural district and as the source of attractive building stone valued for its various shades of red. A decade later, the *Fort Collins Express* referred to Bellvue as the "Home of the Redstone," praising "the wonderful qualities

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 13

and beauties of the Bellvue Production." (Industrial Edition, 1894) Quarry workers were employed by the hundreds to meet the demand for building stone. While some of these crewmembers stayed in hotels established by the railroads and dormitories built by quarry owners, many pitched tents or erected simple cabins along the Poudre River. Others built or purchased homes in Bellvue after the town was established.

Quarries stretched northward along the hogbacks and numerous others were located along the hills south of Pleasant Valley in the direction of the communities of Stout, Masonville, and Arkins. Railroads invested in some of the quarries and developed spur lines to haul stone to growing communities throughout northern Colorado, among them Fort Collins, Greeley, Loveland, and Denver. One of these spurs passed through Pleasant Valley a short distance east of the Flowers home, with several trains making their way through the countryside each day. Numerous shipments of locally-quarried building stone were sent by rail to distant locales such as Omaha and Kansas City, and the area was thriving.

The entrepreneurial spirit of Jacob Flowers led him to see a variety of opportunities in Pleasant Valley that went beyond farming the land and cutting and milling timber. During the 1880s, he launched a series of business enterprises strategically positioned to take advantage of the development of the valley as a thriving quarrying and agricultural district. In January 1882, Flowers spent \$1,800 to purchase 80 acres of land from George W. Fisher on the south side of Rist Canyon Road and west of Bingham Hill Road (now County Road 23). Flowers laid out an approximately 28-acre townsite in the eastern part of the parcel, although the plat was not recorded until 30 July 1887. He named the town Bellevue, French for "beautiful view," because of the scenic character of the area. (The name was originally Bellevue, in accordance with the correct French spelling. However, in 1886 Fort Collins newspapers began leaving the middle "e" out and, with the exception of an 1896 town plat, it has been misspelled ever since.) Jacob began to sell town lots and erect modest homes upon speculation that he sold to buyers interested in joining the community.

Recognizing the need for commerce in the valley, and the opportunity to grow his business empire, Flowers erected a general store in 1883 in the northeast corner of the land he had just purchased, which corresponded to the northeast corner of the Bellevue townsite. The location chosen for the store was anything but random, for Flowers knew that Lots 1 & 3 of Block 1 would dominate what was to become the primary intersection at the main entrance to the town. Facing east onto Bingham Hill Road, which he renamed Front Street (County Road 23), with Mountain Avenue (Rist Canyon Road) to the north, the one-story building with a raised full basement was constructed of locally-quarried red sandstone and erected by local craftsmen. In addition to its prime commercial location, the store was situated across the road to the southeast of the Flowers House, making Jacob's route to work exceedingly convenient.

Flowers' many interests and pursuits placed great demands upon his time and capital, and he evidently sought to keep the business a family venture. In January 1885, he brought his son Benjamin into the business. Offering a diversity of goods, the Flowers Store provided items needed by area farmers, ranchers, and quarry workers, even serving them for a time with a barber shop. In addition, milled lumber was sold at the site, presumably from the vacant space behind the building. From the time it opened, the store experienced booming business and its owners' various enterprises continued to profit.

During the fall of 1882, Flowers became involved in Republican politics as a delegate to the state convention representing the Laporte and Pleasant Valley area. He continued to serve as a delegate for a number of years afterward. On 24 June 1884, he became the valley's first postmaster, requiring that he travel to and from Fort Collins daily to handle the mail, a trip that could take much of the day. Jacob and Benjamin alternately retained the title of postmaster throughout most of the period from 1884 to 1899.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

