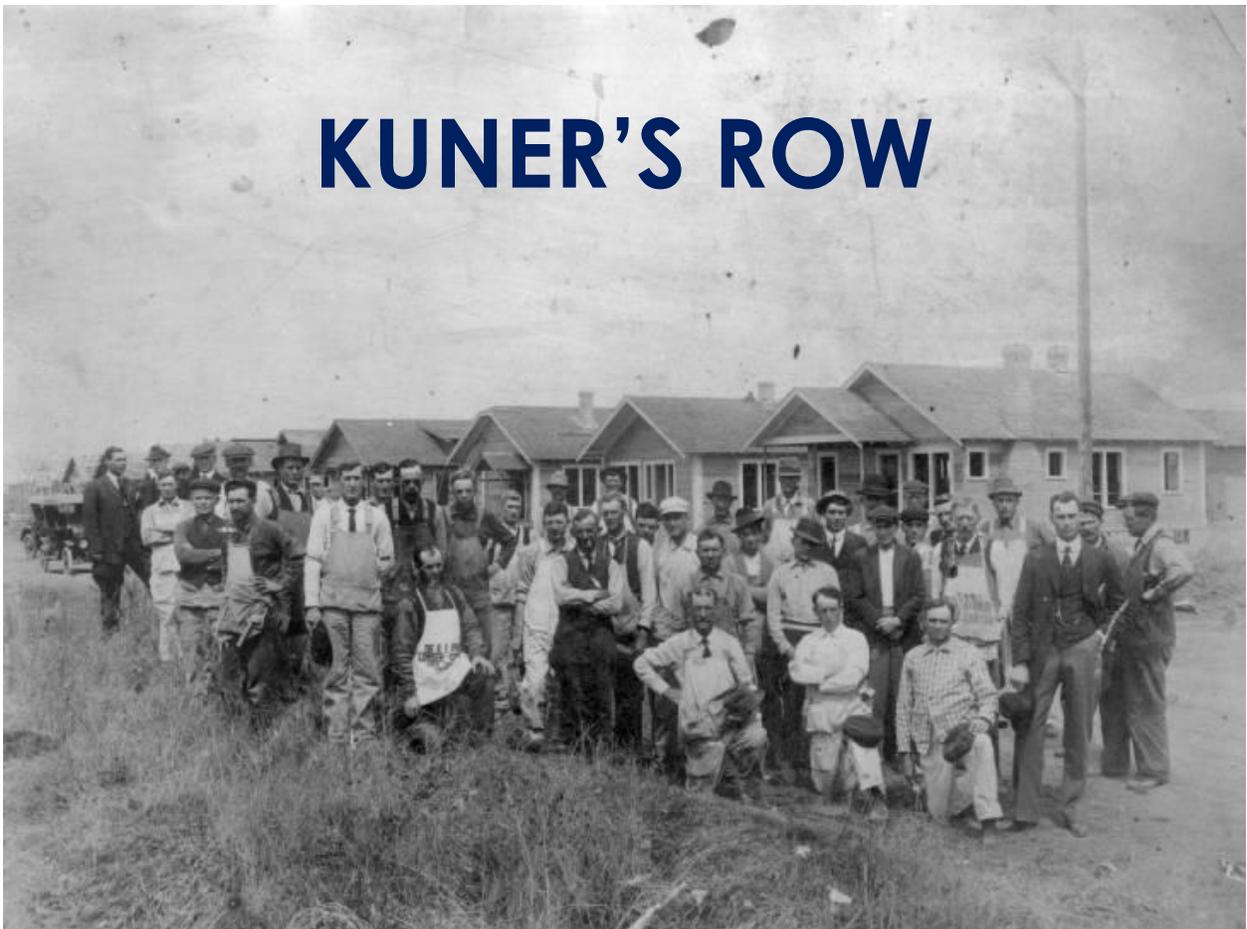


KUNER'S ROW



A Historic Properties Survey
(CLG Subgrant CO-20-10005)

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1.0 INTRODUCTION

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The Kuner's Row historic properties survey was undertaken by the City of Brighton and

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the Brighton Historic Preservation Commission (BHPC) as part of an overall effort to document, better understand, and celebrate notable aspects of Brighton's history. Involving intensive-level surveys of fifteen properties, the project represents the initial intensive-level surveys of historic resources located in Brighton's Central Addition subdivision. Platted in 1887, the Central Addition consists primarily of modest early twentieth century homes associated with Brighton's development as an important agricultural processing center in the South Platte River Valley.

The BHPC conducted windshield surveys throughout the entire neighborhood in 2019, and from that effort, identified the fifteen Kuner's Row properties as a high priority for intensive-level survey and in-depth research.

Built in 1917 as employee housing for the Kuner Pickle Company, the fifteen Kuner's Row houses are historically significant for their association with Brighton's agricultural heritage and more specifically for their direct association with the Kuner Pickle Company / Kuner-Empson Company, Brighton's largest and longest lasting cannery.

The South Platte Valley's fertile soil proved ideal for growing vegetables, leading to the advent of numerous small truck farms throughout the region, followed by the

establishment of a number of canning factories in Brighton. The Kuner Pickle Company began operations in Brighton by establishing a salting station in 1895, and then subsequently played a key role in the city's socioeconomic development for nearly a century.

In 1917, the Kuner Company moved its pickle factory from Denver to Brighton, and that same year arranged for the construction of fifteen employee residences on the east side of N. 4th Avenue between Brighton and Longs Peak Streets. Long known as "Kuner's Row," all fifteen residences remain extant. They represent a tangible link to Brighton's industrial past, and, in particular, they illustrate the canning industry's significance to the socioeconomic development of Brighton throughout the early decades of the twentieth century.

The fifteen surveyed properties contain a total of 38 buildings. These include 15 primary buildings (all single-family residences), and 23 secondary buildings or structures, including 7 garages, 11 sheds, 2 workshops, 2 secondary residences, and one carport.

The properties were intensively field surveyed in October 2020. Each property was recorded on a "Colorado Cultural Resource Survey Architectural Inventory Form (OAHF #1403), issued by History

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Colorado, Office of Archaeology and Historic Preservation (HC/OAHP). The project was funded in part by Certified Local Government (CLG) grant (CO-20-10005) received by the City of Brighton from History Colorado. The project was conducted by Cultural Resource Historians LLC, of Fort Collins, Colorado, under contract to the City of Brighton. Carl McWilliams, owner of Cultural Resource Historians conducted the field survey, photography, archival research, and completed the inventory forms and this report. Kimberly Bauer, Historic Preservation Planner, and Holly Prather, Development Services Manager, managed the project on

behalf of the City of Brighton. Brianne Schreck, Museum Specialist at the Brighton City Museum, provided access to archival materials and participated in the research.

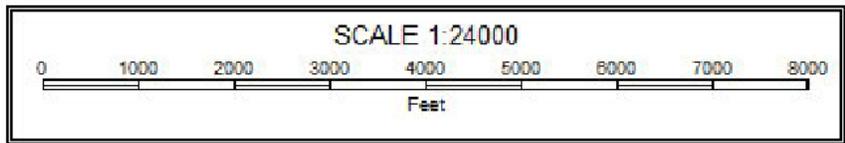
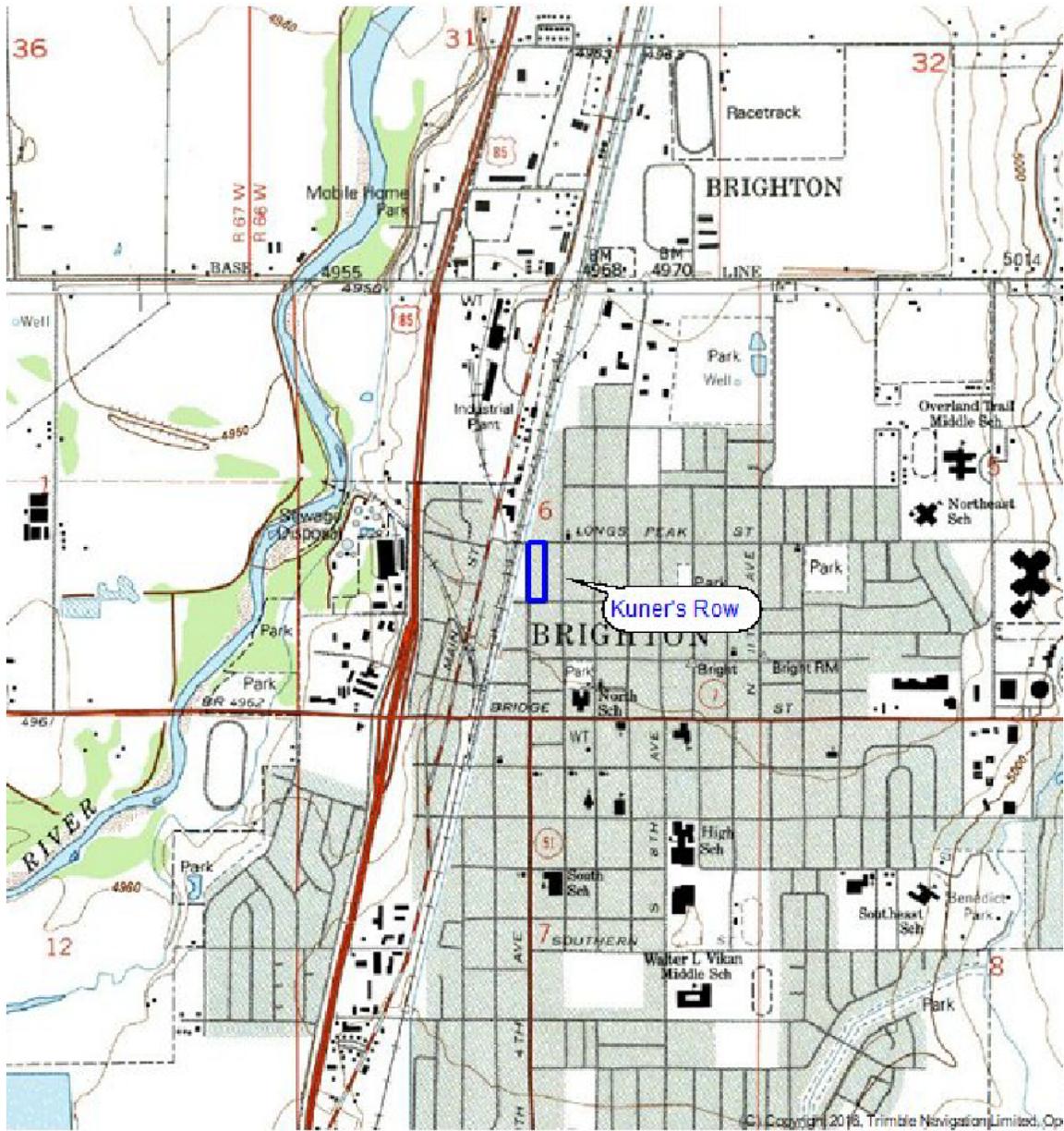
The following sections describe the project area, provide a historical overview, and present the project's research design, methodology, and results. The report concludes with a comprehensive survey log that presents the survey's findings for each property in detail. A Colorado Cultural Resource Survey Architectural Inventory Form (OAHP 1403) for each property accompanies this report.

2.0 THE PROJECT AREA

With a population of 42,866, the City of Brighton is located in the South Platte River Valley, at the northern edge of the Denver-Aurora-Lakewood Metropolitan Statistical Area. The Adams County seat, Brighton is 19 miles north-northeast of the center of downtown Denver, and 11 miles northwest of Denver International Airport. The City of Greeley, the Weld County seat, is approximately 35 miles to the north. Geographically, Brighton's city limits comprise 21.49 square miles of land. The Kuner's Row survey area is a

rectangular-shaped parcel in the city's northwest quadrant. It encompasses 15 properties on the east side of N. 4th Avenue in the block between Brighton and Longs Peak Streets. As platted, the 15 properties comprise the west half of Block 8 in the Central Addition to the City of Brighton. The survey area encompasses 3.24 acres lying within the Southeast quarter of Section 6, Township 1 South, Range 66 West of the 6th Principal Meridian.

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3.0 HISTORIC OVERVIEW

European-American Exploration and Early Settlement in the South Platte Valley

The South Platte River Valley is located within lands that by the early 19th century were home to indigenous Arapaho and Cheyenne people. Having been forced gradually westward from their ancestral homes, the Arapaho and Cheyenne adopted a nomadic lifestyle in the Great Plains region. Circa 1811, the two tribes formed an alliance to guard and strengthen their territorial positions; in the coming decades, however, they became subjugated by Euro-Americans, arriving principally from the east.

Early 19th-century exploratory expeditions, including those led by Meriwether Lewis and William Clark (1804-1806), Zebulon Pike (1806-1807), and Stephen H. Long (1819-1820), fostered wide-spread interest in the west generally, and for Pike and Long, more specifically in lands that became Colorado. These and other explorations foreshadowed forays of Anglo settlers into the region, first fur trappers and traders, and later gold seekers and homesteaders. As the numbers of Euro-Americans increased, the Arapaho and Cheyenne populations markedly diminished, due to disease, battles

with U. S. Army troops, and the forced loss of lands and game.¹

The area of the South Platte River and its tributaries was repeatedly traversed by Euro-Americans in the 1840s and 1850s. In 1849-1850, parties of gold-seeking Cherokee Indians and Euro-Americans established a route known as the Cherokee Trail.²

Nearly a decade later, in February 1858, three brothers from Georgia, William, Oliver, and Levi Russell, headed west to explore

¹ Marjorie K. McIntosh. *Latinos of Boulder County, Colorado, 1900-1980, Volume I, History and Contributions*. Written for the Boulder County Latino History Project, 2016, pp. 20-21. <http://bocolatinohistory.colorado.edu/sites/default/files/McIntosh-Latinos-Volume1.pdf>

² Dating to circa 1849, the Cherokee Trail branched west and north from Bent's Old Fort on the Arkansas River in present-day Otero County, Colorado. Leaving the Santa Fe Trail at Bent's Old Fort, the Cherokee Trail extended west to Pueblo and then north along the Front Range. In what would become northern Colorado and southern Wyoming, the Cherokee Trail generally followed the same route as present-day U. S. Highway 287, before eventually joining the Oregon Trail at Fort Bridger in present-day Wyoming. In the 1860s, portions of the Cherokee Trail (North Branch) in northeastern Colorado overlapped with and became interchangeably known as the Overland Trail. Established in 1862, the Overland Trail was a southern branch of the Oregon Trail which followed the South Platte River from near present-day Julesburg, upstream to Latham (at or near present-day Greeley), and from there south to Denver, or north generally following the same route as the existing Cherokee Trail. Prior to the arrival of the railroad, the Cherokee and Overland trails were heavily used by emigrant wagon trains as well as by stagecoaches carrying passengers and the U.S. mail - first by Ben Holladay's Overland stage Line, followed by Wells, Fargo & Company. See: Jason Marmor, "An Historical and Archaeological Survey of the Overland/ Cherokee Trails," 1995, prepared for the City of Fort Collins.

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mining prospects in the Rocky Mountains. Initially joined by six others, the Russell brothers journeyed by way of Bent's Old Fort and then northwest along the Cherokee Trail, where in late May they reached the confluence of Cherry Creek and the South Platte River – the future site of Denver. William Green Russell, the party's leader, was a veteran of the 1849 California gold rush, and having passed through the Rockies previously, he was determined to explore the mineral potential of mountain streams flowing into the South Platte. After several weeks of unproductive prospecting, in early July the Russell party found gold near the mouth of Dry Creek (in present-day Englewood). They panned out several hundred dollars' worth of gold flakes before the small supply played out. In terms of quantity, it was not a significant find, but from this humble beginning, the great Pikes Peak Gold Rush began.³ From the future site of Denver, prospectors moved west, exploring such streams as Clear Creek, Ralston Creek, Coal Creek, Boulder Creek, and the South Platte itself. Placer mining reached a fevered pitch at Gregory Gulch, near Black Hawk and Central City, in the summer of 1859, and from there, miners spread in all directions.⁴

³ Carl Ubbelohde, Maxine Benson, and Duane Smith, eds. *A Colorado History*, (Boulder: Pruett Publishing Company, 1972), p. 60.

⁴

Frontier in Transition: A History of Southwestern Colorado, (BLM Cultural Resources Series (Colorado: No. 10), Chapter VI: "Early Mining and Transportation in

Among all the "59ers" who came west in pursuit of gold, only a small number actually struck it rich. Some eventually returned east, while many others soon turned to other economic pursuits, most notably agriculture. In July of 1859, five such men - William Hazzard, George Hazzard, Andrew Hagus, Thomas Donelson, and James Blundell established holdings in the South Platte Valley near the site of present-day Brighton. A year later, they were joined by Gorge Griffin, Frank Aichelman, and John and Louis Reithmann. These early area pioneers grew grain, garden crops and raised hay, in the South Platte's fertile bottomlands, while also raising a variety of livestock. To expand their acreages and grow more crops, these early area settlers also built the region's first irrigation ditches, including the Brantner Ditch, in 1860, the Burlington Ditch, in 1862, and the Elkhorn Ditch (later the Brighton Ditch), in 1863. The small farms established by these early settlers supplied foodstuffs to the increasing numbers of gold seekers, while also forming the basis of a nascent agricultural-based community.⁵

The Coming of the Railroad and Brighton's Early History, Circa 1860s–1910s

Southwestern Colorado 1860-1861," p. 1.

http://www.nps.gov/history/history/online_books/blm/co/10/chap6.htm.

⁵ Deon Wolfenbarger. "Brighton Historic Resources Survey: Phase I Survey Report, p. 11.

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Railroad construction in northern Colorado began in the late 1860s, with an effort to connect Denver with the Union Pacific transcontinental main line at Cheyenne, Wyoming. Citizens of Colorado Territory had hoped that the transcontinental route would come through Denver, thereby heightening the region's economic prosperity. However, after surveying the mountain passes west of Denver, UP engineers had opted instead to build the line through southern Wyoming. Disappointed but undeterred, Colorado business leaders quickly began efforts to build a line northward from Denver to link with the main UP line in Cheyenne. Led by ex-Governor John Evans and the Denver Board of Trade, the Denver Pacific Railway and Telegraph Company was formed, and a million-plus acre land grant was obtained for a railroad right-of-way between Denver and Cheyenne. Construction began in May 1868, and the line was quickly built northward.⁶

Following the general route of present-day U. S. Highway 85, the Denver Pacific line passed through the future site of Brighton where a

depot named Hughes Station or Hughes Junction was built in 1870.⁷ Within a decade,

⁶ Kenneth Jessen. *Railroads of Northern Colorado*. (Boulder: Pruett Publishing Co., 1982), pp. 11-23.

⁷ Hughes Station or Hughes Junction, the only depot between Denver and Evans, was named for Bela

the settlement that developed around the depot had become the town of Brighton.

Although Brighton's origins can be traced to its location on the Denver and Pacific line, it developed primarily as an agricultural-based community. Brighton's original townsite was platted in February 1881, by Daniel Carmichael a former construction engineer for the Union Pacific. Brighton was selected as the new townsite's name, in honor of Brighton Beach, New York, the home town of Daniel's wife, Alice Carmichael. As platted the original townsite consisted of a triangular portion of today's downtown Brighton south of Bridge Street, bounded by 1st Street on the west and the railroad tracks on the east. One year later, in 1882, Dewey W. Strong filed a second plat encompassing the downtown area north of Bridge Street.⁸

Five years later, on July 26, 1887, Brighton was incorporated as a town. In addition to the depot, Brighton then boasted a telegraph station, a section house, a newspaper, a creamery, three saloons, and a number of residences.⁹ By 1893, when

Hughes, President of the Denver Pacific Railway and Telegraph Company. By 1880, the Denver Pacific Railway and Telegraph Company was incorporated into the Union Pacific network of railroads.

⁸ Wolfenbarger, "Brighton Historic Resources Survey," pp. 11, 12.

⁹ *Ibid.*

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Brighton's first Sanborn Insurance map was published, the town was home to 500 citizens and boasted several businesses including the Brighton Creamery, blacksmith shops, wagon shops, saloons, meat markets, a bank, a feed store, a harness shop, a dry goods, a barber, a billiards hall, a bakery, a paint store, a jeweler, a hotel, and a two-story opera house at the corner of Bridge and 1st Street.¹⁰

Brighton continued to grow into the first decade of the twentieth century, as the town's population approximately doubled, from 500 to 1000 citizens between 1900 and 1910. Regional population also increased during this time period, to the extent that in 1902 a new county was formed out of a portion of northern Arapahoe County. It was named Adams County, in honor of Governor Alva B. Adams, and in 1904, Brighton was designated as the Adams County seat.¹¹

Due to its location in the South Platte Valley, Brighton developed primarily as an agricultural service center in support of the area's numerous small farms. Local farmers grew a variety of produce crops including beans, cabbage, celery, cucumbers, peas,

and tomatoes. Area farmers primarily sold their produce in Denver early on; however, the need for local agricultural processing facilities in Brighton became evident prior to the turn of the century.

The region's first cannery, the Brighton Canning Company, was established in 1889, and in 1895, the Denver-based Kuner Pickle Company moved its "salting works" from Greeley to Brighton to be closer to where crops were grown. The canning industry then soon evolved to become a mainstay of Brighton's economy. O. E. Frink founded the Silver State Canning and Produce Company in 1904, and in 1908, members of the Wilmore family began operating the Wilmore Canning Factory. One other cannery, the C. H. Green Canning Company, was also in operation by 1913.¹²

The Kuner Pickle Company, meanwhile, added a small canning facility to its Brighton salting station in 1907, and expanded again in 1908 by adding a pickling station and sauerkraut production line. The Kuner Company's main headquarters remained in Denver, for the time being, however. In the ensuing decades, throughout much of the twentieth century, Brighton's agricultural economy was based on the canning industry which processed locally-grown

¹⁰ Brighton, Colorado Sanborn Insurance Map, Sheet 1, September 1893.

¹¹ "Atlas of Historical County Boundaries."
<https://publications.newberry.org/ahcbp/map/map.html#CO>.

¹² Wolfenbarger, Brighton Historic Resources Survey," pp. 13, 14.

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crops, and also on the beet sugar industry, with Brighton's Great Western Sugar Factory having begun operations in 1917. From the late-1910s into the 1970s, Brighton's two largest employers were the Great Western Sugar Company and the Kuner Pickle Company / Kuner-Empson Company.

The Kuner Family and the Kuner Pickle Company, 1870s–1920s

Brothers Johann "John" and Maximillain "Max" Kuner were born and raised in Bavaria, Germany. John was born on June 17, 1820, and Max was born on December 4, 1824. Their parents were Rudolph and Maria (Von Schelhorn) Kuner. The Kuner brothers immigrated to America, to the port of New Orleans, in 1847.

John Kuner and his wife Barbara (nee Miller) lived in St. Louis, Missouri, and in Iowa City, Iowa before moving to Denver in 1864. They were the parents of three daughters, named Fredericka, Louisa and Mary, and two sons, named Max and Rudolph. John Kuner opened a "kitchen cannery" in his Denver home, producing and serving such items as vinegar, pickles, and chow-chow (a pickled vegetable relish). In 1872, John established the J. C. Kuner and Son Pickle Company in Denver, and in 1884, the company was incorporated as the Kuner Pickle Company, located at 22nd and Blake Streets (now the first base side of Coors

Field). In 1887, Kuner's Denver facility included rooms labeled for processing, canning, salting, vinegar and mash, as well as a packing warehouse.¹³

After arriving in America, Max Kuner moved to Vicksburg, Mississippi where he worked as a watchmaker and jeweler. He married Emilie Louise Wetl on November 11, 1851, Sadly, Emilie died less than two years later, on September 10, 1853. Max subsequently married his second wife, Susan M. Rectanus, in New Orleans, on November 9, 1854. Max and Susan Kuner were the parents of five daughters who grew to adulthood: Mary (year of birth unknown), Emilie (born 1857), Louise (born 1858), Annie (born 1861), and Katherine (born 1863). Max and Susan Kuner, and their daughters, moved from Vicksburg to St. Louis in 1864. Max established a vinegar and pickle business in St. Louis, and in 1883, he moved his family west to Denver where he joined in business with his brother, John.

John Kuner passed away in Denver on June 18, 1902, the day after his 82nd birthday. In the interim, in 1895, Max Kuner become President of the Kuner Pickle Company. Max Kuner guided the company into the twentieth century, and laid the groundwork for its headquarters to eventually move from Denver to Brighton. He oversaw the

¹³ Denver, Colorado Sanborn Insurance map, 1887, sheet 7.

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establishment of the salting station at Brighton in 1895, followed by a cannery with a pickling station and a sauerkraut production line in 1907-1908. Max Kuner died in Denver on March 24, 1913 at the age of 88, and Presidency of the Kuner Pickle Company was passed on to his grandson, Karl (Kuner) Mayer.

The son of Gustav A. and Emilie (Kuner) Mayer, Karl (Kuner) Mayer was born at Vicksburg, Mississippi on March 31, 1879. He married Elizabeth "Libbye" Thompson in Denver on June 23, 1902. The daughter of William and Sarah (Hawes) Thompson, Libbye was born in Greeley on May 7, 1880. Following their marriage, Karl and Libbye became the parents of two daughters, Maxine (born January 9, 1905), and Suzanne (born June 17, 1909).

Karl began working for the Kuner Pickle Company in 1900, and ascended to the Presidency upon his grandfather's death in 1913. In 1917, he spearheaded efforts to move the company's headquarters from Denver to Brighton to be closer to where crops were grown in the South Platte Valley.

To entice the company away from Denver, the Town of Brighton donated three acres, located west of the present-day intersection of U. S. Highway 85 and Denver Street, and

civic-minded citizens donated \$8250.00 to help defray moving costs.¹⁴

As depicted on the May 1920 Sanborn Insurance map, the Kuner Pickle Factory complex in Brighton consisted of numerous buildings and structures. The main building featured an L-shaped plan with a two-story north wing and a two-and-a-half-story south wing. In the north wing, pickle sorting took place in the first story, and pickle bottling in the second story. The south wing's first and second stories served as a warehouse, while the upper half story was used for can storage. Another large building, adjacent to the south, served as a warehouse and canning factory, with space for additional can storage in the upper half story. A large loading shed was attached to the west side of this building, and west of the loading shed was a large concrete pickle house. Other facilities included a small, square, one-story office building, a greenhouse, with an adjacent transplanting room, two storerooms, a sorting shed, a salt warehouse, a boarding house, a garage, a coal shed, and two tank platforms for the storage of up to sixty-eight wood pickle tanks.¹⁵

¹⁴ Deon Wolfenbarger, "Kuner Pickle Company Offices." Colorado Cultural Resource Survey Architectural Inventory Form, March 2014.

¹⁵ Brighton, Colorado Sanborn Insurance Map, Sheet 1, May 1920.

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The Empson Packing Company, 1887–1927, and the Kuner – Empson Company, 1927–1980s

In 1927, the Kuner Pickle Company merged with the Longmont-based Empson Packing Company to become the Kuner-Empson Company. Known originally as “J. Empson and Daughter,” the Empson Packing Company was founded by John H. Empson, in Longmont, in 1887. The son of John and Nancy (Riley) Empson, John Howard Empson was born in Cincinnati, Ohio on December 28, 1849. He grew up in Ohio, and was married to Lida Frances Hull, in Milwaukee, Wisconsin, on April 28, 1875. On February 26, 1876, a daughter was born to the couple. Tragically, however, Lida died less than three weeks later, presumably due to complications from childbirth. John then named his new-born daughter Lida in memory of his departed wife.

John, who never remarried, ran a confectionary business in Cincinnati before moving to Colorado in 1883. He returned briefly to Cincinnati for a time, before coming west once again, to Longmont, in 1886. A year later, he founded “J. Empson and Daughter” a canning company, named for himself and his then eleven-year-old daughter, Lida. Some years later, it was renamed as the Empson Canning Company.

Located in Longmont, south of 3rd Avenue between Baker and Martin streets, the Empson Canning Company Cannery processed and packaged in metal cans a variety of vegetables grown by regional farmers. It became Longmont's second most important employer through the first six decades of the twentieth century, surpassed only by the Great Western Sugar Company. The dominant crop was peas; however, the plant also processed and canned many other vegetables including red beets, pumpkin, cabbage, chili beans, kidney beans, and hominy. At its peak, the cannery was staffed with some 200 full-time employees, and by an additional 350 temporary employees, hired each year during the “pea campaign” from mid-June to mid-July.¹⁶

John H. Empson died in Longmont on October 10, 1926, at the age of 76. His body was returned to his native Ohio for interment, next to that of his wife, Lida, in Cincinnati's Spring Grove Cemetery.

Less than a year later, the Kuner Pickle Company and the Empson Canning Company merged to become the Kuner – Empson Company. At the time of the merger, the Empson Company was operating plants in Longmont, Loveland, and Greeley, while the Kuner Pickle

¹⁶ “Empson Packing Company,” City of Longmont Historical Landmark Designation Form, August 12, 1983.

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Company had facilities in Brighton, Fort Lupton, and Fort Collins.

By 1960, the Kuner-Empson Company was operating plants in Brighton, Greeley, Loveland, Longmont, and Grand Junction. At that time, the Indianapolis-based Stokely-Van Camp Corporation acquired a controlling interest in the Kuner-Empson Company which then operated under the Stokely-Van Camp umbrella of companies for the next twenty-three years.

In June 1983, Stokely-Van Camp sold its Kuner-Empson Company division to the Faribault Canning Company of Faribault, Minnesota. A year-and-a-half later, in December 1984, the Kuner-Empson Cannery in Brighton was closed for production; however, it remained in use as a distribution warehouse for the next few years. The facility closed entirely in 1987 when nearly all of the buildings were razed leaving only the office building and water tower.

The Establishment and Early Residents of Kuner's Row

The Kuner Pickle Company not only moved its headquarters from Denver to Brighton in 1917, it also acquired land and arranged for the construction of fifteen dwellings for its employees. Located on the east side of N. 4th Avenue between Brighton and Longs Peak Streets, the fifteen Kuner's Row houses

were constructed in the spring of 1917, and were originally occupied by company employees relocated from Denver. Henry V. Johnson, an architect and structural engineer from Colorado Springs, designed the Bungalow style homes and oversaw their construction. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [sic.] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on

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Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote "Structural Engineer/Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

The Kuner's Row houses were company owned only until November 1920 when they were sold to their individual occupants who were all Kuner Pickle Company employees. On November 12, 1920, under the headline "Kuner Employee[e]s Buy Homes," *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made

arrangements to buy. The company will now longer own the 'row.'"

One week later, under the headline "Kuner Employee[e]s Home Owners," *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Among these individuals, all except F. D. Kuester and Charles Fenton were relatively long-term Kuner's Row residents and/or Kuner employees.¹⁷

Otto H. Bayer, a foreman and distiller for the Kuner Pickle Company, was the original resident of 204 N. 4th Avenue. The son of immigrant parents, Otto was born in Denver on March 15, 1880. His father, Anton Bayer, was born in Austria in 1844 and immigrated to America in 1870. His mother, Sophia Bayer

¹⁷ The following biographical information pertaining to the Kuner's Row properties' original residents was compiled primarily from Brighton city directories, obituary notices published in *The Brighton Blade*, and U. S. census and other genealogical records accessed online via Ancestry.com, Findagrave.com, and other sources.

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(nee Kloepper), was born in Germany in 1856 and immigrated to America in 1871. Otto grew up in Denver, and in 1894, at the young age of 14, he began his long career with the Kuner Pickle Company. The 1900 and 1910 U. S. federal censuses list his occupation as "distiller – pickle factory." The 1920 census lists his occupation as "Foreman – Kuner Pickle Co." The 1930 census lists his occupation as "Pickle Foreman – Canning Factory." The 1940 census lists his occupation as "Fieldman – Canning Co." Otto's long career with the Kuner Pickle Company / Kuner-Empson Company spanned nearly a half a century, from 1894 until 1942.

His wife, May Bayer (nee McNamma) was born in Denver on January 19, 1889. Her parents, Thomas and Anna McNamma, were born respectively in Connecticut and Maryland, and moved to Denver in the 1880s. Otto Bayer and May McNamma were married in June 1909. They lived in Denver at 1035 26th Street, and later at 3101 Vine Street, before moving to Brighton in 1917. A victim of the global influenza pandemic, May Bayer passed away on October 1, 1918, at just 29 years of age. Otto never remarried following May's death. He maintained his employment with the Kuner Company, and continued to live in his house on Kuner's Row until his own death on October 8, 1942, at the age of 62. Otto H.

Bayer and May A. Bayer (nee McNamma) are interred in Denver's Riverside Cemetery.

Louis C. Bremkamp Jr., a commercial salesman for the Kuner Company, became the owner of 208 N. 4th Avenue in November 1920. Louis' brother, Edward Bremkamp, also worked for the Kuner Pickle Company / Kuner-Empson Company, and lived nearby with his family at 284 N. 4th Avenue.

The eldest son of Letitia and Louis C. Bremkamp Sr., Louis Charles Bremkamp Jr. was born in Massillon, Stark County, Ohio, on December 2, 1889. Census records indicate that Charles Bremkamp Sr. was born in Germany circa 1860 and that he immigrated to America in 1868. Letitia's maiden name is unknown; however, census records indicate she was born in Canada circa 1861. The 1910 U. S. federal census records the Bremkamp family as residents of Sugar Creek Township, in Stark County, Ohio. Family members at that time included: Louis C. Bremkamp Sr. (age 50); Letitia (age 49), and seven children – four girls and three boys - Minnie (age 22), Etta (age 21), Louis Jr. (age 20), Richard (age 18), Edward (age 15), Cecelia (age 11), and Hilda (age 9). The 1910 census further lists the occupation of Louis Sr. as "foreman – coal mine," the occupation of Louis Jr. as "miner – coal mine," and the occupation of Edward as "driver – coal mine."

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Louis C. Bremkamp Jr. married Stella Steburger in her home town of Navarre Ohio on November 24, 1910. Stella had been born there in 1890, whereas Louis was born and raised in nearby Massillon. By 1915, Louis and Stella had moved to Canton, Ohio where Louis worked as an agent for the Prudential Insurance Company. Also by 1915, Louis and Stella had welcomed two children into their family, a son, Hilary, born circa 1912, and a daughter, Elizabeth, born circa 1915. Circa 1918, the Bremkamp family moved west to Brighton, Colorado where Louis took a position as a commercial salesman with the Kuner Pickle Company. Letitia Bremkamp, Louis' widowed mother, also moved to Brighton, as did the family of Louis' brother, Edward Bremkamp, who also gained employment with the Kuner Pickle Company.

Three more children were born into the Louis and Stella Bremkamp family in Colorado – William (Billy), born circa 1923, Robert (Bobby), born circa 1925, and Charles, born circa 1927. The Bremkamp family lived at 208 N. 4th Avenue for only a few years, until circa 1925 when they moved to 128 S. 6th Street. Louis, however, continued to work as a sales representative for the Kuner Company until his retirement. His son, Hilary Bremkamp also worked for the Kuner-Empton Company. Louis Bremkamp passed away in Brighton in August 1969, followed by Stella who died in 1972. They

are interred in Brighton's Elmwood Cemetery.

John H. Barton, a laborer for the Kuner Company, purchased 214 N. 4th Avenue in November 1920. John lived there with his first wife, Mollie, until 1929. The son of Hugh B. and Ida (Parks) Barton, John Hugh Barton was born in Independence, Missouri on January 7, 1887. He and Mollie were married circa 1915, and at that time the young couple were residents in the small town of Herington in Dickinson County, Kansas. Mollie's maiden name is unknown; however, she was apparently of German-Russian descent. Census records list "German" as her native language, and indicate that she was born circa 1898, either in Russia, or in Kansas, to Russian-born parents. John and Mollie moved to Brighton in the late-1910s with John gaining employment with the Kuner Pickle Company. They owned and lived at 214 N. 4th Avenue between 1920 and 1928 before moving elsewhere in Brighton.

Census records indicate that John and Mollie did not have any children, and the dissolution of their marriage is unknown. However, on January 8, 1935, John married his second wife, Iris N. Wells. He continued to work for the Kuner-Empton Company until his death on April 15, 1944 at the relatively young age of 57. John was interred in Brighton's Elmwood Cemetery, survived by

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his second wife, Iris, their daughter, Jaunita, and two step-daughters, Geraldine (Jeraldine?) and Genevieve.

George Breiding, a fieldman for the Kuner Company, purchased 222 N. 4th Avenue in November 1920, and it remained the Breiding family home for the next half century. George Breiding was born in Denver on September 12, 1885. He began his long employment with the Kuner Pickle Company prior to 1905 while living in Denver with his widowed mother, Emma. George married his first wife, Winnifred, between 1910 and 1915, and the couple moved to Brighton in 1917. Winnifred's maiden name is unknown; however, her date of birth was October 3, 1886. George and Winnifred lived together in their 4th Avenue home until Winnifred's untimely death which occurred on April 23, 1935.

Two years later, George married his second wife, Irma Hollinger, a widow. Irma had been born in Denver on May 10, 1893. George and Irma continued to live together in their 4th Avenue home until George's death on December 21, 1968 at the age of 83. George had retired some years previously having worked forty years for the Kuner-Empson Company followed by seven years when he was employed by the Colorado Department of Employment. Irma Breiding continued to live in the home for a few more years, into the early 1970s. She

passed away in Brighton on January 15, 1983 at the age of 89.

A. F. Mally, a storekeeper for the Kuner Company moved his family into 228 N. 4th Avenue in 1917, and he purchased the property in November 1920. The Mally family then continued to own and live in the home until 1939. Anthony Frank Mally was born in Chicago on April 28, 1870. He grew up in the Windy City, and on October 15, 1895 he was married to Rose Zenger. Rose was also a native of Chicago having been born there on February 14, 1873. A son, John, was born to the couple in May 1897, followed by a daughter, Gertrude, who was born in December 1901.

The Mally family moved to Denver between 1902 and 1910. The 1910 U. S. federal census records the A. F. Mally family as residing at 342 Galapago Street in Denver, with Mr. Mally's occupation listed as "Box Maker – Cigar Factory." Mr. Mally obtained employment with the Kuner Pickle Company in 1914, and moved with the company to Brighton in May of 1917. He then worked as the company's storekeeper or commissary clerk in Brighton until his retirement in October 1939. In 1920, John Mally (age 22), and his sister, Gertrude (age 18) were also employed by the Kuner Pickle Company, John as a machinist, and Gertrude as a packer. Gertrude (Mally) Zadow later worked for many years as a

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telephone operator in Brighton. Rose Mally died in Brighton on March 2, 1936 at the age of 63. A. F. Mally died four years later on May 3, 1940, at the age of 70. They are interred in Brighton's Elmwood Cemetery.

M. E. Wagner, a mustard machine operator for the Kuner Pickle Company, became the owner of 234 N. 4th Avenue in November 1920. He lived in the home with his wife, Zella Grace, and four children, between circa 1917 and 1925. Marion Everett "M. E." Wagner was born in Nodaway County, Missouri on April 6, 1877. He married Zella Grace Dalrymple on December 24, 1899. Zella was also a native of Nodaway County having been born there on September 5, 1880. The Wagners lived and farmed in Nodaway County until moving to Denver, and then to Brighton, between 1910 and 1917. They had four children who lived to adulthood: Curtis (born July 1900), Paul (born April 1903), Mildred (born May 1906), and Helen (born in 1908). Another son, Marion T., was born in August 1914 and died in infancy in February 1915.

The 1920 U. S. federal census records six members of the Wagner family as residing at 234 N. 4th Avenue, with four of them employed by the Kuner Pickle Company. These included: M. E. Wagner, ("mustard machine"), Zella ("bottler"), Paul, age 16 ("office boy"), and Curtis, age 19 (with no specific job title listed). Mildred, age 14, and

Helen, age 12, also lived in the home. Curtis Wagner married June Lang in Brighton in February 1921 and soon moved to Grand Junction where he continued his employment with the Kuner-Empson Company. M. E. and Zella Wagner apparently also departed Brighton circa late 1920s. M. E. Wagner died on December 31, 1950; however, his place of death was not uncovered. Zella Grace Wagner died in Denver on July 15, 1969.

Fred Kuester, acquired 240 N. 4th Avenue from the Kuner Company in November 1920; however, he remained in the home for less than three years. Fred R. Kuester was born in Clark County, Wisconsin on January 5, 1892. He moved to Colorado after 1910, and in 1917, he and his wife, Mary May, were living at 4218 Stuart Street in Denver. Mary May's maiden name is unknown; however, she was born in Colorado circa 1897. The Kuesters had one child, a daughter named Beatrice, born in June 1915. Fred worked as a barber in Denver and in Fort Lupton to where the family moved in the late 1910s. He then worked as a barber, possibly for the Kuner Company, in Brighton, in the early 1920s. Fred and Mary May were divorced in the mid-1920s. Fred then moved to Fort Morgan where he continued to work as a barber. He died there on April 25, 1962. Mary May, and daughter Beatrice, meanwhile moved to a new location in Brighton. The 1930 U. S.

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federal census lists Mary May's occupation as "sales lady – silk co."

May A. Gibbs purchased 246 N. 4th Avenue in November 1920. At that time, she lived in the home with her husband, Eugene T. Gibbs (a switchman for the Burlington and Northern Railroad), and her widowed mother, Sophia Mowery. Mr. and Mrs. Gibbs continued to live in the home throughout the remainder of their lives. May worked for the Kuner Company into the 1950s, while Eugene's career with the Burlington Northern Railroad spanned five decades. Mr. and Mrs. Gibbs died within just eighteen days of each other, with Eugene passing on April 13, 1972 at the age of 80, and May passing on May 1, 1972 at the age of 86. They are interred in Brighton's Elmwood Cemetery.

May Gibbs, nee Mowery, was born in Nebraska on August 18, 1885. Her parents, Burnyhill and Sophia Mowery, were Swedish immigrants. May's first marriage, at age 16, to Peter Hanson, soon ended in divorce. By 1910, May and her widowed mother, Sophia, were living in Denver, with May having obtained employment with the Kuner Pickle Company. In fact, at just 24 years of age, she had attained a supervisory position with the company as the 1910 U. S. federal census recorded her occupation as "Forelady – pickle factory." She moved to Brighton with the Kuner Pickle Company in

1917. Among the fifteen Kuner employees who purchased their homes from the company in November 1920, she was the only woman. May continued to work in a supervisory capacity throughout her career, and in the 1950s held the title of "Commissioner" for the Kuner-Empson Company.

May married her second husband, Eugene T. Gibbs, in Denver, on June 3, 1917. The son of George R. and Mary (Hefkin) Gibbs, Eugene Thomas Gibbs was born in Denver on January 24, 1892. He came of age in the Mile High City, and began his long career as a switchman for the Burlington and Northern Railroad in the years between 1910 and 1915. Mr. and Mrs. Gibbs apparently had no children. Sophia Mowery (May's mother) passed away in June 1933 and was interred in Denver's Fairmount Cemetery.

George R. Spencer, employed as a carpenter for the Kuner Company, purchased 254 N. 4th Avenue in November 1920, and the Spencer family then lived in the home until the early 1930s. The son of Benjamin and Mary Spencer, George Roscoe Spencer was born in Breckenridge, Caldwell County, Missouri on March 19, 1879. He moved with his family to the small town of Pine, in Jefferson County, Colorado, in 1881. He came of age in Jefferson County, and by 1910 he was working as a salesman in a general store. He married

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Grace Lynn Emma Norfolk in Denver on July 16, 1913, and began his employment with the Kuner Pickle Company shortly thereafter.

The daughter of Edward and Charlotte Norfolk, Grace was born in Watertown, New York on December 29, 1891, and moved with her family to Denver in the years between 1900 and 1910. Following their marriage, George and Grace Spencer lived in Denver before moving to Brighton in 1917. A daughter, Dorothy was born to the couple on June 6, 1914, followed by another daughter, Jewel, born on October 12, 1919. Sadly, Jewel died less than six years later, on September 19, 1925. George, Grace, and daughter Dorothy continued to live together in the family's 4th Avenue home until George's untimely death on May 7, 1931 at the relatively young age of 52. He was interred in Brighton's Elmwood Cemetery. Grace and Dorothy then lived in the home for only another year or two. Grace eventually remarried. Circumstances of her later years in life and her death are unknown.

John Donofrio, a laborer for the Kuner Company, purchased 258 N. 4th Avenue in November 1920. The Donofrio family then owned and lived in the house until the early 1970s. The son of Italian immigrants Domenic and Reginalda (Mariano) Donofrio, John R. Donofrio was born in Denver on July 26, 1888. He came of age in the Mile High City,

and began his employment with the Kuner Pickle Company prior to 1910 - a career that continued until his retirement in 1955. John married Mary Shannon in Florence, Colorado on November 11, 1910. Mary (also known as Mamie) was born in Denver on September 15, 1892. Her parents, Thomas and Marie Shannon, were Irish immigrants. Following their marriage, John and Mary lived at 3941 Navajo Street in Denver before moving to Brighton in 1917. They were the parents of four children born between 1913 and circa 1924 – Marguerite (born April 9, 1913), Eileen (born circa 1916), John F. (born April 9, 1920), and Bette (born circa 1924). Mary Donofrio died in Brighton on October 14, 1963 at the age of 71, followed by her husband, John, who passed on July 24, 1973 at the age of 84. They are interred in Brighton's Elmwood Cemetery.

Dumond and Alberta White were the original residents of 266 N. 4th Avenue. They moved into the newly-built home in 1917, purchased it in 1920, and lived in it together until Dumond's death in 1977. Alberta then continued to live in the home until not long before her death in 1991.

