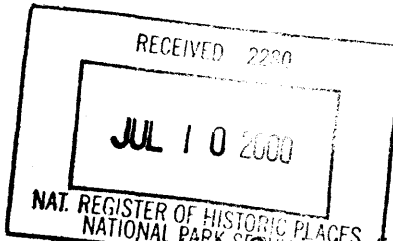


United States Department of the Interior
National Park Service



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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 First National Bank Building
other names/site number Wallen Grocery Store; The Flower Mill; 5LR9633

2. Location

street & number 3728 Cleveland Ave. [N/A] not for publication
city or town Wellington [N/A] vicinity
state Colorado code CO county Larimer code 069 zip code 80549

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.)

Georgina Cortez State Historic Preservation Officer June 14, 2000 Date
Signature of certifying official/Title
State Historic Preservation Office, 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 8/10/00 Date of Action

First National Bank Building

Larimer, Colorado

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [X] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [X] building(s)
[] district
[] site
[] structure
[] object

Number of Resources within Property

(Do not count previously listed resources.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and 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)

Commerce: Financial Institution

Current Functions

(Enter categories from instructions)

Commerce: Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial Style

Materials

(Enter categories from instructions)

foundation Concrete
walls Brick
Plywood/particle board
roof Asphalt
other

Narrative Description

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

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

First National Bank Building
Larimer County, Colorado

Section number 7 Page 1

DESCRIPTION

The 1919 First National Bank Building occupies the corner lot on the northeast corner of the intersection of Cleveland Avenue and Second Street in the commercial section of Wellington. The one-story, flat roofed, brick building is rectangular in plan (25 ft. x 56 ft.). The symmetrical facade fronts onto Cleveland Ave. The west elevation parallels Second Street. The facade and west elevation are finished in tan-colored face brick laid in stretcher bond with ornamentation provided through the use of recessed panels, soldier and rowlock courses, and diamond-patterned panels in the stepped and sloped parapet. The north and east elevations are finished in common red brick. A covered patio occupies the front portion of the east 25-foot lot. The rear portion of the lot contains a small gable-roofed storage shed and a dirt area for automobile parking. The area directly behind the bank building is fenced; chain link on the east, and vertical wood plank on the north and west. The narrow building setback on the west contains a single large deciduous tree. A deciduous street tree is located in the Cleveland Avenue sidewalk just to the east of the building entrance.

The symmetrical facade (south elevation) contains a pair of half-light paneled doors surmounted by a full-width transom and pediment. The entry is flanked on each side by large storefront windows with wood kickplates. Folding canvas awnings shelter each window. Large clerestories run the full-width of the storefront in the form of a series of 9 six-light bays. The three central bays are shortened to accommodate the entry pediment. The dentils below the pediment continue across the storefront windows. Dentils are also used in the raking cornice. Brick soldier courses run along the bottom of the kickplates. The flanking brick walls contain slightly recessed panels that extend to a height matching the top of the clerestories. Smaller panels above match the height of the central sign panel. Traces of the original First National Bank sign remain beneath the current business sign. A soldier course and rowlock course define the parapet. The coping of the stepped and raked parapet is formed by vertically laid header-stretcher courses at each corner, and by a soldier course along the raked portions and the flat central parapet extension. The upper-most portion of the parapet is outlined by a soldier course which encloses a central panel of stretcher bond brick accented at the corners by square-face brick laid in a diamond pattern. A flag pole rise from the center of the roof directly behind the parapet.

The west elevation consists of the three-bay main building and a shorter, three-bay building extension. The two southern-most bays of the main section each contain a large single-light window above a wood kickplate. Canvas awnings shelter each window. The northern-most bay and all three transoms are covered over with wood panels. The bottom of each transom is defined by molding and dentils. The brick work closely matches the patterns established on the facade. The parapet steps up at the corners and in the area between each bay. The building extension contains two six-light, double-hung sash windows with three light transoms, and a narrow, fixed, single-light window covered by a metal grill. The double-hung windows and transoms are covered by modern storm windows. All the window openings have rowlock sills and the two larger openings have soldier arches. The flat parapet is topped by a soldier course with metal coping.