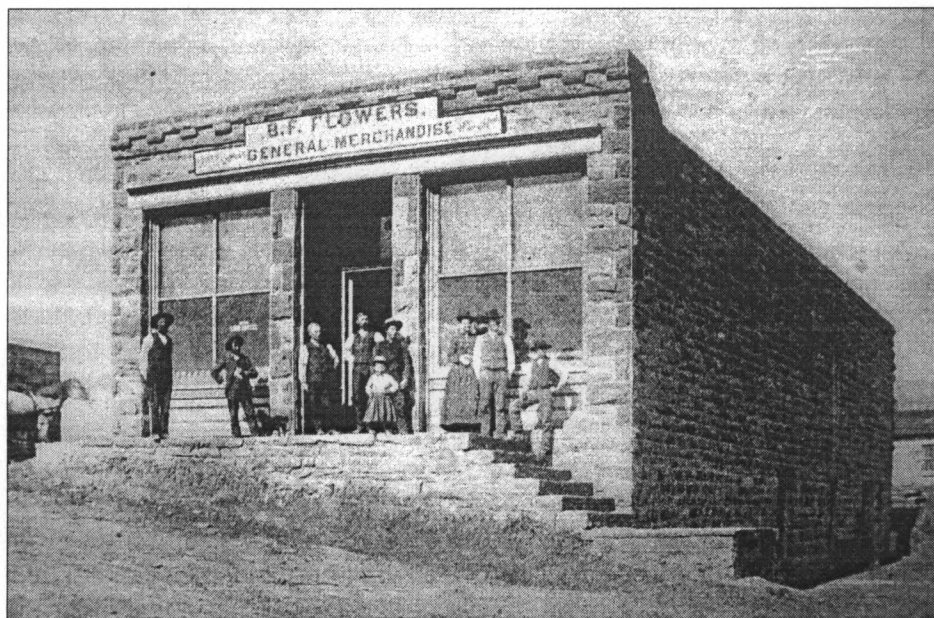
FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number 8 Page 14

Business and town development prospects looked excellent as that summer the residents of the valley anticipated the construction there of the main line of the Greeley, Salt Lake & Pacific Railway with a stop in the town of Bellvue. In July 1884, a reporter from the *Fort Collins Courier* visited Bellvue and shared the following impressions with his readers:

[Bellvue] is destined at no distant day to become a general distributing point for an extensive mountain region on the west, which is fast filling up with small stockmen, dairymen and ranchmen, and a town in point of size of no mean pretensions. A saw-mill and planing-mill is already in course of erection, and an extensive flouring mill will be built this fall. A post office has recently been established at Bellvue, which is presided over by Mr. Jacob Flowers, the founder of the town, and who is one of the most liberal and enterprising citizens of Larimer county. Flowers. . . [has] a well-filled general store, and [is] doing a profitable and constantly increasing business, the sales frequently running from \$75 to \$100 per day. After partaking of Uncle Jake's well-known hospitality, we continued our drive, well pleased with our visit, and confident of a promising future for Bellvue (10 July 1884).

In addition to being a good businessman, Flowers made his store the center of the community's social life by installing card tables, a pool table, and benches for visitors to sit and socialize. Locals gathered there on cold days, where they sat around a pot-bellied stove and told stories. Encouraging customers to stay a while, and to return frequently, he provided them with hot coffee as well as crackers, apples and cheese, and it was said that Jacob Flowers was a man who reveled in seeing his neighbors happy.



Flowers Store, 1894

Eager to provide additional social opportunities to the local community, Flowers added a saloon to the store and in the surrounding open fields he reportedly installed a baseball diamond, horse race track, bandstand, and picnic grounds. The social events that Flowers facilitated allowed young people to meet one another in informal settings, leading to a number of marriages that in turn drew the populace closer together. Bothered by the cases of poverty he saw in the community, Flowers planted gardens, raised hogs, and set aside provisions that were used to assist local families in need. Because of his prominent position in the community and the kindness he offered to its citizens, Flowers was referred to in newspaper articles throughout the 1880s and 1890s as "Uncle Jake," the moniker given him by his appreciative and admiring neighbors in Pleasant Valley.