Dumond "Duke" White is among Brighton's most distinguished citizens throughout the entire time span of the city's history. He worked for the Kuner Pickle Company / Kuner-Empson Company, as a shipping clerk and as a shipping foreman, for fifty-nine

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years, from 1901 until his retirement in 1960. He is best remembered, however, for his time as a baseball player, and for his many years of community service - as a highly-respected baseball and softball umpire, as a revered little-league coach, and as a leading senior citizen during his retirement years. The Brighton High School baseball field was named "Duke White Field" in his honor in 1968, and in 1974, the Brighton City Council named Duke White as that year's "Outstanding Senior Citizen." At the state level, in 1970, Governor John Love appointed Mr. White as a member of the Colorado State Advisory Committee for the White House Conference on Aging. That same year, the Brighton Optimists Club arranged for Duke and Alberta to attend the World Series played between the Baltimore Orioles and Cincinnati Reds. In 1971, Mr. White became the first person to receive a lifetime membership in the Rocky Mountain Umpires' Association.

Dumond "Duke" White was born in Denver on February 3, 1889. His father, Robert White, was of African descent, while his mother, Frances "Fannie" White (nee Morris), was of German descent. Details of Duke's African roots remain obscure; however, an interesting clue is that on his World War I draft registration card under the heading for "Race," he wrote "Ethiopian." U. S. federal census records indicate that Duke's parents, Robert and Frances White, were both born

in Culpeper County, Virginia in 1859, and that his paternal grandparents, William and Grace White, were also born in Virginia, circa 1830 and 1835.

The 1900 U. S. federal census records the White family as living at 2344 Market Street in Denver. At that time, the family consisted of Robert (born June 1859), his wife, Fannie (born July 1859), and four children - Dumond "Duke" (born February 1889), Bertha (born November 1890), Robert (born December 1893), and Albert (born February 1896). The 1900 census further lists Robert White's occupation as "coach cleaner."

On February 11, 1911, Duke was married to Alberta Fields who was also a native of Denver. The daughter of Fred and Sarah Fields, Alberta was born in the Mile High City in November 1892. Following their marriage, Duke and Alberta lived in Denver until moving to Brighton in 1917. Two sons, named Eugene and Luther were born in the years between circa 1912 and 1914. Following in his father's footsteps, Eugene White also enjoyed a long career with the Kuner-Empson Company.

Duke White began playing baseball at a young age, and in 1905 became a member of the semi-pro Salt Lake City Occidentals. Billed as the "Colored World Champions," the Occidentals played in the otherwise all-white Utah State League during the early

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1900s. After dominating the league, the Occidentals went on to play against teams in barnstorming tours throughout the west, including in California, Montana, and Nebraska. Duke played first base, as a pitcher, and otherwise as a utility man, wherever he was needed. During his playing days, he competed against or met such baseball greats as Walter Johnson, Babe Ruth, Lou Gehrig, Lou Boudreau, and Satchel Paige.

Duke's playing days ended in 1924 after he was struck on the hip by a baseball. By that time, however, he had already begun to also umpire baseball games. Some years earlier, Duke and a friend went to watch a baseball game as spectators. When the scheduled umpire didn't show up, the teams asked Duke to substitute. As Duke later recalled: "I wasn't crazy about doing it, but I went ahead and they liked the way I handled it, and since I enjoyed it, I kept it up." He later attended and received a diploma from the George Barr School for Umpires in Hot Springs, Arkansas. He umpired baseball and softball games for teams of various levels over a span of thirty-nine years, including for the Denver Bears minor league team, for collegiate and amateur teams, and for leagues throughout the Denver metro area. He then coached little league and helped conduct summer recreation programs in Brighton throughout the 1960s. Following his retirement from

umpiring and from coaching little league, umpires and coaches from throughout the Denver metro area and the northern Front Range continued to call him for years, seeking his advice on the proper interpretation of baseball rules and plays.

Toward the end of his life, Duke was quoted as saying: "I've gotten lots of write-ups and honors like that, but the stuff never went to my head. People have been good to me. I pray every night, and I pray every morning. I try to be a good Christian and a good man." Dumond "Duke White passed away in Brighton on December 28, 1977 at the age of 88. Alberta White died in 1991 at the age of 98 or 99. Mr. and Mrs. White are interred in Olinger Highland Cemetery in Thornton.

Pasquale Fabrizio purchased 272 N. 4th Avenue in November 1920. The son of Italian immigrants, Pasquale "Paskey" Fabrizio was born in Denver on May 2, 1889. He grew up in the Mile High City, and circa 1910 was wed to Christine DiDomenico. Also of Italian descent, Christine was born in Denver on October 25, 1892. Following their marriage, Mr. and Mrs. Fabrizio lived in Denver before moving to Brighton in 1917. Under the heading for "Occupation" on his World War I draft registration card, Paskey wrote: "Pickle Salter – Kuner Pickle Co." Three years later, the 1920 federal census recorded his occupation as "Pickle Bottler – K. Pickle Co."

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Paskey and Christine Fabrizio became the parents of four sons and one daughter born in the years between 1914 and 1928 – George (born February 1914), Harold (born February 1916), Henry (born March 1922), Dolores (born November 1924), and Albert (born November 1928). The Fabrizio family lived in Brighton until the late 1930s when they moved to 3634 Tejon Street in Denver. At that time, Paskey apparently left the Kuner-Empson Company to take a position as a superintendent with the Denver Pickle Company. Mr. and Mrs. Fabrizio then continued to live in Denver until their respective deaths. Pasqual “Paskey” Fabrizio died in Denver in September 1971 at the age of 82. Christine Fabrizio, nee DiDomenico, passed away in March 1896 at the age of 93. They are interred in Mt. Olivet Cemetery in Wheatridge.

Charles “Heavy” Fenton, employed as a laborer for the Kuner Company, purchased 280 N. 4th Avenue in November 1920. The 1920 U. S. federal census lists Mr. Fenton’s occupation as “laborer–pickle factory,” and his native tongue as “German;” however, his year of immigration is listed as “unknown.” The 1920 census further indicates that he was married; however, the line for his spouse’s name was left blank. No further information regarding Charles Fenton was found through online genealogy and obituary sources, and Brighton city

directories indicate that by 1923 he was no longer a Brighton resident.

Edward Bremkamp, a commercial salesman for the Kuner Company, purchased 284 N. 4th Avenue in November 1920. The youngest son of Letitia and Louis C. Bremkamp Sr., Edward Bremkamp was born in Massillon, Stark County, Ohio, on July 10, 1894. Census records indicate that Charles Bremkamp Sr. was born in Germany circa 1860 and that he immigrated to America in 1868. Letitia’s maiden name is unknown; however, census records indicate she was born in Canada circa 1861.

Edward Bremkamp and his wife, Edna, were married in 1913. (Research did not uncover Edna’s maiden name.) By 1915, the Bremkamps had moved to Denver, where Edward obtained a sales position with the Kuner Pickle Company. A son, Louis, was born that same year, followed by a daughter, Hermene, born in 1917. Another son, James, would be born circa 1925. The Edward Bremkamp family moved to Brighton in 1917, and purchased the house at 284 N. 4th Avenue in 1920, but only lived in the house for a couple of years. Edward, however, continued to work as a traveling salesman for the Kuner Pickle Company / Kuner-Empson Company) for many years – a career that took him and his family from Brighton to Colorado Springs in the 1920s, to Inglewood, California by the early 1930s,

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and to Oklahoma City by the early 1940s. Mr. and Mrs. Bremkamp eventually retired in Oklahoma City where Edna died in 1982, followed by Edward who passed in 1984. They are interred in that city's Resurrection Memorial Cemetery.

David and Anna Miller were the original residents of 292 N. 4th Avenue. The eldest son of Joseph and Martha Miller, David Armstrong "Harry" Miller was born at Cambridge, Ohio on August 2, 1864. He grew up in Ohio and in Page County, Iowa. On May 22, 1885, he married Anna C. Webb, in the small town of Lenox, in Taylor County, Iowa. The daughter of Harvey and Maria (Swisher) Webb, Anna Catherine Webb was born in Monroe County, Iowa on October 20, 1884. Following their marriage, David and Anna lived in Page County, Iowa until moving to Brighton in the 1910s. Six children were born to the couple between December 1885 and April 1900. A daughter, Mattie, was born in December 1885, followed by five brothers – Frank (born November 1887), Arthur (born January 1890), Lowell (born August 1892), and twins Joseph and Harvey (born April 1900).

David Miller worked as a carpenter in Iowa, and gained employment in that capacity with the Kuner Pickle Company in Brighton, circa 1917. It is probable that he participated in the construction of Kuner's Row houses.

The 1920 U. S. federal census records the Miller family as residing at 292 N. 4th Avenue in Brighton with four of the family members all employed by the Kuner Pickle Company. These included David, employed as a "carpenter," his wife, Anna, employed as a "slicer," and sons Joe and Harvey, employed as "laborers." The occupation of another son, Lowell, is listed as "carpenter – cereal factory." The Miller household in 1920 also included Joe's wife, Marian, then age 19.

Anna and David Miller owned and lived at 292 N. 4th Avenue until around the time of their respective deaths in August 1934 and March 1937. They are interred in Clarinda Cemetery in Page County, Iowa.

The number of Kuner-Empson Company employees living in Kuner's Row houses gradually diminished in the years between 1920 and when Brighton's Kuner-Empson facility closed in the 1980s. Five of the houses – 208, 234, 240, 280 and 282 N. 4th Avenue were no longer owned or occupied by Kuner-Empson families by the end of the 1920s. At the other end of the spectrum, 222, 246, 258, 266, and 272 N. 4th Avenue were still owned and occupied by Kuner-Empson employed families into the 1970s and 1980s. Duke and Alberta White, who lived at 266 N. 4th Avenue from 1917, until Duke's death in 1977, and until shortly

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before Alberta died, circa 1991, were the longest-tenured original residents who worked for the Kuner Pickle Company / Kuner-Empson Company.

By the 1930s and 1940s, a number of Kuner's Row houses were occupied by people working in capacities other than for Kuner-Empson. Other places of employment included the Great Western Sugar Company, the Public Service Company, and the J. C. Penney Company. Kuner's Row families also worked variously as meat cutters, insurance agents, carpenters, mechanics, and grocery clerks.

During the post-World War II years, a handful of Kuner's Row residents worked at the Rocky Mountain Arsenal, including Vernon Brooks who was employed there as an electrician. Elsewhere, during the latter decades of the twentieth century, Kuner's Row residents worked variously at the Mile High Kennel Club greyhound track, as appliance repairmen, as steel fabricators, and for local retail businesses including the Northern Dairy, Schultz Feed, and Friedman Grocery.

Today, Kuner's Row is home to an ethnic mix of residents, including citizens of Hispanic heritage, that are a microcosm of Brighton's overall demographic population. Per Adams County Assessor records, only two

properties – 222 and 280 N. 4th Avenue - are currently

maintained as rentals, while all others are owner-occupied. Among the current residents, the Jurado family at 234 N. 4th own and operate Fiesta Time Inc., a party / event rental business, Eddie Padilla who lives in the Ward/Padilla family home at 228 N. 4th is a former heavy equipment operator, and Rosale Cordova, owner of 284 N. 4th is a retired public school teacher.

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4.0 RESEARCH DESIGN

The 2020-2021 Brighton CLG Survey is designed to document at the intensive-level fifteen residential properties known as Kuner's Row. The properties were selected for intensive-level survey after the Brighton Historic Preservation Commission conducted windshield surveys throughout the broader Central Addition neighborhood. The basic history of the Kuner's Row houses – that they served originally as employee housing for the Kuner Pickle Company – is generally known; however, the houses have never been researched or written about in-depth, and none have been previously surveyed.

A file search of the survey area and specific properties was obtained from HC/OAHP. The file search results were then cross-referenced with an on-line file search

through OAHP's "COMPASS" database. None of the fifteen properties were on record as having been previously surveyed.

Following the file search, the basic scope of the project was to conduct intensive-level surveys of the fifteen selected properties. A key project objective was to inventory all of the properties with a consistent methodology and standard for excellence. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property's eligibility to be listed individually in the National Register of Historic Places, in the State Register of Historic Properties, and/or designated as a local landmark by the City of Brighton. An additional objective

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was to evaluate whether or not each property could contribute to a potential National Register or locally designated historic district. None of the properties is presently listed in the National or State Registers; none have been locally landmarked; and none are currently located within an existing historic district.

The results of the survey are intended for use by the property owners, and by the City of Brighton and the Brighton Historic Preservation Commission in local planning decisions, and for use in interpretive programs, heritage tourism, and other educational purposes.

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5.0 METHODOLOGY

The Kuner's Row Historic Properties Survey was conducted between September 2020 and March 2021, in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007), issued by History Colorado, Office of Archaeology and Historic Preservation (HC/OAHP).

Archival Research

Archival research was conducted to uncover contextual information about the history of Brighton and the history of the Kuner Pickle Company. More detailed archival research was conducted to collect relevant information about the Kuner's Row properties. The basic research methodology for each property included the following steps:

- The "Adams County Residential Property Profile" for each property was obtained online from the office of the Adams County Assessor. This provided current and recent ownership data, and the legal location, parcel number, and basic building information for each property: <https://www.adcogov.org/assessor>.
- At the project's outset, a letter was mailed to each property owner explaining the project's overall purpose, and inviting the owners to share historical information about the neighborhood and their properties. Oral interviews were then conducted with forthcoming

property owners.

- A database with building permit data for all of the properties was obtained from the City of Brighton, Community Development Department. Available building permit information for each property, generally dates from the late 1960s to the present: <https://www.brightonco.gov/222/Permitting>.
- A chronology of each property's residents through the years was compiled by researching Brighton city directories from 1923 to the early 1980s, at the Brighton City Museum Archives. Ownership information from before 1923 was obtained via online property searches through the Adams County Clerk and Recorder: <https://www.adcogov.org/recording>.
- Sanborn Insurance maps for Brighton were reviewed to ascertain relative dates of construction and of early additions. The Kuner's Row properties are depicted on Sanborn Insurance maps published in May 1920 and May 1928. The May 1928 Sanborn map was revised in November 1935, December 1942, and October 1948.
- Biographical information pertaining to past owners and residents, including census and cemetery records, was obtained online from genealogical websites including Ancestry.com, Findagrave.com, and Coloradohistoricnewspapers.org.
- Obituaries and other biographical

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information for Kuner's Row owners and residents through the years were located in past copies of *The Brighton Blade* newspaper on file at the Brighton City Museum Archives.

- Additional biographical information was obtained from subject files and from select secondary sources located at the Brighton City Museum Archives.

Field Survey, Photography, Completion of Inventory Forms

The exterior form and appearance of each primary building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings, such as garages and sheds, were also similarly documented. The manually recorded field notes, and the results of the research, were then used to complete a computer-generated Colorado "Cultural Resource Survey Architectural Inventory Form" (OAHF #1403) for each property in accordance with the "Colorado Cultural Resource Survey Manual."

Locational information (UTM coordinates, legal lot and block descriptions, and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was

also pinpointed on a segment of the Brighton, Colorado U.S.G.S. Quadrangle map.

Digital photographs of each intensively surveyed property were made, the number of views being dictated by each subject. Where possible, three photographs were taken of each primary building, including a head-on view of the facade, as well as oblique views from two angles showing the facade and one side elevation and the rear and other side elevation.

Each inventory form also included an evaluation of the surveyed property's eligibility to be individually listed in the National Register of Historic Places, in the State Register of Historic Properties, and as a local landmark by the City of Brighton. The potential for each property to contribute to a National Register or locally designated historic district was also evaluated. None of the surveyed properties is currently within an existing district.

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National Register historic district, or within a locally-designated historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date

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to a specific time period. Older properties with below average integrity, that are not associated with the district's significance, or properties that are less than fifty years of age, are usually considered non-contributing.

The Kuner's Row properties were evaluated as having the potential to form a locally-designated historic district.

To be listed in the National Register of Historic Places, a property should, under most circumstances, be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic significance. The National and State Register Criteria, and Brighton's Historic Register criteria, and the concept of integrity as it relates to significance are discussed below.

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Eligibility Criteria for Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

- | | |
|--------------------|---|
| Criterion A | The property is associated with events that have made a significant contribution to the broad patterns of our history. |
| Criterion B | Properties that are associated with the lives of persons significant in our past. |
| Criterion C | Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. |
| Criterion D | Properties that have yielded, or may be likely to yield, information important in prehistory or history. |

Eligibility Criteria for Listing in the Colorado State Register of Historic Properties

Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:

- | | |
|--------------------|---|
| Criterion A | The association of the property with events that have made a significant contribution to history; |
| Criterion B | The connection of the property with persons significant in history; |
| Criterion C | The apparent distinctive characteristics of a type, period, method of construction, or artisan; |
| Criterion D | The geographic importance of the property; |

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Criterion E The possibility of important discoveries related to prehistory or history;

City of Brighton Criteria for Historic Landmark Eligibility

Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
Architectural	Demonstrates superior craftsmanship or high artistic value
Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
Architectural	Evidences a style particularly associated with the Brighton area
Social and Historic	Is the site of an historic event that had an effect upon society
Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
Social and Historic	Represents a built environment of a group of people in an era of history
Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
Social and Historic	Has an association with a notable person or the work of a notable person
Geographic / Environmental	Enhances a sense of identity of the community
Geographic / Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
Geographic / Environmental	Is unique in its location of singular physical characteristics
Geographic / Environmental	Possesses unique and notable historic, cultural or architectural motifs

Geographic / Environmental **Is an established and familiar mutual setting or visual feature of the community**

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National and State Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

Historic Properties. Historic properties, however, must retain enough of these qualities to convey a sense of their historic significance. The significance and integrity of the surveyed properties is discussed in detail in the individual inventory forms.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places or in the State Register of

6.0 RESULTS

The Kuner's Row Historic Properties Survey resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for fifteen properties. None of the properties had been previously surveyed.

The project resulted in the intensive-level surveys of 38 buildings and structures, including: 15 dwellings (all single-family residences), 7 garages, 11 sheds, 2 workshops, 2 secondary residences, and one carport.

The 15 dwellings were all built in the Bungalow style of architecture, in 1917, as employee housing for the Kuner Pickle Company.

Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places, individually listed in the State Register of Historic Properties, and individually designated as a local landmark by the City of Brighton. Each property was also evaluated regarding its eligibility to contribute to a potential National Register historic district and to a locally-designated historic district.

The eligibility evaluations were developed by Carl McWilliams, owner of Cultural Resource Historians, LLC, and are presented in the comprehensive survey log at the end of this report. Detailed information regarding the evaluations is presented in the individual inventory forms (OAHF 1403, Section 42, "Statement of Significance" and Section 43, "Assessment of Historic Physical Integrity Related to Significance").

The Kuner's Row properties were evaluated as having historical significance under the "Industry" area of significance for their association with the Kuner Pickle Company / Kuner-Empson Company, and under the "Ethnic History / European" area of significance because a majority of the original residents were either first or second generation Americans of European descent. More broadly, the properties were also evaluated as historically significant for their concomitant association with Brighton's residential development during the early 1900s. The fifteen dwellings were also evaluated as having architectural significance because they are representative of the Bungalow style.

Due primarily to a loss of integrity, no properties were evaluated as individually eligible for inclusion in the National or State Registers. The Kuner's Row properties were

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also evaluated as unlikely to qualify as a National Register historic district, also due to a loss of integrity. The properties were, however, evaluated as eligible to form a locally-designated historic district. Three properties were additionally evaluated as

individually eligible for local landmark designation: 222 N. 4th Avenue (5AM.4126); 258 N. 4th Avenue (5AM.412); 280 N. 4th Avenue (5AM.4135).

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Table 1: Comprehensive Survey Log

Site No.	Address.	Historic Building Name	Current Building Name	Eligible for State or National Register	Individually Eligible for Local Landmark Designation	Contributing to a Potential Locally Designated Historic District
5AM.4123	204 N. 4th Avenue	Bayer House, Phillips House	Seader House	Not Eligible	Not Eligible	Contributing
5AM.4124	208 N. 4th Avenue	Bremkamp House, Lee House, Mayhan House	Masala House	Not Eligible	Not Eligible	Contributing
5AM.4125	214 N. 4th Avenue	Barton House, Brooks House, Knodel House	Esquivel House	Not Eligible	Not Eligible	Contributing
5AM.4126	222 N. 4th Avenue	Breiding House	Car-Jon 1 LLC House	Not Eligible	Eligible	Contributing
5AM.4127	228 N. 4th Avenue	Mally House, Brooks House	Ward / Padilla House	Not Eligible	Not Eligible	Contributing
5AM.4128	234 N. 4th Avenue	Wagner House, Brown House	Jurado House	Not Eligible	Not Eligible	Noncontributing
5AM.4129	240 N. 4th Avenue	Kuester House, Schmidt House, Kipp House, Cordova House	Garcia House	Not Eligible	Not Eligible	Contributing
5AM.4130	246 N. 4th Avenue	Gibbs House	Garcia House	Not Eligible	Not Eligible	Contributing
5AM.4131	254 N. 4th Avenue	Spencer House, Nagy House	Stewart House	Not Eligible	Not Eligible	Contributing
5AM.4132	258 N. 4th Avenue	Donofrio House	Yepez House	Not Eligible	Eligible	Contributing
5AM.4133	266 N. 4th Avenue	White House	Quezada House	Not Eligible	Not Eligible	Noncontributing
5AM.4134	272 N. 4th Avenue	Fabrizio House, Koeneke House, Clark House	Sandoval House	Not Eligible	Not Eligible	Contributing
5AM.4135	280 N. 4th Avenue	Ehrlick House, Miller House, Schroer House	Monaco Holdings LLC House	Not Eligible	Eligible	Contributing
5AM.4136	284 N. 4th Avenue	Bremkamp House, Andrews House, Kent House, Bunyard House	Cordova House	Not Eligible	Not Eligible	Contributing

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5AM.4137	292 N. 4th Avenue	Miller House, Groves House, Garcia House	Vega House	Not Eligible	Not Eligible	Contributing
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COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|----------------------|
| 1. Resource number: | 5AM.4123 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408015 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Bayer House, Phillips House | | |
| 6. Current building name: | Seader House | | |
| 7. Building address: | 204 N. 4th Avenue | | |
| 8. Owner name and address: | Clinton C. Seader and Janice S. Seader
204 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426733 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **Lot 24 and South 15 Ft. of Lot 23, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 42' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Chimney, Fence**

21. General architectural description:

This dwelling consists of a main, original, gable-roofed section, an enclosed gable-roofed front porch that was originally an open porch, and an enclosed hipped-roof rear porch addition. The main gabled section measures approximately 24' N-S x 32' E-W; the enclosed front porch measures approximately 16' N-S x 6' E-W; the enclosed hipped-roof rear porch measures approximately 24' N-S x 10' E-W. The house is supported by an unpainted poured concrete foundation, and its exterior walls are clad with wide, green, horizontal vinyl siding with white vinyl corner pieces. The roof is moderately pitched and is covered with grey asphalt composition shingles. Painted white rafter ends, covered by a fascia board, are exposed beneath the eaves. A (probably non-original) red brick fireplace chimney is on the south-facing wall. A red brick chimney extends through the roof ridge.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled door, with one upper sash light, and covered by a white metal storm door, enters the south end of the enclosed front porch from a carpeted 3-step wood stoop. A painted white wood-paneled door, with one upper sash light, and covered by a black metal security door, enters the east-facing wall of the enclosed hipped-roof rear porch at ground level from a poured concrete stoop and sidewalk.

The home's windows predominantly have painted white wood frames and surrounds and silver metal exterior screen/storm windows. The façade (west-facing) wall contains two non-original large single-light fixed-pane windows with painted white wood frames. From west-to-east, the original dwelling's south-facing wall contains: two small single-light fixed-pane windows that flank the fireplace chimney; a set of paired one-over-one double-hung sash windows; a single one-over-one double-hung sash window. From west-to-east, the dwelling's original north facing wall contains: a small, non-original, one-beside-one horizontal sliding window; a one-over-one double-hung sash window; a small one-over-one double-hung sash window; a one-over-one double-hung sash window.

The south-facing wall of the enclosed hipped-roof rear porch contains a band of three 4-light windows (probably hoppers). A small one-over-one double-hung sash window penetrates the north-facing wall of the enclosed hipped-roof rear porch. A set of paired 4-light windows (probably hoppers) penetrate the east-facing (rear) wall of the enclosed hipped-roof rear porch.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located at the northeast corner of North 4th Avenue and Brighton Street. Improvements on the property include a dwelling, a garage, and two sheds. The terrain is flat. Public sidewalks parallel North 4th Avenue and Brighton Street, with minimally landscaped verges between the street curbs and the public sidewalks. The front yard appears minimally maintained, with dirt or gravel and tufts of grass. A chain link fence extends along the north property line from the front sidewalk to along the north side of the house. A steel post and wire mesh fence extends along the south property line. The backyard is enclosed by wood privacy fence along the north and east property lines. The backyard and south side yard contain vegetable gardens, low plantings, and small deciduous trees. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A wood frame garage at the rear southeast corner of the property consists of three sections: a main, original, hipped-roof section that measures approximately 16' N-S x 16' E-W; a shed-roofed extension to the east wall of the original that measures approximately 14' N-S x 8' E-W; a short shed-roofed extension to the south wall of the original that measures approximately 2' N-S x 16' E-W. The main hipped-roof section and the south extension have a poured concrete foundation and floor, and their exterior walls are clad with painted pale blue horizontal weatherboard siding. The hipped roof is steeply pitched, covered with older green asphalt composition shingles, and with painted white rafter ends exposed beneath the eaves. Two sets of painted pale blue plywood doors, with X-bracing, and side-hinged with metal strap hinges, open from the short shed-roofed extension onto the public sidewalk and a short concrete driveway that extends to Brighton Street. A 6-light window with a painted wood

frame and surround penetrates the west-facing wall. The exterior walls of the east shed-roofed extension are clad with corrugated metal.

Shed

A gambrel-roofed shed of wood frame construction is in the backyard adjacent to the north property line. Supported by an unknown foundation, this shed's exterior walls are clad with painted pale blue vertical wood siding, and its gambrel roof is covered with brown asphalt composition shingles. A set of paired plywood doors, with X-bracing, are in the west-facing wall.

Metal Shed

A metal shed that is minimally visible from the public right-of-way is near the rear northeast corner of the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1917
Source of information: "15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*,
March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses."
The Brighton Blade, April 5, 1917, p. 1.
26. Architect: Henry V. Johnson
Source of information: "Has 45 Men Working On Kuner Houses." *The Brighton Blade*,
April 5, 1917, p. 1.
27. Builder/Contractor: Henry V. Johnson
Source of information: "Has 45 Men Working On Kuner Houses." *The Brighton Blade*,
April 5, 1917, p. 1.
28. Original owner: Kuner Pickle Company / John R. Love
Source of information: "15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*,
March 8, 1917, p. 1.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [sic.] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, The Brighton Blade reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote "Structural Engineer / Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, this dwelling originally consisted of the main front-gabled section and an open front porch. The front porch was enclosed and the enclosed back porch was constructed, evidently sometime after October 1948. No building permits related to construction of the porches was found in City of Brighton building permit files; however, they are estimated to have been erected in the 1950s or 1960s. The Sanborn maps also indicate that the extant garage was built between 1920 and 1928, and that the two extant sheds postdate 1948.

Six permits on file with the City of Brighton date from between 1965 and 2009. In April 1965 owner Harry Phillips and the Public Service Company was issued a plumbing permit to install a water heater. In August 1973 Alpha Electric obtained an electrical permit for unspecified electrical service work. In October 1978 owner Alfonso Martinez and Pioneer Association Construction, a contractor, received a permit to install vinyl siding. In August 1994 owner Clint Seader and Bill Nance Plumbing & Heating was issued a plumbing permit to "replace water service from home to meter pit." In August 1995 owner Clint Seader obtained a permit to re-roof the dwelling. Finally, in September 2009 owner Janice Seader obtained a permit for the installation of a Rheem furnace.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[s] Buy Homes,” *The Brighton Blade* reported:

The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[s] Home Owners,” *The Blade* ran this article:

The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Otto H. Bayer, a foreman and distiller for the Kuner Company, was this home’s original resident, and he purchased it from the company on November 17, 1920. The son of immigrant parents, Otto H. Bayer was born in Denver on March 15, 1880. His father, Anton Bayer, was born in Austria in 1844 and immigrated to America in 1870. His mother, Sophia Bayer (nee Kloefer), was born in Germany in 1856 and immigrated to America in 1871. Otto grew up in Denver, and in 1894, at the young age of 14, began his long career with the Kuner Pickle Company. The 1900 and 1910 U. S. censuses list his occupation as “Distiller – pickle factory.” The 1920 census lists his occupation as “Foreman – Kuner Pickle Co.” The 1930 census lists his occupation as “Pickle Foreman – Canning Factory.” The 1940 census lists his occupation as “Fieldman – Canning Co.” Otto’s long career with the Kuner Pickle Company (later the Kuner-Empson Company) spanned nearly a half a century, from 1894 until 1942.

May Bayer (nee McNamma) was born in Denver on January 19, 1889. Her parents, Thomas and Anna McNamma, were born respectively in Connecticut and Maryland, and moved to Denver in the 1880s.

Otto Bayer and May McNamma were married in June 1909. They lived in Denver at 1035 26th Street, and

later at 3101 Vine Street, before moving to this house in Brighton in 1917. A victim of the global influenza pandemic, May Bayer passed away on October 1, 1918, at just 29 years of age. Otto never remarried following May's death. He maintained his employment with the Kuner Company, and continued to live in this house on Kuner's Row until his own death on October 8, 1942, at the age of 62. Otto H. Bayer and May A. Bayer (nee McNamma) are interred in Denver's Riverside Cemetery.

Circa 1929, Otto Bayer's sister and brother-in-law, Anna, and Harry E. Phillips, moved into this house. Otto Bayer, and his in-laws, the Phillips family, then lived in the home together until around the time of Otto's passing in 1942. The son of Samuel and Mary Phillips, Harry Edmund Phillips was born in Springfield, Illinois on December 6, 1889. The Phillips family moved from Springfield to Peoria, Illinois during the 1890s, and to the Brighton vicinity between 1900 and 1910. Harry Phillips married Anna Bayer in Littleton on December 6, 1928. Anna, who was ten years younger than her brother Otto, had been born in Denver in August 1890. Harry and Anna Phillips lived together in this house from circa 1929 until Anna's untimely death in 1951. A daughter named Barbara Jean was born to the couple in 1935. Harry enjoyed a long career as an electrician with the Public Service Company. Following Anna's death, Harry continued to live in the family home on North 4th Avenue until shortly before he too passed away in 1971. Harry and Anna Phillips are interred in Denver's Fairmount Cemetery.

Owners or residents of this property from the 1970s to the present include Fred and Katherine Martin (mid-1970s), Alfonso Martinez (late 1970s – 1980s), and Clinton C. and Janice S. Seader (1990s – present).

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"The fifteen [houses] being constructed by contractor Johnson are nearing completion." *The Brighton Blade*, May 31, 1917, p. 1.

"Five More Deaths Here – Many Sick." (May Bayer obituary) *The Brighton Blade*, October 15, 1918, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Otto Bayer, 62, Veteran Kuner Employee Dies." *The Brighton Blade*, November 10, 1942, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Bayer and Phillips families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Ethnic History / European, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

Considered broadly, this property, including the dwelling and garage, is historically significant for its association with residential development in Brighton. More specifically, it is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European" because Otto Bayer, its original resident was the son of Austrian and German Immigrants. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. When the Kuner's Row houses were built in 1917, the Bungalow style was predominant throughout America.

However, the property's significance under the theme of "Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation.

Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact.

The dwelling's integrity of design, materials and workmanship was diminished when the front porch was enclosed circa 1950s or 1960s, and when the exterior walls were clad with vinyl siding in 1978. However, because the porch was enclosed over fifty years ago, that alteration may now be regarded as part of the property's historical development during the period of significance. A sense of time and place relative to how this property appeared through the end of the 1960s remains reasonably intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 1-7**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

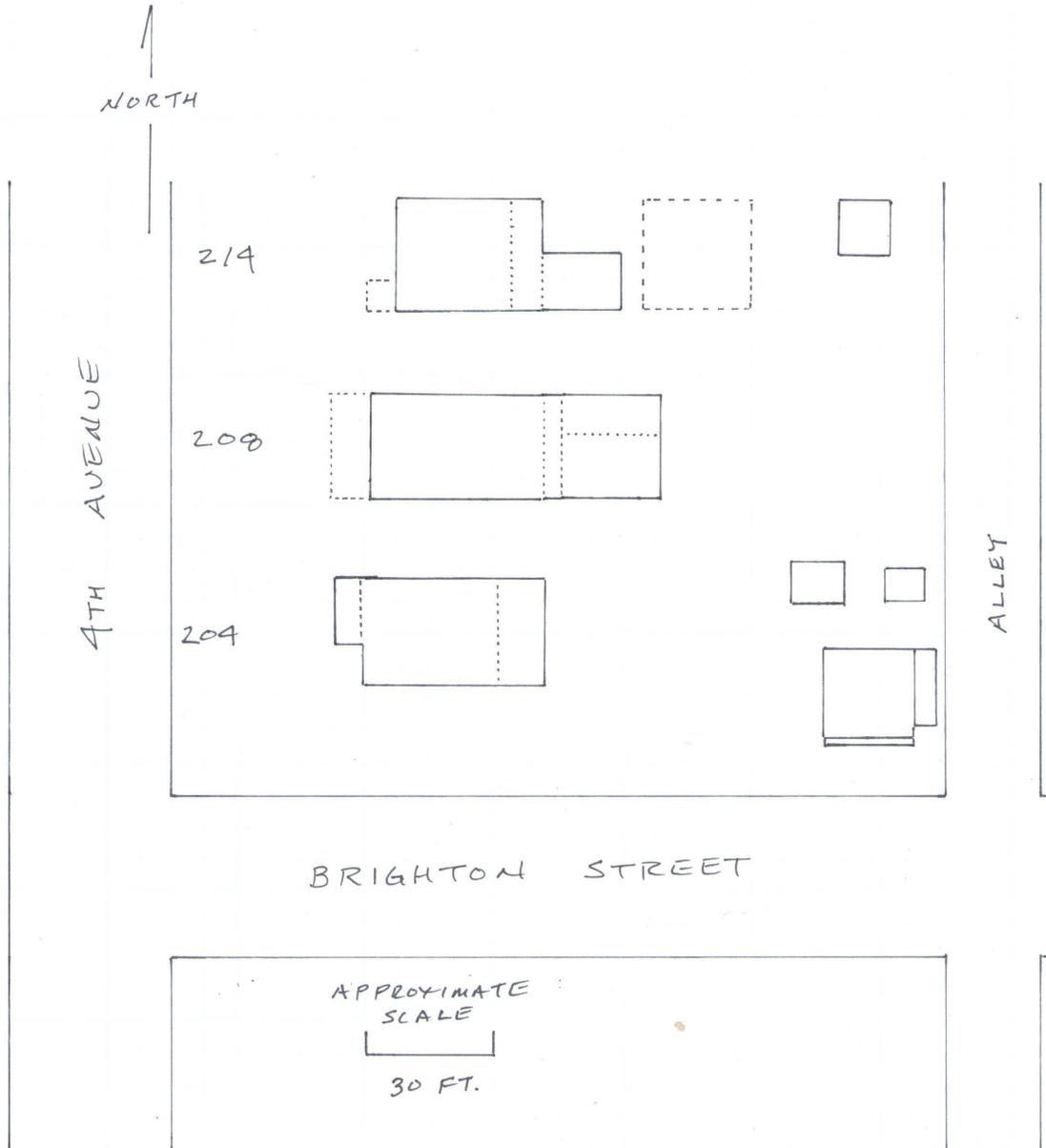
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

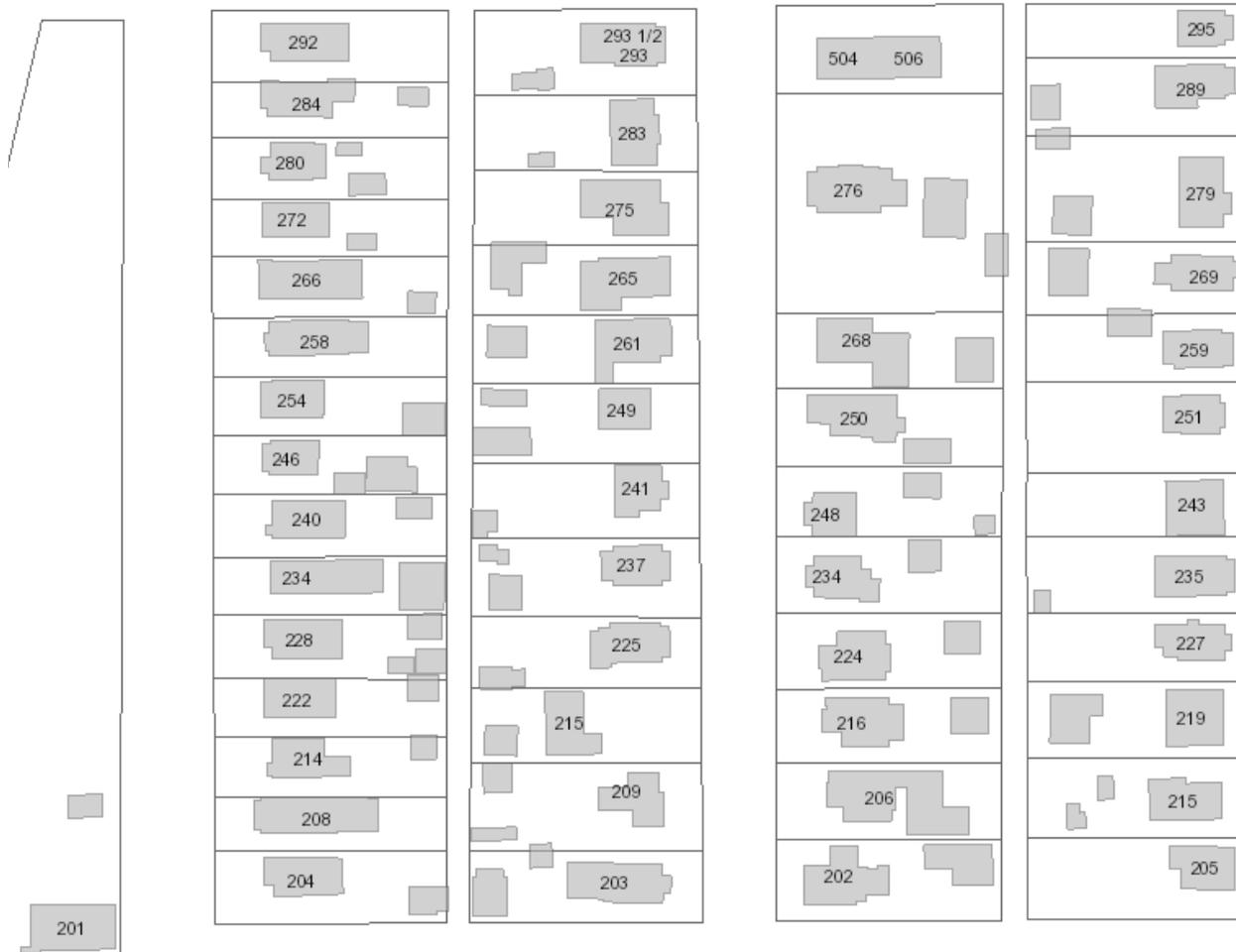
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

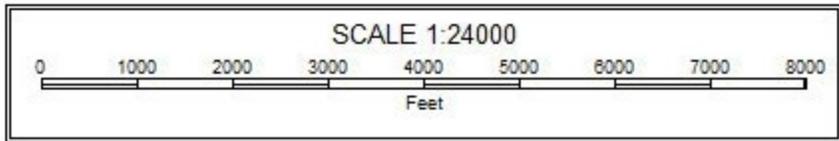
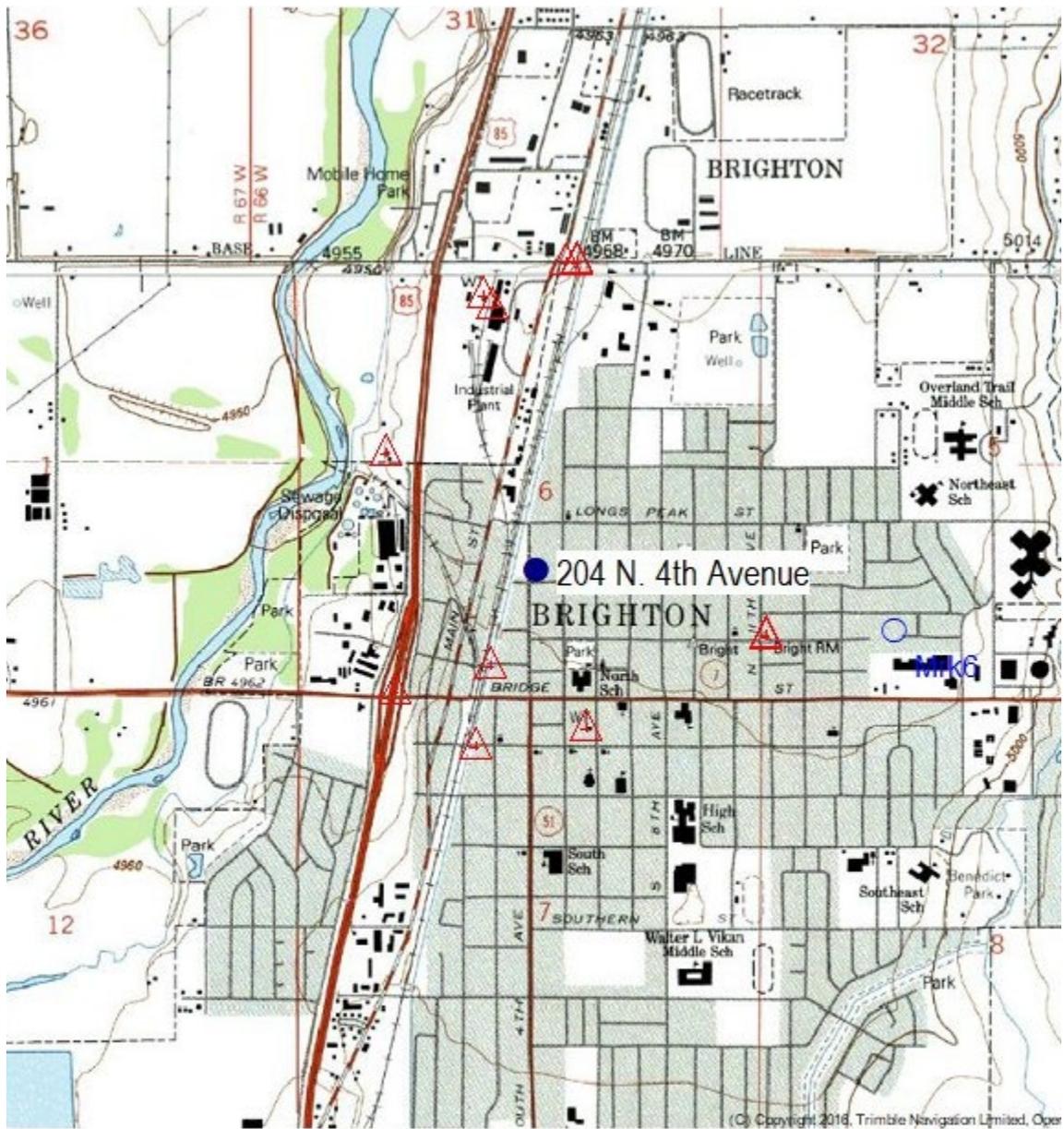
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 1, View to Southeast, of the dwelling



CD 1, Image 2, View to East, of the dwelling



CD 1, Image 3, View to Northeast, of the dwelling



CD 1, Image 4, View to Northwest, of the dwelling



CD 1, Image 5, View to Northeast, of the garage



CD 1, Image 6, View to Northwest, of the garage



CD 1, Image 7, View to Northeast, of the shed

AHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4124 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408014 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Bremkamp House, Lee House, Mayhan House | | |
| 6. Current building name: | Masala House | | |
| 7. Building address: | 208 N. 4th Avenue | | |
| 8. Owner name and address: | Elie Dempyree Mazita Masala
208 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426745 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 5 Ft. of Lot 21, all of Lot 22, and North 10 Ft. of Lot 23, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 78' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**

21. General architectural description:

This dwelling consists of a main, original, gable-roofed section, an original gable-roofed open front porch, a short shed-roofed rear extension, and a relatively modern gable and shed-roofed rear addition that incorporates a single stall garage. The main gable-roofed section measures approximately 24' N-S x 44' E-W; the open front porch measures approximately 24' N-S x 8' E-W; the short shed-roofed rear extension measures approximately 24' N-S x 4' E-W; the relatively modern gable and shed-roofed rear addition measures approximately 21' N-S x 22' E-W.

The house rests on a poured concrete foundation. The foundation wall above grade on the south side of the main gable-roofed section are faced with mottled red and brown brick, while on the north side the foundation wall above grade is painted white. The exterior walls are clad with wide, beige color, horizontal vinyl siding with white vinyl corner pieces. The main gable roof is moderately pitched, and the entire roof is covered with grey asphalt composition shingles. The eaves are boxed and clad with white vinyl. A red brick chimney extends through the roof ridge.

The asymmetrical façade faces west toward 4th Avenue. A non-original painted red wood-paneled door, with a fanlight and sidelights, enters the façade from the open gable-roofed front porch. Approached by

three concrete steps, the porch features a concrete floor, vinyl-clad knee walls, and painted white square wood posts that support the gable roof. The foundation wall and planters on the front side of the porch are faced with mottled red and brown brick.