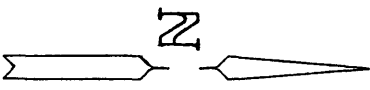
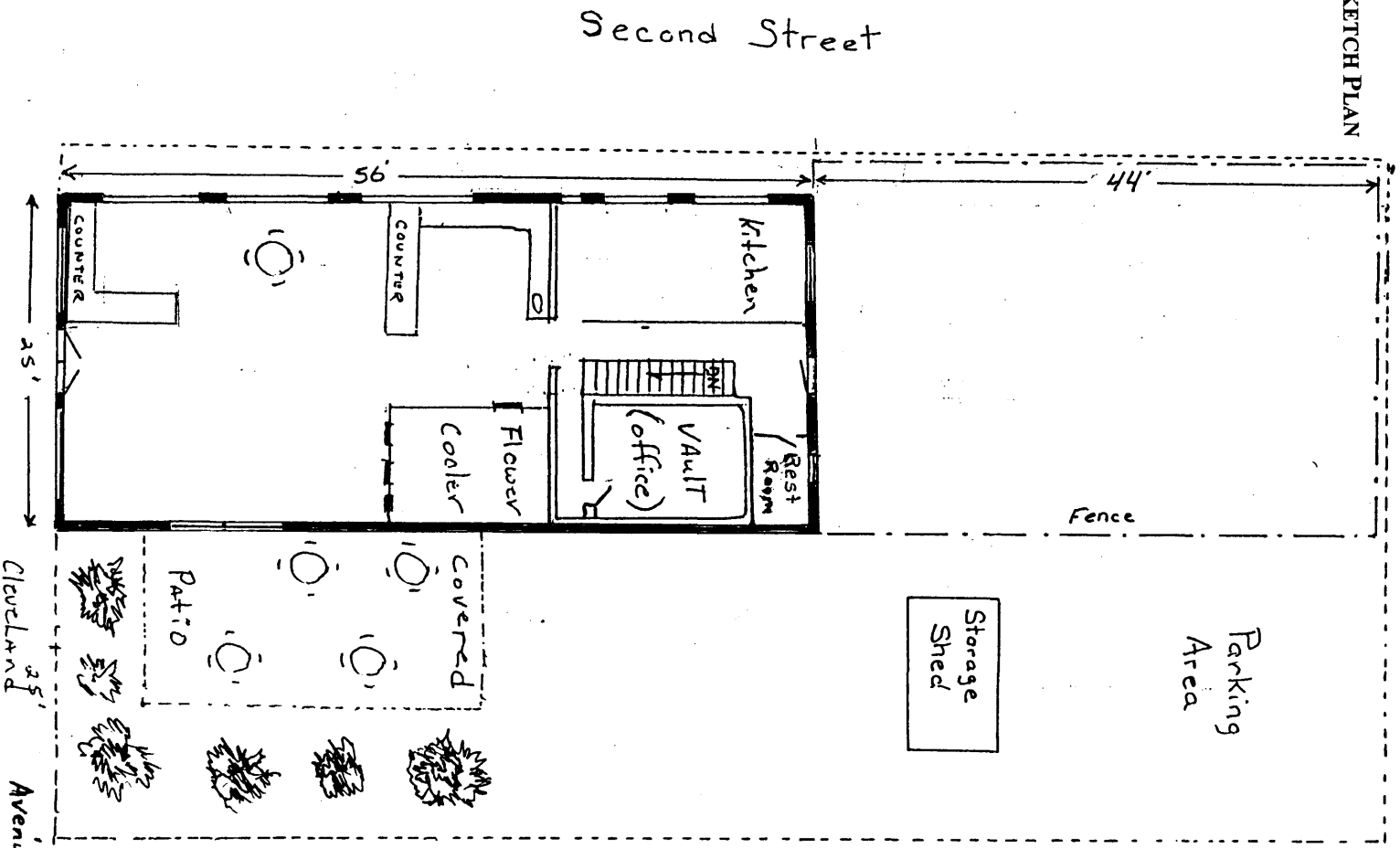
United States Department of the Interior
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Continuation Sheet