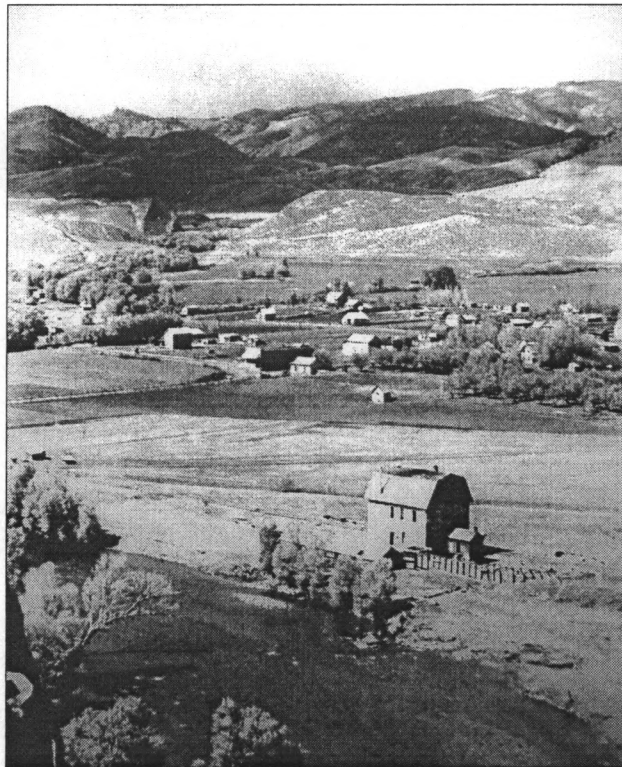
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number 8 Page 15

Ever ambitious, Jacob Flowers identified additional community needs and business opportunities, responding to each with action. Recognizing the need for construction materials, he began selling milled lumber from his store. In response to area farmers' pleas for a grain processing facility, in the fall of 1884 Flowers built a two-story masonry feed and flour mill east of town along the west bank of the Poudre River at the base of the Bellvue Fold. The mill operated for a number of years processing grain and was later used as a sawmill. Eventually the operation closed and the building was converted to a residence. (The mill was demolished in 1963 to make way for the state fish hatchery at Watson Lake.) In May 1886, the *Fort Collins Courier* ran another article about the town expressing the same enthusiastic optimism about its future that it had two years earlier: "Bellvue is booming. Jacob Flowers is building cottages for rent. One has just been completed and three others will be put up at once. Two large boarding houses are filled to overflowing, and another is contemplated." (6 May 1886)



Bellvue, in the heart of Pleasant Valley, circa 1890

The Flowers House can be seen in the trees at the right center of the photograph.
Jacob Flowers' store is at the center, and his mill appears in the foreground.

Acknowledging the growing importance of the town to the surrounding region, it was first included in the state business directories in 1888 and continued to be listed for many years thereafter. With an in-town population of 100 that year, Bellevue (still the original spelling) was described as located on the Cheyenne division of the Union Pacific Railroad. The primary industries involved the production of stone, lime and lumber. Several years later, in 1892, listings for the town appeared under its slightly abbreviated spelling and it was described as having a population of 300 with the chief industry being agriculture. Jacob Flowers was shown as the town's postmaster and the proprietor of a store engaged in selling general merchandise. Also listed was Flowers & Tilton, a firm engaged in the wholesale distribution of lumber. In 1895, Benjamin was postmaster again and the family firm appeared as the Bellvue Mercantile & Lumber Company.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 16

Elizabeth Flowers died in 1890, at the peak of her family's commercial and social success, and was buried in Fort Collins' Grandview Cemetery on September 18th of that year. By the mid-1890s, Jacob Flowers & Son continued to operate although as he aged and pursued other interests, Jacob turned additional portions of the business over to his son. An 1894 photograph of the store showed that the sign on the front read "B. F. Flowers, General Merchandise." In 1894, the general store carried an estimated \$8,000 in goods and the Flowers retained their reputation for supplying high quality products and conducting an honest business. In addition to the store, Flowers & Son operated a saw and planing mill that provided lumber to area builders.