The home's windows predominantly display painted white wood surrounds. A large, non-original, one-beside-one horizontal sliding window overlooks the front porch north of the front door. From west-to-east, the south wall of the main gabled section contains: a large, non-original, one-beside-one horizontal sliding window; a one-over-one double-hung sash window; a smaller one-over-one double-hung sash window. The north wall of the main gabled section contains three one-over-one double-hung sash windows, with the middle window smaller than the other two. A small 2-light window penetrates the north wall of the short shed-roofed extension behind the main gabled section.

The east-facing (rear) wall of the 21' N-S x 22' E-W gable and shed-roofed addition contains a white metal rollaway garage door and a painted white wood-paneled pedestrian door with an upper sash light. The garage door opens onto a concrete apron with vehicular access from the alley.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the second property north of Brighton Street, and contains just one improvement – a dwelling with an attached single-stall garage addition. The terrain is flat. A public sidewalk parallels North 4th Avenue, with the verge area between the sidewalk and curb also paved with concrete. The front yard appears minimally maintained, with dirt or gravel and tufts of grass. A chain link fence parallels the public sidewalk and extends along the north side of the front yard. A concrete driveway extends from the street curb to alongside the south side of the dwelling. The backyard is enclosed by wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Actual: **1917**
 Estimate:
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
- Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.
- Subsequently, on April 5, 1917, *The Brighton Blade* reported:**
- H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.
- Finally, on May 31, 1917, *The Brighton Blade* reported:** "The fifteen [houses] being constructed by contractor Johnson are nearing completion."
- Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the**

heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote "Structural Engineer / Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

On this lot, the May 1920 Sanborn map depicts a small nearly square dwelling with no porch, as well as a small shed behind the dwelling. The May 1928 and October 1948 Sanborn maps depict a rectangular-shaped dwelling with an open front porch that appears to match the footprint of the extant main gable-roofed section. The 1928 and 1948 Sanborn maps also depict a small garage at the rear northeast corner of the property that is no longer extant.

Five permits on file with the City of Brighton date from between 1990 and 2011. In March 1990 owner Alex Duran and the Nance Plumbing and Heating Company obtained a permit to "replace sewer line from house to sewer main." On November 10, 1993 owner Janet Duran and the Hosey Roofing Company received a permit for a "re-roof." On November 29, 1993 owner Laura Baynard and the Public Service Company obtained a permit for "new electrical service." In March 2001 Discount Plumbing Service was issued a permit to "replace gas line." Finally, in March 2011, owner Sarah Johnson and the Five Star Roofing Company received a permit for a "re-roof." No permits related to the rear addition or the installation of vinyl siding were found on file with the City of Brighton. Based on its appearance, the addition is estimated to have been built circa 1970s.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[s] Buy Homes,” *The Brighton Blade* reported:

The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[s] Home Owners,” *The Blade* ran this article:

The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Louis C. Bremkamp Jr., a commercial salesman for the Kuner Company, purchased this dwelling at 208 N. 4th Avenue on November 17, 1920. Louis’ brother, Edward Bremkamp, also worked for the Kuner Pickle Company, and lived with his family up the block at 284. N. 4th Avenue.

Louis Charles Bremkamp Jr. was born in Massillon, Stark County, Ohio, on December 2, 1889. He was the eldest son of Letitia and Louis C. Bremkamp Sr. Census records indicate that Charles Bremkamp Sr. was born in Germany circa 1860 and that he immigrated to America in 1868. Letitia’s maiden name is unknown; however, census records indicate she was born in Canada circa 1861. The 1910 U. S. federal census records the Bremkamp family as residents of Sugar Creek Township, in Stark County, Ohio. Family members at that time included: Louis C. Bremkamp Sr. (age 50); Letitia (age 49), and seven children – four girls and three boys - Minnie (age 22), Etta (age 21), Louis Jr. (age 20), Richard (age 18), Edward (age 15), Cecelia (age 11), and Hilda (age 9). The 1910 census further lists the occupation of Louis Sr. as “foreman – coal mine,” the occupation of Louis Jr. as “miner – coal mine,” and the occupation of Edward as “driver – coal mine.”

Louis Bremkamp Jr. married Stella Steburger in her home town of Navarre Ohio on November 24, 1910. Stella had been born there in 1890, whereas Louis was born and raised in nearby Massillon. By 1915, Louis and Stella had moved to Canton, Ohio where Louis worked as an agent for the Prudential Insurance Company. Also by 1915, Louis and Stella had welcomed two children into their family, a son, Hilary, born circa 1912, and a daughter, Elizabeth, born circa 1915. Cira 1918, the Bremkamp family moved west to Brighton, Colorado where Louis took a position as a commercial salesman with the Kuner Pickle Company. Letitia Bremkamp, Louis’ widowed mother, also moved to Brighton, as did the family of Louis’ brother, Edward Bremkamp, who also gained employment with Kuners.

Three more children were born into the Louis and Stella Bremkamp family in Colorado – William (Billy), born circa 1923, Robert (Bobby), born circa 1925, and Charles, born circa 1927. The Bremkamp family lived in this home for only a few years, until circa 1925 when they moved to 128 S. 6th Avenue. Louis, however, continued to work as a sales representative for Kuners until his retirement. Hilary Bremkamp also worked for the Kuner-Empson Company. The 1940 U. S. census lists his occupation in Brighton as “technologist – canning factory.” Louis Bremkamp passed away in Brighton in August 1969, followed by Stella who died in 1972. They are interred in Brighton’s Elmwood Cemetery.

Following the Bremkamps’ departure, 208 N. 4th Avenue was home to a series of relatively short-term residents until the early 1940s. These residents include: C. P. and Eugenia Arnold (ca. 1927-28); Clayton and Claudia Rickert (ca. 1929); Alfred and Mae Sampson (ca.1930-1932); A. W. Sells (ca. 1933-1936); and Howard and Byrie Brooks (ca. 1940).

Goodwin L. and Ellen Lee became the property’s homeowners from the early 1940s to the late 1960s. Goodwin Lorenzo Lee was born in Trempealeau County, Wisconsin on February 11, 1877. His parents, Aslak “Ole” Lee and Anna Thorgerson, were Swedish immigrants. On December 24, 1905, Goodwin married Elin (Ellen) Charlotta Johannesdottor Stromberg in Lincoln County, Wisconsin. Ellen had been born in Sweden on September 22, 1888, and had immigrated to America with her family in 1890. Following their marriage, Goodwin and Ellen lived successively in Wisconsin and Nebraska before moving to Colorado circa 1912. A son, Emmett, was born circa 1911, followed by another son, Richard, circa 1914.

Mr. and Mrs. Lee lived in Denver before moving to Brighton in the late 1930s. They lived nearby at 132 N. 5th Avenue before moving into this house at 208 N. 4th Avenue in the early 1940s. Goodwin worked for a time as a meat cutter in Brighton before going into business as an independent insurance agent in the early 1950s. He retired circa 1960 just a few years before his death in Brighton which occurred on April 27, 1966. Ellen continued to live in their 4th Avenue home for a few more years before selling the property to Oliver and Minnie Mayhan. Ellen died on October 12, 1986, at the age of 98, and was interred next to her husband in Brighton’s Elmwood Cemetery.

Oliver and Minnie Mayhan owned this property throughout most of the 1970s and 1980s. More recent owners include Alex and Janet Duran, Laura Baynard, Sarah Johnson, and the current owner, Elie Dempyree Mazita Masala.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employe[e]s Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employe[e]s Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Goodwin L. Lee." (obituary) *Paper*, April 29, 1966, p. 3.

"Ellen C. Lee." (obituary) *The Brighton Blade*, October 22, 1986, p. 10B.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Bremkamp and Lee families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European" because Louis C. Bremkamp, its original owner, was the son of German and Canadian immigrants. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

However, the property's significance under the theme of "Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing

in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. The Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. Overall, the setting of the broader early twentieth century working-class neighborhood also remains largely intact. This house's integrity of design, materials and workmanship has been diminished by the construction of a rear addition, by the application of vinyl siding, and by the alteration of some windows. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 8-12**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

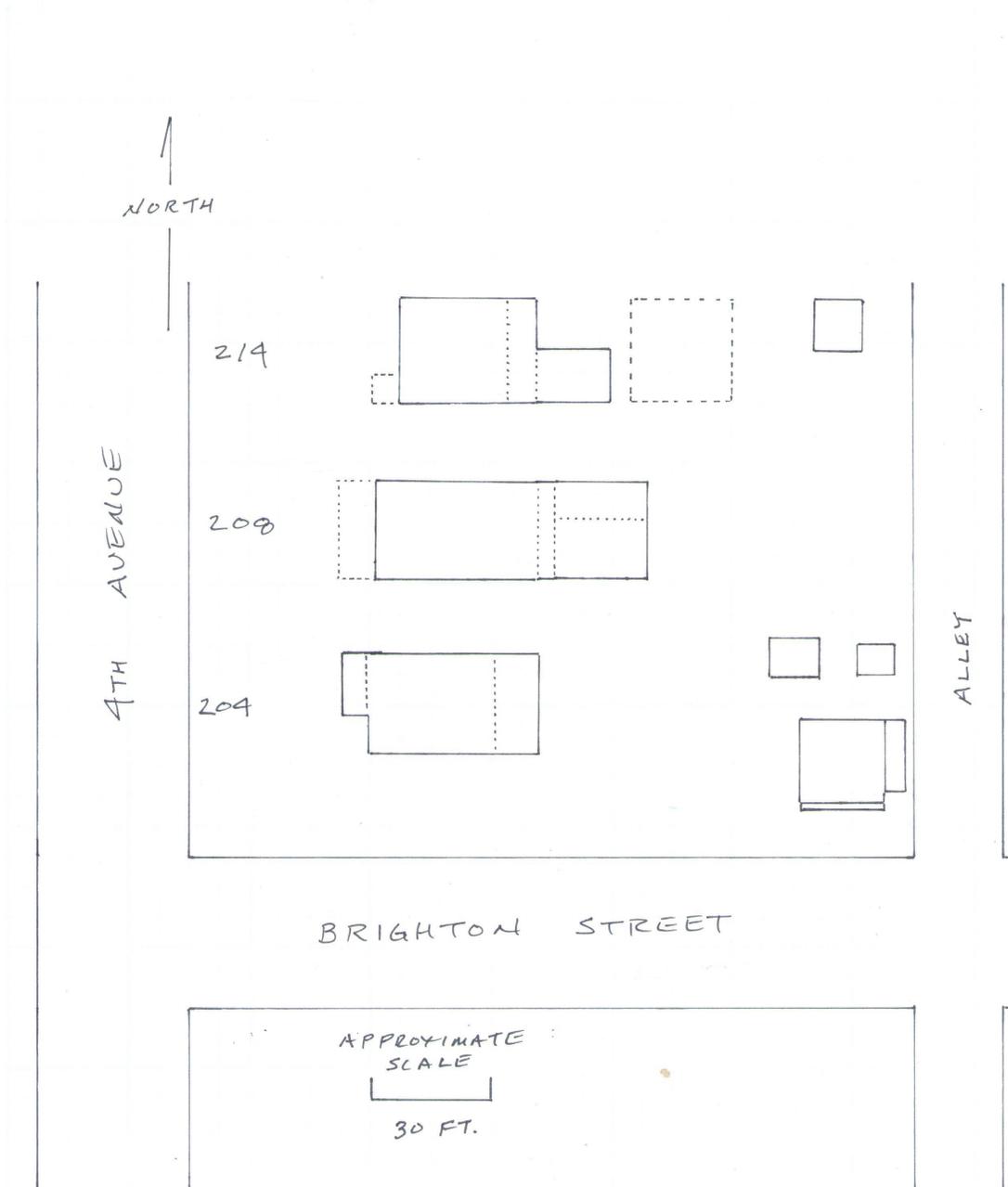
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

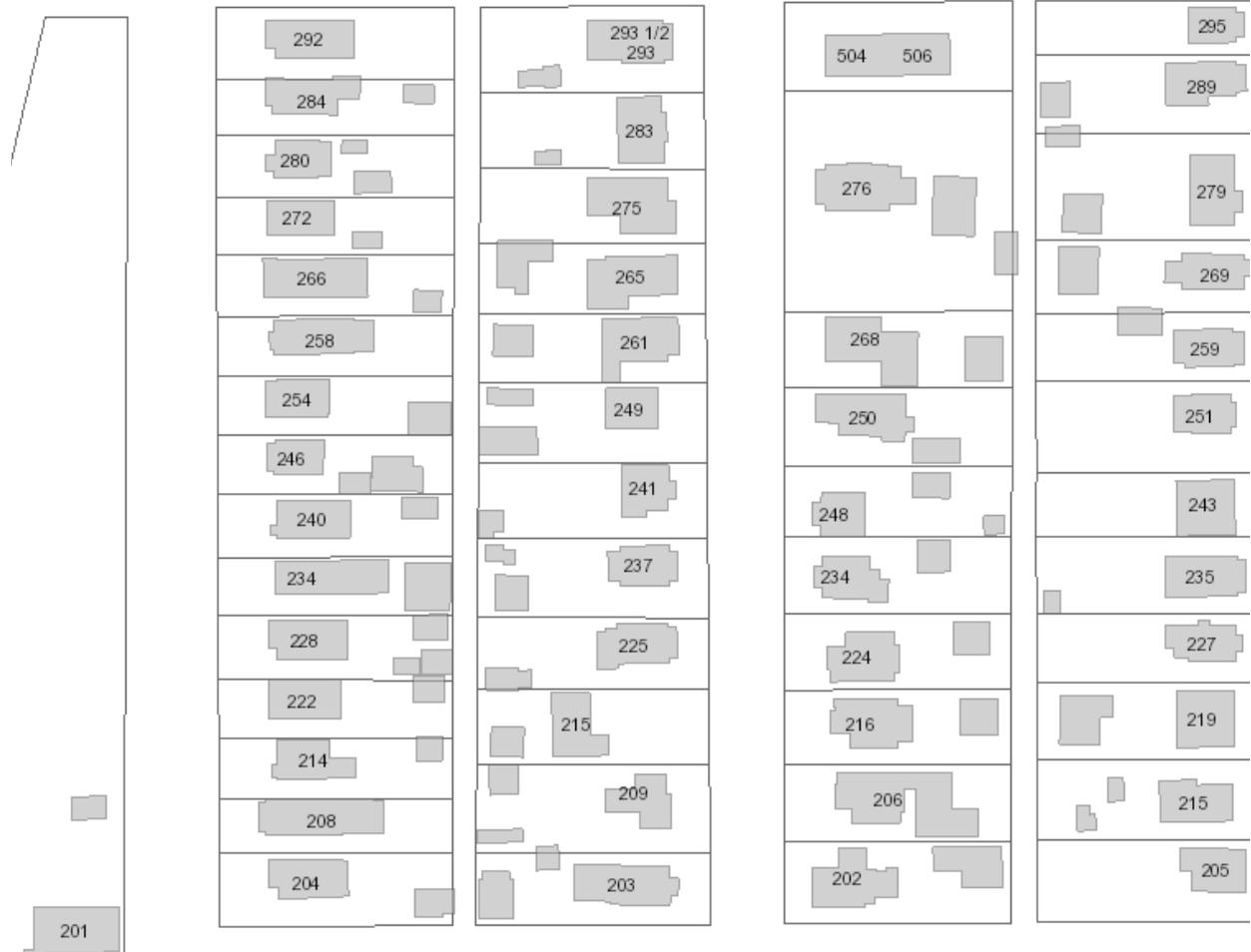
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

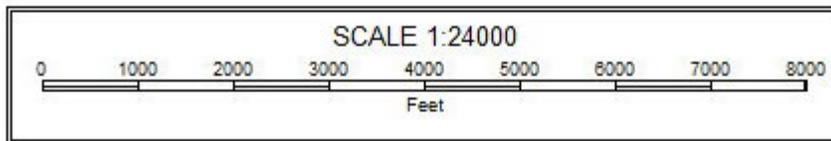
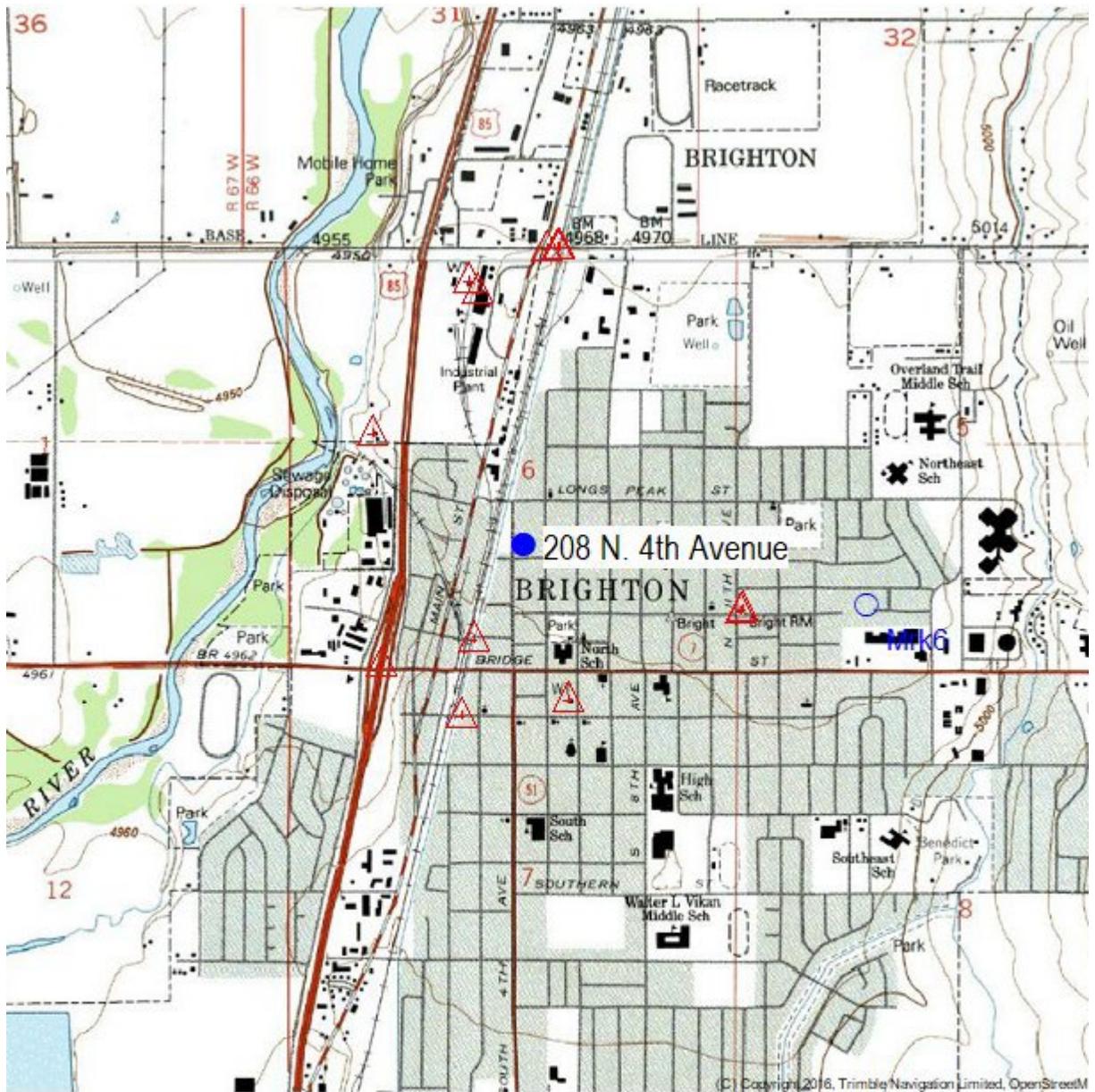
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 8, View to Southeast, of the dwelling



CD 1, Image 9, View to East, of the dwelling



CD 1, Image 10, View to Northeast, of the dwelling



CD 1, Image 11, View to North-northwest, primarily of the addition to the rear of the dwelling



CD 1, Image 12, View to West-northwest, primarily of the addition to the rear of the dwelling

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4125 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408013 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Barton House, Brooks House, Knodel House | | |
| 6. Current building name: | Esquivel House | | |
| 7. Building address: | 214 N. 4th Avenue | | |
| 8. Owner name and address: | Leobardo Esquivel
214 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
 State Register eligibility assessment:
 Brighton Local Landmark eligibility assessment:
 Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426757 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 20 Ft. of Lot 20 and North 20 Ft. of Lot 21, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **26' N-S x 52' E-W approximate overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence, Car Port**

21. General architectural description:

This dwelling consists of a main, original, gable-roofed section, an older hipped-roof rear addition, and a newer gable-roofed rear addition built onto the east end of the older hipped-roof addition. The original gabled dwelling measures approximately 26' N-S x 26' E-W; the older hipped-roof addition measures approximately 26' N-S x 8' E-W; the newer gabled addition measures approximately 14' N-S x 18- E-W.

The dwelling is supported by a poured concrete foundation, and its exterior walls are clad with beige color horizontal wood siding with 1" x 4" corner boards. The main gable roof is moderately-pitched with clipped front and rear gables. The entire roof is covered with grey asphalt composition shingles. Painted beige color rafter ends, covered by a fascia board, are exposed beneath the eaves.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A non-original painted white wood-paneled door with a fanlight enters the south half of the façade from an open 3-step wood porch with a painted white wood railing. The porch is covered by a gable roof with knee brace supports. Windows in the original gable-roofed section are primarily non-historic (replacement) double-hung sash with white synthetic or metal frames and painted beige wood surrounds. Most windows also have interior inserts so that they appear to be multi-paned. North of the entry, the façade wall contains a set of paired

double-hung sash windows, and there is also a small fixed-pane 2-light window in the façade's upper gable end. The north-facing wall of the original gabled section contains two one-over-one double-hung sash windows. The south-facing wall of the original gabled section contains a set of paired double-hung sash windows.

The exterior walls of the older hipped-roof addition are clad with painted beige horizontal wood siding. A rear entry door leads into the east-facing wall of this addition. The north-facing wall of the older hipped-roof addition contains a small one-beside-one horizontal sliding window, while the south-facing wall contains two small double-hung sash windows. The exterior walls of the newer gabled addition are clad with painted beige vertical wood siding. The east-facing wall of this addition contains a one-beside-one horizontal sliding window.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the third property north of Brighton Street. Improvements on the property include a dwelling, a garage, and a carport. The terrain is flat. A public sidewalk parallels North 4th Avenue. Two large elm trees are in the verge area between the sidewalk and curb. A planted grass front yard and narrow side yards are enclosed by a chain link fence. A wood privacy fence extends along the north and south sides of the backyard. The backyard surface is primarily gravel except for a concrete pad under the carport. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A wood frame garage that measures approximately 16' N-S x 18' E-W is near the rear northeast corner of the property. The garage is supported by a poured concrete foundation and floor, and its exterior walls are clad with painted beige vertical wood siding. The garage roof is a moderately-pitched front gable, covered with brown asphalt composition shingles. Painted white rafter ends are exposed beneath the eaves. A set of paired, side-hinged, wood doors open toward the alley in the east-facing wall. A small, low, shed-roofed extension is built onto the garage's west-facing wall.

Carport

A carport with metal framing, a poured concrete floor, and a low-pitched gable roof is located in the backyard directly behind the dwelling.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, this dwelling originally consisted only of the main front-gabled section and a small open front porch. No building permits related to the construction of either the older hipped-roof addition or the newer gabled addition were found in City of Brighton building permit files. The older hipped-roof addition is estimated to have been erected in the 1950s or 1960s. The newer gabled addition is estimated to have been built in the 1970s or later. The Sanborn maps also indicate that the garage was built between 1928 and 1948. carport’s date of construction is unknown. No permits related to its construction were located in City of Brighton building permit files.

Four permits on file with the City of Brighton date from between 1980 and 2002. In February 1980 a **“Construction Record”** in the property’s building permits file references the installation of a new furnace, with James S. Kimmel listed as both the owner and contractor. In March 1986 James S. Kimmel, again listed as the owner and contractor, was issued a permit for a **“re-roof.”** In May 1997 a permit was issued for a **“4’ chain link fence.** This permits lists Maria Robles as the owner and contractor. In January 2002 owner Nancy Graham and the DeFoe Roofing Company obtained a permit for a **“re-roof.”**

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as "Kuner's Row," the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline "Kuner Employee[e]s Buy Homes," *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the 'row.'"

One week later, under the headline "Kuner Employee[e]s Home Owners," *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

John H. Barton, a laborer for the Kuner Company, purchased this dwelling at 214 N. 4th Avenue on November 17, 1920. John lived here with his first wife, Mollie, until 1929. The son of Hugh B. and Ida (Parks) Barton, John Hugh Barton was born in Independence, Missouri on January 7, 1887. He and Mollie were married circa 1915, and at that time the young couple were residents in the small town of Herington in Dickinson County, Kansas. Mollie's maiden name is unknown; however, she was apparently of German-Russian descent. Census records list "German" as her native language, and indicate that she was born circa 1898, either in Russia, or in Kansas to Russian-born parents. John and Mollie moved to Brighton in the late-1910s with John gaining employment with the Kuner Pickle Company. They owned and lived in this house between 1920 and 1928 before moving elsewhere in Brighton.

Census records indicate that John and Mollie did not have any children, and the dissolution of their marriage is unknown. However, on January 8, 1935, John married his second wife, Iris N. Wells. He continued to work for the Kuner-Empson Company until his death on April 15, 1944 at the relatively young age of 57. John was interred in Brighton's Elmwood Cemetery, survived by his wife, Iris, their daughter, Jaunita, and two step-daughters, Geraldine (Jeraldine?) and Genevieve.

Following the departure of John Barton, the house at 214 N. 4th Avenue saw a number of short-term residents between 1929 and the mid-1940s. These included: Charles P. and Muriel Arnold (1929-1930); H. H. and Velva Herbel (ca. 1931-1932); Rex and Emily Bush (ca. 1934-1937); Wayne and Viola Clark (in the years surrounding 1940). Vernon G. and Melvena Brooks next owned and lived in the home for about a decade from the mid-1940s to the circa 1953. The Brooks family then moved up the street to 228 N. 4th Avenue. Vernon worked as an electrician at the Rocky Mountain Arsenal during the post-World War II

years. Mr. and Mrs. Brooks had three children – a son, Duane, born circa 1942, a daughter, Marilee, born circa 1944, and another son, Kevin, born circa 1948.

Benjamin Knodel was the home's next long-term owner and resident, from circa 1958 until his death in August 1979. Ben was a widower during those years as his wife, Beulah, had died in 1953. Of German-Russian heritage, Ben had been born in Russia on January 7, 1902. He was employed by the Mile Hi Kennel Club prior to his retirement in the 1960s. Benjamin Knodel died on August 10, 1979 at the age of 77. He and Beulah are both interred in Brighton's Elmwood Cemetery.

This property's more recent owners, from the 1980s to the present, include James Kimmel, Maria Robles, Nancy Graham, and Leobardo Esquivel.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"John H. Barton Dies Suddenly of Heart Attack." *The Brighton Blade*, April 18, 1944, p. 1.

"Knodel." (Ben Knodel obituary) *The Brighton Blade*, August 14, 1979, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Barton and Knodel families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European" because Mollie Barton, the original resident along with her husband John, was of German-Russian heritage. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

However, the property's significance under the theme of "Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing

in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. A circa 1970s gabled rear addition, the installation of non-historic (replacement) windows, and the installation of non-historic exterior siding diminish this house's integrity of design, materials and workmanship. The rear addition is minimally visible from the street. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 13-18**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

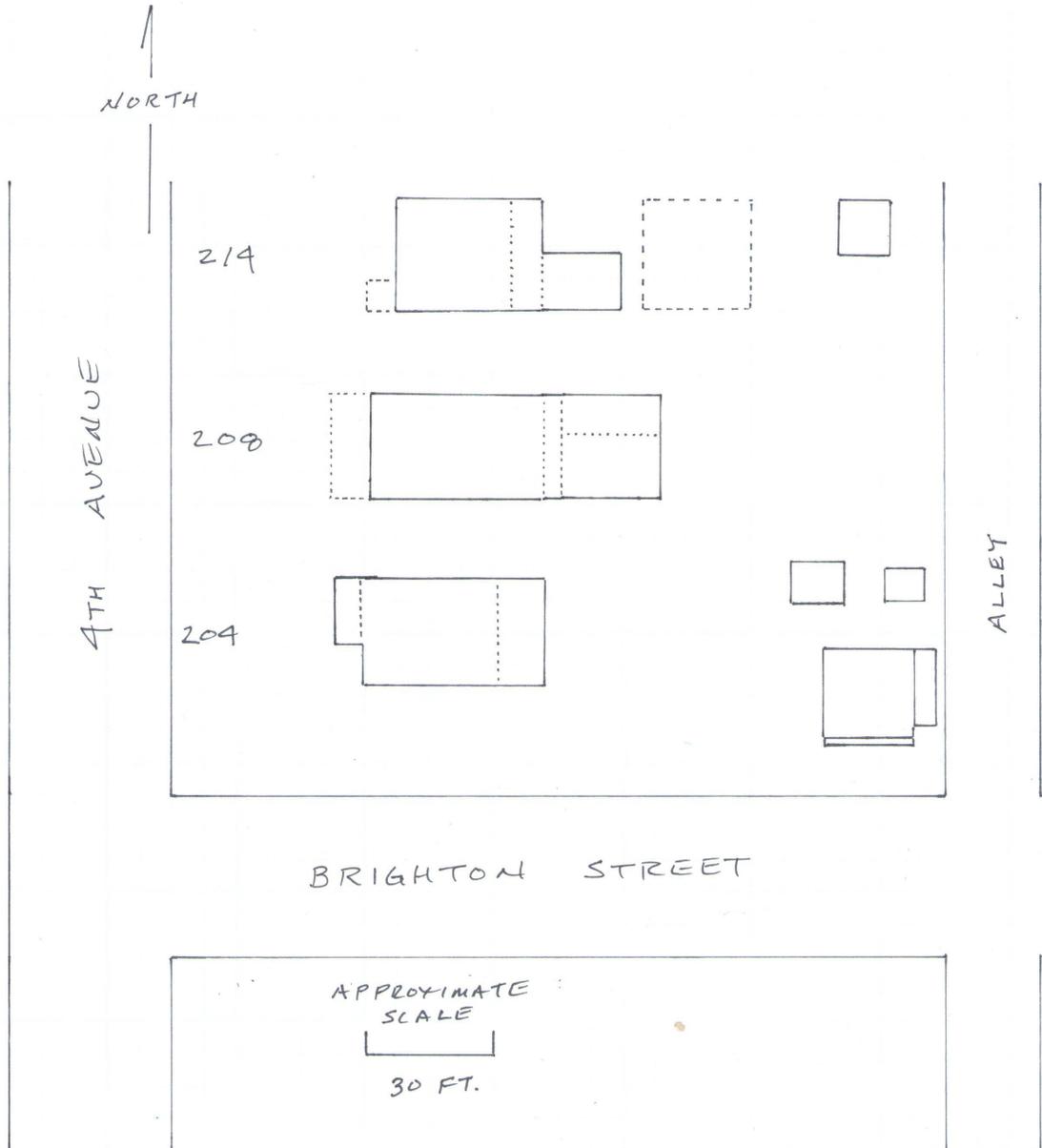
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

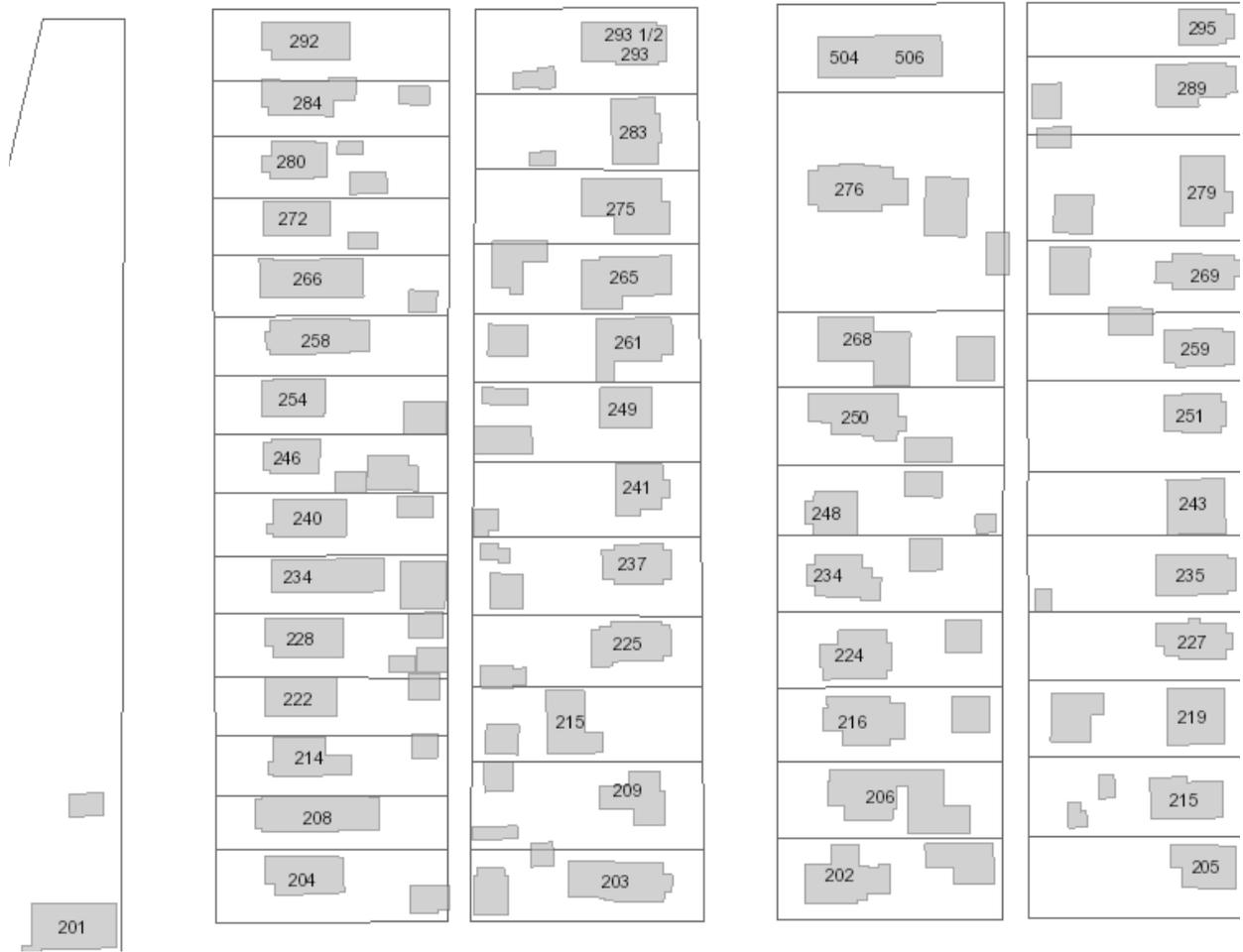
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

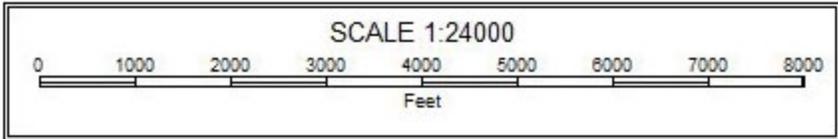
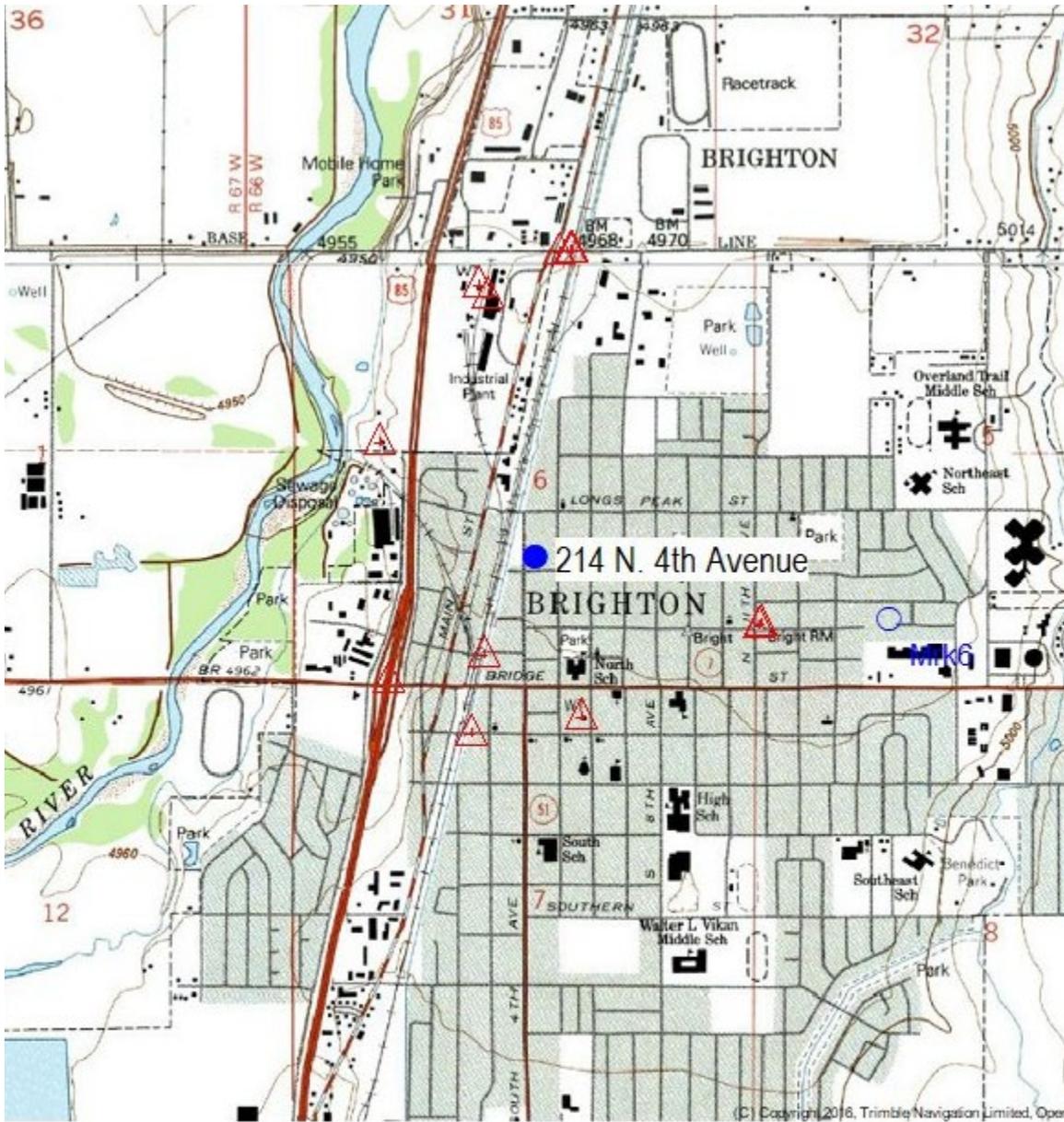
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 13, View to Southeast, of the dwelling



CD 1, Image 14, View to East, of the dwelling



CD 1, Image 15, View to Northeast, of the dwelling



CD 1, Image 16, View to West-northwest, of the carport and the rear of the dwelling



CD 1, Image 17, View to Northwest, of the garage



CD 1, Image 18, View to Southwest, of the garage

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4126 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408012 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Breiding House | | |
| 6. Current building name: | Car-Jon 1 LLC House | | |
| 7. Building address: | 222 N. 4th Avenue | | |
| 8. Owner name and address: | Car-Jon 1 LLC
5024 County Road 6
Erie, CO 80516 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Individually Eligible
Contributing to a locally-designated district.

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596** mE **4426769** mN
11. USGS quad name: **Brighton, Colorado**
Year: **1965**; photorevised **1979** Map scale: **7.5**
12. Legal Description: **South 10 Ft. of Lot 8, all of Lot 9, and North 5 Ft. of Lot 20, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **28' N-S x 56' E-W approximate overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormer, Fence**
21. General architectural description:

This dwelling consists of a main, original, gabled section that measures approximately 26' N-S x 42' E-W, and an older hipped-roof rear addition that measures approximately 26' N-S x 10' E-W. The house rests on a poured concrete foundation. The foundation walls above grade are painted grey, and are penetrated on the south side by 3-light basement windows. The exterior walls are clad with painted pale blue horizontal wood siding with 1" x 4" corner boards. The roof is moderately-pitched and is covered with brown asphalt composition shingles. Painted white rafter ends, covered by a fascia board and rain gutters, are exposed beneath the eaves. An original shed-roofed dormer, with a set of paired 2-light windows, is on the south-facing roof slope. The sides of the dormer are clad with painted pale blue square-cut wood shingles, while the dormer's windows have painted white wood frames.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A stained or painted brown wood-paneled door, with one upper sash light, and covered by a white synthetic storm door, enters the south half of the façade from a 4-step poured concrete porch with a black wrought iron railing. This porch is recessed under the southwest corner of the dwelling's gable roof. A painted white wood-paneled door, with one upper sash light, enters at ground level into the south end of the east-facing wall of the older hipped-roof addition.

The home's windows predominantly feature white synthetic or metal (replacement) frames and painted white wood surrounds. A one-over-one double-hung sash window overlooks the front porch south of the entry door. A non-original one-beside-one horizontal sliding window penetrates the façade wall north of the front porch. From west-to-east, the north-facing wall of the original gabled section contains: a one-beside-one horizontal sliding window; a smaller one-beside-one horizontal sliding window; a one-over-one double-hung sash window. The south-facing wall of the original gabled section contains three one-over-one double-hung sash windows. The east-facing (rear) wall of the hipped-roof addition contains a band of six one-beside-one horizontal sliding windows. The north-facing wall of the hipped-roof addition contains a set of paired one-beside-one horizontal sliding windows.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the fourth property north of Brighton Street. Improvements on the property consist of a dwelling and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. A dirt / gravel verge area is between the sidewalk and curb. The front yard is minimally maintained with dirt and gravel interspersed with occasional tufts of grass or weeds. A chain link fence extends along the north side of the front yard and narrow side yard along the north side of the dwelling. A concrete driveway leads from the street curb to alongside the south side of the dwelling. The backyard surface is primarily dirt. The south side of the backyard is enclosed by a wood privacy fence. The north and west sides of the backyard are enclosed by a tall chain link fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Shed

A shed at the rear northeast corner of the property measures approximately 16' N-S x 22' E-W. Historically perhaps a garage, this utilitarian building is of wood frame construction with its exterior walls clad with faded painted white corrugated metal. The roof is a very low-pitched gable, covered with corrugated metal roofing material. A 4-light window in the south-facing wall is infilled with plywood. A doorway at the south end of the west-facing wall opens into the backyard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He married Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born to the couple in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the Johnson family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson

wrote "Structural Engineer / Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, this dwelling originally consisted of the main front-gabled section and a full-width open front porch. The Sanborn maps, thus, indicate that the north half of the front porch was enclosed, and the rear hipped-roof addition was constructed after 1948. Per building permits, the front porch remodel was apparently completed in 1972 (see next paragraph below). The Sanborn maps also indicate that the shed at the rear northeast corner of the property was in existence as of May 1920. A building that matches the extant shed's approximate footprint is labeled "Auto" with the notation "IR. CL." (iron clad) on the May 1920, May 1928, and October 1948 Sanborn maps.

Four permits on file with the City of Brighton date from between 1969 and 2000. In September 1969 owner Sam Dodero [sp?] obtained a permit with the work described as "install driveway," "concrete driveway," and "remove two sections of curb for driveway." In October 1971 owner Robert Wilcox was issued a permit for "new electrical service." In October 1972 owner Ezra Schick and a contractor named Sanchez (given name unknown) obtained a permit with the work described as: "remodel remove porch and add 5' x 10' and remodel whole porch foundation to be 30" below grade." The valuation of the work at that time was estimated at \$1800.00. Finally, in August 2000 owner John Brookman received a permit for a "re-roof."

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as "Kuner's Row," the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline "Kuner Employe[e]s Buy Homes," *The Brighton Blade* reported:

The Employe[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employe[e]s have made arrangements to buy. The company will no longer own the 'row.'"

One week later, under the headline "Kuner Employe[e]s Home Owners," *The Blade* ran this article:

The fifteen Employe[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

George Breiding, a fieldman for the Kuner Company, purchased this dwelling at 222 N. 4th Avenue on November 17, 1920, and it remained the Breiding family home for the next half century. George Breiding was born in Denver on September 12, 1885. He began his long employment with the Kuner Pickle Company (later the Kuner-Empson Company) prior to 1905 while living in Denver with his widowed mother, Emma. George married his first wife, Winnifred, between 1910 and 1915, and the couple moved to Brighton and into this house in 1917. Winnifred's maiden name is unknown; however, her date of birth was October 3, 1886. George and Winnifred lived together in their 4th Avenue home until Winnifred's untimely death which occurred on April 23, 1935.

Two years later, George married his second wife, Irma Hollinger, a widow. Irma had been born in Denver on May 10, 1893. George and Irma continued to live in this home together until George's death on December 21, 1968 at the age of 83. George had retired some years previously having worked forty years for the Kuner-Empson Company followed by seven years when he was employed by the Colorado Department of Employment. Irma Breiding continued to live in the home for a few more years, into the early 1970s. She passed away in Brighton on January 15, 1983 at the age of 89.

Following the Breiding family's long tenure, more recent owners of this property include Robert Wilcox, Ezra Schick, John Brookman, and the current owner, Car-Jon 1 LLC.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

“Breiding, George.” (obituary) *The Brighton Blade*, December 27, 1968, p. 7.