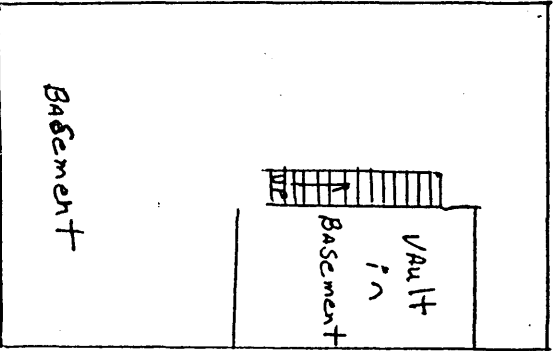
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First National Bank Building
Larimer County, Colorado

SKETCH PLAN



Basement Plan



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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First National Bank Building
Larimer County, Colorado

Section number 7 Page 3

The north (rear) elevation contains, from west to east, a six-over-six double-hung sash with three-light transom, a six panel wood door with three-light transom, and a narrow one-over-one sash. All the window openings have rowlock sills, double rowlock segmental arches, and modern storm windows. The door opening has a double rowlock segmental arch and a modern screen door. A metal gutter runs the full length of the roof line and empties into a metal downspout near the northeast corner of the building.

The east elevation originally was without fenestration. The ghosts of several painted signs remain on the brick wall. Within the last decade a glazed, aluminum frame, sliding door was added to allow access to the newly built patio. The flat-roofed wood patio cover is attached directly to the building on the west and is supported by square wood posts along its east side. Short brick walls define the patio's south elevation. Small evergreens provide a screen the edge of the patio.

The first-floor interior consists of a large retail space, kitchen, office and a small restroom. The retail area occupies the space formerly used as the bank lobby and teller area. Although the original bank counters and teller cages are no longer present, the bank spaces remain delineated by the original floor materials. The original customer lobby space contains a gray marble mosaic floor in 1-inch squares surrounded by a border of black, white and gray tiles and original marble baseboards. The former teller and office space retains its original hardwood floor. The rear (north) lobby-office wall was moved forward about 3 feet at some unknown date. The original vault remains and is now used as an office. The original vault door is no longer in place.

The unfinished basement contains the original coal-fired boiler and coal chute. A concrete vault-like storage area occupies the space directly below the first-floor cash vault. The downstairs vault appears never to have been fitted with a door.

The rear portion of the lot contains a small gable-roofed storage shed. The walls of the building are of plywood and particle board construction. The shed was constructed after the period of significance and is considered to be a noncontributing structure.

In summary, significant exterior alterations to the bank building include: the wood panel window and transom covers on the west elevation; the new opening, sliding door and patio on the east elevation, and the new business sign on the facade. Major interior changes include: the removal of the teller cages; relocation of the rear lobby wall; removal of the vault door; and the installation of the restaurant kitchen. Although changes have occurred to the building, particularly on the interior, the Wellington First National Bank Building retains a high degree of integrity in respect to location, setting, design, materials, workmanship, feeling and association.

First National Bank Building

Larimer County, Colorado

Name of Property

County/State

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 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.)

Areas of Significance

(Enter categories from instructions)

Commerce
Architecture

Periods of Significance

1919-1933

Significant Dates

1919

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Bankers Construction Company

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
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society
Wellington Public Library

United States Department of the Interior
National Park Service

National Register of Historic Places
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First National Bank Building
Larimer County, Colorado

Section number 8 Page 4

SIGNIFICANCE

The 1919 Wellington First National Bank Building is eligible for the National Register under Criterion A in the area of Commerce for its role as the community's primary financial institution from 1919 to 1933. During this period the firm provided banking functions for the commercial activities of the town's businesses and to the farm families in surrounding agricultural area. The bank also operated during the period when Wellington experienced a brief oil boom. The firm went into receivership and eventually out of business in the early 1930s with the onset of the Great Depression.

The First National Bank Building is also eligible under Criterion C as a good local example of Commercial Style architecture as adapted to a small bank building. The symmetrical facade, classical detailing, the use of patterned brick work, and the tall, stepped parapet give this small building a distinguished and commanding presence. The well proportioned building conveys a sense of strength and stability in keeping with its function as a bank.

BANK HISTORY

The town of Wellington was founded in 1902 and by 1905 had grown to serve a population of 500 inhabitants. For any town, certain milestones mark the road to increasing stature. The first comes with the establishment of a post office, thus giving a community an official name and a place on the map. The establishment of churches and schools signals a community's concern for the spiritual well being of its members and its commitment to a new generation of citizens. The opening of a town bank represents a significant plateau in a community's economic growth and stability.