**The home of Jacob & Elizabeth Flowers, Bellvue.
circa 1888**

In August 1896, thirty petitioners filed papers with the county requesting that Bellvue be incorporated. As expected, the group included Jacob and Benjamin Flowers. The petition was granted and the town joined the ranks of incorporated communities throughout Larimer County. That same year, a photograph was taken of the Flowers store, showing a sign on the front for the Bellvue Lumber Company (in addition to the general merchandise sign mentioned above). According to county records, this firm was incorporated in August 1896 by Benjamin Flowers and two partners.

By the end of the century, the demand for redstone from the area's quarries began to decline as concrete began to be used for foundations and paving, and bricks and milled lumber became more readily available for construction. The 1900 state business directory showed that the Bellvue population had decreased by that time to around 100 and agriculture had become the primary industry. Benjamin Flowers was listed that year as manager of the Bellvue Lumber Company. Jacob Flowers died on 15 November 1900 at the age of 73, shortly after the federal census completed that summer categorized his occupation as "capitalist." The loss of its most prominent pioneer, town founder, economic booster, and social core marked the end of an era for Bellvue and Pleasant Valley.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 8 Page 17

During the first two decades of the twentieth century, Bellvue was occupied by numerous residences along with two general stores, a meat market, a wagon shop, and a blacksmith shop. The Town of Bellvue was dissolved on 7 April 1914 when 22 of its 34 remaining registered voters cast their ballots in favor of a resolution to discontinue its incorporated status. With the quarries closing, residents moved on to other opportunities. Those who stayed behind continued to enjoy the quiet scenic valley and pursued the agricultural activities that remain there today. The town's population rose again after a few years and by 1920 it counted 150 residents, a number that stayed stable into the 1950s. Since then, the town and surrounding valley have remained a quiet, peaceful part of unincorporated Larimer County.

After Jacob Flowers' death, the Flowers House passed out of the family's ownership. Over the following three decades, it was bought and sold by a series of owners until 1927, when the property was acquired by Fred and Mittie Tetly. The Tetlys were well-aware of the home's history and importance in the heritage of the community. They occupied and maintained the old Flowers House and its landscaped grounds (including what was left of the orchard), and continued to farm there. Shortly after they purchased the property, the Tetlys constructed the barn and chicken coop that remain there today. Since that time, the former home of Jacob and Elizabeth Flowers has remained in the hands of the Tetlys and their descendants. Their granddaughter, Judy Jackson, and her husband Michael, have owned it for the past few decades and lovingly cared for the Flowers House with a level of interest and concern that would greatly please Jacob and Elizabeth Flowers if they could visit their old home today.



**The Flowers House
circa 1920s**

National Register of Historic Places Continuation Sheet

United States Department of the Interior National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number 9 Page 18

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**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 9 Page 19

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Panoramic photograph of the town of Bellvue and Pleasant Valley, Circa 1910 (#9247). View to the southwest from the Bellview Fold. Located in the Local History Collection of the Fort Collins Library.

Photograph of Elizabeth Meeks Flowers, Circa 1870 (#5882F & #2090F). Located in the Local History Collection of the Fort Collins Library.

Photograph of Jacob Flowers, Circa 1870 (#5881F). Located in the Local History Collection of the Fort Collins Library.

Photograph of the Flowers Store, 1894 (#8801). View of the Building from the northeast. Located in the Local History Collection of the Fort Collins Library.

Photograph of the Flowers Store, Circa 1896 (#9293). View of the Building from the southeast. Located in the Local History Collection of the Fort Collins Library.