“Irma Breiding.” (obituary) *The Brighton Blade*, January 19, 1983, p. 11B.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Breiding family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company). The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

Nonetheless, the property's significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers. Conversely, this property is evaluated as possessing sufficient significance and integrity to qualify for individual local landmark designation by the City of Brighton. Additionally, the Kuner Row properties do have the significance and integrity to form a

locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This dwelling's integrity of design was diminished to a degree when the front porch was altered in 1972. The dwelling retains a large measure of its integrity of materials and workmanship. A sense of time and place relative to how this property appeared through the end of the 1960s remains reasonably intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 19-24**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

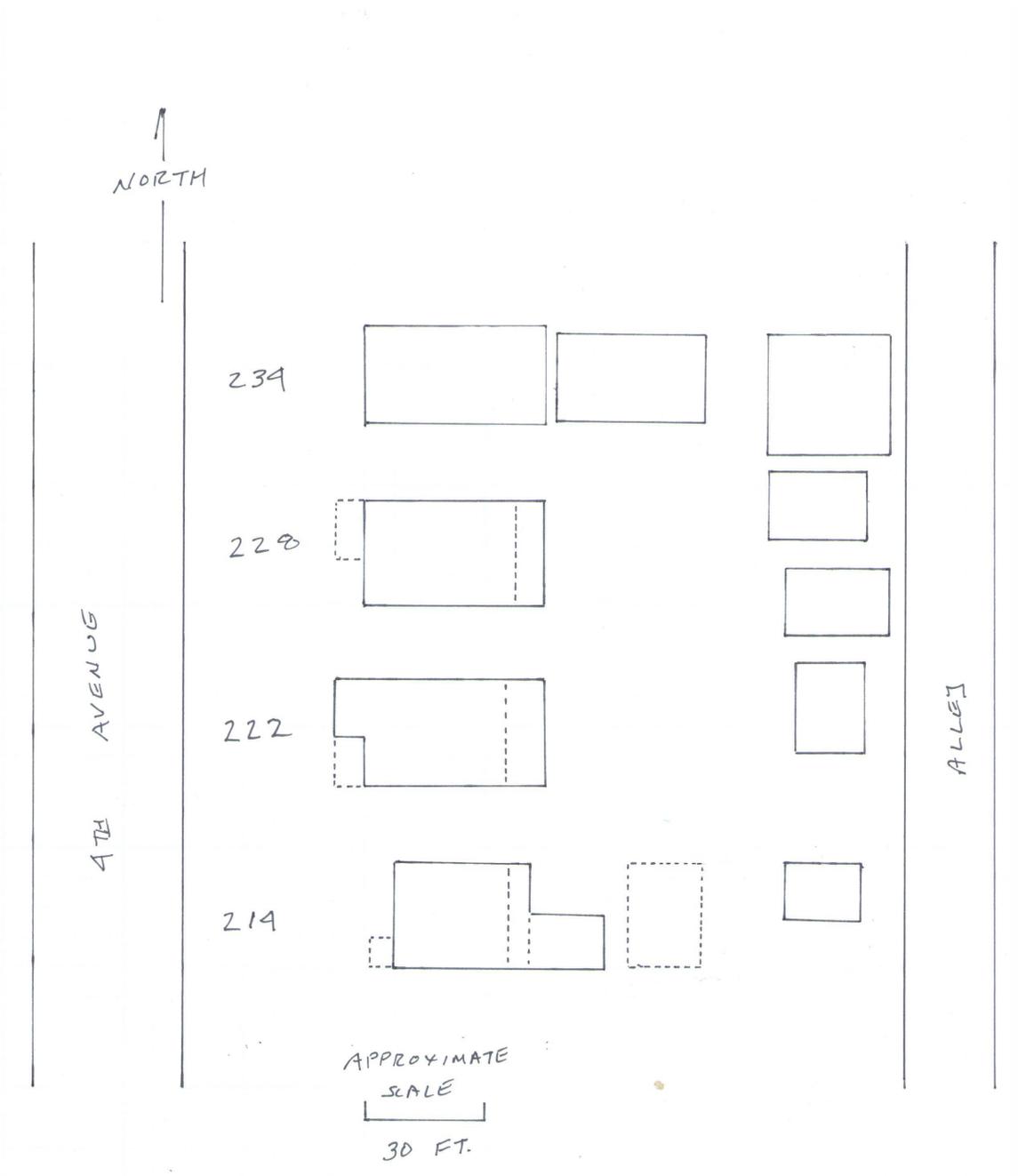
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

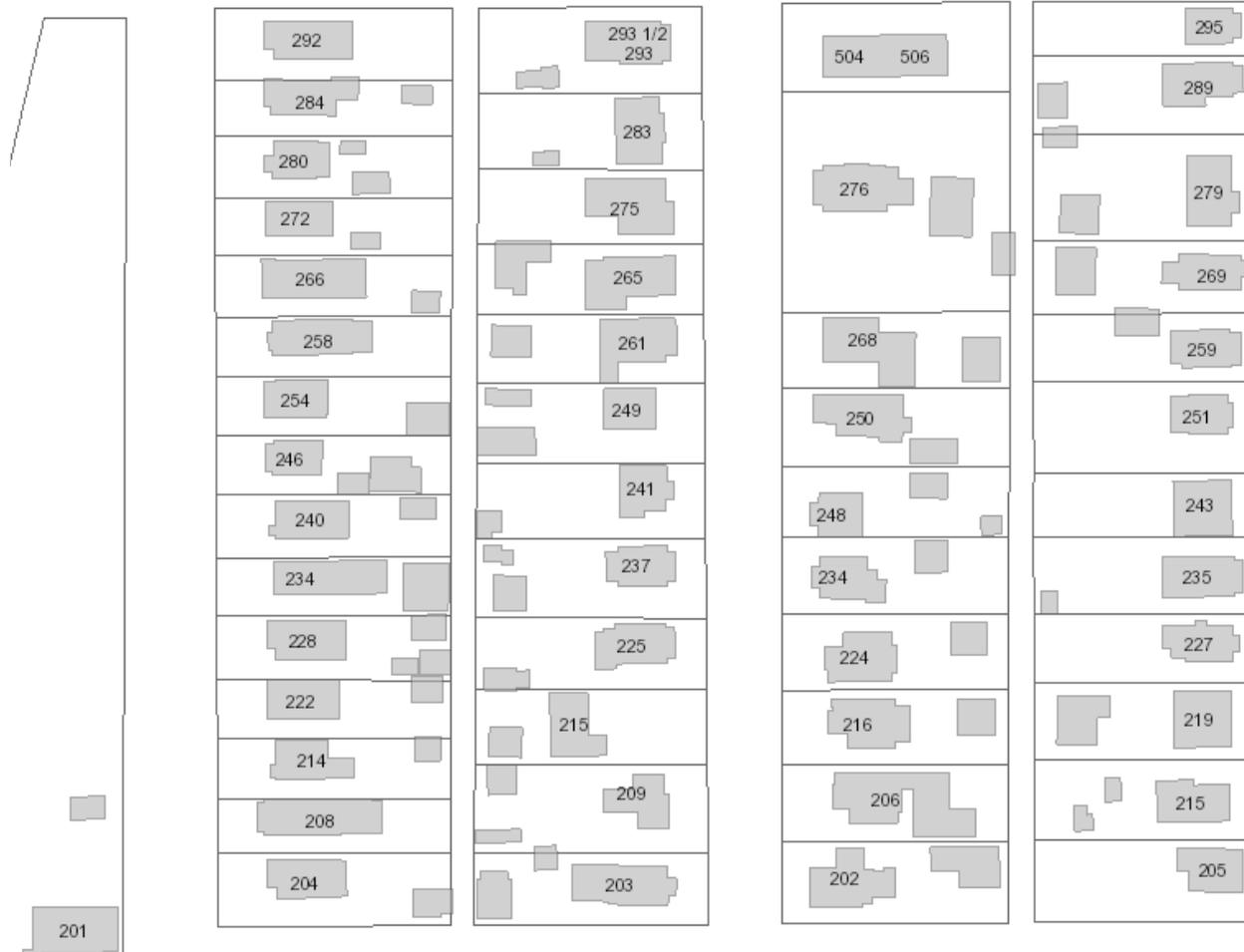
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

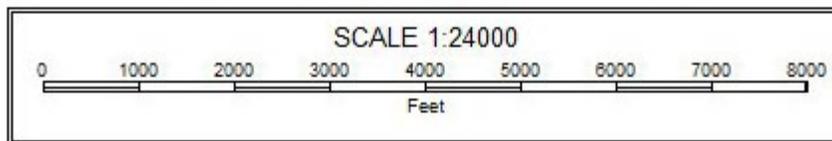
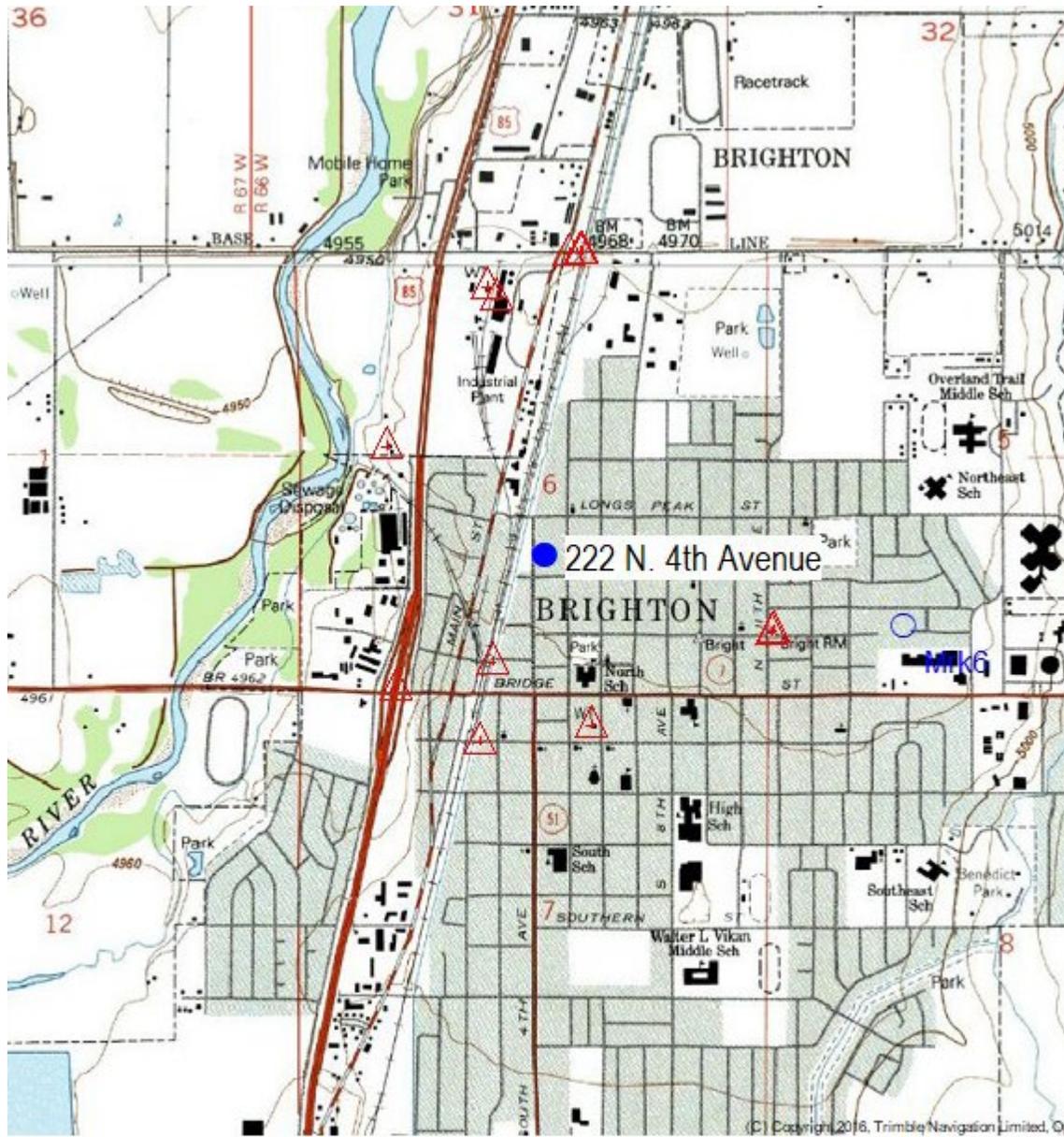
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 19, View to Southeast, of the dwelling



CD 1, Image 20, View to East, of the dwelling



CD 1, Image 21, View to Northeast, of the dwelling



CD 1, Image 22, View to West-northwest, of the dwelling



CD 1, Image 23, View to North-northwest, of the shed



CD 1, Image 24, View to West-southwest, of the shed

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4127 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408011 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Mally House, Brooks House | | |
| 6. Current building name: | Ward House / Padilla House | | |
| 7. Building address: | 228 N. 4th Avenue | | |
| 8. Owner name and address: | Evilia Ward
325 Birch Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426781 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **Lot 17, and North 15 Ft. of Lot 18, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **26' N-S x 46' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Metal / Aluminum**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimneys, Fence**
21. General architectural description:

This dwelling consists of a main, original, gable-roofed section that measures approximately 26' N-S x 40' E-W, and an older hipped-roof rear addition that measures approximately 26' N-S x 6' E-W. The house is supported by a poured concrete foundation, and its exterior walls are clad with white horizontal aluminum siding with blue corner pieces. A horse's head with a flying orange mane – the regionally familiar logo of the Denver Broncos football team – is affixed to the façade's upper gable end. The gabled roof is moderately pitched. The entire roof is covered with grey asphalt composition shingles while painted white rafter ends, covered by rain gutters, are exposed beneath the eaves. A red brick fireplace chimney is on the south-facing wall, while another red brick chimney extends through the roof ridge.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled door, with six upper sash lights, and covered by a black metal security door, enters the façade from an open front porch that covers the northern two-thirds of the façade. Approached by four poured concrete steps with a black metal railing, the porch features a poured concrete floor, a painted white open wood railing, painted white tapered wood posts, and a gable roof. A rear entry door, covered by a white metal or synthetic storm door, enters the south end of the east-facing wall of the hipped-roof rear addition at ground level.

A non-original single-light fixed-pane window with a metal frame and painted pale blue wood surround penetrates the façade wall south of the front porch. A two-over-two double-hung sash window with a metal frame and painted pale blue wood surround overlooks the front porch north of the entry door. The north-facing wall of the main, original, gabled section contains three one-over-one double-hung sash windows with painted blue wood surrounds. The east-facing wall of the hipped-roof rear addition contains a band of four one-over-one double-hung sash windows with painted blue wood surrounds. A one-beside-one horizontal sliding window penetrates the hipped-roof addition's north-facing wall. (Windows in the original south-facing wall were not visible from the public right-of-way at the time of survey.)

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the fifth property north of Brighton Street. Improvements on the property include the primary dwelling, a smaller secondary residence, and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. A large tree stump is in the dirt/gravel verge area between the sidewalk and curb. A planted grass front yard with flower beds is enclosed by a chain link fence. A concrete driveway extends from the street curb to in front of the south side of the house. A tall chain link fence extends along the rear property line. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Secondary Residence

A wood frame building that perhaps served historically as a garage and later as a secondary residence is near the rear northeast corner of the property. Measuring approximately 16' N-S x 24' E-W, this building rests on a poured concrete foundation, while its exterior walls are clad with painted white horizontal wood siding and horizontal weatherboard siding, with painted blue 1" x 4" corner boards. The roof is a moderately-pitched gable, covered with brown asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves, covered by rain gutters. A painted white wood-paneled door, with multiple upper sash lights, enters the building near the west end of the south-facing wall. East of the door, the south-facing wall contains two plywood-filled windows with painted blue wood surrounds. A small square opening is in the east-facing upper gable end.

Shed

A wood-frame shed that measures approximately 16' N-S x 24' E-W is near the rear southeast corner of the property. This utilitarian building rests on a poured concrete foundation, and its exterior walls are clad with painted white horizontal weatherboard siding. The roof is a moderately-pitched gable,

covered with older grey asphalt shingles laid over 1x wood decking and 2x wood rafters. Painted white rafter ends are exposed beneath the eaves. A painted white vertical wood-plank door, side-hinged with metal strap hinges, enters the north-facing wall. A window opening in the east-facing wall has a painted blue wood surround and is covered with painted white 1x boards.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
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The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.
- Subsequently, on April 5, 1917, *The Brighton Blade* reported:**
H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.
- Finally, on May 31, 1917, *The Brighton Blade* reported:** "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote "Structural Engineer / Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, this dwelling originally consisted of the main front-gabled section and the open front porch covering the northern two-thirds of the facade. The May 1920, May 1928 and October 1948 Sanborn maps also all depict a building near the property's rear northeast corner that is labeled "Auto." As depicted, that building's footprint appears similar to the extant building at that location. The 1948 Sanborn map additionally depicts a small building near the property's rear southeast corner that appears smaller than the extant building at that location. The dwelling's hipped-roof rear addition is not depicted on the Sanborn maps through 1948, thus, it was presumably built after that date. No building permits related to its construction were located on file with the City of Brighton. Based on its appearance, the hipped-roof rear addition is estimated to have been built circa 1950s.

Several building permit or construction records for the property, dating from between 1968 and 2012, are on file with the City of Brighton. In March 1968 owner Quinton Tidquist and Pioneer Home Improvements, the contractor, obtained a permit for a "re-roofing." In September 1978 owner Ronald J. Troutt and Wayne's Electric, the contractor, received a permit for "new [electrical] service and [to] clean up misc. wiring." In August 1993 owner Manuel Padilla and Wayne's Electric, the contractor, received a permit to "replace [the] electrical service mast and meter socket damaged by [a] fallen tree." In January 2004 owner Manuel Padilla and the DeFoe Roofing Company obtained a permit for a "re-roof." In December 2012 owner Paul Eberle and ERS Concrete LLC, the contractor, received a permit with the work described as "replace existing driveway and stairs into residence." Later that month, an apparently related permit was issued with the work described as "remove and replace 170' driveway apron and city sidewalk. Google Street View indicates that the large tree in the verge area between the public sidewalk and curb was cut down between 2015 and 2018.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Domestic / Single Dwelling**

34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as "Kuner's Row," the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline "Kuner Employe[e]s Buy Homes," *The Brighton Blade* reported:

The Employe[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employe[e]s have made arrangements to buy. The company will no longer own the 'row.'"

One week later, under the headline "Kuner Employe[e]s Home Owners," *The Blade* ran this article:

The fifteen Employe[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

A. F. Mally, a storekeeper for the Kuner Company, and his family, moved into the newly-constructed dwelling at 228 N. 4th Avenue in May of 1917, and he purchased it on November 17, 1920. The Mally family then continued to own and live in the home until 1939. Anthony Frank Mally was born in Chicago on April 28, 1870. He grew up in the Windy City, and on October 15, 1895 he was married to Miss Rose Zenger. Rose was also a native of Chicago having been born there on February 14, 1873. A son, John was born to the couple in May 1897, followed by a daughter, Gertrude, who was born in December 1901.

The Mally family moved to Denver between 1902 and 1910. The 1910 U. S. federal census records the A. F. Mally family as residing at 342 Galapago Street in Denver, with Mr. Mally's occupation listed as "Box Maker – Cigar Factory." Mr. Mally obtained employment with the Kuner Pickle Company in 1914, and moved with the company to Brighton in May of 1917. He then worked as the company's storekeeper or commissary clerk in Brighton until his retirement in October 1939. In 1920, John Mally (age 22), and his sister, Gertrude (age 18) were also employed by the Kuner Pickle Company, John as a machinist, and

Gertrude as a packer. Gertrude (Mally) Zadow later worked for many years as a telephone operator in Brighton. Rose Mally died in Brighton on March 2, 1936 at the age of 63. A. F. Mally died four years later on May 3, 1940, at the age of 70. They are interred in Brighton's Elmwood Cemetery.

Russell P. Copple, and his wife, Blanche, next lived at 228 N. 4th Avenue, during the late 1940s and early 1950s. Russell worked as a carpenter. They were followed by the family of Vernon G. and Melvena Brooks in the mid-to-late 1950s. Interestingly, the Brooks family previously lived nearby at 214 N. 4th Avenue. Mr. Brooks was employed as an electrician at the Rocky Mountain Arsenal during the 1950s. He passed away circa 1959, and Mrs. Brooks continued to live in the home for the next year or two.

Residents in the 1960s included Ross L. and Yvonne Gibbons, Paul H. and Marie L. Kowalke, and Quinton and Carol Tidquist. Mr. and Mrs. Gibbons were the parents of three sons whose names were Clark, Victor, and Michael. Mr. Kowalke worked as a mechanic for the Farmers Equipment Company. Ronald J. Troutt then next owned the property during much of the 1970s.

Brighton natives, Manuel and Amelia Padilla purchased the property circa 1978, and it has remained in the Padilla family from that time to the present. Manuel was born on March 22, 1925 and died on November 25, 2014. Amelia was born on November 4, 1932 and died on September 7, 2015. They are interred in Brighton's Elmwood Cemetery. Their son, Eddie Padilla, currently resides in the home, and it is currently titled in their daughter's name, Evilia Ward, nee Padilla.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Mrs. A. F. Mally Dies From Heart Trouble." *The Brighton Blade*, March 24, 1936, p. 1.

"Services Held Monday For Former Resident." (A. F. Mally obituary) *The Brighton Blade*, May 7, 1940, p. 1.

Padilla, Eddie. Interview with Carl McWilliams, October 2020.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Mally family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of “Industry” for its association with the Kuner Pickle Company (later the Kuner-Empson Company). The fifteen houses that comprise Kuner’s Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. A. F. Mally, a storekeeper for the Kuner Company, was this house’s original resident from circa 1917 to 1939. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner’s Row houses were built in 1917.

However, the property’s significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property’s historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner’s Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses’ uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. The application of aluminum siding has diminished this house’s integrity of design, materials and workmanship to some extent. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not individually eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 25-33**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

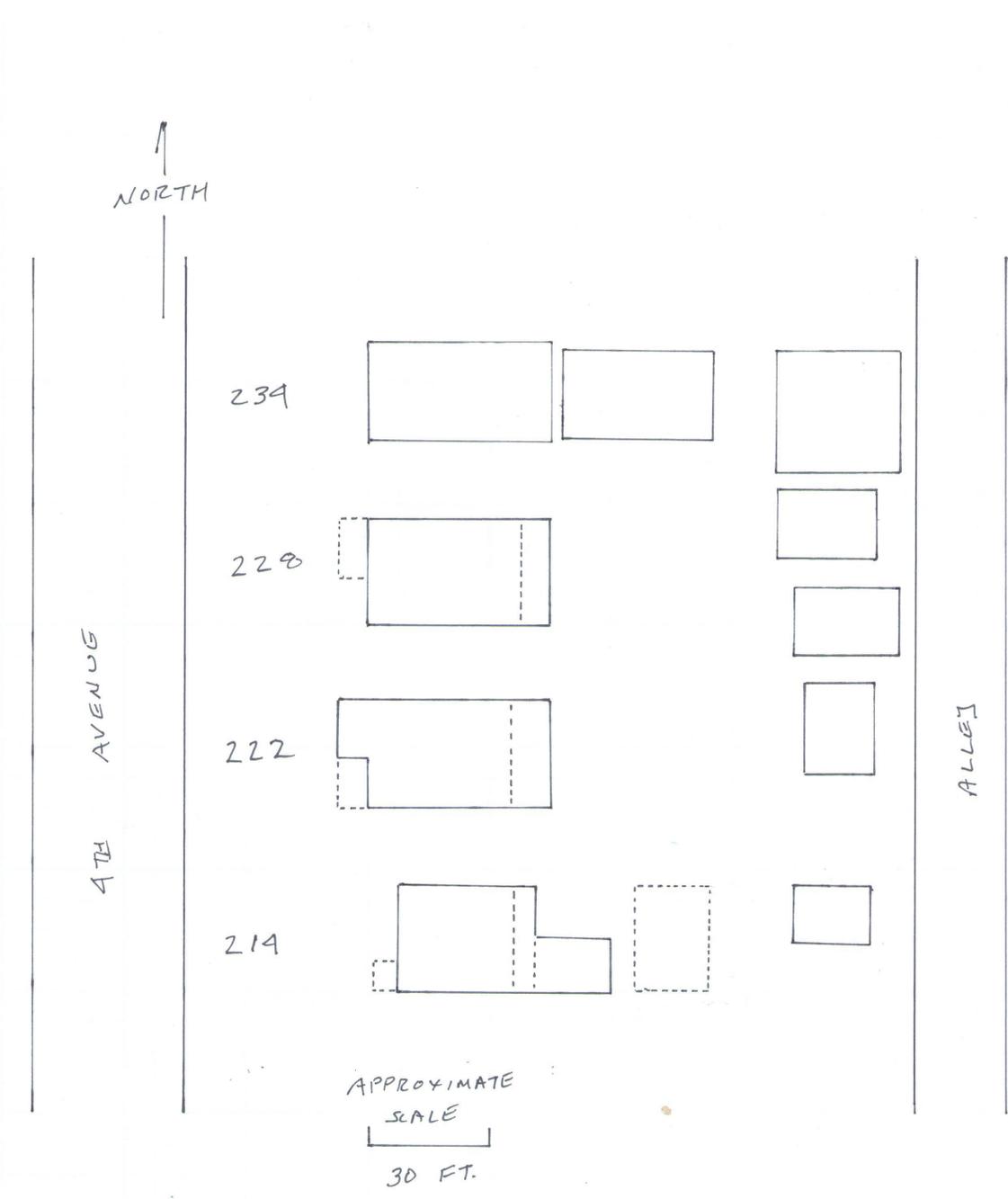
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

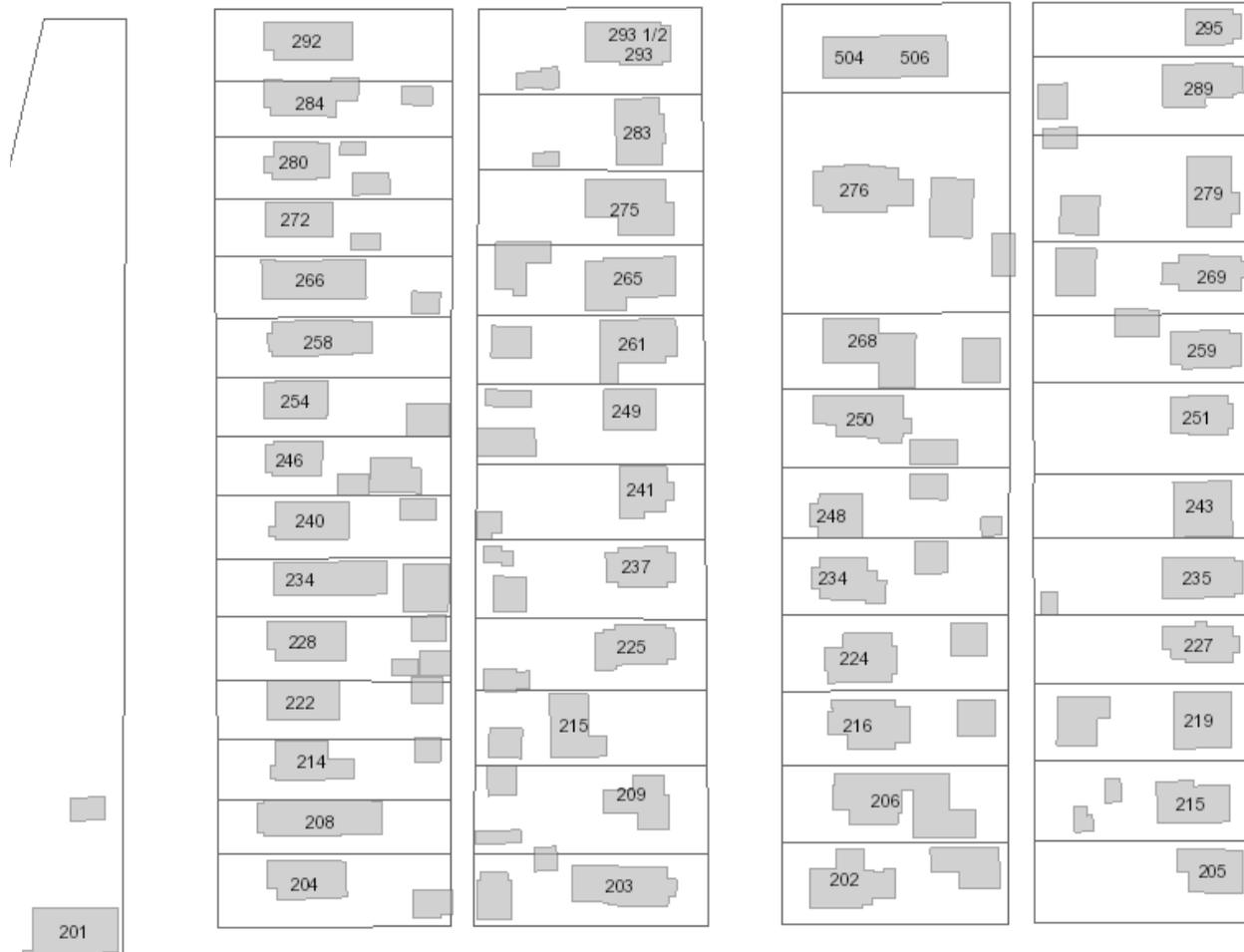
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

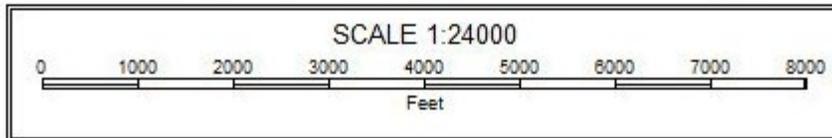
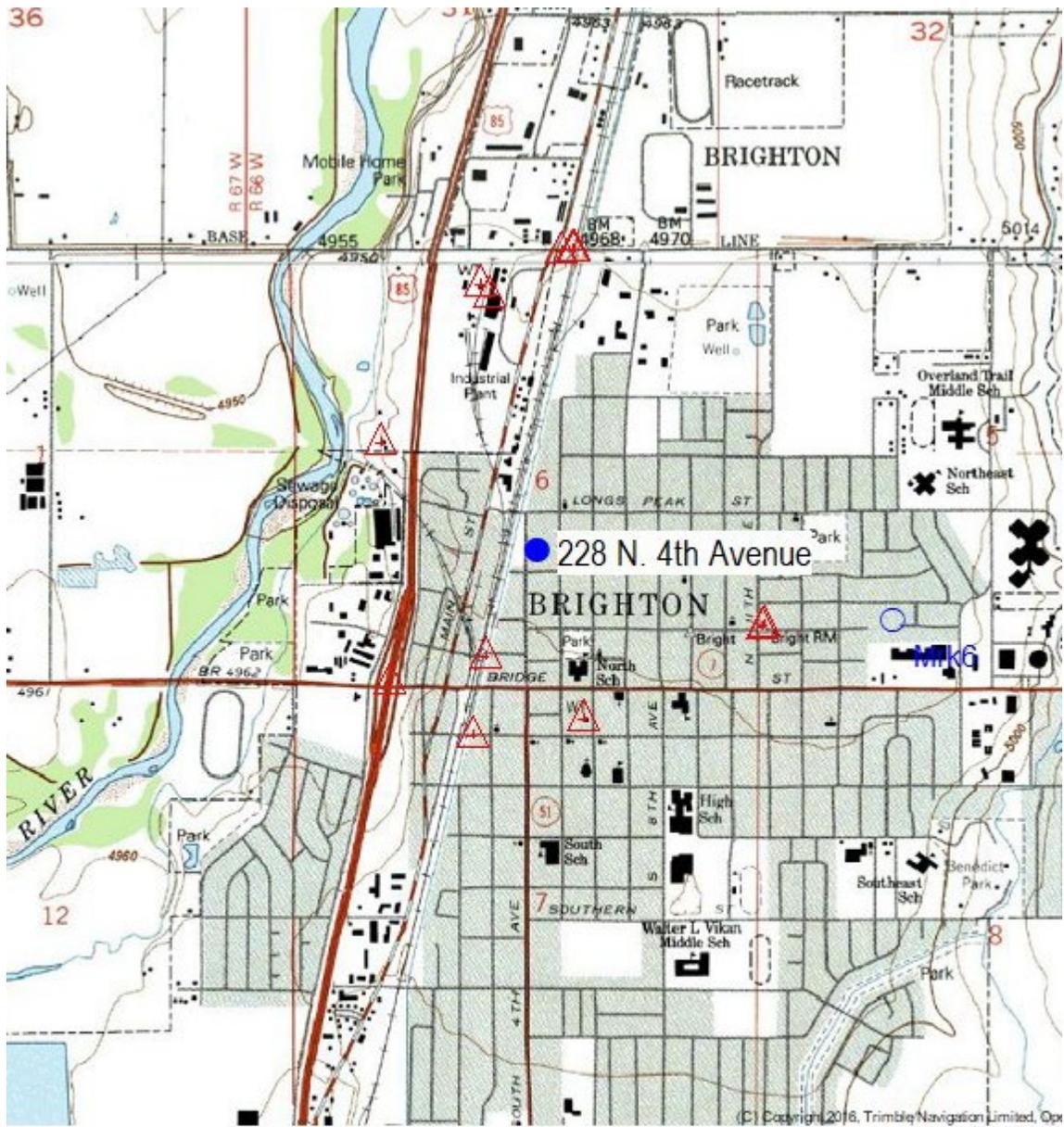
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 31, View to Southeast, of the dwelling



CD 1, Image 32, View to East, of the dwelling



CD 1, Image 33, View to Northeast, of the dwelling



CD 1, Image 25, View to East, of the dwelling



CD 1, Image 27, View to Northeast, of the secondary residence



CD 1, Image 30, View to Northwest, of the secondary residence



CD 1, Image 28, View to Southwest, of the garage



CD 1, Image 29, View to Northwest, of the garage



CD 1, Image 26, View to Southeast, primarily of the garage

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4128 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408010 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Wagner House, Brown House | | |
| 6. Current building name: | Jurado House | | |
| 7. Building address: | 234 N. 4th Avenue | | |
| 8. Owner name and address: | Saul Jurado and Maria G. Jurado
234 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Eligible
Noncontributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426793 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 15 Ft. of Lot 15, and all of Lot 16, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **740 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

The dwelling at 234 N. 4th Avenue is a rectangular-shaped building that measures approximately 24' N-S x 45' E-W. It is supported by a poured concrete foundation, with the foundation walls painted brown above grade. The exterior walls are clad with non-historic brown undulated asbestos shingle siding. The roof is a moderately-pitched front gable covered with grey asphalt composition shingles. Painted brown rafter ends, covered by a fascia board and rain gutters, are exposed beneath the eaves. There are no chimneys.

The asymmetrical façade faces west toward 4th Avenue, and contains two entry doors. A non-historic painted red wood-paneled door, with a fanlight, and covered by a black wrought iron security door, enters the south half of the façade from a non-historic uncovered poured concrete porch. This entry was historically flanked by sidelights that have been covered over. A non-historic entry enters into the north half of the façade. Here, a painted red wood-paneled door, with nine upper sash lights, and covered by a black wrought iron security door, enters into the dwelling from the non-historic uncovered poured concrete porch.

The building's windows are predominantly non-historic with white synthetic frames, painted brown wood surrounds, and black metal security bars. A set of paired one-over-one double-hung sash windows that historically existed in the north half of the west-facing (façade) wall have been replaced by a non-historic entry door. The south-facing wall contains a one-beside-one horizontal sliding window and a one-over-one double-hung sash window. The north-facing wall contains a single one-over-one double-hung sash window. The east-facing (rear) wall was not visible from the public rights of way at the time of survey.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the sixth property north of Brighton Street. Improvements on the property include a dwelling and large workshops that extend from the dwelling's rear wall to the alley. The terrain is flat. A public sidewalk parallels North 4th Avenue. The public sidewalk and verge area paralleling the curb along 4th Avenue are paved with concrete. The front yard is also paved with concrete and is enclosed by a black wrought iron fence. A wood privacy fence extends along the rear part of the north property line. A north-south trending gravel alley is behind the property to the east. A tall chain link fence parallels the alley along the east property line.

24. Associated buildings, features, or objects:

Workshop / Garage

A modern workshop / garage adjacent to the alley at the rear east end the property measures 30' N-S x 30' E-W. Erected in 2010, this building appears to be of prefabricated metal-framed construction. It has a poured concrete foundation and floor, while its exterior walls are made of white, ribbed, metal panels. The roof is a low-pitched gable, with metal roofing material and closed eaves. A painted red paneled door enters the south end of the east-facing wall. The east-facing wall also contains two one-beside-one horizontal sliding windows with white metal frames and black metal security bars. The south-facing wall also contains two one-beside-one horizontal sliding windows with white metal frames and black metal security bars. There are no door or window openings in the north-facing wall. The west-facing wall was not visible from the public right of way.

Accessory Building

A relatively large accessory building located directly behind the dwelling measures approximately 22' N-S x 38' E-W. Minimally visible from the public right of way, this building appears to be of prefabricated, metal-framed construction. It has white, ribbed, metal panel exterior walls and a gable roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as “Contractor, House Builder.” Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory. The May 1920, May 1928, and October 1948, Sanborn Insurance maps all depict a rectangular-shaped dwelling at this location. The 1920 and 1928 Sanborn maps additionally depict a small square building near the property’s rear northeast corner. On the 1920 Sanborn map this small alley building is labeled “D” (dwelling), while on the 1928 Sanborn map it is labeled “A” (auto garage). The 1948 Sanborn map does not depict a building at that location.

City of Brighton building permit files and online Google Street View images from October 2007, July 2015 and July 2018, document that the dwelling and overall property have been substantially altered in recent years. The online images indicate that the siding was painted or perhaps replaced subsequent to July 2018. The roof also appears to have been re-shingled subsequent to 2018. Earlier online images indicate that a set of paired one-over-one double-hung sash windows in the north half of the façade wall were replaced with a new entry door between 2007 and 2015. The online images also show that the entire front yard area was also paved with concrete between 2007 and 2015.

Five building permits for the property, dated between 2002 and 2018, were found on file with the City of Boulder. In October 2002 a permit was issued to “install forced air furnace and duct work to sfd” (single family dwelling). This permit lists Saul Jurado as the property owner and George Haywood Heating & Air as the contractor. In January 2004 a permit was issued for the erection of “6’ private fences.” In July 2004 an electrical permit was issued with the work described as “service change to 200 amp for house, 5 outlets, 2 overhead lights, 1-50 amp 220 at garage.” This permit lists Saul Jurado as the owner and Wireworks Electric of Brighton as the contractor. In July 2005 owner Maria Jurado obtained a Home Occupation Permit with the use described as “rent tables and chairs, party rental.” This permit relates to the property’s ongoing party rental business “Fiesta Time Inc.” In August 2010 owner Saul Jurado was issued a permit for the construction of the 30’ x 30’ detached garage, as well as for the demolition of a 276 square foot shed. In November 2018 Stone Creek Roofing & Exteriors of Longmont received a permit for a “re-roof.”

30. Original Location: Yes Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
Commerce/Trade /
- 34 Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[e]s Home Owners,” *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

M. E. Wagner, a mustard machine operator for the Kuner Pickle Company, purchased this dwelling at 234 N. 4th Avenue on November 17, 1920. He lived in the home with his wife, Zella Grace, and four of their children between circa 1917 and 1925. Marion Everett “M. E.” Wagner was born in Nodaway County, Missouri on April 6, 1877. On December 24, 1899, he was married to Miss Zella Grace Dalrymple. Zella was also a native of Nodaway County having been born there on September 5, 1880. The Wagners lived and farmed in Nodaway County until moving to Denver, and then to Brighton, between 1910 and 1917. They had four children who lived to adulthood: Curtis (born July 1900), Paul (born April 1903), Mildred (born May 1906), and Helen (born in 1908). Another son, Marion T., was born in August 1914 and died in infancy in February 1915.

The 1920 U. S. federal census records six members of the Wagner family as residing at 234 N. 4th Avenue, with four of them employed by the Kuner Pickle Company. These included: M. E. Wagner, (“mustard machine” operator), Zella (“bottler”), Paul, age 16 (“office boy”), and Curtis, age 19 (with no specific job listed). Mildred, age 14, and Helen, age 12, also lived in the home. Curtis Wagner married

June Lang in Brighton in February 1921 and soon moved to Grand Junction where he continued his employment with the Kuner-Empson Company. M. E. and Zella Wagner apparently also departed Brighton circa late 1920s. M. E. Wagner died on December 31, 1950; however, his place of death was not uncovered. Zella Grace Wagner died in Denver on July 15, 1969.

Following the Wagner family, 234 N. 4th Avenue was home to a succession of short-term residents through the end of the 1940s. These included: George and Hazel Whitmore (late 1920s); Clarence and Ethel Ziegler (early 1930s); W. G. and Dorothy Busse (early 1930s); Donald and Mildred Lieurance (mid-1930s); Jack Clark (late 1930s); and Robert and Leila Golden (early-to-mid-1940s).

George F. and Mildred Brown then next owned and lived in the home in the 1950s and 1960s. George F. Brown was born in Gering, Nebraska on March 10, 1897. He moved to Brighton in 1921, and was married to Mildred Van Dusen on May 26, 1926. She had been born in 1906. Mr. Brown worked for Great Western Sugar Company in Brighton from 1921 to 1946. He then worked at the Rocky Mountain Arsenal until his retirement in 1957. He passed away in Brighton on May 31, 1963 and was interred in Brighton's Elmwood Cemetery. Mrs. Brown continued to live in their 4th Avenue home until the early 1970s. She passed away in 1991 and was also interred in Elmwood Cemetery.