On June 12, 1905, the First National Bank of Wellington opened for business in a building on the southeast corner of Cleveland Avenue and Second Street. The bank announced an initial capital stock of \$40,000. As the community continued to thrive, so did the bank, and in 1919 its directors decided to erect a new building at a location directly across Cleveland Street to the north. The new building opened for business on October 23, 1919.

Centrally located on Wellington's primary street, the new building served as a focus of commerce for area farmers, ranchers, and businessmen. Agriculture fueled the growth of the local economy. Important activities included raising sugar beets and feeding lambs. The October 23, 1919, *Wellington Sun* described the bank as "never in a more prosperous condition" with deposits of almost \$200,000. The First National Bank continued to prosper in its new location where it remained an important element in the growth of the Wellington region.

While the First National Bank thrived, two former bank officers may have misjudged the community's economic potential. The men left the First National to assume an active role in the newly chartered Wellington State Bank which opened in the old bank building. The new firm survived for less than three years, leaving the First National as the town's only bank.

The town experienced a short-lived boom period in 1924 when numerous oil wells were drilled in the vicinity. By the end of the 1920s the oil boom was over and the agricultural economy was beginning to slump as well. A 1923 advertisement for the bank in the *Colorado Business Directory* indicated capital and surplus of \$50,000. A similar ad in 1928 reported only \$40,000. In about 1931 the bank retained a new slate of officers. There is no

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First National Bank Building
Larimer County, Colorado

Section number 8 Page 5

evidence that this change was associated with any financial or managerial difficulties. General economic conditions grew worse in the early 1930s and Wellington and its bank failed to escape the consequences. The last state business directory listing for the First National Bank came in 1933. The directory listed the bank among Wellington's businesses but also included the ominous statement, "in hands of Comptroller."

Like so many banks of the era, Wellington's First National failed to survive the economic constrictions of the Great Depression. The demise provided additional tangible evidence to the community that the economic prosperity of the late teens and early twenties was over.

ARCHITECTURE

In 1919, before the dark clouds of depression had gathered on the horizon, an April 17th article in the *Wellington Sun* announced plans to build the new building for the First National Bank. The paper reported that the bank had made "such rapid strides the last two years that the business had outgrown its present quarters." The article also indicated that the Bankers Construction Company of Denver would be responsible for the design and construction of the new building.

Little is known about the design and construction firm. The company first appears in the *Denver City Directory* of 1916 as "designers of bank buildings and interiors" with offices in First National Bank Building. By 1919 the firm moved to 1640 California and advertised itself as "bank architects and contractors." Bankers Construction Company is listed for the last time in the 1924 city directory.

The *Wellington Sun* described the building plans as "a model banking home in every respect, equipped with every convenience including heating plant and semi and direct lighting fixtures." The paper reported that "the building will contain besides the banking room, a customers' booth at back end of lobby, large directors' room in the rear, a sound-proof room for the posting of equipment, a double vault, also vault in basement for supplies, a toilet room, etc....The new structure and furnishings will represent an outlay of approximately \$12,500 including cost of the ground."

The bank building is a good local example of the broad stylistic classification of early twentieth-century Commercial Style architecture. In Colorado, twentieth-century commercial structures are generally one to five stories, with flat or slightly pitched roofs. Often constructed of blond or light colored brick, these buildings have very little ornamentation other than some decorative brickwork along the cornice or parapet. In some construction, particularly in small Colorado towns, twentieth-century Commercial Style buildings retain some elements of nineteenth-century Commercial Style buildings, particularly in the use of recessed entrances, clerestories and transoms.

Designers of bank buildings in the late nineteenth and early twentieth centuries utilized numerous techniques to visually convey an image appropriate to a financial institution. This most often translated into a design that projected an image of strength, stability, and longevity. The symmetrical facade, classical detailing, the use of patterned brick work, and the tall, stepped and raked parapet give Wellington's small bank building a distinguished and commanding presence. The lobby and teller area seems larger due to the 16-foot high ceilings

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Continuation Sheet**

First National Bank Building
Larimer County, Colorado

Section number 8/9 Page 6

and tall windows along two elevations. The well-proportioned building conveys a sense of strength and stability in keeping with its function as a bank. The use of high quality materials on the exterior and interior project a feeling of financial success that mirrored the community's general economic condition in 1919.