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**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 9 Page 20*Rocky Mountain News*

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FLOWERS, JACOB AND ELIZABETH, HOUSE
Name of Property

LARIMER COUNTY/ COLORADO
County/State

10. Geographical Data

Acreage of Property 2.42

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 485453 4497479 (NAD 27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title RON SLADEK, PRESIDENT (PREPARED FOR PROPERTY OWNERS)

organization TATANKA HISTORICAL ASSOCIATES, INC. date 25 AUGUST 2006

street & number 613 S. COLLEGE AVE., SUITE 21, P.O. BOX 1909 telephone 970/221-1095

city or town FORT COLLINS state CO zip code 80522

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name JUDY AND MICHAEL JACKSON

street & number 5200 W. COUNTY ROAD 52E, P.O. BOX 222 telephone _____

city or town BELLEVUE state CO zip code 80512

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. 470 et seq).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADOSection number 10 Page 21

GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

Commencing 170 ft. west of the southeast corner of the northeast 1/4 of the southeast 1/4 of Section 25, Township 8 North, Range 70 West, then west 160 feet, north 40 rods, east 160 feet, and thence south 40 rods to the point of beginning.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the land and improvements within the boundaries described above, including the 1880 Jacob and Elizabeth Flowers House along with its historic landscaping, crop field, and grounds. These boundaries were selected due to the fact that they include much of the original property associated with the farmstead of Jacob and Elizabeth Flowers and are clearly delineated by the boundaries of the current property. The property's non-contributing resources are included in the boundary because they do not diminish from the property's historic rural agricultural appearance and feeling.

National Register of Historic Places Continuation Sheet

United States Department of the Interior National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number ___ Page 22

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-27 except as noted:

Name of Property: FLOWERS, JACOB AND ELIZABETH, HOUSE
 Location: LARIMER COUNTY, COLORADO
 Photographer: RON SLADEK
 Date of Photographs: 19 AUGUST 2006
 Negatives: WITH PHOTOGRAPHER

<u>Photo No.</u>	<u>Photographic Information</u>
1	View of the Flowers House and its grounds from the entrance to the property along the county road. View to the northeast.
2	View of the south elevation from the southwest. View to the northeast.
3	View of the facade, with its ornate bay and triangular stone block engraved with the date "1880" above. View to the north.
4	View of the west elevation from the northwest. View to the southeast.
5	View of the west elevation. View to the east.
6	View of the north and west elevations from the northwest. View to the southeast.
7	View of the north elevation. View to the southwest.
8	View of the east and north elevations. View to the southwest.
9	View of the east elevation. View to the west.
10	View of the east elevation and bulkhead cellar door. View to the east.
11	View of the open porch tucked into the southeast corner of the home.
12	View of the interior of the home's kitchen, with historic cabinets.
13	View of the home's rear addition sitting room, with the bedroom beyond.
14	View of the front parlor and its projecting bay window.
15	View of the main entry to the home.
16	View of a typical window, with its deep-set framing on the interior to accommodate for the depth of the stone walls.
17	View of an upstairs bedroom, with its sloped ceilings under the roof.
18	View of the circa 1930 barn/garage, west and south elevations. View to the northeast.
19	View of the rear, north elevation of the barn. View to the south.
20	View of the circa 1930 chicken coop.
21	View of the well house along the west edge of the property. View to the northwest.
22	View of the modern art studio behind the barn, west and south elevations.
23	View of the modern art studio, north and west elevations.
24	View of the two mature willow trees framing the front entry gate along the county road. View to the south.
25	View of the mature apple trees planted by Jacob Flowers that remain in the yard to the southeast of the house. View to the northeast.
26	View of the two mature willow trees behind the house. The one on the right is a record Colorado tree measuring over 26' in circumference.
27	View of the crop field behind the house, planted with alfalfa, and the Bellvue Fold in the distance. View to the north.