Guy and Bessie Mays, a retired couple lived in the home in the late 1970s and early 1980s. They were followed by the Francik family, and by the Saul and Maria Jurado family from 2003 to the present. The Jurados own and operate Fiesta Time Inc., a party rental business from this location.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

“Funeral Services Held for George F. Brown.” *The Brighton Blade*, June 7, 1963, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Wagner family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
	Social and Historic	Represents a built environment of a group of people in an era of history
	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and for its association with residential development in Brighton. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. M. E. Wagner, a Kuner Pickle Company employee, was the property's original resident. This dwelling is also architecturally notable, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917. Due to a substantial loss of integrity, however, this property is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation. The Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a noncontributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. The setting of this particular property, however, was substantially diminished with the construction of large secondary buildings extending to the rear of the property, and because the front yard and side yard south of the house have been paved with concrete. As described above in fields 21 and 29, this dwelling's exterior has been substantially altered. As a result, it has lost all measure of its integrity of design, materials and workmanship, as well as its integrity of feeling and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district. This property would be noncontributing to such a district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 34-38**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

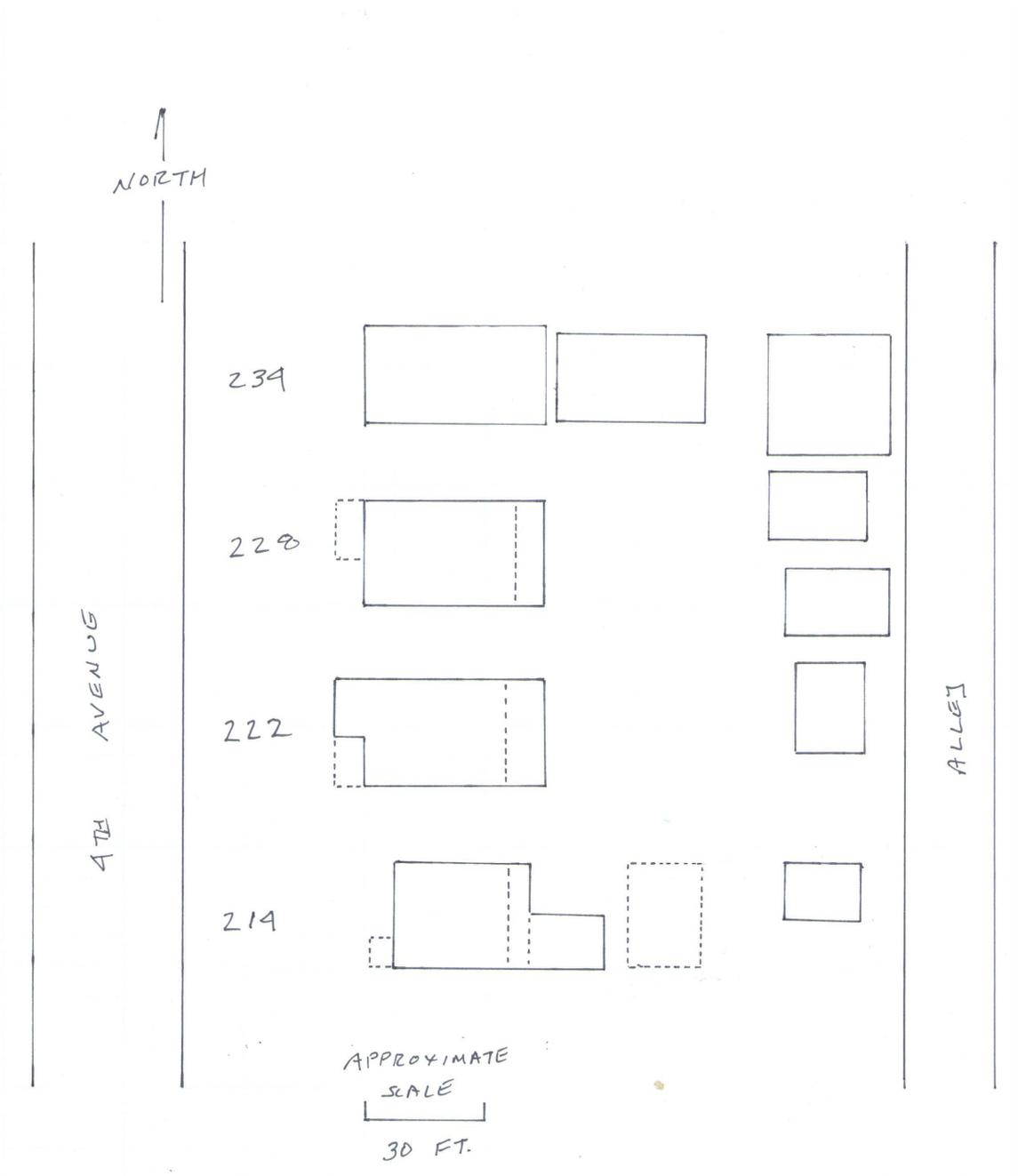
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

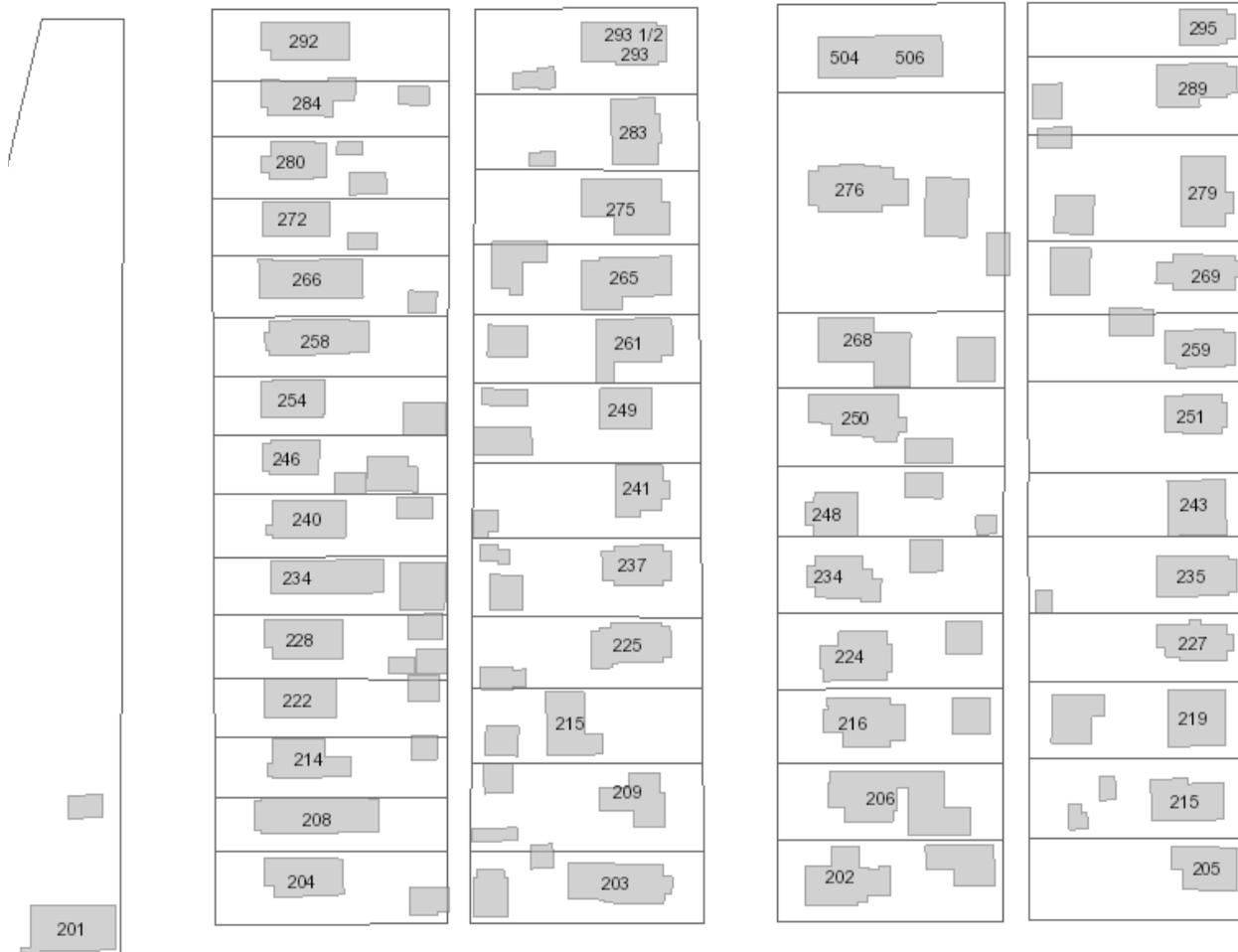
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

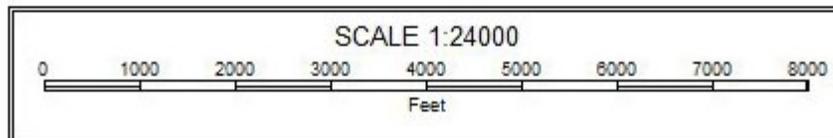
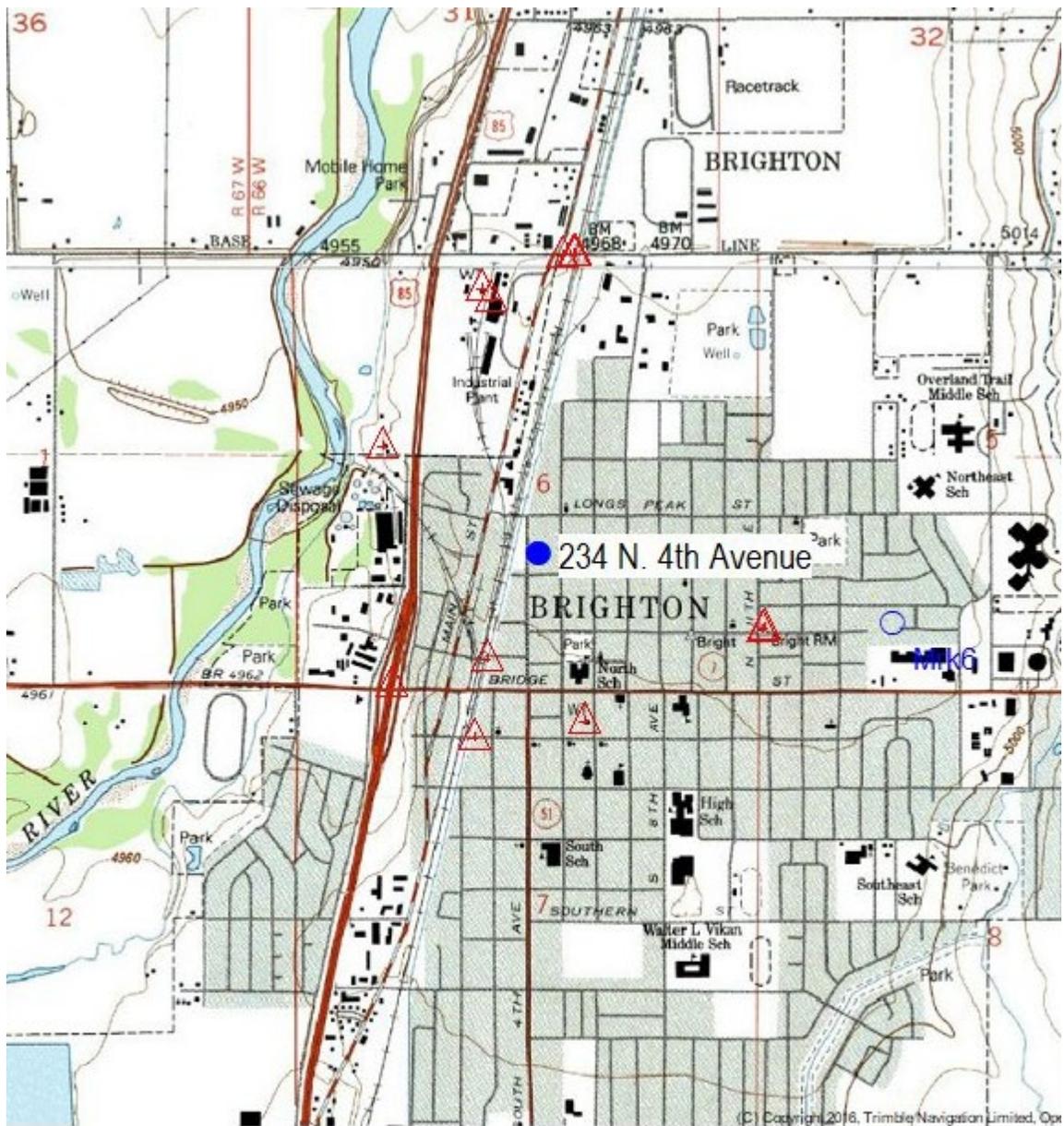
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 34, View to Southeast, of the dwelling



CD 1, Image 35, View to Northeast, of the dwelling



CD 1, Image 36, View to Northwest, of the workshop



CD 1, Image 37, View to Southwest, of the workshop



CD 1, Image 38, View to West-southwest, of the workshop

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: **5AM.4129** Parcel number(s):
2. Temporary resource no.: **N/A** **0156906408009**
3. County: **Adams**
4. City: **Brighton**
5. Historic building name: **Kuester House, Schmidt House, Kipp House, Cordova House**
6. Current building name: **Garcia House**
7. Building address: **240 N. 4th Avenue**
8. Owner name and address: **Pete Garcia**
240 N. 4th Avenue
Brighton, CO 80601



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426805 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 5 Ft. of Lot 1, all of Lot 14, and North 10 Ft. of Lot 15, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **26' N-S x 52' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

This dwelling consists of a main, original, front-gabled section that measures approximately 26' N-S x 42' E-W, and an older gabled rear addition that measures approximately 26' N-S x 10' E-W. The house is supported by a poured concrete foundation, and the exterior walls are clad with white horizontal vinyl siding. The foundation wall above grade is painted teal color on the west, north, and east sides of the house, while on the south side the foundation wall displays remnants of olive-green color paint. The roof is moderately pitched, and displays clipped front and rear gables. The roof is covered with grey asphalt composition shingles while the eaves are boxed and clad with vinyl. There are no chimneys.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A stained brown solid wood door, covered by a white metal or synthetic storm door, enters the south half of the façade from a non-original 4-step wood porch covered by a gable roof with knee brace supports. A rear entry door was not visible from the public right-of-way.

The home's windows predominantly feature white metal or synthetic (replacement) frames and vinyl clad surrounds. North of the front door, the façade wall is penetrated by a single-light fixed-pane window flanked on either side by a single-light horizontal sliding window. The north-facing wall of the

original gabled section contains a one-beside-one horizontal sliding window and a one-over-one double-hung sash window. The south-facing wall of the original gabled section contains a large, non-original, one-beside-one horizontal sliding window, and a one-over-one double-hung sash window. The north-facing wall of the older rear gabled addition contains a small one-over-one double-hung sash window; the addition's south-facing wall contains a small one-beside-one-horizontal sliding window; the addition's east-facing (rear) wall contains two large multi-light windows.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the seventh property north of Brighton Street. Improvements on the property include a dwelling, a garage, and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. An elm tree is in the dirt/gravel verge area between the sidewalk and curb. The front yard is minimally maintained with dirt or gravel, and tufts of grass. A concrete strip driveway extends from the curb to alongside the south side of the house. The backyard is planted in grass, with a large pine tree near the rear southeast corner. A wood privacy fence extends along the south side of the backyard. A chain link fence extends along the north side of the backyard. A north-south trending gravel alley is behind the property to the east. A woven wire and chain link fence parallels the alley along the rear property line.

24. Associated buildings, features, or objects:

Garage / Shed

A garage that measures approximately 16' N-S x 24' E-W is near the rear northeast corner of the property. Supported by an unknown foundation, this utilitarian wood frame building features corrugated metal exterior walls and a moderately-pitched gable roof. The roof is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, covered by a fascia board. A set of paired vertical wood plank doors, side-hinged with metal strap hinges, face toward the alley in the east-facing wall. These doors presumably historically provided vehicular access via the alley; however, a vehicular gate does not currently exist in the fence along the alley.

Shed

A small low shed at the rear southeast corner of the property perhaps served historically as a chicken house. The shed's exterior walls are clad with corrugated metal fasted to vertical wood planks. The roof is covered with corrugated metal.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as “Contractor, House Builder.” Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, this dwelling originally consisted of the main front-gabled section and an open front porch on the south half of the facade. The older gabled rear addition does not appear to be depicted on the Sanborn maps through 1948 and no building permits related to its construction were located on file with the City of Brighton. Based on its appearance, the addition is estimated to have been erected circa 1950s. Only two building permits were located on file with the City of Brighton, both from 2002. In June 2002 a permit was issued for the installation of vinyl siding soffit and fascia. This permit lists Pete Garcia as the property owner and Doug Dugan as the contractor. In June 2002 a permit was issued for a re-roof. This permit lists Marcella Castillo as the owner and contractor.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[e]s Home Owners,” *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester [*sic.*], Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Fred Kuester, purchased this dwelling at 240 N. 4th Avenue on November 17, 1920. Kuester was a relatively short-term owner/resident, however, as by 1923, the property was owned and occupied by R. L. and Hilda Schmidt. Fred R. Kuester was born in Clark County, Wisconsin on January 5, 1892. He moved to Colorado after 1910, and in 1917, he and his wife, Mary May, were living at 4218 Stuart Street in Denver. Mary May’s maiden name is unknown; however, she was born in Colorado circa 1897. The Kuesters had one child, a daughter named Beatrice, born in June 1915. Fred worked as a barber in Denver and in Fort Lupton where the family moved to in the late 1910s. He then worked as a barber, possibly for the Kuner Company, in Brighton, in the early 1920s. Fred and Mary May were divorced in the mid-1920s. Fred then moved to Fort Morgan where he continued to work as a barber. He died there on April 25, 1962. Mary May, and daughter Beatrice, meanwhile moved to a new location in Brighton. The 1930 U. S. federal census lists Mary May’s occupation as “sales lady – silk co.”

Following the Kuester family’s brief tenure in the early 1920s, the residence at 240 N. 4th Avenue continued to serve as a relatively short-term home for residents throughout its history. R. L. and Hilda Schmidt lived in the home for only a few years in the early-to-mid-1920s, followed by H. S. and Gladys McDougal, R. H. and Stella Kaster, and C. H. and Mollie Oatman, through the end of the decade.

Residents in the 1930s included A. W. and Georgia Sells and Clara Gaddis. Occupants in the 1940s and 1950s included Philip and Clara Ruebel, Cyril and Nancy Kipp, and James and Clarie Dreher. Mr. Ruebel was the owner of the Northern Dairy in Brighton, while Cyril Kipp worked as a serviceman, specializing in the repair of Hot Point appliances. Residents in the 1960s and 1970s included Lon and Dina Swonger,

Alvine Roth, and Pete and May Cordova. Marcella Castillo owned the property from the mid-1970s until the early 2000s. Pete Garcia, the current owner, has held title to the property since circa 2002.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Kuester family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

Considered in a broad sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company). The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. Fred Kuester, a Kuner Pickle Company employee, was this house's earliest known resident. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

However, the property's significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for

listing in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. The application of vinyl siding in 2002, and the installation of some modern replacement windows, has diminished this house's integrity of design, materials and workmanship to a modest degree. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 39-45**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

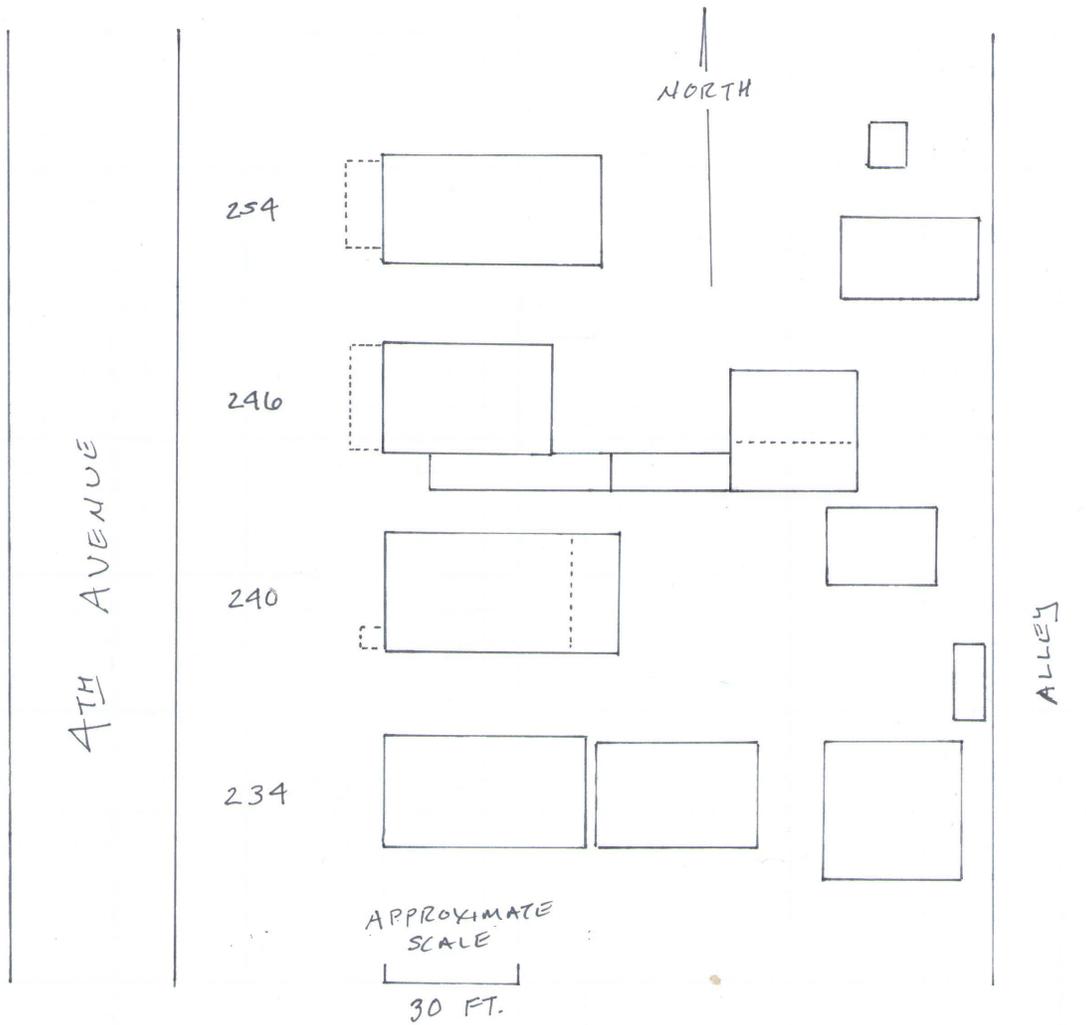
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

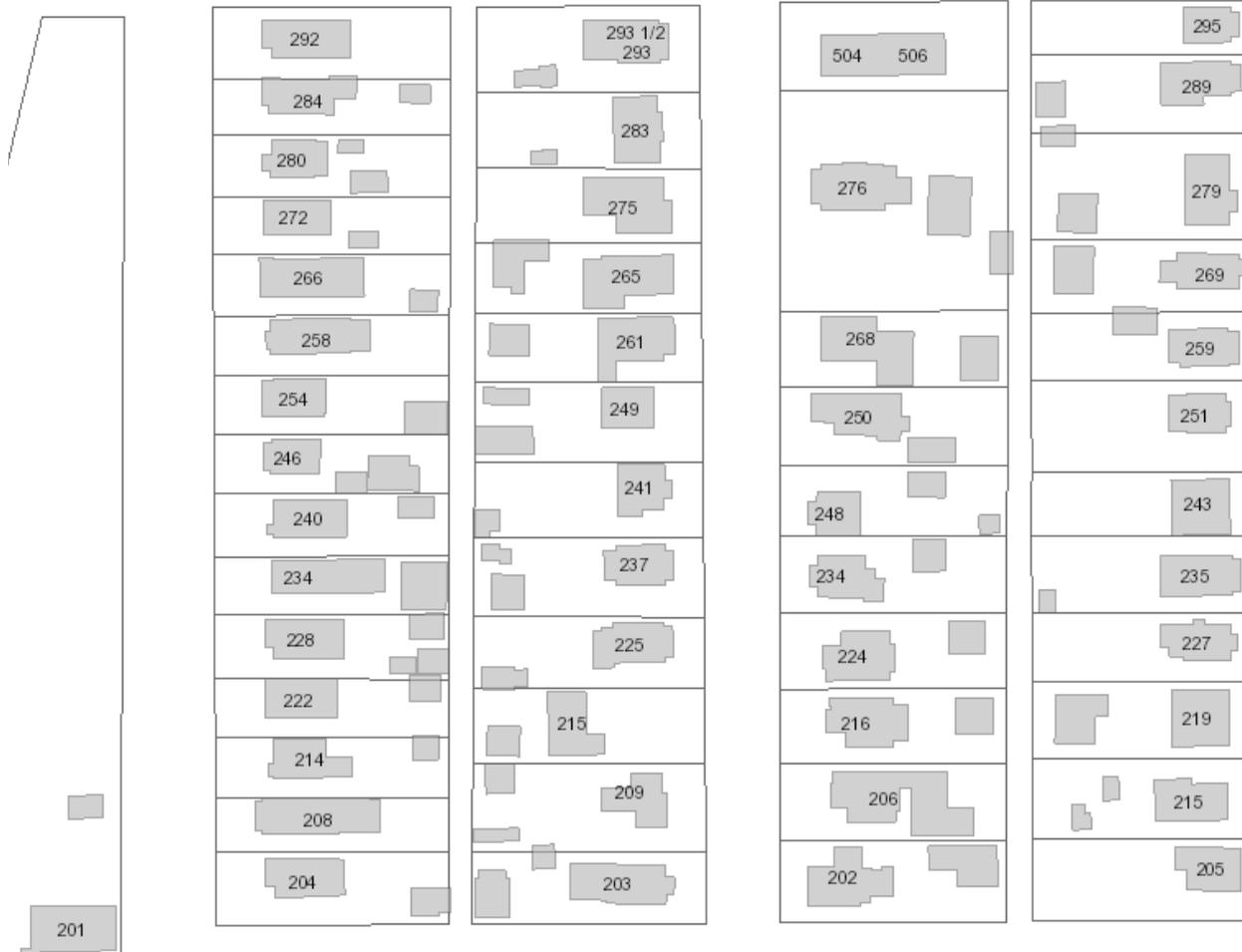
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

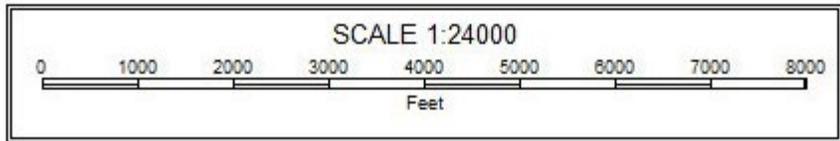
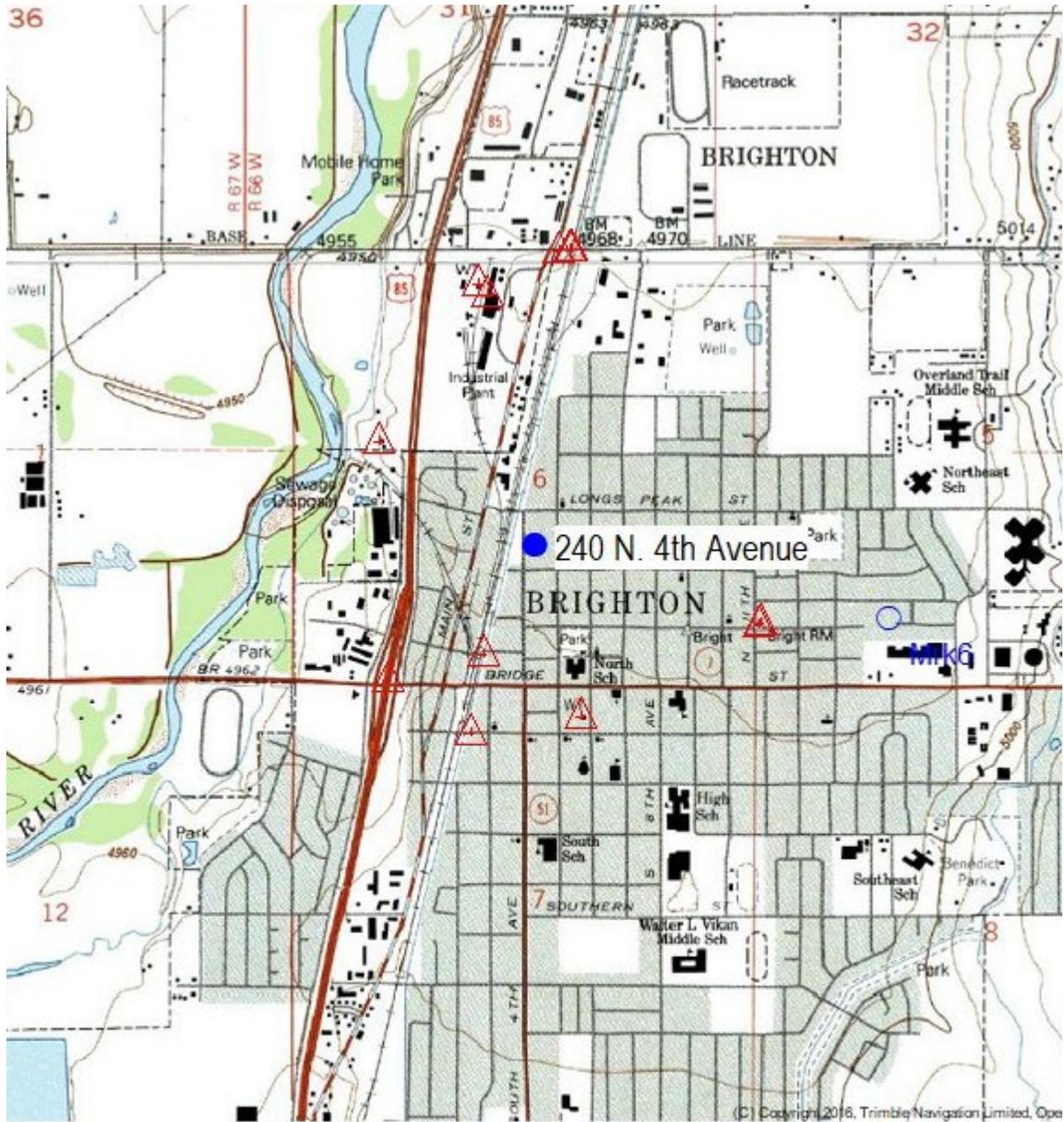
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 39, View to Southeast, of the dwelling



CD 1, Image 40, View to East, of the dwelling



CD 1, Image 41, View to Northeast, of the dwelling



CD 1, Image 42, View to West, of the rear of the dwelling, and of a portion of the south side of the garage



CD 1, Image 43, View to Northwest, of the garage



CD 1, Image 44, View to Southwest, of the garage



CD 1, Image 45, View to Southwest, of the shed

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|----------------------|
| 1. Resource number: | 5AM.4130 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408008 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Gibbs House | | |
| 6. Current building name: | Castillo House | | |
| 7. Building address: | 246 N. 4th Avenue | | |
| 8. Owner name and address: | Merejildo Castillo and Marcella Castillo
246 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426817 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 20 Ft. of Lot 12, and North 20 Ft. of Lot 13, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 8' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

This dwelling features a basic rectangular-shaped plan that measures approximately 24' N-S x 38' E-W. The house is supported by a poured concrete foundation, with the foundation walls painted blue above grade. The exterior walls are clad with painted pale blue, non-historic, horizontal wood siding. The front-gabled roof is moderately-pitched, and is covered with brown asphalt composition shingles. The eaves are boxed, painted pale blue with dark blue trim.

The asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled door, with one upper sash light, and covered by a black metal security door, enters the south half of the façade from a 4-step porch. Covering nearly all of the façade, the porch measures approximately 22' N-S x 6' E-W. The porch is approached by three concrete steps, and features a concrete floor, painted pale blue knee walls, painted dark blue square wood piers, and a gable roof. A painted white wood-paneled door, with one upper sash light, and covered by a brown metal or synthetic storm door, enters the east-facing (rear) wall from an uncovered 4-step wood porch.

The home's windows appear to primarily be set in white metal or synthetic (replacement) frames with painted dark blue wood surrounds. Two large one-beside-one horizontal sliding windows overlook the

front porch, one south of the front entry door and the other north of the front entry door. The north-facing wall contains two one-beside-one horizontal sliding windows. The south-facing wall contains a single one-beside-one horizontal sliding window. (Other windows in this wall are now obscured behind the garage / carport along the south side of the house.) The south-facing wall contains a one-over-one double-hung sash window. Directly below this window there appears to be a bulkhead cellar entrance.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the eighth property north of Brighton Street. Improvements on the property include the primary dwelling, a secondary dwelling, and two sheds that connect the two dwellings. The terrain is flat. A public sidewalk parallels North 4th Avenue. A small sumac tree is in the dirt/gravel verge area between the sidewalk and curb. The front yard area is paved with concrete, and a concrete driveway extends from the street curb to just alongside the south side of the house. The backyard is enclosed by a chain link fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Secondary Buildings

A series of three connected, wood-frame, secondary buildings extend along the south property line from near the rear of the property to beside the south side of the house. The eastern-most of these buildings was historically a detached garage, later converted into a secondary residence with a shed-roofed addition on its north side. The center shed-roofed portion was erected as a carport circa 2014, and fully enclosed subsequent to July 2018. The western-most shed-roofed section, abutting the south side of the dwelling, was erected after July 2018.

All three sections are supported by poured concrete foundations, and display one-beside-one horizontal sliding windows with metal frames and painted dark blue wood surrounds. The roofs of all three sections are covered with rolled brown asphalt roofing material.

The exterior walls of the former garage are clad with painted white horizontal weatherboard siding, with painted dark blue 1" x 4" corner boards. The exterior walls of this section's north shed-roofed extension are clad with painted white vertical and horizontal wood siding, with painted dark blue 1" x 4" corner boards. A painted red wood door enters the west-facing wall of the shed-roofed addition to the north side of the former garage. A similar painted red wood door enters the north-facing wall of the center former carport section. The west-facing wall of the western-most section contains a set of paired, side-hinged, painted white, vertical wood plank garage doors. Each of these doors display an ambling cowboy motif, and they open onto a concrete driveway that extends to 4th Avenue.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
- Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.
- Subsequently, on April 5, 1917, *The Brighton Blade* reported:**
- H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.
- Finally, on May 31, 1917, *The Brighton Blade* reported:** "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

The May 1920 and May 1928 Sanborn maps depict only the dwelling, without a porch, on this lot. The October 1948 Sanborn map also depicts the dwelling, without a porch, as well as a garage southeast of the dwelling, and a small shed behind the garage at the rear southeast corner of the property. The eastern-most gable-roofed section of the extant abutting secondary buildings appears to match the footprint of the garage as depicted on the 1948 Sanborn map. Street view images from Google Maps reveal that the front two (western-most) shed-roofed abutting secondary buildings were erected after July 2018. Google street view images also reveal that the front yard was paved with concrete between July 2015 and July 2018.

The following building permit records were located on file with the City of Brighton: In July 1965 owner Gene Gibbs and the Public Service Company obtained a permit for a new water heater. Another permit for a water heater was issued to owner May Gibbs and the Public Service Company in November 1970. In September 1984 owner Ed Addison and his contractor, Bronco Electric, obtained a permit for electrical work related to a furnace. In July 1988 owner Merejildo Castillo received a permit with the work described as “insulate and sheetrock garage and some plbg. for the washer to sewer.” The former garage was, thus, evidently converted to residential use at that time. In April 2003, owner Merejildo Castillo received a permit for “new siding.” In July 2014 Mr. Castillo received a permit for a “14’ x 38’ Car Port.” As documented by Google street view, the car port was enclosed and expanded to the west, along the south side of the dwelling, after July 2018.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[s] Buy Homes,” *The Brighton Blade* reported:

The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[s] Home Owners,” *The Blade* ran this article:

The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

May A. Gibbs, a Kuner Company employee, purchased this dwelling at 246 N. 4th Avenue on November 17, 1920. At that time, she lived in the home with her husband, Eugene T. Gibbs (a switchman for the Burlington and Northern Railroad), and her widowed mother, Sophia Mowery. Mr. and Mrs. Gibbs continued to live in the home throughout the remainder of their lives. May worked for the Kuner Pickle Company (later the Kuner-Empson Company) into the 1950s, while Eugene’s career with the Burlington Northern Railroad spanned five decades. Mr. and Mrs. Gibbs died within just eighteen days of each other, with Eugene passing on April 13, 1972 at the age of 80, and May passing on May 1, 1972 at the age of 86. They are interred in Brighton’s Elmwood Cemetery.

May Gibbs, nee Mowery, was born in Nebraska on August 18, 1885. Her parents, Burnyhill and Sophia Mowery, were Swedish immigrants. May’s first marriage, at age 16, to Peter Hanson, soon ended in divorce. By 1910, May and her widowed mother, Sophia, were living in Denver, with May having obtained employment with the Kuner Pickle Company. In fact, at just 24 years of age, she had attained a supervisory position with the company as the 1910 U. S. federal census recorded her occupation as “Forelady – pickle factory.” She moved to Brighton with the Kuner Company circa 1917. Among the fifteen Kuner employees who purchased their homes from the company in November 1920, she was the only woman. May continued to work in a supervisory capacity throughout her career, and in the 1950s held the title of “Commissioner” for the Kuner-Empson Company.

May married her second husband, Eugene T. Gibbs, in Denver, on June 3, 1917. The son of George R. and Mary (Hefkin) Gibbs, Eugene Thomas Gibbs was born in Denver on January 24, 1892. He came of age in the Mile High City, and began his long career as a switchman for the Burlington and Northern

Railroad in the years between 1910 and 1915. Mr. and Mrs. Gibbs apparently had no children. Sophia Mowery (May's mother) passed away in June 1933 and was interred in Denver's Fairmount Cemetery.

Following the long tenure of May and Eugene Gibbs, 246 N. 4th Avenue was owned by the Addison family in the late 1970s and during the 1980s. Merejildo and Marcella Castillo have owned and lived in the home from circa 1990 to the present.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Gibbs, Eugene T." (obituary) *The Brighton Blade*, April 19, 1972, p. 10.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Gibbs and Mowery families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

Considered in a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European" because May A. Gibbs, its original owner, was the daughter of Swedish immigrants. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. May Gibbs (nee Mowery) was a long-time Kuner Company employee. She moved into the newly-built residence with her husband, Eugene, in 1917, purchased the property in 1920, and lived here with her husband until they both passed away in 1972. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

Nevertheless, the property's significance under the theme of "Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation.

Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This property's specific integrity of setting, however, is substantially diminished due to the front yard having been paved with concrete, and due to the construction of multiple secondary buildings that extend from the south side of the house to the rear of the property. The dwelling does retain a large measure of its integrity of design, materials and workmanship. A sense of time and place relative to how this property appeared through the end of the 1960s remains partially intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**
 State Register eligibility assessment: **Not Eligible**
 Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 46-52**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

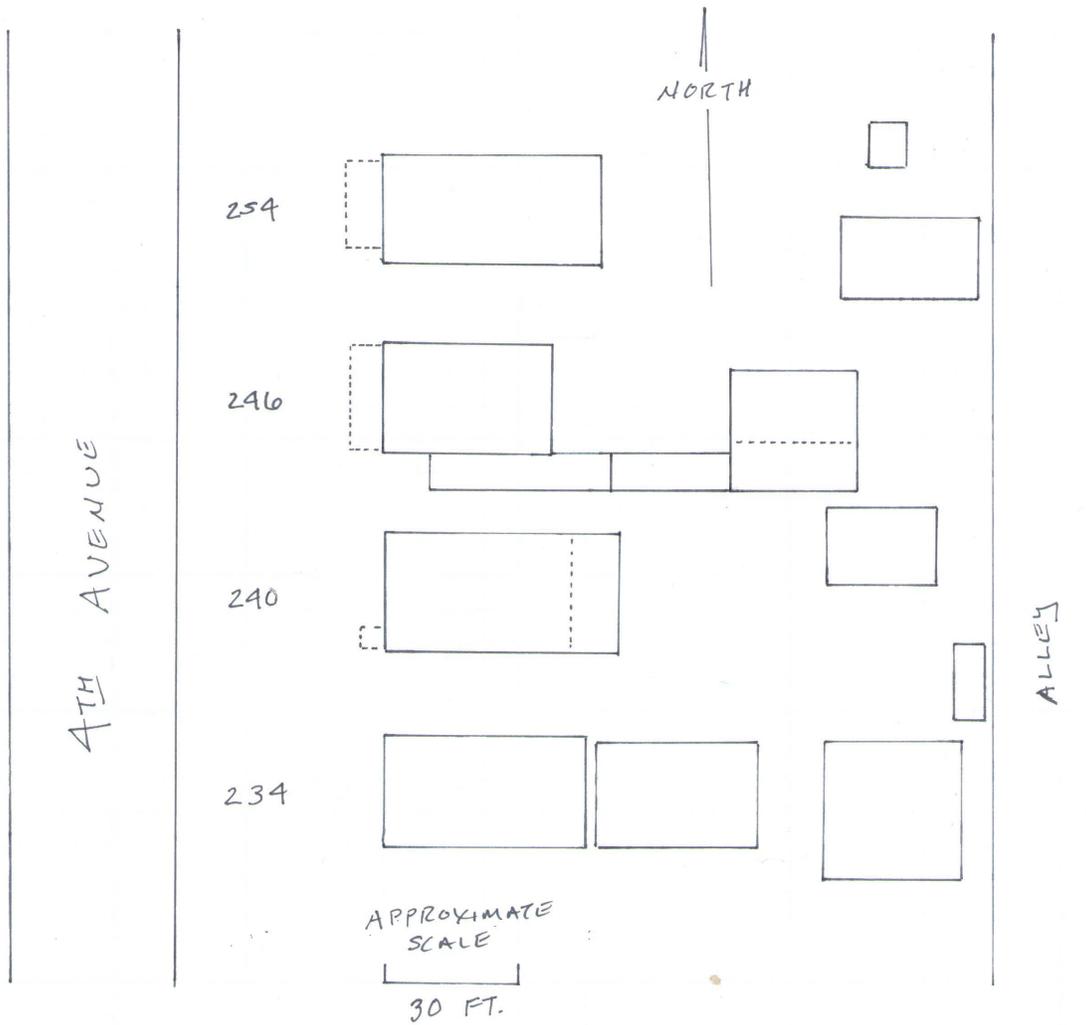
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

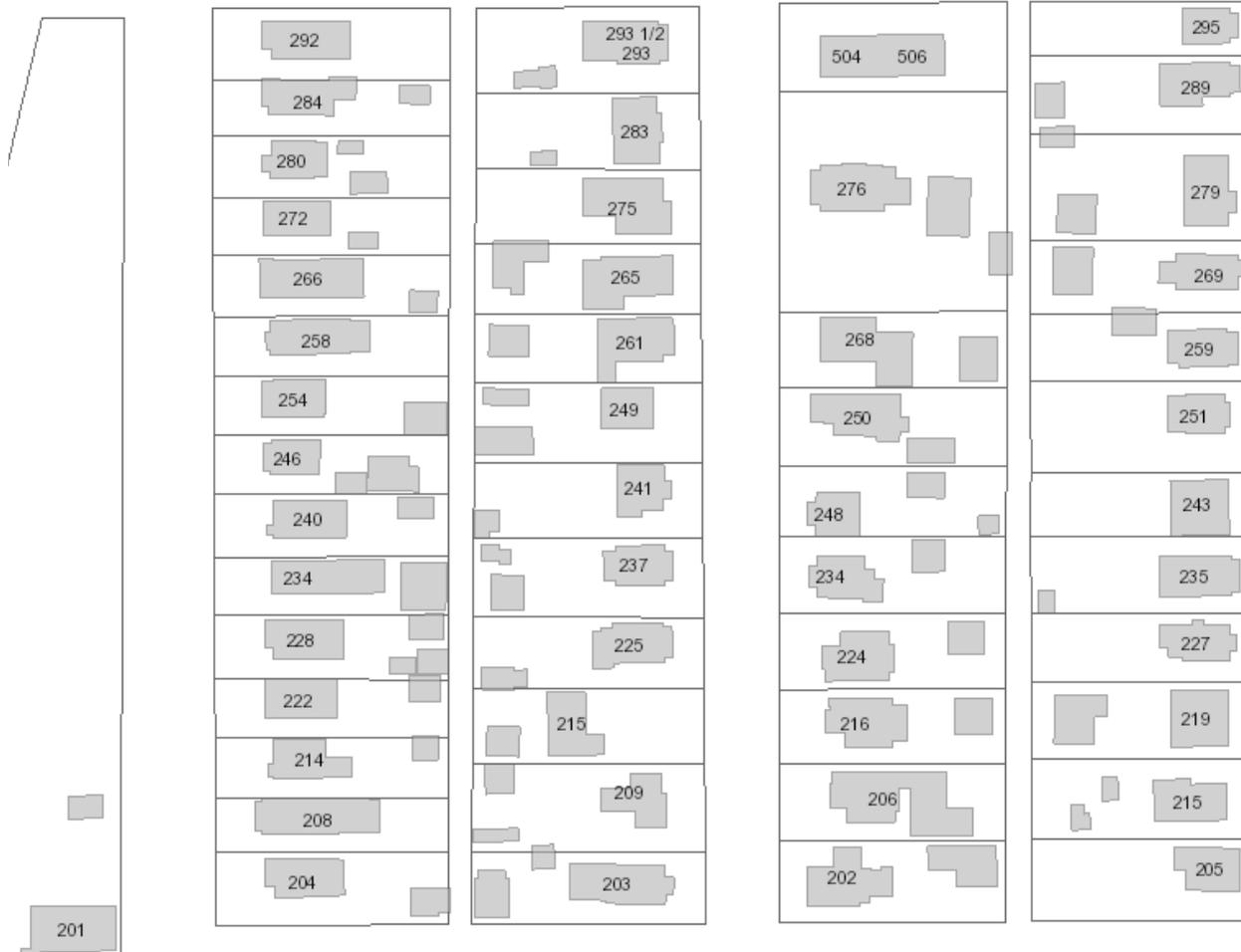
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

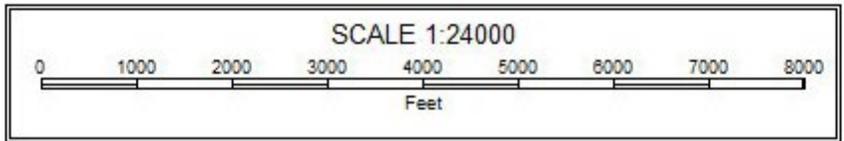
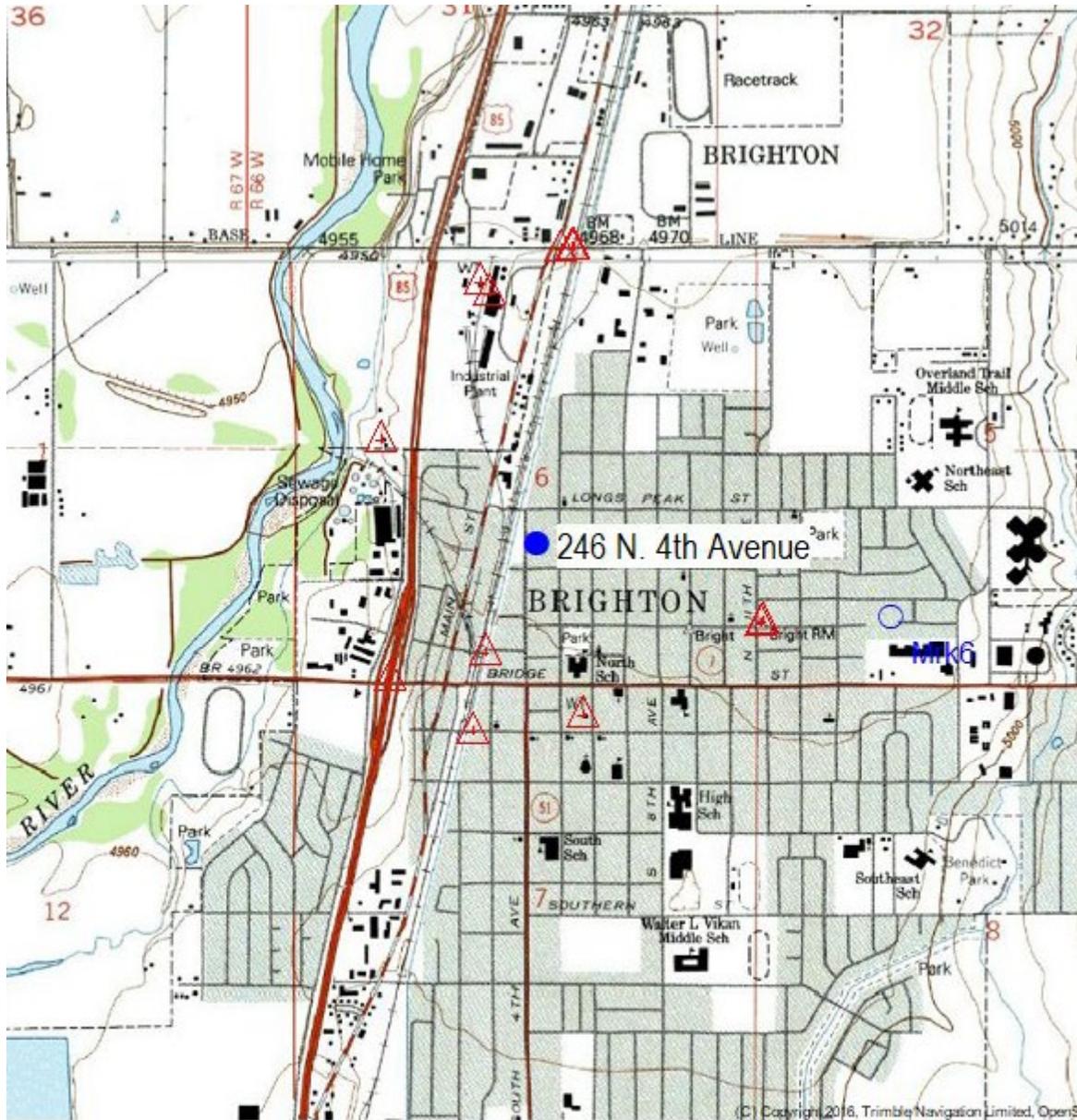
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 50, View to Southeast, of the dwelling



CD 1, Image 51, View to East, of the dwelling and the shed



CD 1, Image 52, View to Northeast, of the dwelling, and of the west wall of the shed



CD 1, Image 49, View to West, of the rear of the dwelling, and of a portion of the north wall of the shed



CD 1, Image 46, View to Southwest, of the east wall, and a portion of the north wall of the shed / secondary residence



CD 1, Image 47, View to Southeast, of portions of the north wall of the shed / secondary residence



CD 1, Image 48, View to Southwest, primarily of a portion of the north wall of the shed / secondary residence

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|----------------------|
| 1. Resource number: | 5AM.4131 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408007 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Spencer House, Nagy House | | |
| 6. Current building name: | Stewart House | | |
| 7. Building address: | 254 N. 4th Avenue | | |
| 8. Owner name and address: | Robert C. Stewart and Robin R. Stewart
254 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426829 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 10 Ft. of Lot 10, all of Lot 11, and North 5 Ft. of Lot 12, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 38' E-W approximate dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Metal / Steel**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**

21. General architectural description:

This dwelling features a rectangular-shaped, gable-roofed plan that measures approximately 24' N-S x 38' E-W. It rests on a poured concrete foundation, and its exterior walls are clad with green horizontal steel siding with white steel corner pieces. The front gabled roof is moderately pitched, and is covered with grey asphalt composition shingles. The front (west-facing) gable is clipped. The eaves are boxed, and clad with steel. Rain gutters extend along the north and south eaves. A red brick chimney extends through the roof near the east end of the ridge.