LATER USE OF THE BANK BUILDING

After the bank's closure, the building remained vacant for several years, reflecting the economic hardship suffered locally as a result of the Depression. By 1943, I.H. and Marg Wallen had converted the former bank into the Wallen Grocery and Market. The Wallen's occupied the building until 1971. A motorcycle shop, a feed store, a dance studio, a nail salon, and a flower shop occupied the premises in succession until 1996 when it was purchased and converted to a flower/gift shop. A bakery area was added in 1998. On April 15, 1999, the current owner purchased the building that today is operated as a flower/bakery/gift shop.

BIBLIOGRAPHY

Colorado State Business Directory. Denver: Gazetteer Publishing & Printing Co., 1919-1934; 1943.

Denver City Directory. Denver: Gazetteer Publishing & Printing Co., 1915-1925.

"First National Bank to Erect Modern Building," *Wellington Sun*, April 17, 1919

"First National Bank to Now in Fine New Home," *Wellington Sun*, October 23, 1919

Harris, Cyril. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, 1975.

Pearce, Sarah J. *A Guide to Colorado Architecture*. Denver: Colorado Historical Society, 1983.

Watrous, Ansel. *History of Larimer County, Colorado*. Fort Collins, Colo.: Courier Printing & Publishing Company, 1972.

Writers' Program, Works Progress Administration. *Colorado: A Guide to the Highest State*. New York: Hastings House, 1941.

First National Bank Building

Larimer County, Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 499530 4505720
Zone Easting Northing

3. Zone Easting Northing

2. 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 Trulie Ackerman, property owner

organization _____ date February 21, 2000

street & number 17125 N. County Road 15 telephone 970-568-3843

city or town Wellington state CO zip code 80549

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 Boardwalk Shop, LLC

street & number PO Box 412 telephone 970-568-3180

city or town Wellington state CO zip code 80549

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

First National Bank Building
Larimer County, Colorado

Section number 10 Page 7

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nominated property includes Lots 7 and 8, Block 6, City of Wellington, Larimer County, Colorado.

BOUNDARY JUSTIFICATION

The nomination includes all the land historically associated with the building plus an additional which now contains the attached covered patio.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-17, except as noted:

Name of Property: First National Bank Building
Location: Larimer County, Colorado
Photographer: Dale Heckendorn
Date of Photographs: March 7, 2000
Negatives: Office of Archaeology and Historic Preservation
Colorado Historical Society, 1300 Broadway, Denver

Photo No. Photographic Information

- 1 South and west elevations; view to the northeast.
- 2 South elevation; view to the north.
- 3 South and east elevations; view to the northwest.
- 4 Facade detail; view to the northwest.
Photographer: Trulie Ackerman Date of Photographs: February 22, 2000
Negatives: The Flower Mill, 3728 Cleveland Ave., Wellington, CO 80549
- 5 Facade detail, view to the north.
Photographer: Trulie Ackerman Date of Photographs: February 22, 2000
Negatives: The Flower Mill, 3728 Cleveland Ave., Wellington, CO 80549
- 6 Facade detail; view to the north.
Photographer: Trulie Ackerman Date of Photographs: February 22, 2000
Negatives: The Flower Mill, 3728 Cleveland Ave., Wellington, CO 80549

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First National Bank Building
Larimer County, Colorado

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<u>Photo No.</u>	<u>Photographic Information</u>
7	North and west elevations; view to the southeast.
8	North and west elevations; view to the southeast.
9	North elevation, view to the southwest.
10	Interior, floor register. Photographer: Trulie Ackerman Date of Photographs: February 22, 2000 Negatives: The Flower Mill, 3728 Cleveland Ave., Wellington, CO 80549
11	Interior south elevation clerestories. Photographer: Trulie Ackerman Date of Photographs: February 22, 2000 Negatives: The Flower Mill, 3728 Cleveland Ave., Wellington, CO 80549
12	Interior, marble mosaic floor near entry.
13	Interior, marble mosaic in southwest corner.
14	Interior, marble mosaic floor along west wall.
15	Interior, marble mosaic floor and wood floor in former teller area.
16	Interior, marble mosaic floor border detail.
17	Storage structure; view to the northwest.