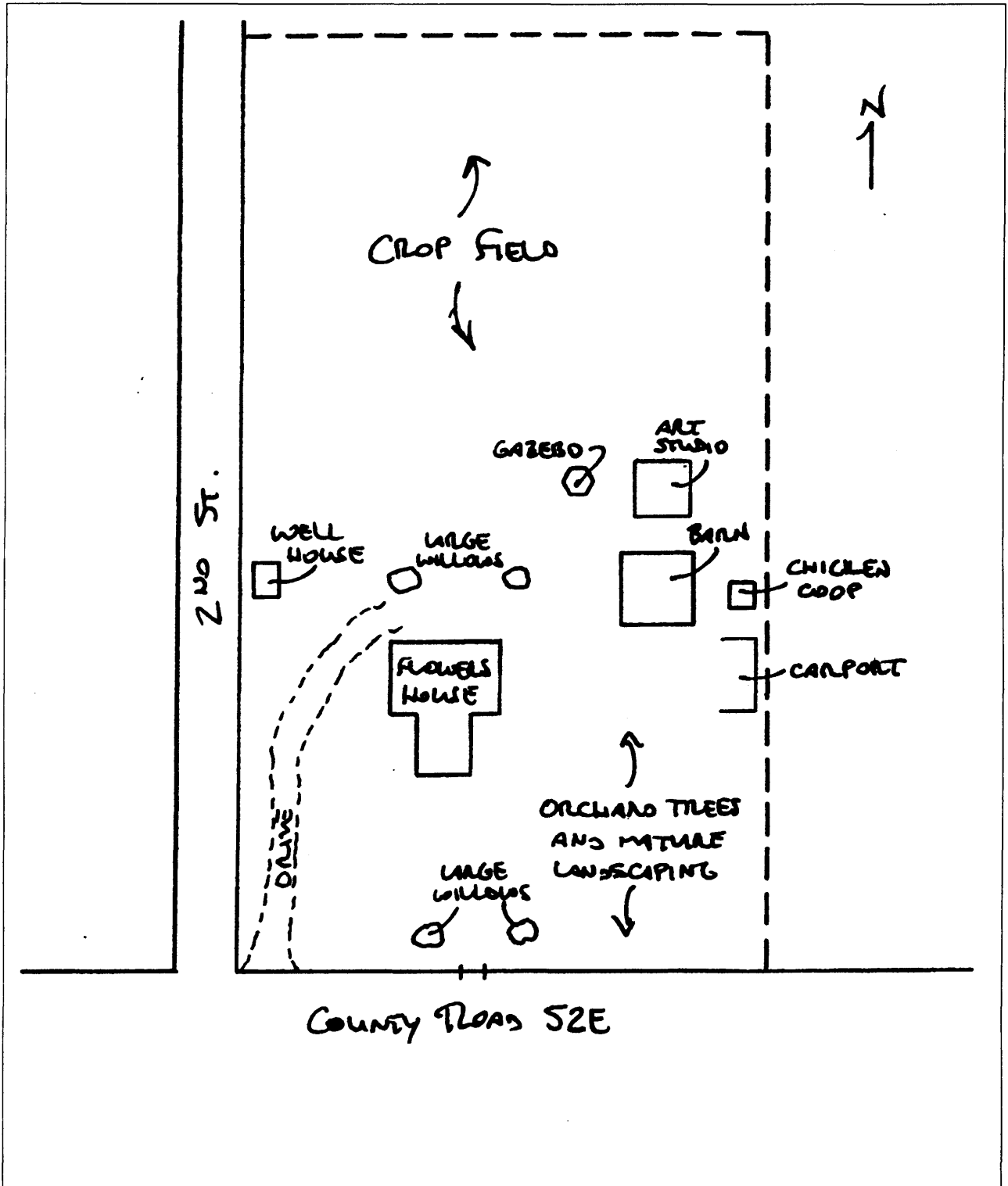
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number ___ Page 23

Site Diagram
(not to scale)