The asymmetrical façade faces west toward 4th Avenue. A non-original metal-paneled door, covered by a white metal storm door, enters the south half of the façade from an open gable-roofed front porch. Covering nearly all of the façade, and approached by two concrete steps, the front porch features a concrete floor, steel clad wood frame knee walls, and painted white square posts that support the gable porch roof. The north wall of the porch is fully enclosed, and contains a single-light window. A painted white glass-in-wood-frame door enters the dwelling near the east end of the south-facing wall.

The home's windows appear primarily to be set in synthetic or metal (replacement) frames with painted white wood surrounds and silver metal storm windows. A set of paired one-over-one double-hung sash

windows overlook the front porch north of the entry door. The south-facing wall contains two large one-beside-one horizontal sliding windows. The north-facing wall contains three one-over-one double-hung sash windows. The east-facing (rear) wall was only partially visible from the public right-of-way. This wall contains a set of paired one-over-one double-hung sash windows, a 2-light window in its upper gable end, and one other partially visible window.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the seventh property south of Longs Peak Street. Improvements on the property consist of a dwelling, a garage, and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. A deciduous tree is in the dirt/gravel verge area between the sidewalk and curb. A planted grass front yard is landscaped with low shrubs and plantings along its perimeter. A concrete strip driveway extends from the curb, alongside the south side of the house and through a chain link gate, to a garage near the rear of the property. The backyard is enclosed by a chain link fence, and by a wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A garage at the rear southeast corner of the property measures approximately 20' N-S x 30' E-W. This wood frame building rests on a poured concrete foundation, and its exterior walls are clad with painted white horizontal wood siding with painted pale blue 1" x 4" corner boards. The garage roof is a moderately-pitched gable, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. Painted white rafter ends, covered by a painted pale blue fascia board, are exposed beneath the eaves. A set of paired painted white and pale blue plywood and 1x board garage doors, side-hinged with metal strap hinges, open onto the alley in the east-facing wall. The east-facing wall also contains a shuttered window opening. The west-facing wall contains vertical wood plank door and a window opening.

Shed

A small shed is in the backyard north of the garage. It has painted white plywood walls and a very low-pitched gable roof.

IV. ARCHITECTURAL HISTORY

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Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

The May 1920, May 1928, and October 1948 Sanborn maps all depict this rectangular-shape dwelling with small front and rear porches. No garage is depicted on the 1920 map, while a small garage is depicted at the property’s rear northeast corner on the 1928 map. The extant garage is depicted on the 1948 map; thus, it was evidently built between 1928 and 1948.

Building permits for the property, on file with the City of Brighton, date from between 1975 and 2011. In October 1975 owner Bill Kearns and his contractor, Wayne’s Electric, received a permit to “install electrical heat.” In July 1978 owner Bill Kearns, and his contractor, Mack’s Plumbing & Heating, obtained a permit for a “water line replacement.” In June 1995 owner Michael Kearns and his contractor, NJ-West Construction received a permit with the work and materials described as “install steel siding over existing wood siding ½” Styrofoam insulation underlayment.” In April 2001 a permit was issued for a “re-roof.” This permit lists David Schennom as the property owner and Performance Roofing LLC as the contractor. A decade later, in April 2010, another permit for a “re-roof” was issued to owner James Wright and his contractor, Bob Stewart. In February 2009 owners Bob and Robin Stewart received a permit with the work described as “replace existing sewer lines to main not in row.”

A permit issued in October 2010 and a related “change order” issued in November 2010 relate to the front porch. The permit lists Bob and Robin Stewart as the “owner / applicant, while the change order lists Bill Thomas as the “contact.” The October 2010 permit described the work as “remodel front porch and expand front porch.” The November 2010 change order provided this detail: “front porch to match plans at 4’ 6” to new / proposed front porch and 4’ from property (north) to existing structure.”

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as "Kuner's Row," the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline "Kuner Employee[s] Buy Homes," *The Brighton Blade* reported:

The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the 'row.'"

One week later, under the headline "Kuner Employee[s] Home Owners," *The Blade* ran this article:

The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

George R. Spencer, employed as a carpenter for the Kuner Company, purchased this dwelling at 254 N. 4th Avenue on November 17, 1920. Because he was a carpenter, Mr. Spencer possibly participated in the construction of this house and the other Kuner Row houses.

The Spencer family lived in this dwelling until the early 1930s. The son of Benjamin and Mary Spencer, George Roscoe Spencer was born in Breckenridge, Caldwell County, Missouri on March 19, 1879. He moved with his family to the small town of Pine, in Jefferson County, Colorado, in 1881. He came of age in Jefferson County, and by 1910 he was working as a salesman in a general store. He married Grace Lynn Emma Norfolk in Denver on July 16, 1913, and began his employment with the Kuner Pickle Company shortly thereafter.

The daughter of Edward and Charlotte Norfolk, Grace was born in Watertown, New York on December 29, 1891, and moved with her family to Denver in the years between 1900 and 1910. Following their marriage, George and Grace lived in Denver before moving to this newly-built residence in Brighton in 1917. A daughter, Dorothy was born to the couple on June 6, 1914, followed by another daughter, Jewel,

born on October 12, 1919. Tragically, Jewel died less than six years later, on September 19, 1925. George, Grace, and daughter Dorothy continued to live together in the family's 4th Avenue home until George's untimely death on May 7, 1931 at the relatively young age of 52. He was interred in Brighton's Elmwood Cemetery. Grace and Dorothy then lived in the home for only another year or two. Grace eventually remarried. Circumstances of her later years in life and her death are unknown.

Michael J. and Sophie Nagy were the next long-term owners and residents of 254 N. 4th Avenue, from the early 1940s to the late 1970s. The son of Charles and Elizabeth (Cayles) Nagy, Michael John Nagy was born in Omaha in 1904. On October 19, 1930, Michael was married in Fort Collins, Colorado to Sophia Miklanz. The daughter of Joseph and Julia Miklanz, Sophia had been born in Crawford County, Kansas in 1909. Following their marriage, Mr. and Mrs. Nagy lived in Omaha, before moving to the small community of Wattenberg in Weld County, and then into this house in Brighton, in the early 1940s. Mr. Nagy worked as a laborer for the Kuner-Empson Company, and later as a millworker for an elevator company. Mr. and Mrs. Nagy were the parents of two boys, Richard, born circa 1935, and Jackie Lee, born circa 1939. Michael Nagy died in 1968 at age of 64. Sophia Nagy continued to live in the family's 4th Avenue home until she too passed away in 1975. Mr. and Mrs. Nagy are interred in Olinger Cemetery in Thornton.

The Kearns family next owned this property from circa 1975 to 1998. Robert C. and Robin R. Stewart, the current owners, purchased the property in 2003.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"George R. Spencer Died Thursday A. M." *The Brighton May 8, 1931*, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Spencer and Nagy families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

In a broad sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company). The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. George Spencer, a carpenter for the Kuner Company, was this house's original resident between circa 1917 and the late 1930s. Michael J. Nagy, who was also a Kuner-Empson employee, then owned and lived in the house until his death in 1968. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

However, the property's significance under the theme of Industry is somewhat diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation by the City of Brighton. Conversely, the Kuner Row properties do have the significance and integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact.

City of Brighton building permit records indicate that this home's front porch was remodeled and expanded in 2010. However, the porch's appearance before the remodel is unknown. The dwelling's integrity of design, materials and workmanship has otherwise been diminished by the installation of replacement windows and steel siding. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 53-59**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

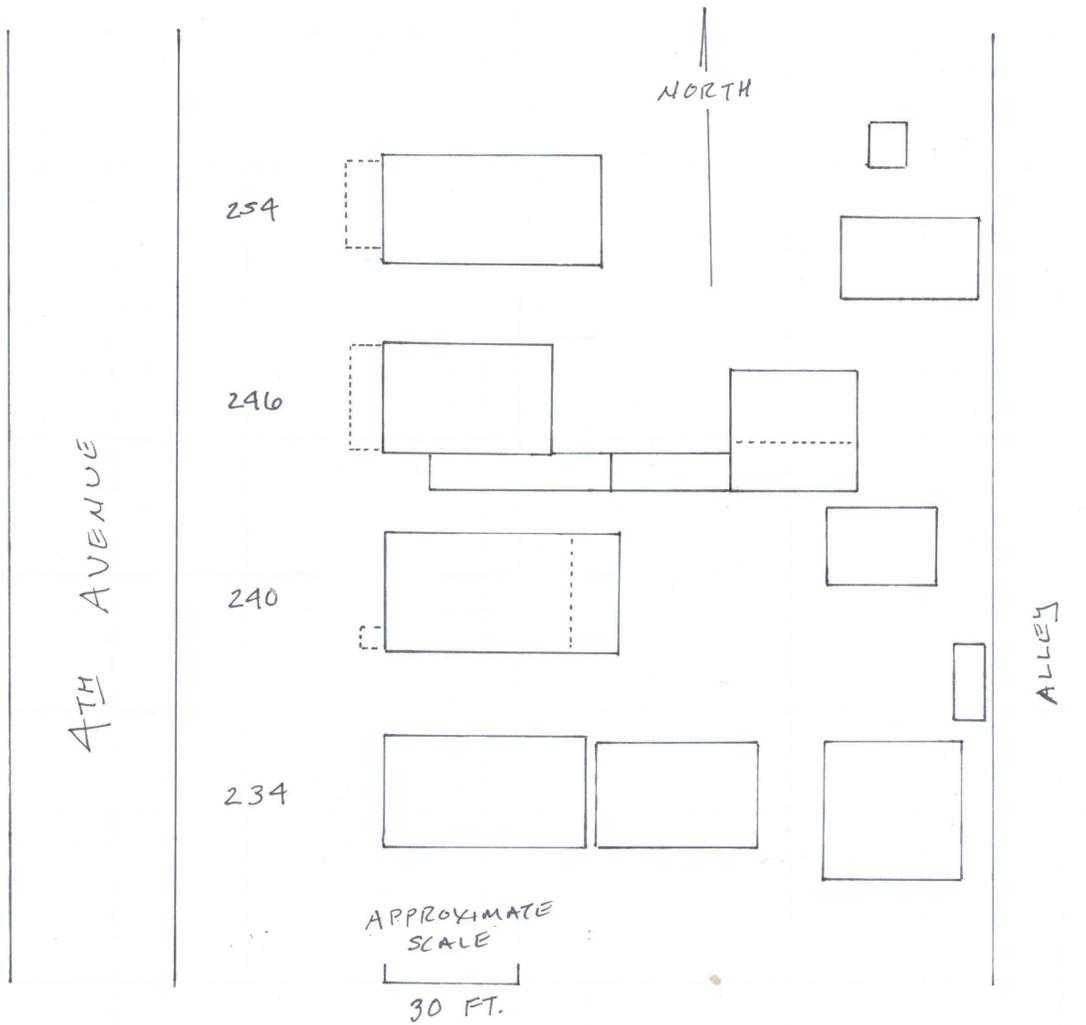
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

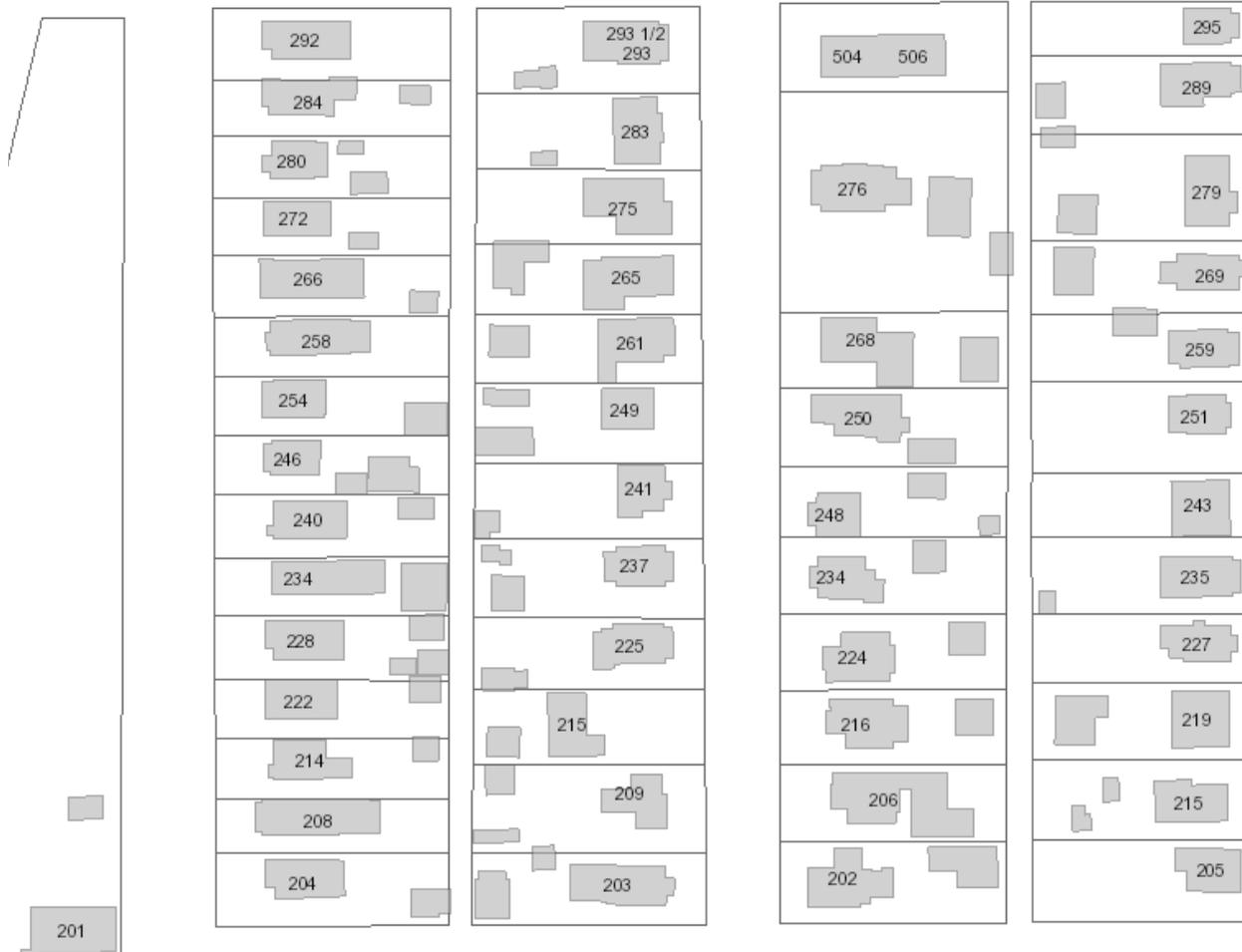
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

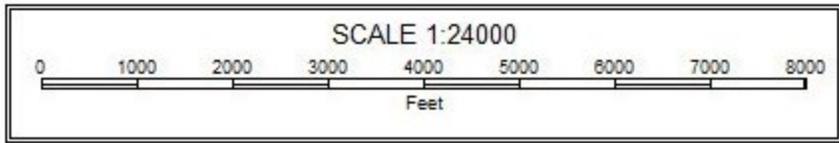
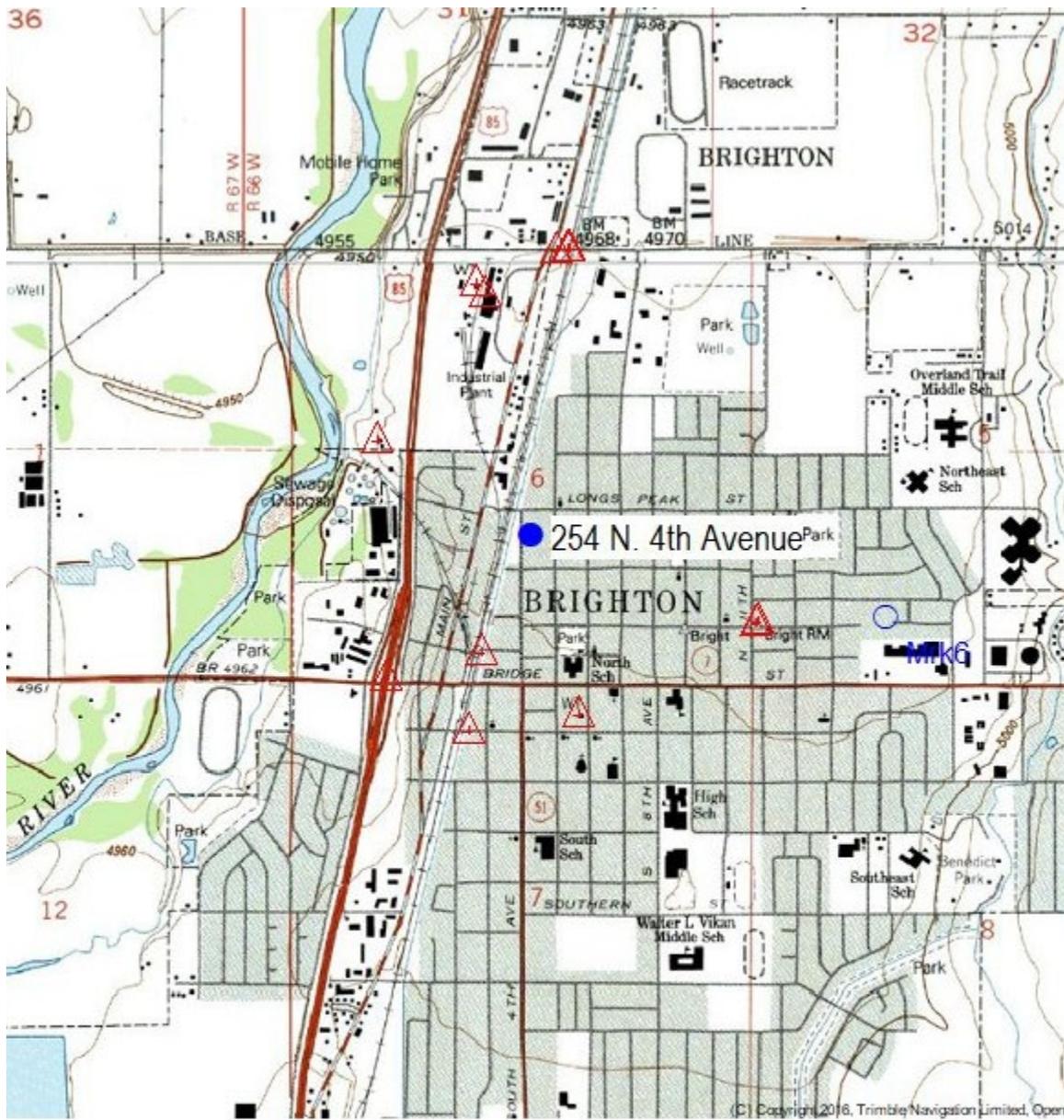
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 53, View to Southeast, of the dwelling



CD 1, Image 54, View to East, of the dwelling



CD 1, Image 55, View to Northeast, of the dwelling



CD 1, Image 56, View to West, showing the east wall of the shed, the upper portion of the east wall of the dwelling, and a portion of the north wall of the garage



CD 1, Image 57, View to Northwest, of the garage



CD 1, Image 58, View to Southwest, of the garage



CD 1, Image 59, View to East, showing the south wall of the dwelling, and a portion of the west wall of the garage

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4132 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408006 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Donofrio House | | |
| 6. Current building name: | Yepez House | | |
| 7. Building address: | 258 N. 4th Avenue | | |
| 8. Owner name and address: | Jorge Yepez
258 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426841 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **Lot 9, and North 15 Ft. of Lot 10, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **22' N-S x 68' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
This dwelling consists of: an original (1917) front-gabled section that measures approximately 22' N-S x 34' E-W; a (circa 1960s) gabled rear addition that measures approximately 22' N-S x 22' E-W; an approximately 10' N-S x 12' E-W shed-roofed addition, erected in 2001 onto the east wall of the earlier addition.

The house is supported by a poured concrete foundation, with the foundation walls painted pale blue above grade. The exterior walls of the original gabled section are clad with painted pale blue horizontal wood siding with painted white 1" x 4" corner boards. The exterior walls of the additions are clad with painted pale blue vertical wood siding. The roof is moderately-pitched and is covered with grey asphalt composition shingles. Painted pale blue rafter ends, covered by a painted white fascia board, are exposed beneath the eaves.

The asymmetrical façade faces west toward 4th Avenue. A white metal-paneled or wood-paneled door, covered by a wood screen door, enters the façade from an open front porch that covers the southern two-thirds of the façade. Approached at its south end by three concrete steps, the porch features a concrete floor, a wrought iron railing, and steel pipes that support a shed roof clad with corrugated

metal. A glass-in-metal-frame door, covered by a wood screen door, enters the south-facing wall of the gabled addition.

The home's windows primarily display painted white wood surrounds, and many appear to have white synthetic or metal (replacement) frames. Some windows also have interior inserts so that they appear to be multi-paned. A set of paired one-over-one double-hung sash windows overlook the front lawn north of the front porch. The original south-facing wall contains a large one-beside-one horizontal sliding window, and a one-over-one double-hung sash window. The south-facing wall of the gabled addition contains a one-beside-one horizontal sliding window, and a small one-over-one double-hung sash window. The original north-facing wall contains a one-over-one double-hung sash window and a single-light window. The north-facing wall of the gabled addition is penetrated by two one-beside-one horizontal sliding windows. The east-facing (rear) wall of the gabled addition, and the east-facing wall of the shed-roofed addition both contain a one-beside-one horizontal sliding window.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the sixth property south of Longs Peak Street. Improvements on the property include a dwelling and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. A dirt/gravel verge area is between the sidewalk and curb. The front yard is planted in grass, with low plantings directly in front of the house. A concrete driveway extends from the curb to just alongside the south side of the house. The backyard is enclosed by a wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Shed

Located at the rear southeast corner of the property, this wood frame shed rests on an unknown foundation, while its exterior walls are clad with painted pale blue particle board. The shed roof is a low-pitched gable covered with rolled asphalt roofing material. A door in the west-facing wall opens into the backyard. There are no door or window openings in the south, east, and north-facing walls.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

For this property, the May 1920 and May 1928 Sanborn maps depict the original gable-roofed dwelling. The October 1948 Sanborn map depicts the original gable-roofed building with a small rear (east) extension resulting in a T-shaped plan. No garage or other outbuildings are depicted on any of the Sanborn maps.

Building permits for the property date from between 1970 and 2005. The most notable of these date from 2001 and 2005, and pertain to the small (approximately 10' x 12') shed-roofed rear addition. Owner Juan Quezado obtained a permit for the addition in May 2001 and essentially completed the project at that time. However, the work did not pass inspection, apparently primarily due to lack of an egress window and a smoke detector. New owner Jorge Yopez reactivated the permit in 2005, installed the required egress window and smoke detector, and the addition was then re-inspected and approved for occupancy by the city in April 2005.

No permits related to construction of the earlier gabled addition were located on file with the City. The Sanborn maps indicate it postdates 1948. Based on its appearance, it is estimated to have been built circa 1960s. The shed is also estimated to date to circa 1960s.

Other permits on file with the City of Brighton include: In June 1970 owner John Donofrio and the Public Service Company obtained a plumbing permit for unspecified work. In August 1973 a permit was issued for a “re-roof.” In November 1975 an electrical permit was issued with the work described as “rewire house on ex-panel.” This permit lists “Sandoval” as the owner and Wayne’s Electric as the contractor. In February 2000 owner Adam Schenfeld received a permit for a “re-roof.”

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**
35. Historical background:
- The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as "Kuner's Row," the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline "Kuner Employee[s] Buy Homes," *The Brighton Blade* reported:**
- The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the 'row.'"
- One week later, under the headline "Kuner Employee[s] Home Owners," *The Blade* ran this article:**
- The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.
- John Donofrio, a laborer for the Kuner Company, purchased this dwelling at 258 N. 4th Avenue on November 17, 1920. The Donofrio family then owned and lived in the house until the early 1970s. The son of Italian immigrants Domenic and Reginalda (Mariano) Donofrio, John R. Donofrio was born in Denver on July 26, 1888 and came of age in the Mile High City. He began his employment with the Kuner Pickle Company prior to 1910, a career that continued until his retirement in 1955. On November 11, 1910, John was married to Mary Shannon in Florence, Colorado. Mary (also known as Mamie) was born in Denver on September 15, 1892. Her parents, Thomas and Marie Shannon, were Irish immigrants. Following their marriage, John and Mary lived at 3941 Navajo Street in Denver before moving into this house in Brighton in 1917. They were the parents of four children born between 1913 and circa 1924 – Marguerite (born April 9, 1913), Eileen (born circa 1916), John F. (born April 9, 1920), and Bette (born circa 1924). Mary Donofrio died in Brighton on October 14, 1963 at the age of 71, followed by her husband, John, who passed on July 24, 1973 at the age of 84. They are interred in Brighton's Elmwood Cemetery.**

Following the Donofrio family's long tenure, 258 N. 4th Avenue was occupied by Jody Steinbach for a few years during the mid-1970s. Brighton city directories indicate that Ms. Steinbach was engaged as a teacher with the Brighton Recreational Swimming Program. Adam Schenfeld then next owned and lived in the home between circa 1980 and 2000. He was followed by Juan and Ramon Quezada who owned the property between circa 2000 and 2004. Jorge Yopez, the current owner, has lived in the home since 2005.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Last Rites Slated for Mrs. Donofrio." *The Brighton Blade*, October 16, 1963, p. 1.

"Donofrio, John R." (obituary) *The Brighton Blade*, July 26, 1973, p. 6.

"John Frederick Donofrio." (obituary) *The Brighton Blade*, August 4, 1982, p. 11B.

"Donofrio." (Lorraine Marie Donofrio obituary) *The Brighton Blade*, February 17, 1996, p. 14.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Donofrio family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

Considered in a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European." The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. John Donofrio, a laborer for the Kuner Company, and his wife Mary, were this house's original residents. They moved into the newly-built house in 1917, purchased it in 1920, and lived in the home until their respective deaths in 1963 and 1973. Mary Donofrio (nee Shannon) was the daughter of Irish immigrants. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

Nonetheless, the property's significance under the theme of Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers. Conversely, this property is evaluated as possessing sufficient significance and integrity to qualify for individual local landmark designation by the City of Brighton. Additionally, the Kuner Row properties do have the significance and integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district. The shed near the alley does not contribute to the property's sense of historical significance.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. The Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This house's integrity of design, materials and workmanship has been modestly reduced by the construction of a small rear addition in 2001, and by the installation of some modern replacement windows. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 60-65**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

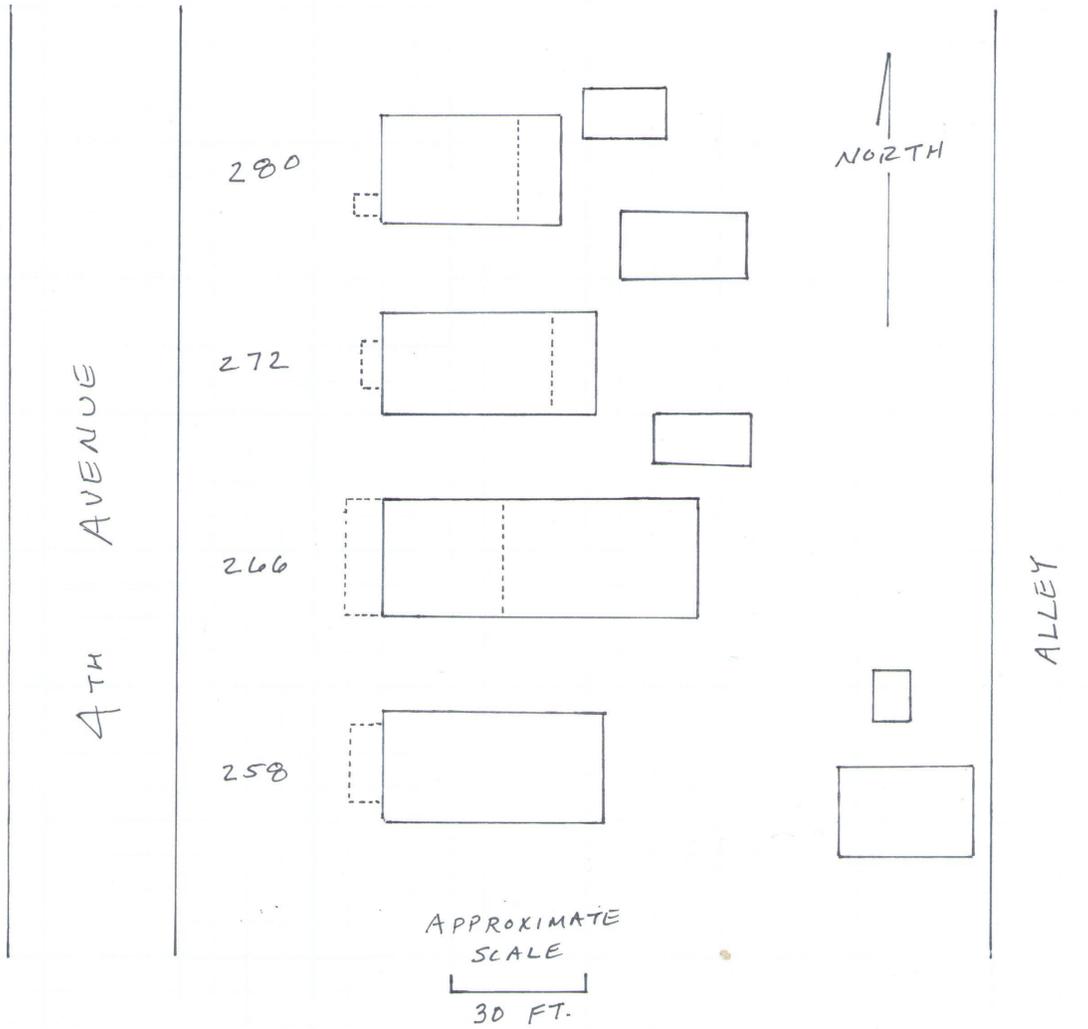
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

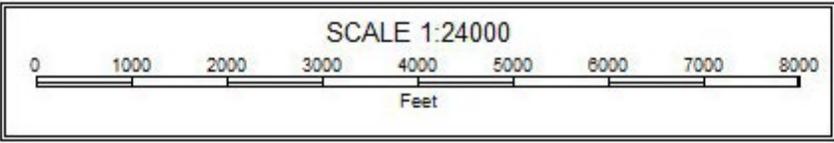
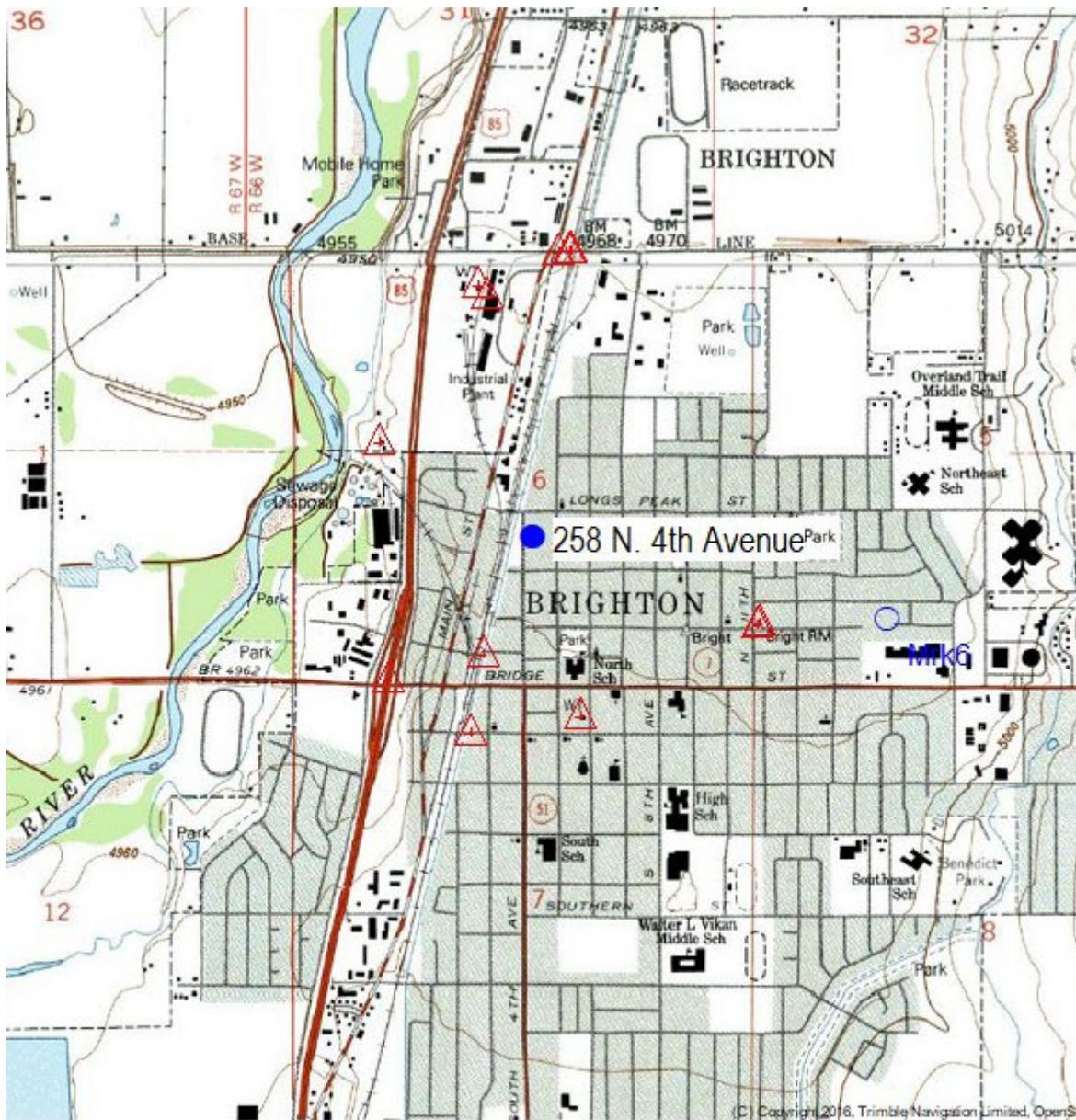
Sketch Map



Location Map (neighborhood perspective)



Location Map





CD 1, Image 60, View to Northeast, of the dwelling



CD 1, Image 61, View to East, of the dwelling



CD 1, Image 62, View to Southeast, of the dwelling



CD 1, Image 63, View to West, of the backyard and the east wall of the dwelling



CD 1, Image 64, View to West, of the east wall of the dwelling



CD 1, Image 65, View to Southwest, of the shed

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|----------------------|
| 1. Resource number: | 5AM.4133 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408005 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | White House | | |
| 6. Current building name: | Quezada House | | |
| 7. Building address: | 266 N. 4th Avenue | | |
| 8. Owner name and address: | Rogelio Quezada and Claudia Quezada
266 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Eligible
Noncontributing

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426853 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 15 Ft. of Lot 7, and all of Lot 8, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 70' E-W approximate overall dimensions**
16. Number of stories: **One, with a two-story addition**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:

This dwelling consists of an original (1917) single-story, gable-roofed section, and a large, 2-story, gabled rear addition erected behind and above the rear of the original dwelling in 2001. The house is supported by a poured concrete foundation, with the foundation walls painted brown above grade. The exterior walls are clad with non-historic, wide, brown in color, Masonite type siding. The gable roof over the original single-story section displays a clipped front gable. The original roof and the roof over the addition are both covered with brown asphalt composition shingles, and the eaves are boxed with painted cream white wood trim. A red brick chimney extends through the south-facing slope of the original one-story section.

The asymmetrical façade faces west toward 4th Avenue. A non-historic stained natural brown wood-paneled front door with leaded glass lights enters the south half of the façade from a non-historic full-width front porch. Approached by three concrete steps with flanking concrete knee walls, the porch features painted brown wood knee walls, and square posts that support a broadly-pitched gabled porch roof. A painted dark brown metal-paneled door enters the south-facing wall of the two-story addition from a 4-step concrete stoop.

The home's windows are primarily set in non-historic white metal or synthetic frames and have painted beige color wood surrounds. Some windows also have interior inserts so that they appear multi-paned. A large single-light fixed-pane window overlooks the front porch north of the entry door, and there is a small 2-light window in the original west-facing upper gable end. The original north-facing wall contains a one-over-one double-hung sash window. The north-facing wall of the two-story section contains two first story windows, and two one-beside-one horizontal sliding second story windows. The original south-facing wall contains a large one-beside-one horizontal sliding window and a one-over-one double-hung sash window. The south-facing wall of the addition contains a one-beside-one horizontal sliding first story window, and two one-beside-one horizontal sliding second story windows. The addition's east-facing (rear) wall contains a large one-beside-one horizontal sliding first story window, and similar window in the second story. Two single-light windows penetrate the addition's west-facing second story wall, overlooking the roof of the original dwelling.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the fifth property south of Longs Peak Street. Improvements on the property consist of a dwelling and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. A deciduous tree is in the planted grass verge area between the sidewalk and curb. The front yard and narrow side yard north of the house are planted in grass, while a cedar tree and low plantings are adjacent to the front porch. A concrete driveway extends from the curb to alongside the south side of the dwelling. The backyard is enclosed by a wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Shed

A wood frame shed is located toward the rear of the property near the south property line. Supported by a poured concrete foundation, the shed's exterior walls are clad with wide horizontal Masonite type siding. The shed is covered by a gable roof with brown asphalt composition shingles. A set of paired painted dark red doors are in the west-facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in Sanborn maps published in May 1920, May 1928, and October 1948, the original dwelling on this property was a modest rectangular-shaped building with an open porch on the south side of the façade. The historic dwelling was substantially altered in 2001 with the construction of a 22' x 20' first story rear addition and a 22' x 36' rear second story addition that extended above the rear of the original dwelling. The extant front porch was also presumably erected in 2001. A building permit for the addition was issued in July 2001 and lists Maria Rogelio (Rojelio) Quezada as the owner and contractor.

Other building permits for the property date from between 1970 and 2019. In July 1970 owner Dumond White and his contractor, the Public Service Company, obtained a permit for a gas fitting for a dryer. In October 1973 K & N Construction Company of Arvada received a permit to install steel siding. In April 1976 owner Dumond White and his contractor, Walt's Sprinkler Service, received a contract to “install [a] lawn sprinkler system.” In March 1978 owners Dumond and Alberta White obtained a permit with the work described as “remodeling rehab.” This permit lists Montoya Construction of Commerce City as the general contractor, and Overturf Plumbing as a subcontractor. Permits to re-roof the dwelling were issued in September 1994 and May 2019.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[e]s Home Owners,” *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Dumond and Alberta White were the original residents of 266 N. 4th Avenue. They moved into the newly-built home in 1917, purchased it in 1920, and lived in it together until Dumond’s death in 1977. Alberta then continued to live in the home until a few years prior to her death in 1991.

Dumond “Duke” White is among Brighton’s most distinguished citizens throughout the entire time span of the city’s history. He worked for the Kuner Pickle Company (later the Kuner-Empson Company), as a shipping clerk and as a shipping foreman, for fifty-nine years, from 1901 until his retirement in 1960. He is best remembered, however, for his time as a baseball player, and for his many years of community service - as a highly-respected baseball and softball umpire, as a revered little-league coach, and as a leading senior citizen during his retirement years. The Brighton High School baseball field was named “Duke White Field” in his honor in 1968, and in 1974, the Brighton City Council named Duke White as that year’s “Outstanding Senior Citizen.” At the state level, in 1970, Governor John Love appointed Mr. White as a member of the Colorado State Advisory Committee for the White House Conference on Aging. That same year, the Brighton Optimists Club arranged for Duke and Alberta to attend the World Series played between the Baltimore Orioles and Cincinnati Reds. In 1971, Mr. White became the first person to receive a lifetime membership in the Rocky Mountain Umpires’ Association.

Dumond “Duke” White was born in Denver on February 3, 1889. His father, Robert White, was of African descent, while his mother, Frances “Fannie” White (nee Morris), was of German descent. Details of Duke’s African roots remain obscure; however, an interesting clue is that on his World War I draft registration card under the heading for “Race,” he wrote “Ethiopian.” U. S. federal census records indicate that Duke’s parents, Robert and Frances White, were both born in Culpeper County, Virginia in

1859, and that his paternal grandparents, William and Grace White, were also born in Virginia, circa 1830 and 1835.

The 1900 U. S, federal census records the White family as living at 2344 Market Street in Denver. At that time, the family consisted of Robert (born June 1859), his wife, Fannie (born July 1859), and four children – Dumond “Duke” (born February 1889), Bertha (born November 1890), Robert (born December 1893), and Albert (born February 1896). The 1900 census further lists Robert White’s occupation as “coach cleaner.” On February 11, 1911, Duke was married to Alberta Fields who was also a native of Denver. The daughter of Fred and Sarah Fields, Alberta had been born in the Mile High City in November 1892. Following their marriage, Duke and Alberta lived in Denver until moving to Brighton in 1917. Two sons, named Eugene and Luther, were born in the years between circa 1912 and 1914. Following in his father’s footsteps, Eugene White also enjoyed a long career with the Kuner-Empson Company.

Duke White began playing baseball at a young age, and in 1905 became a member of the semi-pro Salt Lake City Occidentals. Billed as the “Colored World Champions,” the Occidentals played in the otherwise all-white Utah State League during the early 1900s. After dominating the league, the Occidentals went on to play against teams in barnstorming tours throughout the west, including in California, Montana, and Nebraska. Duke played first base, as a pitcher, and otherwise as a utility man, wherever he was needed. During his playing days, he competed against or met such baseball greats as Walter Johnson, Babe Ruth, Lou Gehrig, Lou Boudreau, and Satchel Paige.

Duke’s playing days ended in 1924 after he was struck on the hip by a baseball. By that time, however, he had already begun to also umpire baseball games. Some years earlier, Duke and a friend went to watch a baseball game as spectators. When the scheduled umpire didn’t show up, the teams asked Duke to substitute. As Duke later recalled: “I wasn’t crazy about doing it, but I went ahead and they liked the way I handled it, and since I enjoyed it, I kept it up.” He later attended and received a diploma from the George Barr School for Umpires in Hot Springs, Arkansas. He umpired baseball and softball games for teams of various levels over a span of thirty-nine years, including for the Denver Bears minor league team, for collegiate and amateur teams, and for leagues throughout the Denver metro area. He then coached little league and helped conduct summer recreation programs in Brighton throughout the 1960s. Following his retirement from umpiring and from coaching little league, umpires and coaches from throughout the Denver metro area and the northern Front Range continued to call him for years, seeking his advice on the proper interpretation of baseball rules and plays.

Toward the end of his life, Duke was quoted as saying: “I’ve gotten lots of write-ups and honors like that, but the stuff never went to my head. People have been good to me. I pray every night, and I pray every morning. I try to be a good Christian and a good man.” Dumond “Duke White passed away in Brighton on December 28, 1977 at the age of 88. Alberta White died in 1991 at the age of 98 or 99. Mr. and Mrs. White are interred in Olinger Highland Cemetery in Thornton.