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National Park Service

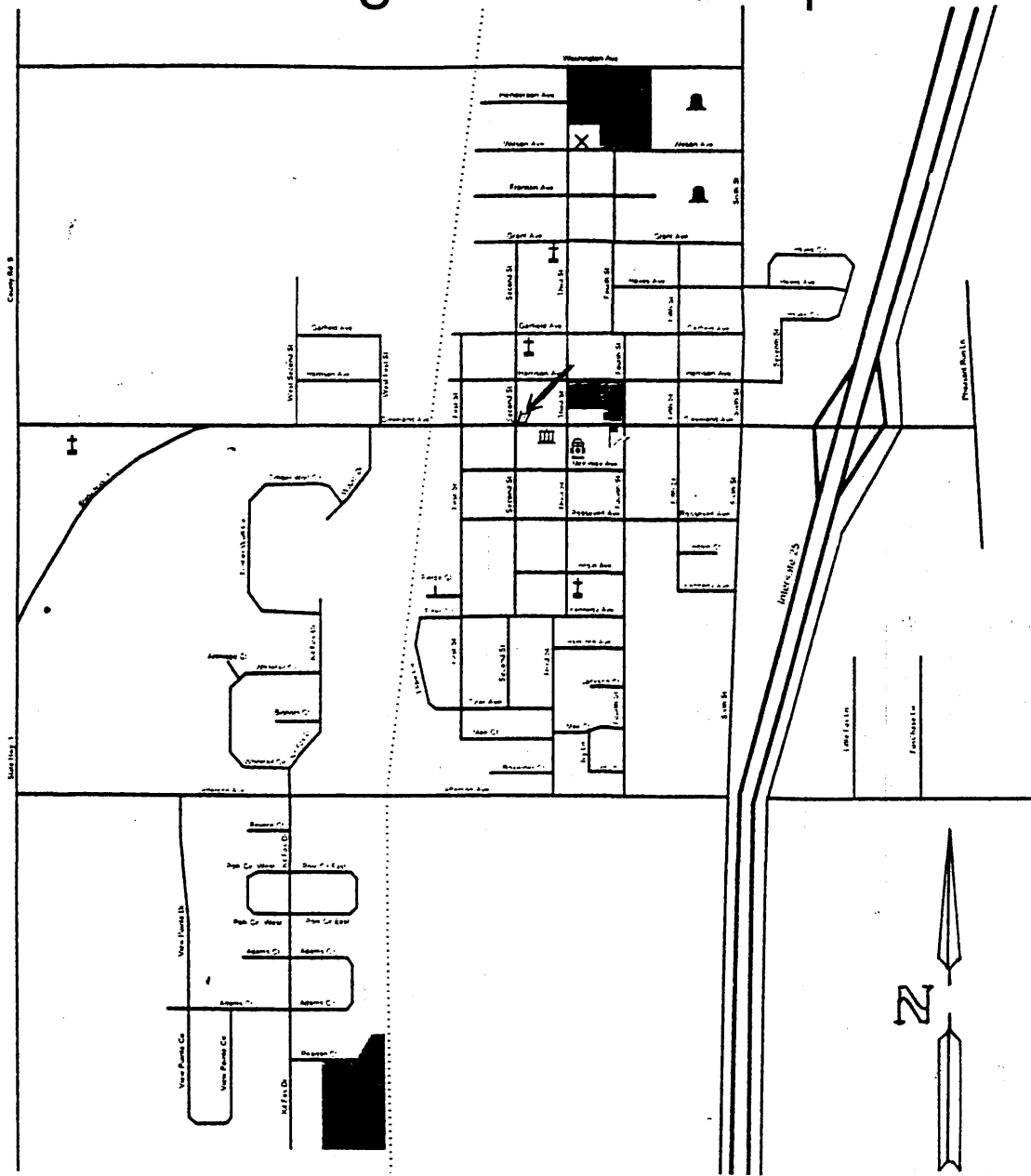
National Register of Historic Places
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First National Bank Building
Larimer County, Colorado

WELLINGTON STREET MAP

Wellington Street Map



- † Church
- ☒ Town Hall
- Park
- ♣ Boys and Girls Club
- 🏫 School
- 📮 Post Office
- 🚒 Fire Station
- ✕ Library / Leeper Community Center