National Register of Historic Places Continuation Sheet

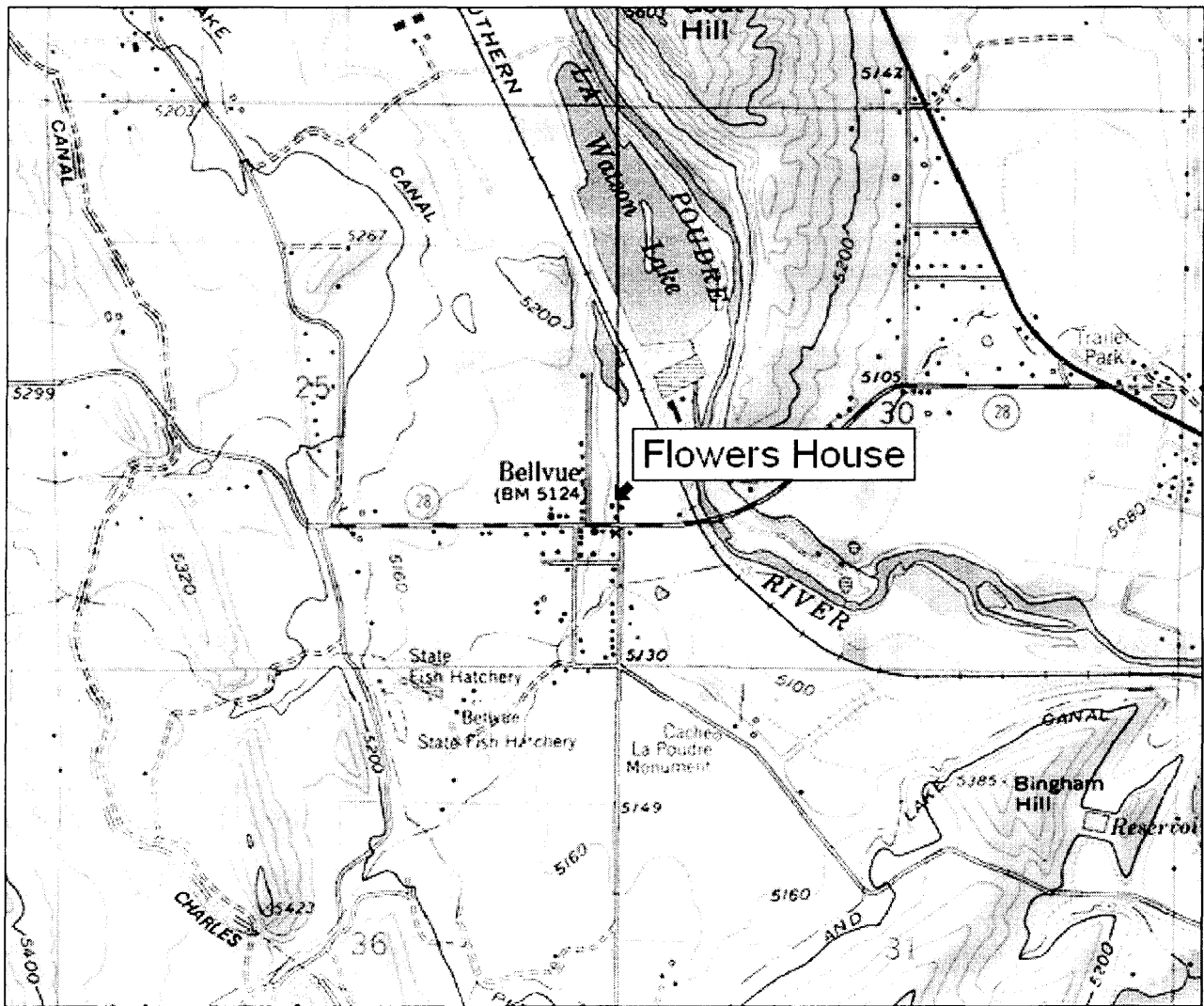
United States Department of the Interior
National Park Service

FLOWERS, JACOB AND ELIZABETH, HOUSE
LARIMER COUNTY/ COLORADO

Section number ___ Page 24

USGS TOPOGRAPHIC MAP
Laporte Quadrangle, Colorado
7.5 Minute Series
Elevation: 5120 feet

UTM: Zone 13 / 485543E / 4497479N
PLSS: 6th PM, T8N, R69W, Sec. 25
SE¹/₄, SE¹/₄, NE¹/₄, SE¹/₄
6th PM, T8N, R69W, Sec. 30
SW¹/₄, SW¹/₄, NW¹/₄, SW¹/₄



TN MN
10°