As of 2021, the property at 266 N. 4th Avenue is owned and occupied by Rogelio and Claudia Quezada. Members of the Quezada family have owned and lived in the home since circa 1996.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

“Noted Umpire ‘Duke’ White Dies.” *The Brighton Sentinel Market Place Weekender*, January 6, 1978, p. 3.

“Baseball Legend – Duke White’s Family Remembers His Life.” *The Brighton Sentinel*, January 18, 1978, p. 10.

“‘Duke’ Reigned Over Brighton Baseball.” *The Brighton Blade*, June 24, 1987.

“The Occidentals.” Baseball History Daily Contact. www.baseballhistorydaily.com/tag/salt-lake-city-occidentals/.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Dumond White family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
	Social and Historic	Represents a built environment of a group of people in an era of history
	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / Black, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and for its association with residential development in Brighton. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. This property accrues additional significance as the long-time home of Dumond "Duke" White. Mr. White worked for the Kuner Company for nearly six decades, but is better remembered as an esteemed baseball player, umpire, and little league coach, and as a leading senior citizen.

This dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917. Unfortunately, due to a substantial loss of integrity, this property is evaluated as

ineligible for listing in the National and State Registers, and ineligible for local landmark designation. The Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a noncontributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact.

This house's integrity of design, materials and workmanship was substantially diminished in 2001. A two-story addition, built behind and above the original dwelling, wide Masonite type siding, and a large, modern, front porch, all date from that time period. Minimal evidence now remains relative to how this property appeared through the end of the 1960s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district. This property would be noncontributing to such a potential district.

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 66-71**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

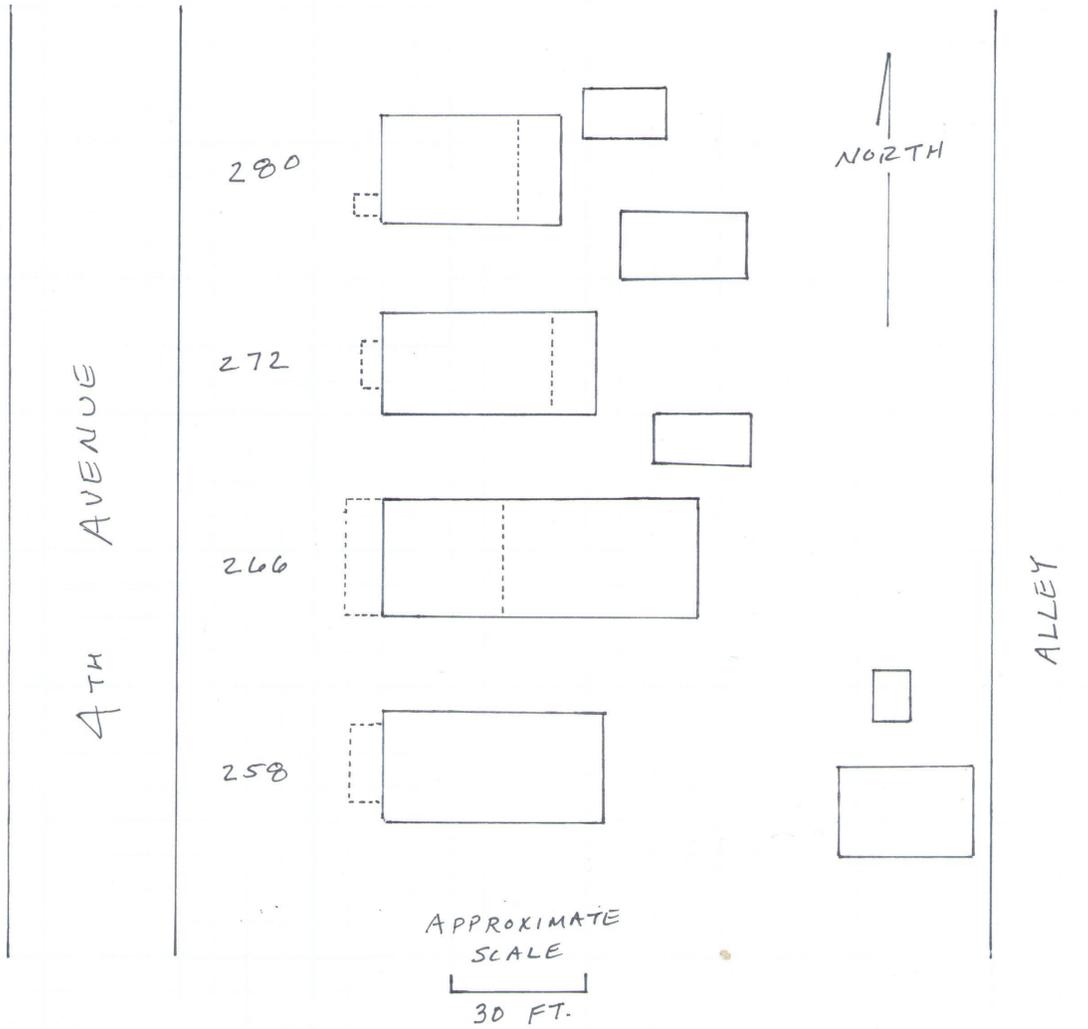
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

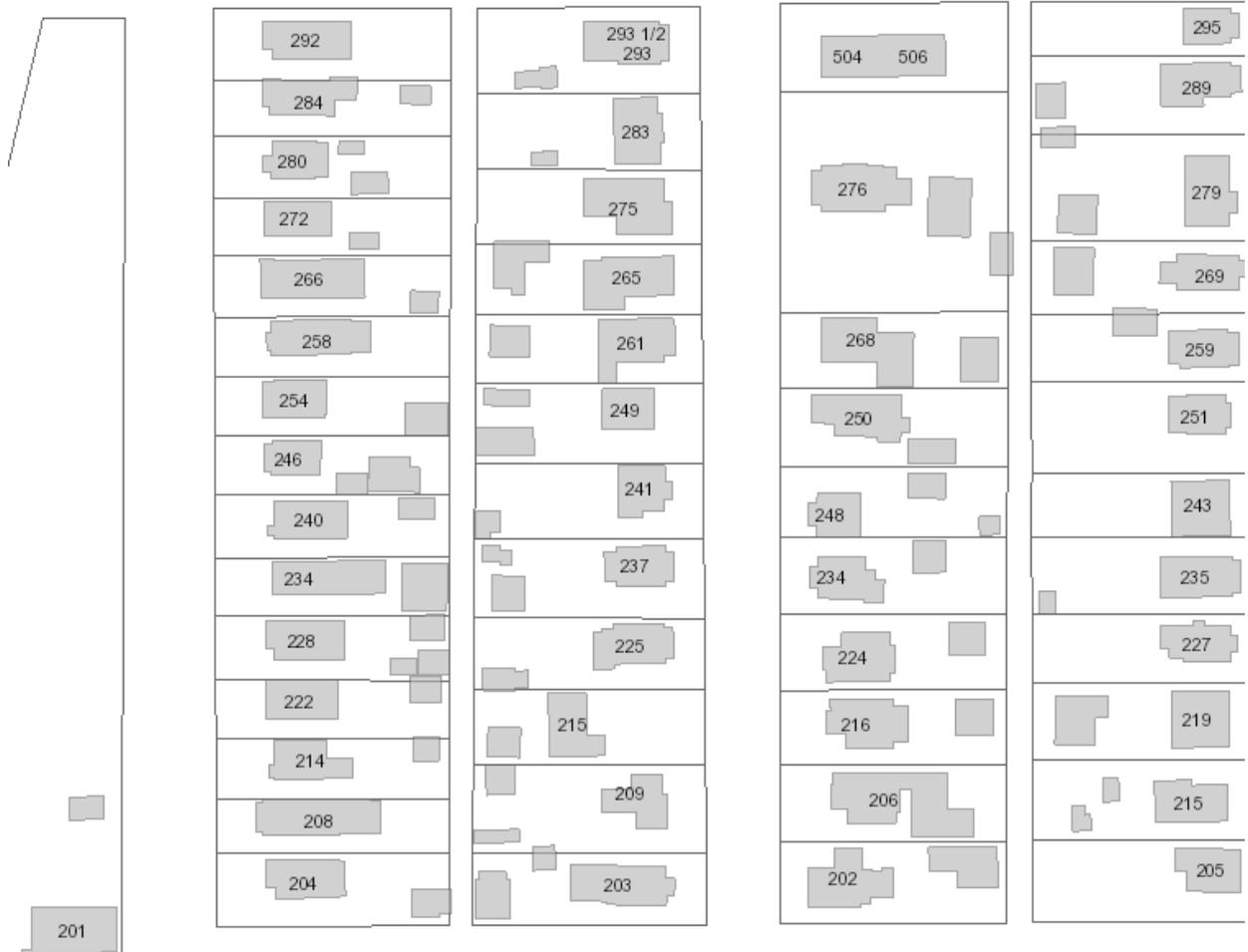
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

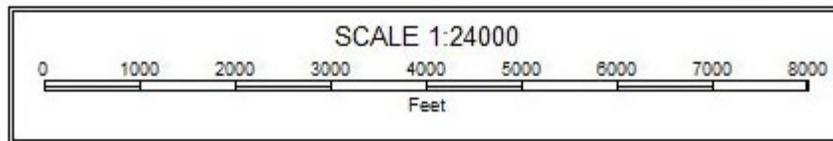
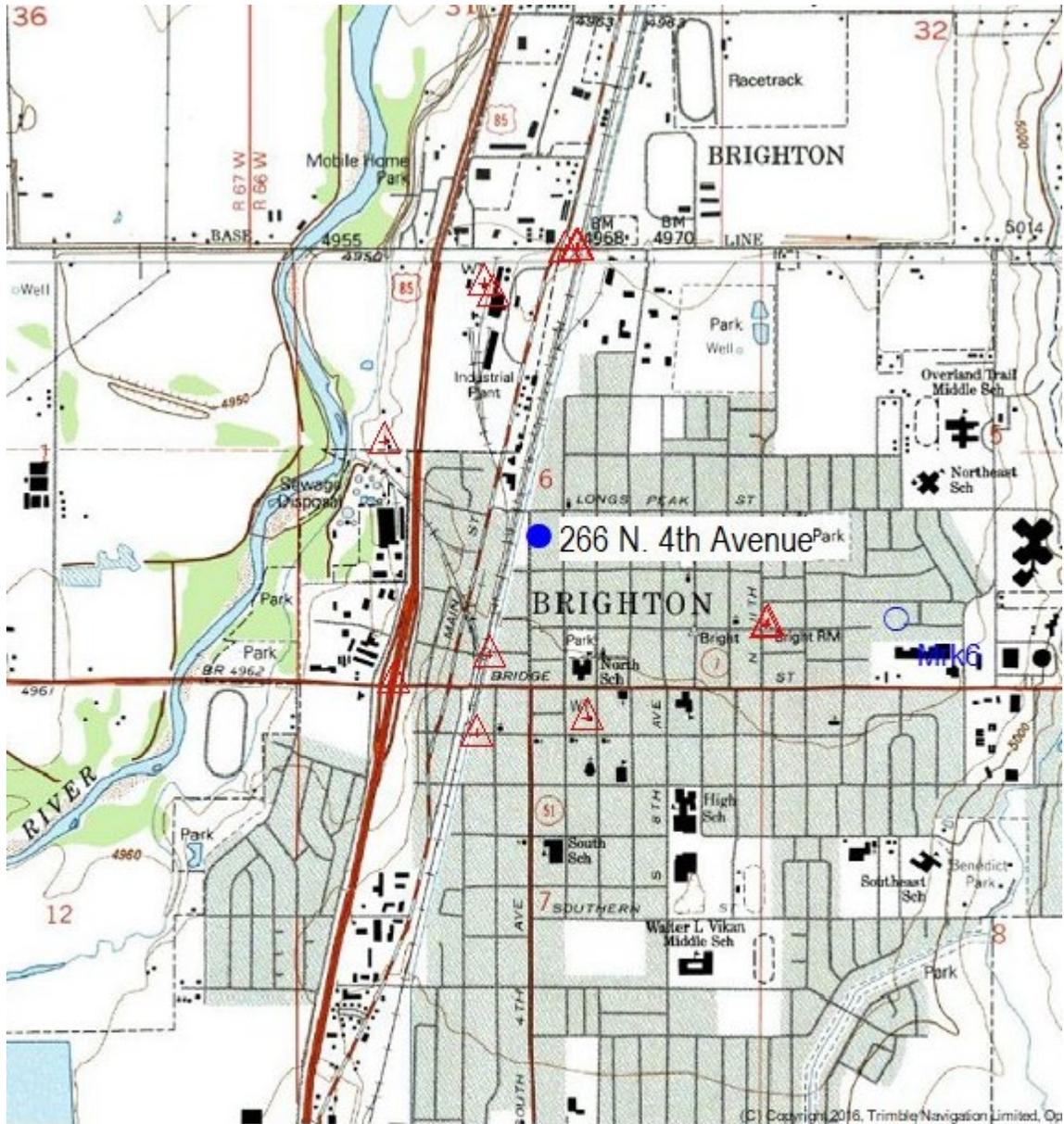
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 66, View to Northeast, of the dwelling



CD 1, Image 67, View to East, of the dwelling



CD 1, Image 68, View to Southeast, of the dwelling



CD 1, Image 69, View to East, showing the west wall of the shed, and a portion of the south wall of the dwelling



CD 1, Image 70, View to West, showing the backyard, a portion of the east wall of the dwelling, and a portion of the north wall of the shed



CD 1, Image 71, View to Southwest, primarily of the shed

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. IDENTIFICATION

1. Resource number: **5AM.4134** Parcel number(s):
2. Temporary resource no.: **N/A** **0156906408004**
3. County: **Adams**
4. City: **Brighton**
5. Historic building name: **Fabrizio House, Koeneke House, Clark House**
6. Current building name: **Sandoval House**
7. Building address: **272 N. 4th Avenue**
8. Owner name and address: **Jose L. Sandoval**
272 N. 4th Avenue
Brighton, CO 80601



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426865 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 5 Ft. of Lot 5, all of Lot 6, and North 10 Ft. of Lot 7, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **20' N-S x 46' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Fence**

21. General architectural description:

This rectangular-shaped dwelling consists of an original (1917) gable-roofed section that measures approximately 20' N-S x 38' E-W, and a modest gabled rear addition that measures approximately 20' N-S x 8' E-W. The house is supported by a poured concrete foundation, with the foundation walls partially painted green above grade. The exterior walls are clad with wide horizontal wood (or possibly Masonite type) siding with unpainted 1" x 4" corner boards. The front gabled roof is covered with brown asphalt composition shingles, while painted dark red rafter ends, covered by a fascia board and rain gutter, are exposed beneath the eaves.

The home's asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled front door, with six small upper sash lights, enters the façade from a non-historic, uncovered, wood stoop. The stoop is approached by two concrete steps at its south end, and features a wood floor and a painted white open wood railing made of 2" x 4" and 4" x 4" milled lumber. A white metal-paneled door, with nine upper sash lights, enters the east-facing (rear) wall of the gabled addition. (Although this door is a few feet above grade there was no rear porch at the time of survey.)

The home's windows are recently installed replacements in white synthetic or metal frames and with not yet painted wood surrounds. Advertisements still affixed to several window panes note the windows brand and manufacturer – "Therma Star by Pella." The façade (west-facing) wall contains two large one-beside-one horizontal sliding windows, and there is a small louvered vent opening in the façade's upper gable end. The south-facing wall contains two large one-beside-one horizontal sliding windows and a one-over-one sash window. The north-facing wall contains two large one-beside-one horizontal sliding windows and a small, horizontally-oriented, 2-light window just below the eave. The east-facing wall of the rear addition contains two large one-beside-one horizontal sliding windows.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the fourth property south of Longs Peak Street. Improvements on the property consist of a dwelling and a garage. The terrain is flat. A public sidewalk parallels North 4th Avenue, with the date "1973" etched into the concrete. The verge area between the sidewalk and curb is planted in grass. A small deciduous tree is in the planted grass front yard. A concrete driveway extends from the curb, along the south side of the dwelling, to a garage that is just southeast of the dwelling. The backyard is enclosed by a wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A single-stall garage that measures approximately 12' N-S x 20' E-W is located a short distance southeast of the dwelling. The garage has a poured concrete foundation and floor, painted cream white vertical wood exterior siding, and a low-pitched front gabled roof. The roof is clad with metal roofing material, and the eaves are boxed. A white metal-paneled rollaway garage door in the west-facing wall opens onto a concrete driveway that extends along the south side of the dwelling to 4th Avenue.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1917
Source of information: "15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.
26. Architect: Henry V. Johnson
Source of information: "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.
27. Builder/Contractor: Henry V. Johnson
Source of information: "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.
28. Original owner: Kuner Pickle Company
Source of information: "15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

This house, without its rear addition, is uniformly depicted in Sanborn maps published in May 1920, May 1928, and October 1948. The 1920 and 1928 Sanborn maps also depict a small shed labeled **“ir. cl.”** (iron clad) at the rear northeast corner of the property. This shed is not depicted on the 1948 Sanborn so was evidently removed between 1928 and 1948. The 1948 Sanborn map instead depicts a garage near the property’s rear northeast corner and a small shed at the rear southeast corner. Neither of these buildings remain extant.

Building permits for the property on file with the City of Brighton date from between 1973 and 2018. None of these references the rear addition. The addition’s year of construction is unknown; however, it is estimated to date from circa 1960s. In April 1973 owner Jerry Clark received a permit to **“pour 10’ x 10’ of driveway [and] 30’ x 4’ of sidewalk.** In April 1980 owner Gerald (Jerry) Clark, and his contractor, the Hartson Construction Company, obtained a permit with the work listed as **“install 11 sq. USS aluminum siding.”** In January 1987 owners Jerry and Judy Clark received a permit to **“install [an] aluminum soffit and fascia system.”** This permit lists Metro Aluminum Discount Company as the contractor. In July 1994 owner Jerry Clark received a permit for a **“privacy fence at the back of the house.”** In July 2018 owner Joe Sandoval and his contractor, Colorado Builders Corp., obtained a permit for a **“re-roof.”** The extant Masonite type siding and the uncovered front stoop or small deck appear relatively new; however, the year(s) when the siding was installed or when the front stoop or small deck was built is unknown.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**
35. Historical background:
- The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[s] Buy Homes,” *The Brighton Blade* reported:**
- The Employee[s] of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[s] have made arrangements to buy. The company will no longer own the ‘row.’”
- One week later, under the headline “Kuner Employee[s] Home Owners,” *The Blade* ran this article:**
- The fifteen Employee[s] of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.
- Kuner Pickle Company employee Pasquale Fabrizio purchased this dwelling at 272 N. 4th Avenue on November 17, 1920. The son of Italian immigrants, Pasquale “Paskey” Fabrizio was born in Denver on May 2, 1889. He grew up in the Mile High City, and circa 1910 was wed to Christine DiDomenico. Also of Italian descent, Christine had been born in Denver on October 25, 1892. Following their marriage, Mr. and Mrs. Fabrizio lived in Denver before moving to this house in Brighton in 1917. Under the heading for “Occupation” on his World War I draft registration card, Paskey wrote: “Pickle Salter – Kuner Pickle Co.” Three years later, the 1920 federal census recorded his occupation as “Pickle Bottler – K. Pickle Co.”**
- Paskey and Christine became the parents of four sons and one daughter born in the years between 1914 and 1928 – George (born February 1914), Harold (born February 1916), Henry (born March 1922), Dolores (born November 1924), and Albert (born November 1928). The Fabrizio family lived in this house until the late 1930s when they moved to 3634 Tejon Street in Denver. At that time, Paskey apparently left the Kuner-Empton Company to take a position as a superintendent with the Denver Pickle Company. Mr. and Mrs. Fabrizio then continued to live in Denver until their respective deaths. Pasquale “Paskey”**

Fabrizio died in Denver in September 1971 at the age of 82. Christine Fabrizio, nee DiDomenico, passed away in March 1896 at the age of 93. They are interred in Mt. Olivet Cemetery in Wheat Ridge.

272 N. 4th Avenue in Brighton was next home to Paul and Lois Wagner during the early 1940s. Mr. Wagner worked as a "Labeling Foreman" with the Kuner–Empson Company. The Wagners were followed by Elmer and Lorna Schultz in the late 1940s. They were the proprietors of the Schultz Feed Store in Brighton. Orville E. and Blanche Koeneke then next owned and lived in the home between circa 1950 and the late 1960s. They were the parents of two children, Kathy, born circa 1948 and Bobbie, born circa 1950. Mr. Koeneke earned a living as a grain buyer and by operating Koeneke Truck Lines. He also served as Fire Chief for the City of Brighton in the mid-1950s.

Following the Koenekes, Gerald "Jerry" and Sharlee Clark next owned and lived in the home, from the 1960s into the 1990s. Circa 1970, Jerry worked for the Adams County Road Department, while Sharlee was employed by the Kuner–Empson Company. They were the parents of two sons – J. R., born in 1959, and Scott, born in 1961.

Jose L. Sandoval is the property's current owner, in 2021.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Fabrizio family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

Considered in a broad sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of “Industry” for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of “Ethnic History / European” because Pasquale and Christine Fabrizio, the original residents, both grew up in Denver as the children of Italian immigrants. The fifteen houses that comprise Kuner’s Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner’s Row houses were built in 1917.

However, the property’s significance under the theme of “Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation.

Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property’s historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. The Kuner’s Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses’ uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact.

A relatively small rear addition, the installation of wide Masonite type siding, and the installation of modern replacement windows, diminish this house’s integrity of design, materials and workmanship to some extent. The front porch also appears to be of relatively recent construction. The addition is not visible from the street, however, and it may well be more than fifty years old. A sense of time and place relative to how this property appeared through the end of the 1960s remains partially intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 72-78**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

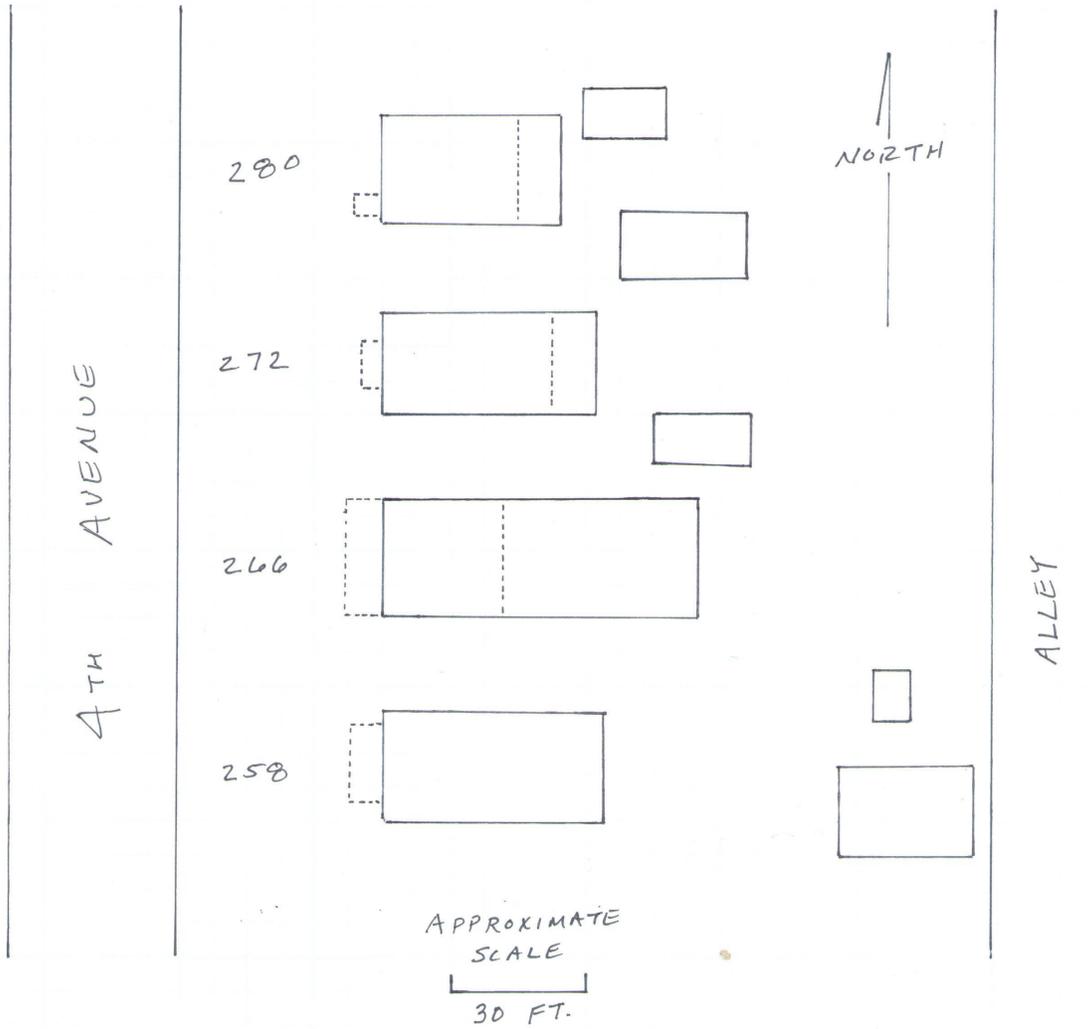
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

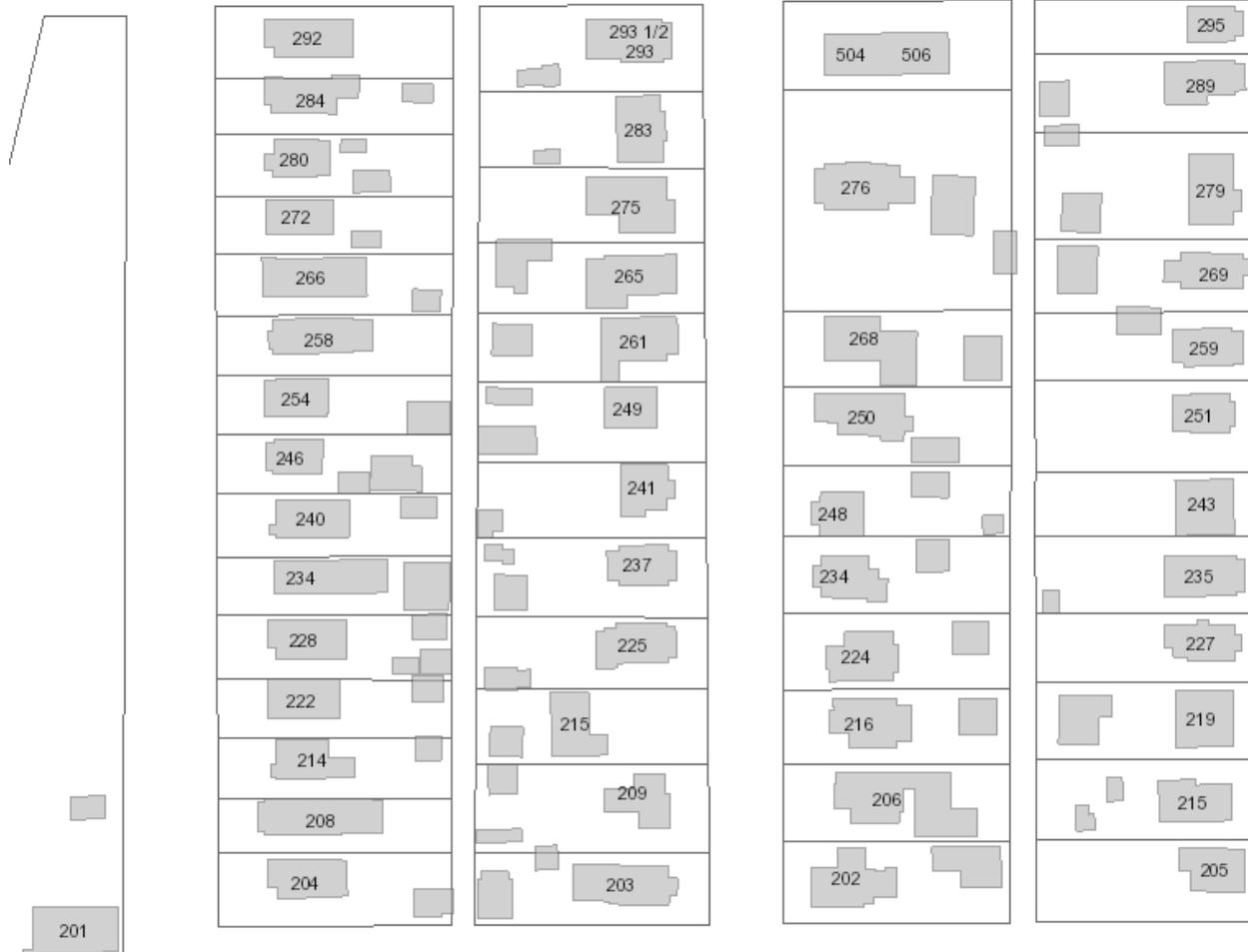
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

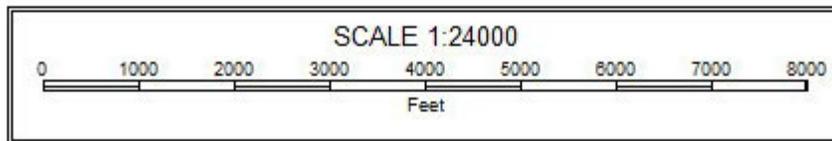
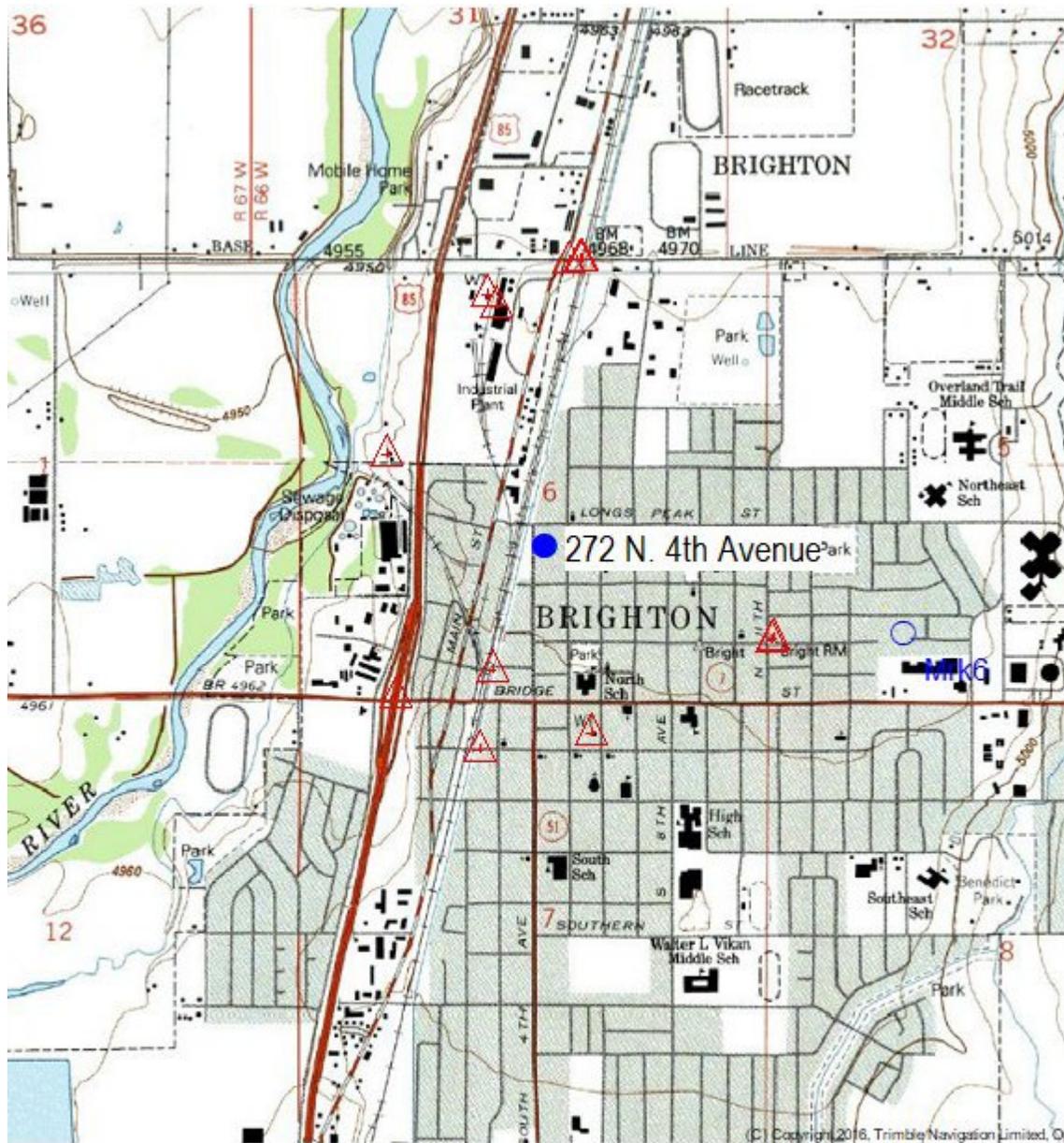
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 72, View to Northeast, of the dwelling



CD 1, Image 73, View to East, of the dwelling



CD 1, Image 74, View to Southeast, of the dwelling



CD 1, Image 75, View to East, showing the west wall of the garage, and a portion of the south wall of the dwelling



CD 1, Image 77, View to West, of the dwelling



CD 1, Image 78, View to West-southwest, of the west wall of the dwelling, a portion of the garage's east and north walls, and the backyard



CD 1, Image 76, Detail view of "1973" date etched into the public sidewalk in front of the property paralleling N. 4th Avenue

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|----------------------|
| 1. Resource number: | 5AM.4135 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408003 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Ehrlick House, Miller House, Schroer House | | |
| 6. Current building name: | Monaco Holdings LLC House | | |
| 7. Building address: | 280 N. 4th Avenue | | |
| 8. Owner name and address: | Monaco Holdings LLC
4010 Youngfield Street
Wheat Ridge, CO 80033 | | |



National Register eligibility assessment:
 State Register eligibility assessment:
 Brighton Local Landmark eligibility assessment:
 Historic District eligibility assessment:

Not Eligible
Not Eligible
Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426877 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 20 Ft. of Lot 4, and North 20 Ft. of Lot 5, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S x 40' E-W approximate overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:

This dwelling consists of a rectangular-shaped original (1917) section that measures approximately 24' N-S x 32' E-W, and a shed-roofed rear addition that measures approximately 24' N-S x 8' E-W. Per Sanborn Insurance maps, the addition dates from between 1928 and 1948. The dwelling rests on a poured concrete foundation, with the foundation walls unpainted above grade. The exterior walls are clad with white horizontal vinyl siding with white vinyl corner pieces. The roof is covered with grey asphalt composition shingles, while the eaves are boxed and clad with vinyl.

The asymmetrical façade faces west toward 4th Avenue. A painted white solid wood front door, covered by a white metal or synthetic storm door, enters the façade from a 4-step wood porch. The porch features a wood plank floor, painted white tapered wood posts, and a gable roof. A rear entry door leads into the south-facing wall of the shed-roofed addition.

The home's windows appear to have maintained their original or historic configurations, although some may have replacement synthetic or metal frames, and vinyl-clad surrounds. The façade wall contains a set of paired one-over-one double-hung sash windows north of the front porch, and a single one-over-one-double-hung sash window south of the porch. There is also a one-over-one window in the façade's

upper gable end. The original south-facing wall contains a set of paired one-over-one double-hung sash windows and a single one-over-one double-hung sash window. The south-facing wall of the shed-roofed addition contains a single-light window adjacent to the rear entry door. The original north-facing wall contains two one-over-one double-hung sash windows. Windows in the east-facing wall of the shed-roofed addition were not visible from the public right-of-way, except for a small portion of one window.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the third property south of Longs Peak Street. Improvements on the property consist of a dwelling, a garage, and a shed. The terrain is flat. A public sidewalk parallels North 4th Avenue. Two small deciduous trees are in the dirt/gravel verge area between the sidewalk and curb. The front yard is minimally maintained with dirt/gravel and tufts of grass. A concrete strip driveway extends from the curb, along the south side of the dwelling, to a garage that is a short distance southeast of the dwelling. The backyard is enclosed by a wood privacy fence. A north-south trending gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A single-stall garage that measures approximately 14' N-S x 28' E-W is located a short distance southeast of the dwelling, adjacent to the south property line. The garage rests on a poured concrete foundation, and its walls are made of painted white concrete blocks. The garage roof is a moderately-pitched gable covered with asphalt composition shingles. Painted white rafter ends are exposed beneath the eaves, while the east and west facing upper gable ends are clad with painted white vertical wood siding. A white metal overhead garage door in the west-facing wall opens onto a concrete strip driveway that extends along the south side of the house to 4th Avenue. A white metal-paneled pedestrian door is at the east end of the north-facing wall. Plywood-filled window openings are in the west and north-facing walls.

Shed

A gable-roofed shed is in the backyard adjacent to the north property line. Its exterior walls are clad with stained brown vertical wood siding and it is covered by a gable roof. An entry door is in the south-facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
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28. Original owner: **Kuner Pickle Company**
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:

Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

The 1920, 1928, and 1948 Sanborn maps all depict the original section of this dwelling. The addition is also depicted on the 1948 Sanborn map, but not on the earlier two, thus, the addition evidently dates from between 1928 and 1948. The 1948 Sanborn map also depicts a small garage at the rear northeast corner of the property that no longer exists. The extant garage does not appear on any of the Sanborn map, thus, it evidently postdates 1948. No building permits related to its construction were located on file with the City of Brighton. Based on its appearance and construction, the garage is estimated to have been built circa 1940s or 1950s.

Building permits for this property on file with the City of Brighton date from between 1965 and 2002. In Owner Margaret Schroer and the Public Service Company received permits for gas water heaters in February 1965 and in January 1970. In October 1976 owner Margaret Schroer and Wayne’s Electric, her contractor, obtained an electrical permit for a “service change.” In June 1996 owner Gregory Duran received a permit for a “re-roof.” In May 2001 owner Greg Duran and his contractor, Brothers Plumbing, received a permit with the work described as “replace house sewer to property line.” In September 2002 owner Colin Wenzel receive a permit to install a 6’ wood fence in the back and a 4’ chain link fence in the front.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[e]s Home Owners,” *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Charles Fenton, employed as a laborer for the Kuner Company, purchased this dwelling at 280 N. 4th Avenue on November 17, 1920. The 1920 U. S. federal census lists Charley “Heavy” Fenton as residing at an unspecified address on N. 4th Avenue. The 1920 census also indicates that he was married; however, the line for his spouse’s name was left blank. The 1920 census further listed Mr. Fenton’s native tongue as “German,” and his occupation as “laborer – pickle factory,” while his age and possible year of immigration were listed as “unknown.” No further information regarding Charles Fenton was found through online genealogy and obituary sources, and Brighton city directories indicate that by 1923 he was no longer a Brighton resident.

The dwelling at 280 N. 4th Avenue was then home to a series of relatively short-term residents through the end of the 1940s. These included: H. B. and Mary Miller (mid-1920s); Charles and Eugena Arnold (mid-to-late 1920s); William and Mabel Beavers (late 1920s); Mrs. E. G. Rose (early 1930s); Edgar and Mary Reynolds (early-to-mid1930s); Mrs. A. Hokasono (mid-1930s); Zora Ann Gilbert (late 1930s); and Philip and Eunice Formdy (1940s).

Frank and Margaret Schroer purchased the property circa 1948. Brighton city directories in the early 1950s list both Frank and Margaret Schroer at this address; however, beginning in 1955 only Margaret is listed. The city directories further indicate that she owned and lived in the home until circa 1981, and that she was employed as a clerk at Gaylord’s Grocery for many years. No obituary for Margaret Schroer was located in online genealogy and obituary sources. Frank Schroer died on March 29, 1995, at the age of 80, and was interred in Loveland Burial Park Cemetery in Loveland. He had been born in Walsenburg, Colorado on October 4, 1914.

The property's owners from the 1990s to the present include Gregory Duran, Maria Geist, Colin Wenzel, Brian Davidson, and the current owner, Monaco Holdings LLC.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Charles Fenton.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**40. Period of significance: **1917-1971**41. Level of significance: **Local**

42. Statement of significance:

Considered in a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. Charles "Heavy" Fenton, a laborer for the Kuner Pickle Company, and apparently a German immigrant, was this property's earliest known resident. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

Nonetheless, the property's significance under the theme of Ethnic History / European is limited because Charles Fenton was a relatively short-term resident, and its significance under Industry is somewhat diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers. Conversely, this property is evaluated as possessing sufficient significance and integrity to qualify for individual local landmark designation by the City of Brighton. Additionally, the Kuner Row properties do have the significance and integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. The Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This dwelling's integrity of design, materials and workmanship has been modestly diminished by the installation of vinyl siding, and by the installation of modern replacement windows. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**
 State Register eligibility assessment: **Not Eligible**
 Local Landmark eligibility assessment: **Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 79-85, 92**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

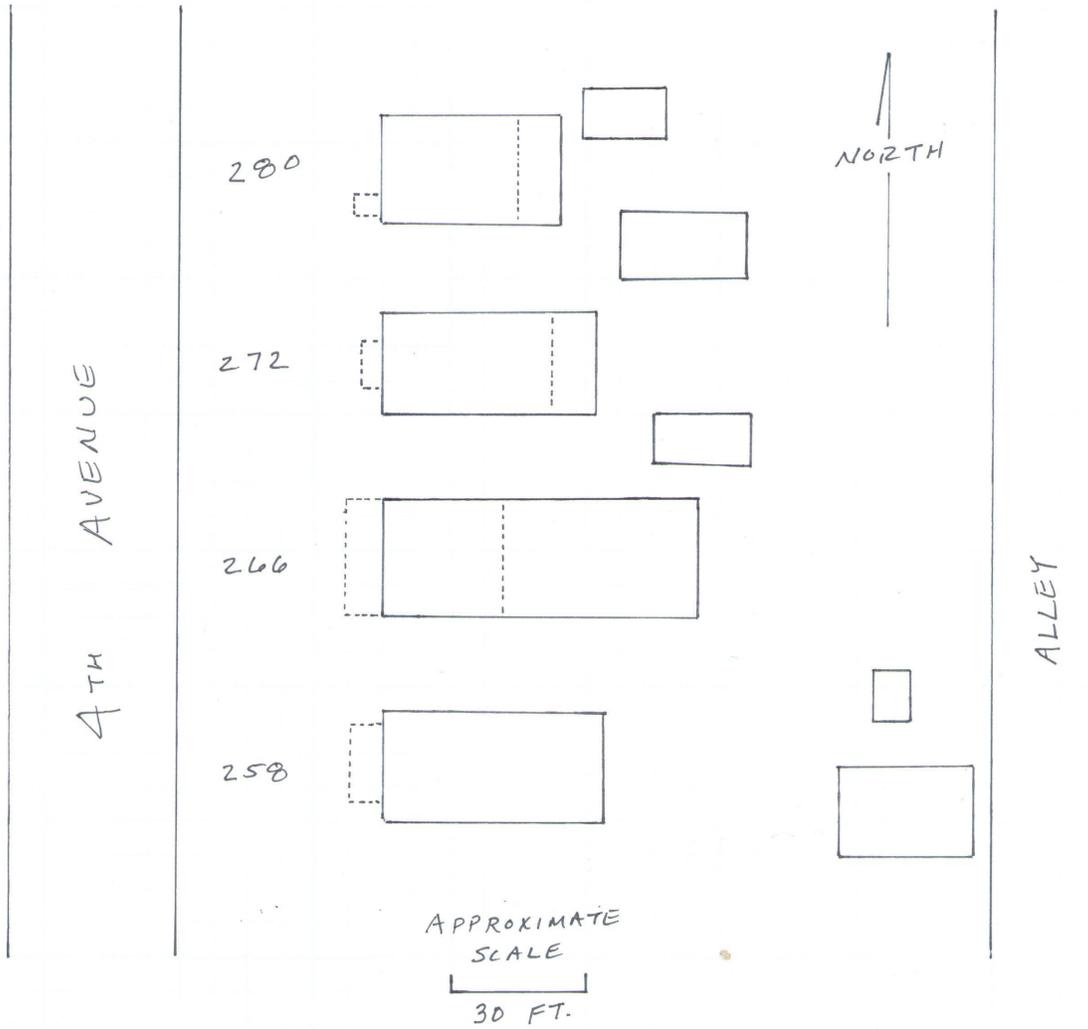
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

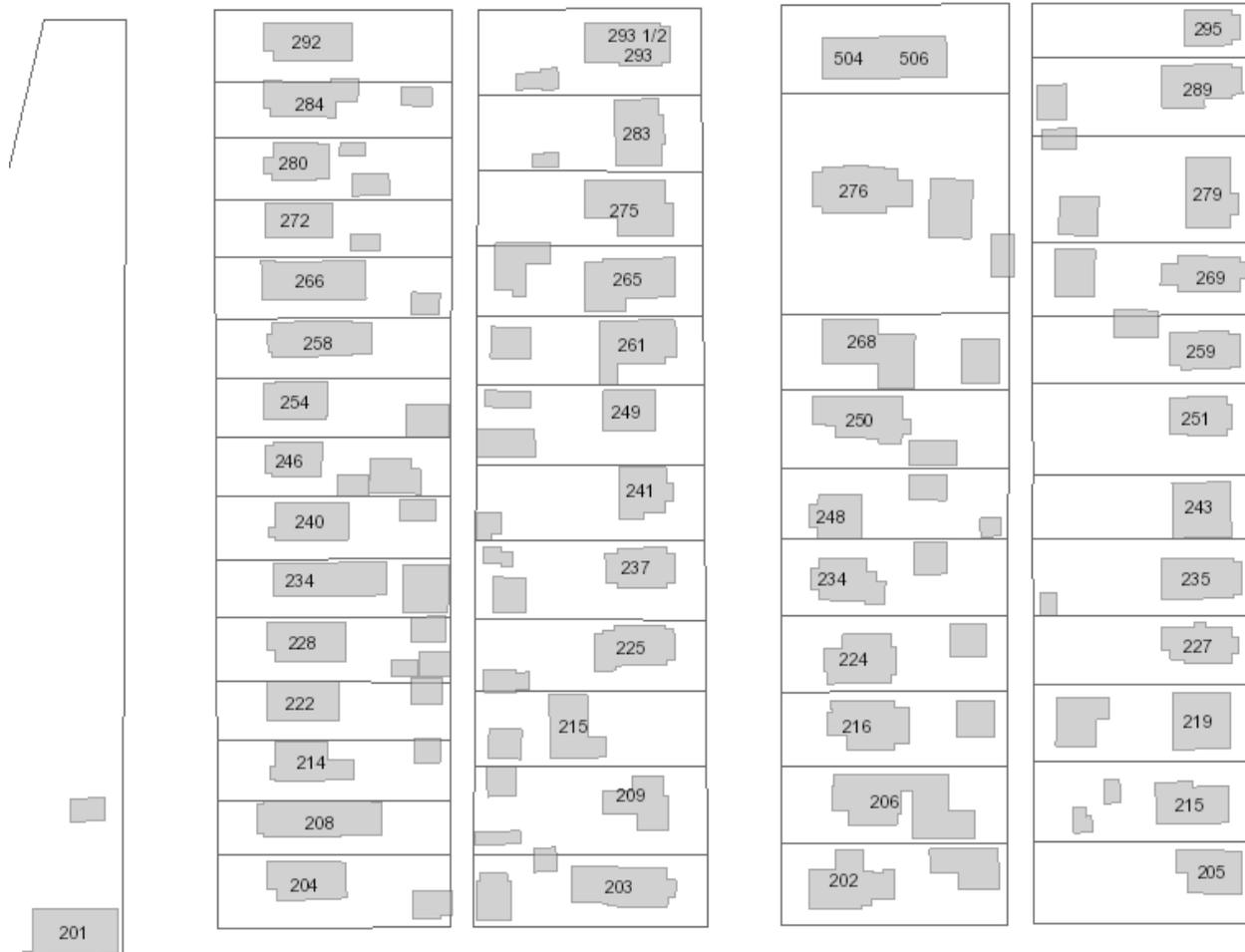
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

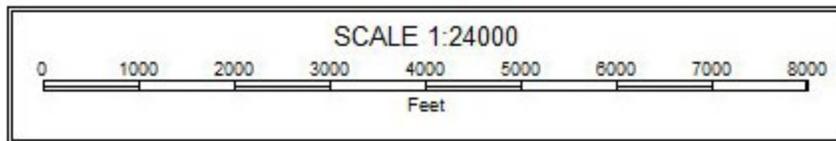
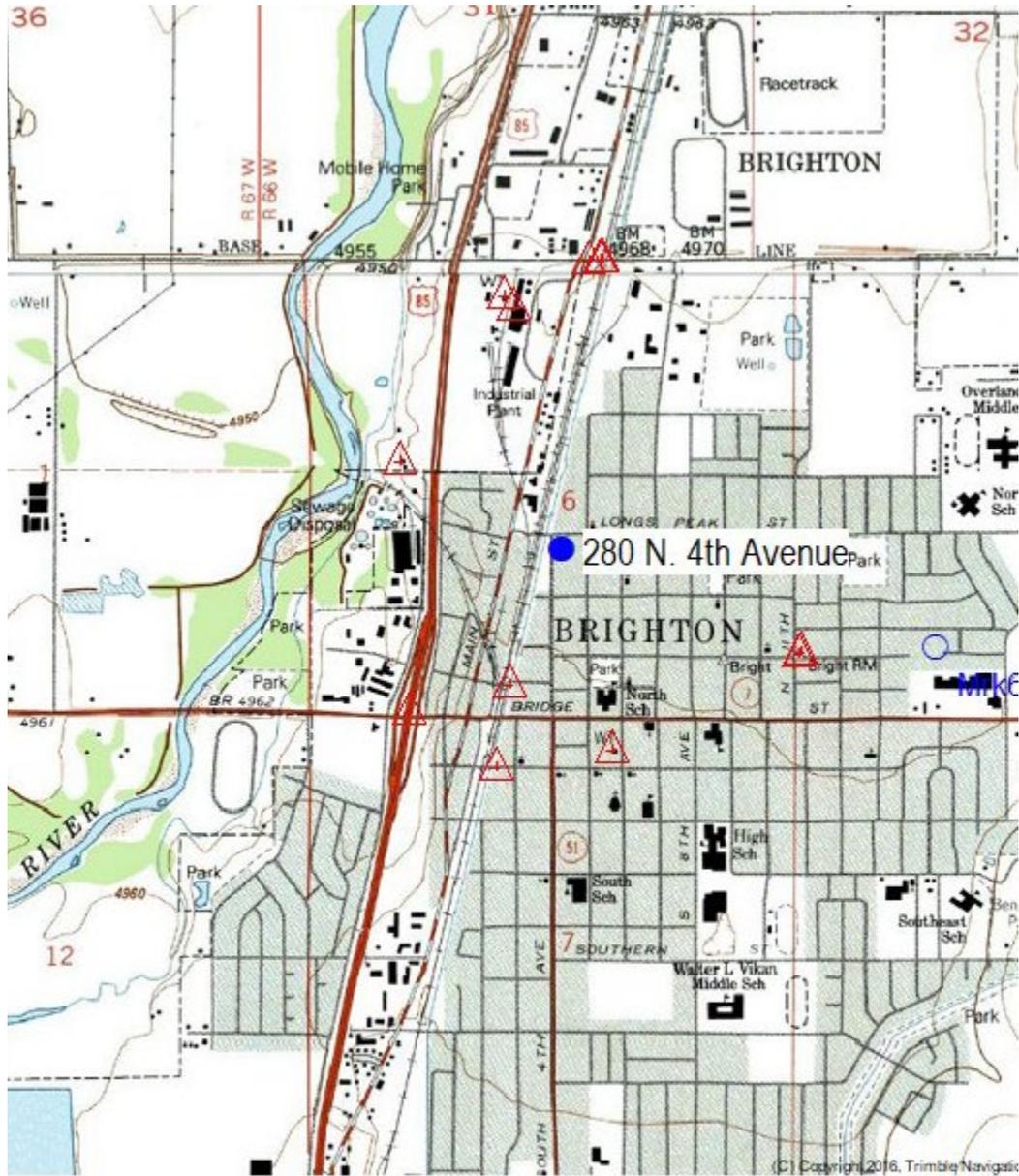
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 79, View to Northeast, of the dwelling



CD 1, Image 80, View to East, of the dwelling



CD 1, Image 81, View to Southeast, of the dwelling



CD 1, Image 82, View to East, showing the west wall of the garage, and a portion of the south wall of the dwelling



CD 1, Image 83, View to West, showing a portion of the upper east wall of the dwelling, the north wall of the garage, and the east wall of the shed



CD 1, Image 84, View to Southwest, showing the east and north walls of the garage



CD 1, Image 85, View to West, showing the east wall of the shed, and a portion of the upper east wall of the dwelling



CD 1, Image 92, View to South, showing the north wall of the garage

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: **5AM.4136** Parcel number(s):
2. Temporary resource no.: **N/A** **0156906408002**
3. County: **Adams**
4. City: **Brighton**
5. Historic building name: **Bremkamp House, Andrews House, Kent House, Bunyard House**
6. Current building name: **Cordova House**
7. Building address: **284 N. 4th Avenue**
8. Owner name and address: **Rosalie M. Cordova
P. O. Box 702
Brighton, CO 80601**



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426887 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **South 10 Ft. of Lot 2, all of Lot 3, and North 5 Ft. of Lot 4, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **1040 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**

21. General architectural description:

This dwelling consists of a main, original, front-gabled section that measures approximately 21' N-S x 39' E-W, and an early gabled rear addition that measures approximately 17' N-S x 15' E-W. The house rests on a poured concrete foundation, with the foundation walls painted white above grade. The exterior walls are clad with pale green color horizontal vinyl siding, while the roof is covered with mottled green and brown asphalt composition shingles. Painted white rafter ends, covered by rain gutters, are exposed beneath the eaves. A louvered vent opening is in the façade's upper gable end. There are no chimneys.

The asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled door, with a fanlight, and covered by a white metal security door, enters the façade from an open gable-roofed front porch. The porch is approached at its south end by three concrete steps flanked by a black wrought iron railing. The porch features a poured concrete floor, closed knee walls clad with square-cut wood shingles, and painted white square wood posts that support the gable porch roof. A back door, covered by a white synthetic or metal storm door, enters the original east-facing (rear) wall from an uncovered open wood porch/deck that wraps around the original dwelling's southeast corner.

The home's windows appear predominantly to be set in white synthetic or metal (replacement) frames with vinyl-clad surrounds. Most windows also have interior inserts so that they appear multi-paned. Windows on the façade also have decorative black vinyl shutters. A large single-light fixed-pane window overlooks the front porch north of the front entry door. A one-over-one double-hung sash window penetrates the façade wall south of the front entry door. The original south-facing wall contains two non-original oriel type windows and a small single-light window. The original north-facing wall contains a small single-light window and a one-over-one double-hung sash window. The north-facing wall of the addition contains a one-over-one double-hung sash window. A window in the addition's east-facing (rear) wall is minimally visible behind foliage. There are no window openings in the addition's south-facing wall.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This well-maintained property is located on the east side of North 4th Avenue in the block between Brighton and Longs Peak Streets. It is the second property south of Longs Peak Street. Improvements on the property consist of a dwelling and a garage. The terrain is flat. A public sidewalk parallels North 4th Avenue. An elm tree is in the dirt/gravel verge area between the sidewalk and curb. The front yard and side yard north of the dwelling are landscaped with a planted grass lawn and with cedar shrubs adjacent to the front porch. The south side of the backyard is enclosed by a chain link fence, while a white vinyl privacy fence encloses the east end of the backyard adjacent to a gravel alley that is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A garage that measures approximately 16' N-S x 18' E-W is located behind the house close to the north property line. The garage features a gable-roofed plan with a shed-roofed extension to its north side. The garage's east, south, and west-facing exterior walls are clad with painted white vertical wood siding, while the north-facing wall is clad with corrugated metal. The roof is covered with asphalt composition shingles laid over 1x wood decking and 2x wood rafters. Painted white rafter ends are exposed beneath the eaves. The east-facing wall contains a set of painted white vertical wood plank doors, side-hinged with metal strap hinges. Vehicular access is via the alley through a gate in the white vinyl fence.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Actual: **1917**
Estimate:
Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
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The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
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Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."
Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the

heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote "Structural Engineer / Contractor." By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as "Contractor, House Builder." Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

Regarding this property, the May 1920 and May 1928 Sanborn maps depict the original dwelling along with a small shed at the rear southeast corner of the lot. The rear gabled addition and the garage are depicted in the October 1948 Sanborn map indicating they were erected between 1928 and 1948.

Several building permits for the property were located on file with the City of Brighton. In December 1972 a permit was issued for "re-venting [the] furnace and water heater." This permit lists Iva Bunyard as the property owner and Valley Heating and Air Conditioning as the contractor. In May 1974 Iva Bunyard, and contractor Walter Schneider, obtained a permit for an "underground lawn sprinkler." In October 1976 a permit for an electrical service change lists Century 21 as the property owner and Wayne's Electric as the contractor. In May 1978 owner Aaron Ysles received a permit for "underpinning 20' of [the] original foundation." In September 1983 owner Aaron Ysles received a permit with the work described as "re-hab siding." In December 1994 owner Rosalie Ysles received a permit for a re-roof." Other permits for re-roofs were issued in July 1916 and March 2019. In January 2017 owner Rosalie (Ysles) Cordova, and Colorado Builders Corp., the contractor, received a mechanical permit for a new furnace.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

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The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

Edward Bremkamp, a commercial salesman for the Kuner Company, purchased this dwelling at 284 N. 4th Avenue on November 17, 1920. Edward Bremkamp was born in Massillon, Stark County, Ohio, on July 10, 1894. He was the youngest son of Letitia and Louis C. Bremkamp Sr. Census records indicate that Charles Bremkamp Sr. was born in Germany circa 1860 and that he immigrated to America in 1868. Letitia’s maiden name is unknown; however, census records indicate she was born in Canada circa 1861. The 1910 U. S. federal census records the Bremkamp family as residents of Sugar Creek Township, in Stark County, Ohio. Family members at that time included: Louis C. Bremkamp Sr. (age 50); Letitia (age 49), and seven children – four girls and three boys - Minnie (age 22), Etta (age 21), Louis Jr. (age 20), Richard (age 18), Edward (age 15), Cecelia (age 11), and Hilda (age 9). The 1910 census further lists the occupation of Louis Sr. as “foreman – coal mine,” the occupation of Louis Jr. as “miner – coal mine,” and the occupation of Edward as “driver – coal mine.”

Edward Bremkamp and his wife, Edna, were married in 1913. (Research did not uncover Edna’s maiden name.) By 1915, the Bremkamps had moved to Denver, where Edward obtained a sales position with the Kuner Pickle Company. A son, Louis, was born that same year, followed by a daughter, Hermene, born in 1917. Another son, James, would be born circa 1925. The Edward Bremkamp family moved to this house in Brighton in 1917, and purchased it in 1920, but only lived in the house until circa 1922. Edward, however, continued to work as a traveling salesman for the Kuner Company (later the Kuner-Empson Company) for many years – a career that took him and his family from Brighton to Colorado Springs in the 1920s, to Inglewood, California by the early 1930s, and to Oklahoma City by the early 1940s. Mr. and Mrs. Bremkamp eventually retired in Oklahoma City where Edna died in 1982, followed by Edward who passed in 1984. They are interred in that city’s Resurrection Memorial Cemetery.

Following the Bremkamps, 284 N. 4th Avenue was home to a series of relatively short-term residents between circa 1923 and the early 1960s. Jennie Haring, and her three children, Gregory, Albert, and Louise, lived in the home in 1923. She was followed by Jesse J. and Ruth Andrews who next occupied the residence until circa 1929. Two families occupied the home in the 1930s, Otto and Iola Hoffman followed by Allie and Lois Kent. Residents in the 1940s and 1950s included Merle and Marcia Koon, Robert and Leila Golden, Donald Hubbard, and Harold and Delores Koehler. Merle Koon worked at Safeway grocery store in the early 1940s, while Robert Golden was employed at the Rocky Mountain Arsenal in the 1950s. Donald Hubbard worked for the J. C. Penney Company, and Harold Koehler was employed as a steel fabricator.

Alvia M. and Iva B. Bunyard, a retired couple, purchased the property circa 1960, and lived in the home together until Alvia passed away in January 1963. Iva then continued to live in the home until shortly before her death in April 1976.

Rosalie (Ysles) Cordova and her former husband purchased the property from the estate of Iva Bunyard in the mid-1970s. A Brighton native, Rosalie raised three children in the home and has lived here from that time to the present. Rosalie worked as a para-professional at North Elementary School in Brighton from 1973 to 1982. She then earned degrees from the University of Northern Colorado in Elementary Education and Bilingual Education, and became a full-time teacher at in the Mapleton School District in Thornton until her retirement in 2003.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Cordova, Rosalie. Oral interview with Carl McWilliams, October 2020.

Newspaper Articles (arranged chronologically)

“15 Dwellings Will Be Put Up by Kuners.” *The Brighton Blade*, March 8, 1917, p. 1.

“Has 45 Men Working On Kuner Houses.” *The Brighton Blade*, April 5, 1917, p. 1.

“Kuner Employes Buy Homes.” *The Brighton Blade*, November 12, 1920, p. 1.

“Kuner Employes Home Owners.” *The Brighton Blade*, November 19, 1920, p. 1.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Bremkamp family.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Ethnic Heritage / European, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of "Industry" for its association with the Kuner Pickle Company (later the Kuner-Empson Company), and under the theme of "Ethnic History / European" because Edward. Bremkamp, its original owner, was the son of German and Canadian immigrants. The fifteen houses that comprise Kuner's Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. Edward Bremkamp was employed by the company as a commercial salesman. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner's Row houses were built in 1917.

However, the property's significance under the theme of "Ethnic History / European is somewhat tangential, and its significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property's historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner's Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses' uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This dwelling's integrity of design, materials and workmanship has been diminished by the installation of vinyl siding (possibly in 1983), and by the installation of modern replacement windows including two oriel type windows in the south-facing wall. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not individually eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 86-91**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

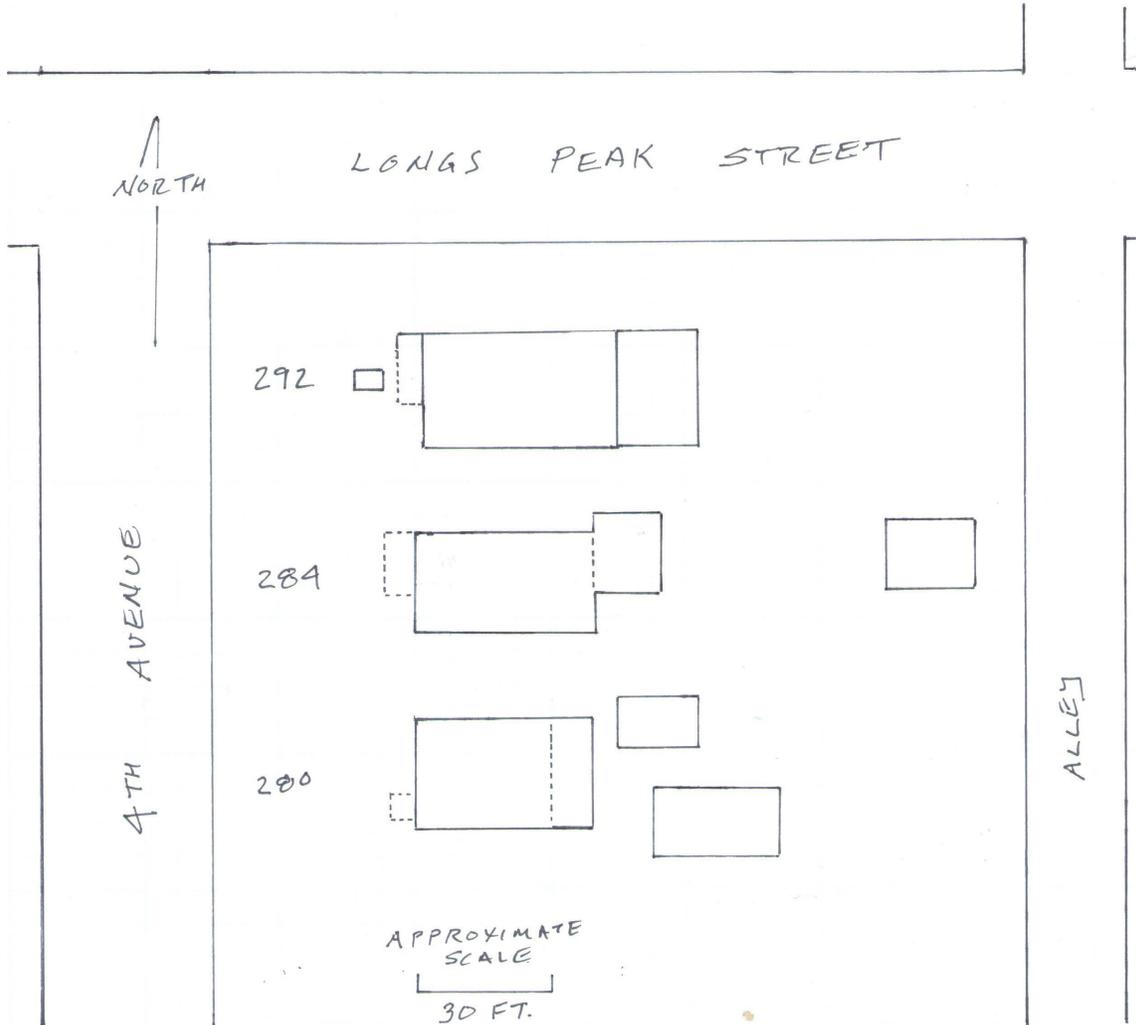
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

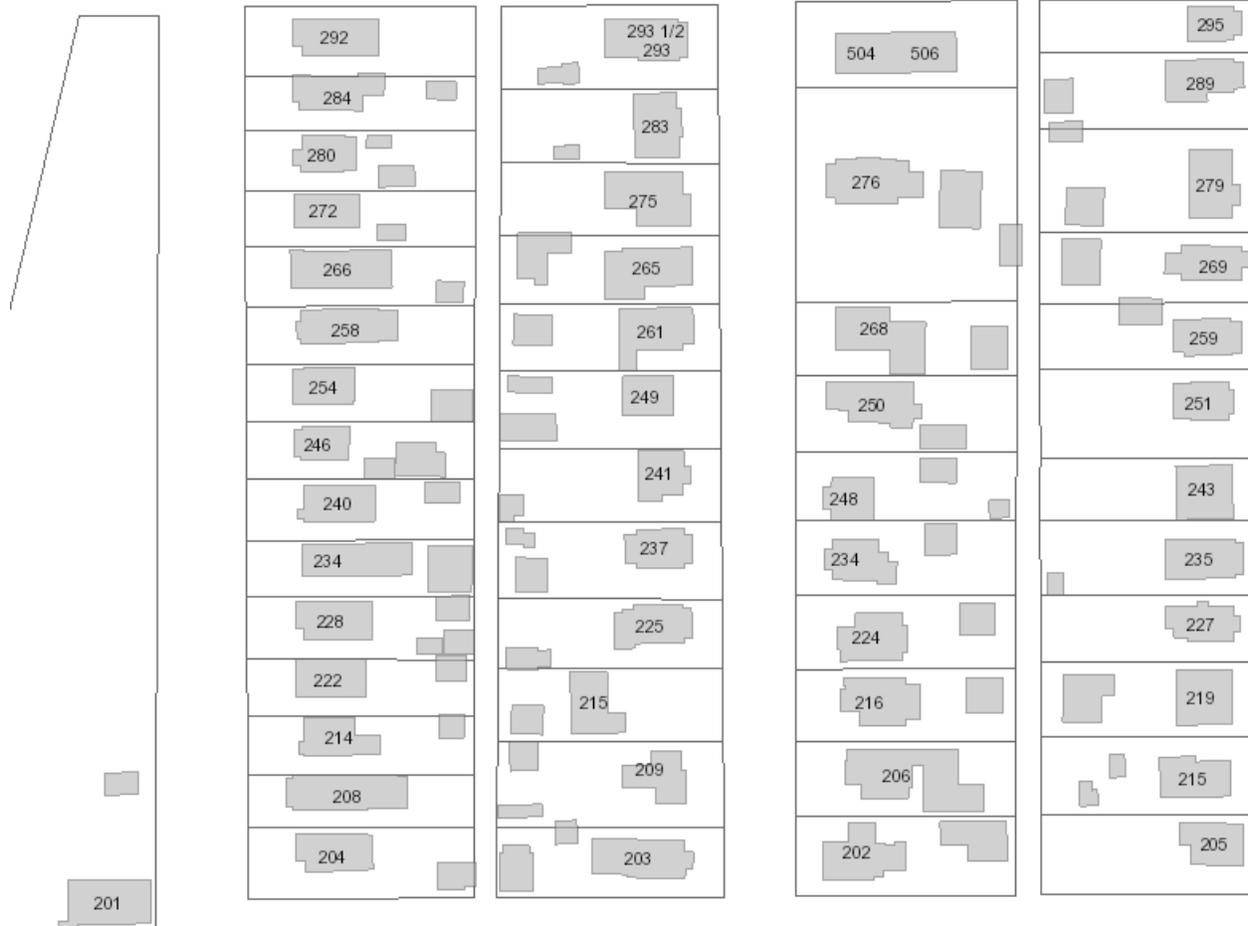
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

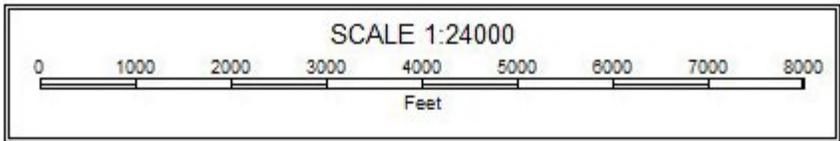
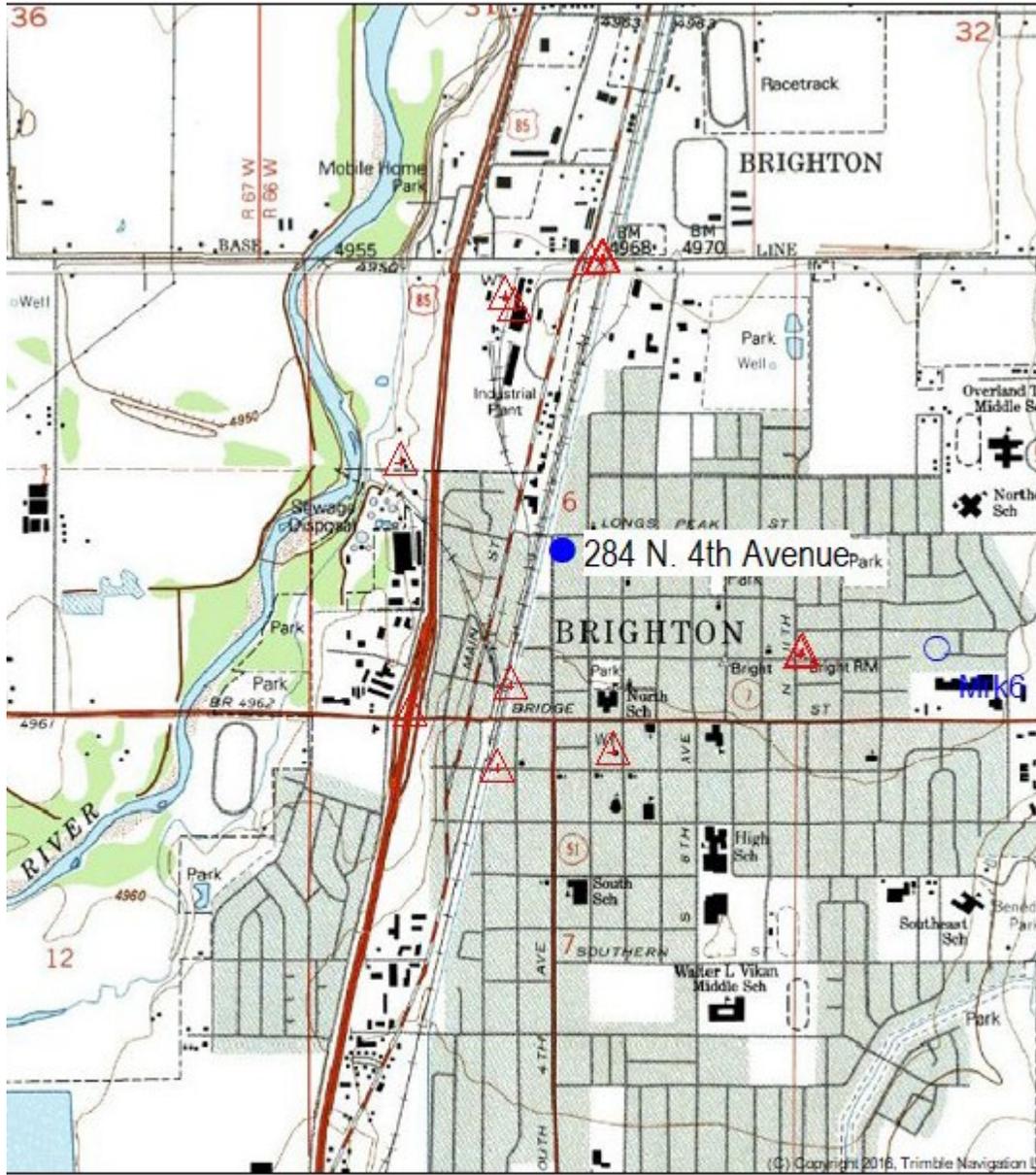
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 86, View to Southeast, of the dwelling



CD 1, Image 87, View to East, of the dwelling



CD 1, Image 88, View to Northeast, of the dwelling



CD 1, Image 89, View to West, of the dwelling



CD 1, Image 90, View to Northeast, of the garage



CD 1, Image 91, View to Northwest, of the garage

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

Determined Eligible- NR
Determined Not Eligible- NR
Determined Eligible- SR
Determined Not Eligible- SR
Need Data
Contributes to eligible NR District
Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|----------------------|
| 1. Resource number: | 5AM.4137 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 0156906408001 |
| 3. County: | Adams | | |
| 4. City: | Brighton | | |
| 5. Historic building name: | Miller House, Groves House, Garcia House | | |
| 6. Current building name: | Vega House | | |
| 7. Building address: | 292 N. 4th Avenue | | |
| 8. Owner name and address: | Justino Vega and Hermila M. Vega
292 N. 4th Avenue
Brighton, CO 80601 | | |



National Register eligibility assessment:
State Register eligibility assessment:
Brighton Local Landmark eligibility assessment:
Historic District eligibility assessment:

Not Eligible
Not Eligible
Not Individually Eligible
Contributing to a locally-designated district

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **66 West**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 6
10. UTM reference (NAD 27)
Zone **13: 515596 mE 4426897 mN**
11. USGS quad name: **Brighton, Colorado**
Year: **1965; photorevised 1979** Map scale: **7.5**
12. Legal Description: **Lot 1, and North 15 Ft. of Lot 2, Block 8**
Addition: **Central Addition to the City of Brighton** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **26' N-S x 62' E-W approximate overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Attached Garage**
21. General architectural description:

This dwelling consists of an original (circa 1920) gabled dwelling, that measures approximately 26' N-S x 44' E-W, an open front porch that measures approximately 16' N-S x 6' E-W, and an older gabled rear addition that measures approximately 26' N-S x 18' E-W. The house rests on a poured concrete foundation, with the foundation walls painted beige above grade. The exterior walls are clad with beige color stucco over wood frame construction. The moderately-pitched front gabled roof is covered with brown asphalt composition shingles. Painted beige color rafter ends, covered by a fascia board and rain gutters, are exposed beneath the eaves. A brick chimney with a metal cap and flue extends through the roof ridge. A former orange brick fireplace chimney on the south-facing wall is capped below the roof eave and is no longer in use.

The dwelling's asymmetrical façade faces west toward 4th Avenue. A painted white wood-paneled door, with a fanlight, and covered by a white metal storm door, enters the façade from an open gable-roofed porch that covers the northern two-thirds of the façade. The porch is approached by two wood steps at its south end, and features a tongue-in-groove wood floor, stuccoed knee walls, and tapered porch posts that support the gabled roof. The north end of the porch above the knee wall is enclosed with particle board.

The home's windows appear predominantly be set in white metal or synthetic frames with beige color stuccoed surrounds. Some windows appear to be replacements in the original openings, while others appear to be entirely new in newly-configured openings. Some windows also have interior inserts so that they appear to be multi-paned. A one-over-one double-hung sash window overlooks the front porch north of the entry door, while a non-original one-beside-one horizontal sliding window penetrates the façade wall south of the front porch. The original south-facing wall contains two small single-light windows that flank the former fireplace chimney, and two large non-historic one-beside-one horizontal sliding windows. The original north-facing wall contains three one-over-one double-hung sash window.

Built between 1928 and 1948, the rear gabled addition served originally as an attached garage, before it was converted to living space at an unknown date. A painted beige color wood-paneled door enters the south end of the rear addition's east-facing wall at ground level. The addition's north-facing wall contains the former garage door opening, infilled with painted beige color plywood, as well as one-beside-one horizontal sliding window. The addition's east-facing (rear) wall contains a 6-light industrial sash window and a one-beside-one horizontal sliding window in the main level, and a smaller one-beside-one horizontal sliding window in the upper gable end. The addition's south-facing wall contains non-historic one-beside-one horizontal sliding window.

22. Architectural style/building type: **Bungalow**

23. Landscaping or special setting features:

This property is located at the southeast corner of North 4th Avenue and Longs Peak Street. The dwelling is the property's only improvement. The terrain is flat. Public sidewalks parallel North 4th Avenue and Longs Peak Street, with minimally landscaped verges between the curbs and the public sidewalks. An elm tree is in the verge area adjacent to Longs Peak Street. The front yard and narrow side yard north of the dwelling are planted in grass. The backyard is almost entirely paved with concrete. A wood privacy fence extends along the north side of the backyard and for a short distance along the north-south trending gravel alley behind the property to the east. However, the alley side of the backyard is mostly unfenced.

24. Associated buildings, features, or objects:

Flower Display Enclosure

A small structure, approximately the size of a small doghouse, is in the front yard directly in front of the porch. Perhaps a small shrine, it rests on a brick and concrete foundation, its walls are made of brick, and it is covered by a shingled gabled roof. Painted beige color stuccoed plywood appears in the west-facing upper gable end. A bouquet of plastic flowers in a vase is visible in the interior behind a clear plexiglass door or window in the west facing wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1917**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1; "Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
26. Architect: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
27. Builder/Contractor: **Henry V. Johnson**
 Source of information: **"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.**
28. Original owner: **Kuner Pickle Company**
 Source of information: **"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The fifteen houses known as Kuner's Row were erected in the spring of 1917 as workers housing for the Kuner Pickle Company. The company's Brighton Pickle factory had begun operations the previous year. On March 8, 1917, *The Brighton Blade* reported:
- Fifteen houses will soon be built in Block 8 Central Addition to Brighton which lies 3 blocks north of Bridge street on the east side of 4th street and a block west of the electric light plant. The Kuner Company bought this land and the contract will be let for building the houses in a few days...The houses will be of 4 and 5 rooms, of good construction, and entirely modern. The contract calls for their being finished in 90 days after being started.

Subsequently, on April 5, 1917, *The Brighton Blade* reported:

H. V. Johnson, contractor from Colorado Springs, has 45 men, counting himself, working on the twelve [*sic.*] Kuner houses in the north part of town. Of these, 26 are carpenters. Mr. Johnson expects to finish the \$30,000 job by May 15.

Finally, on May 31, 1917, *The Brighton Blade* reported: "The fifteen [houses] being constructed by contractor Johnson are nearing completion."

Henry Vernon Johnson was born in Cass County, Iowa on June 21, 1880. He was married to Jessie L. Snell at Lucas, Iowa on Christmas day in 1904, and a son, Merrold, was born in 1906. Another son, Henry, would be born in Colorado, circa 1918. By 1910 the family had moved to Monte Vista, Colorado, and by 1915 they had moved again, to Colorado Springs. The 1910 U. S. federal census and Colorado Springs city directories from 1915 to 1917, list Mr. Johnson's occupation as "Architect." Under the heading for "Present Occupation" on his World War I draft registration card Mr. Johnson wrote

“Structural Engineer / Contractor.” By 1920, the Johnson family had moved to Greeley. The 1920 U. S. federal census lists his occupation as **“Contractor, House Builder.”** Mr. Johnson retired to southern California circa early 1930s. He passed away at Glendale, California on November 6, 1954 at the age of 74, and was interred at Forest Lawn Memorial Park cemetery.

Sanborn Insurance maps for Brighton published in September 1893, August 1899, April 1904, July 1908, and July 1913 do not depict this block of North 4th Avenue between Brighton and Longs Peak Streets. The block, however, is depicted in the May 1920 Sanborn Insurance map with fifteen dwellings showing on the east side of North 4th Avenue. The fifteen dwellings are also listed in the (earliest available) 1923 Brighton city directory.

As depicted in the Sanborn maps published in May 1920, May 1928, the original dwelling on this property consisted only of the main gabled section. The rear gabled addition is depicted in the October 1948 Sanborn map with its use labeled **“A”** (auto garage). The addition, thus, was evidently built during the time period between 1928 and 1948.

Six building permits, dating from between 1974 and 2009, were located on file with the City of Brighton. In November 1974 owner Katherine Groves and her contractor, Custom Concrete, received a permit to **“replace city sidewalk – 100 ft. of sidewalk.”** In March 1977 owner Katherine Groves and her contractor, Wayne’s electric, obtained an electrical permit with the work described as **“service change and adding of five new outlets.”** In September 1994 a permit was issued for a **“re-roof.”** This permit lists Roger Day as the owner and contractor. In February 1996 owner Justino Vega was issued a permit with the work described as **“building a fence in the backyard of the house approximately six feet in height covering an area of approximately 175...[?]”** This apparently is in reference to the extant wood fence primarily along the north side of the backyard. In April 2008 owner Justino Vega received a permit for **“placing stucco on house.”** In August 2009 owner Justino Vega received permit with the work and materials described as **“replace roof, repair rafters with 2 x 6, tear off all, replace sheathing, 15# felt and 25 year dimensional, pitch 4/12.”**

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

The Kuner Pickle Company moved its pickle factory from Denver to Brighton in 1917, and also arranged for the construction of fifteen houses for its employees on the east side of North 4th Avenue between Brighton and Longs Peak Streets. Known as “Kuner’s Row,” the houses were company-owned until November 1920 when they were sold to their residents. On November 12, 1920, under the headline “Kuner Employee[e]s Buy Homes,” *The Brighton Blade* reported:

The Employee[e]s of the Kuner Pickle Company, living in the Kuner block, have been given the opportunity to buy their homes from the company on very reasonable terms. Most of the Employee[e]s have made arrangements to buy. The company will no longer own the ‘row.’”

One week later, under the headline “Kuner Employee[e]s Home Owners,” *The Blade* ran this article:

The fifteen Employee[e]s of the Kuner Pickle Company who live in the Kuner block on North 4th Avenue are now home owners instead of renters. All of them have bought their homes from the company during the past month at a very reasonable price and on good terms... Among those buying houses are L. C. Bremkamp, Edward Bremkamp, Otto Bayer, John Barton, George Breiding, A. F. Mally, M. E. Wagner, F. D. Kuester, Mrs. May Gibbs, Geo. R. Spencer, John Donofrio, Dumont White, Pasco Fabrizio, Charles Fenton, and Harry Miller.

The residence at 292 N. 4th Avenue was primarily owned and occupied by two long-term families from the late 1910s to the late 1970s – the Miller family up until the early 1940s, and then by the Groves family until circa 1980.

The eldest son of Joseph and Martha Miller, David Armstrong “Harry” Miller was born at Cambridge, Ohio on August 2, 1864. He grew up in Ohio and in Page County, Iowa. On May 22, 1885, he married Miss Anna C. Webb, in the small town of Lenox in Taylor County, Iowa. The daughter of Harvey and Maria (Swisher) Webb, Anna Catherine Webb was born in Monroe County, Iowa on October 20, 1884. Following their marriage, David and Anna lived in Page County, Iowa until moving to Brighton in the 1910s. Six children were born to the couple between December 1885 and April 1900. A daughter, Mattie, was born in December 1885, followed by five brothers – Frank (born November 1887), Arthur (born January 1890), Lowell (born August 1892), and twins Joseph and Harvey (born April 1900).

David Miller worked as a carpenter in Iowa, and gained employment in that capacity with the Kuner Pickle Company in Brighton, circa 1917. The 1920 U. S. federal census records the Miller family as residing at 292 N. 4th Avenue in Brighton with four of the family members all employed by the Kuner Pickle Company. These included David, employed as a “carpenter,” his wife, Anna (aka Mary?), employed as a “slicer,” and sons Joe and Harvey, employed as “laborers.” The occupation of another son, Lowell, is listed as “carpenter – cereal factory.” The Miller household in 1920 also included Joe’s wife, Marian, then age 19. Anna and David Miller owned and lived in this house until around the time of their respective deaths in August 1934 and March 1937. They are interred in Clarinda Cemetery in Page County, Iowa.

Joseph "Joe" Miller and his wife Marian Miller (nee Anfang) continued to own and live in this home for about two years following his father's death before moving to 270 N. Main Street circa 1939. Joseph had been born in Iowa on April 1, 1900, while Anna had been born in Boulder, Colorado on March 25, 1901. They were married on March 12, 1919 and subsequently made their home in Brighton, with Joseph enjoying a long career with the Kuner-Empson Company. They were the parents of four children – Vivian, born in 1922, Louis, born in 1924, James, born in 1931, and John, born in 1935. Joseph Miller passed away on February 5, 1972 at the age of 71. Marian died on May 27, 1991 at the age of 90. They are interred in Brighton's Elmwood Cemetery.

Katherine Groves was this property's next long-term owner and resident, from the early 1940s until the late 1970s. She lived here with her husband, Wilbur, until he passed away in September 1946. She then continued to live in the home until a few years prior to her death in 1983. Prior to his death in 1946, Wilbur Groves was employed as the meat market manager at Friedman Grocery in Brighton. Mr. and Mrs. Groves are interred in Denver's Fairmount Cemetery.

Tibie Garcia Sr. lived in the house during the early 1980s, and in the early 1990s it was owned by Roger Day. Current owners Justino and Hermila Vega have owned the property since 1994.

36. Sources of information:

City of Brighton building permit files.

Adams County Assessor Online Property Records: <http://www.adcogov.org/assessor>.

Brighton City Directories, on file in the Brighton City Museum Archives.

Newspaper Articles (arranged chronologically)

"15 Dwellings Will Be Put Up by Kuners." *The Brighton Blade*, March 8, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Has 45 Men Working On Kuner Houses." *The Brighton Blade*, April 5, 1917, p. 1.

"Kuner Employes Buy Homes." *The Brighton Blade*, November 12, 1920, p. 1.

"Kuner Employes Home Owners." *The Brighton Blade*, November 19, 1920, p. 1.

"Funeral Services Held Today For Wilbur J. Groves." *The Brighton Blade*, November 27, 1946, p. 1.

"Miller." (Marian Miller obituary) *The Brighton Blade*, June 5, 1991, p. 5.

Sanborn Fire Insurance maps of Brighton, dated September 1893, August 1899, April 1904, July 1908, July 1913, May 1920, May 1928, August 1927, and May 1928 revised November 1935, December 1942 and October 1948.

U. S. federal census records. Reference Miller and Groves families.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38. City of Brighton Criteria for Historic Landmark Eligibility (Per Section 10.03 "Historic Preservation" of the Brighton Municipal Code)

✓	Architectural	Exemplifies specific distinguishing characteristics of an architectural period or style
	Architectural	Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally
	Architectural	Demonstrates superior craftsmanship or high artistic value
	Architectural	Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation
✓	Architectural	Evidences a style particularly associated with the Brighton area
	Social and Historic	Is the site of an historic event that had an effect upon society
✓	Social and Historic	Exemplifies cultural, political, economic or social heritage of the community
✓	Social and Historic	Represents a built environment of a group of people in an era of history
✓	Social and Historic	Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation
	Social and Historic	Has an association with a notable person or the work of a notable person
✓	Geographic and Environmental	Enhances a sense of identity of the community
	Geographic and Environmental	By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif
	Geographic and Environmental	Is unique in its location of singular physical characteristics
	Geographic and Environmental	Possesses unique and notable historic, cultural or architectural motifs
	Geographic and Environmental	Is an established and familiar mutual setting or visual feature of the community

-
39. Area(s) of significance: **Architecture, Industry**
40. Period of significance: **1917-1971**
41. Level of significance: **Local**

42. Statement of significance:

In a general sense, this property is historically significant for its association with residential development in Brighton. More specifically, the property is historically significant under the theme of “Industry” for its association with the Kuner Pickle Company (later the Kuner-Empson Company). The fifteen houses that comprise Kuner’s Row were built as employee housing when the company moved its pickle factory from Denver to Brighton in 1917. The family of David A. Miller, a Kuner Pickle Company employee, were this property’s original residents. The dwelling is also architecturally significant, to a modest extent, for its original Bungalow style of architecture. The Bungalow style was predominant throughout America when the Kuner’s Row houses were built in 1917.

However, the property’s significance under the theme of Industry is diminished due to the fact that the Kuner Pickle Company factory no longer exists. This property, therefore, is evaluated as ineligible for listing in the National and State Registers, and ineligible for individual local landmark designation. Conversely, the Kuner Row properties do have the significance and sufficient integrity to form a locally-designated historic district. This property would rate as a contributing resource within such a district.

43. Assessment of historic physical integrity related to significance:

This property’s historic physical integrity is assessed relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling and association. Overall, the Kuner’s Row properties retain a strong sense of integrity of location and setting. Their integrity of feeling and association also remains reasonably intact, relative to how the properties appeared through the end of the 1960s. All fifteen dwellings remain on the lots where they were originally built, and the overall streetscape, including the houses’ uniform setback from 4th Avenue, also remains essentially the same. The setting of the broader early twentieth century working-class neighborhood also remains largely intact. This house’s integrity of design, materials and workmanship was diminished in 2008 when the exterior walls were clad with stucco. The installation of some modern replacement windows has also modestly reduced the house’s integrity. The former attached garage at the rear of the dwelling was converted to interior living space at an unknown date; however, this alteration is estimated to have occurred over fifty years ago. A sense of time and place relative to how this property appeared through the end of the 1960s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Individually Eligible**

45. Is there National Register district potential? **No**

Discuss: **Kuner's Row properties lack the integrity to form a National or State Register historic district. However, they do have the potential to form a locally-designated historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 93-99**

CD filed at: **City of Brighton Museum Archives**
22 S. 4th Avenue
Brighton, CO 80601

48. Report title: **Kuner's Row: A Historic Properties Survey (Brighton CLG project CO-20-10005)**

49. Date(s): **April 13, 2021**

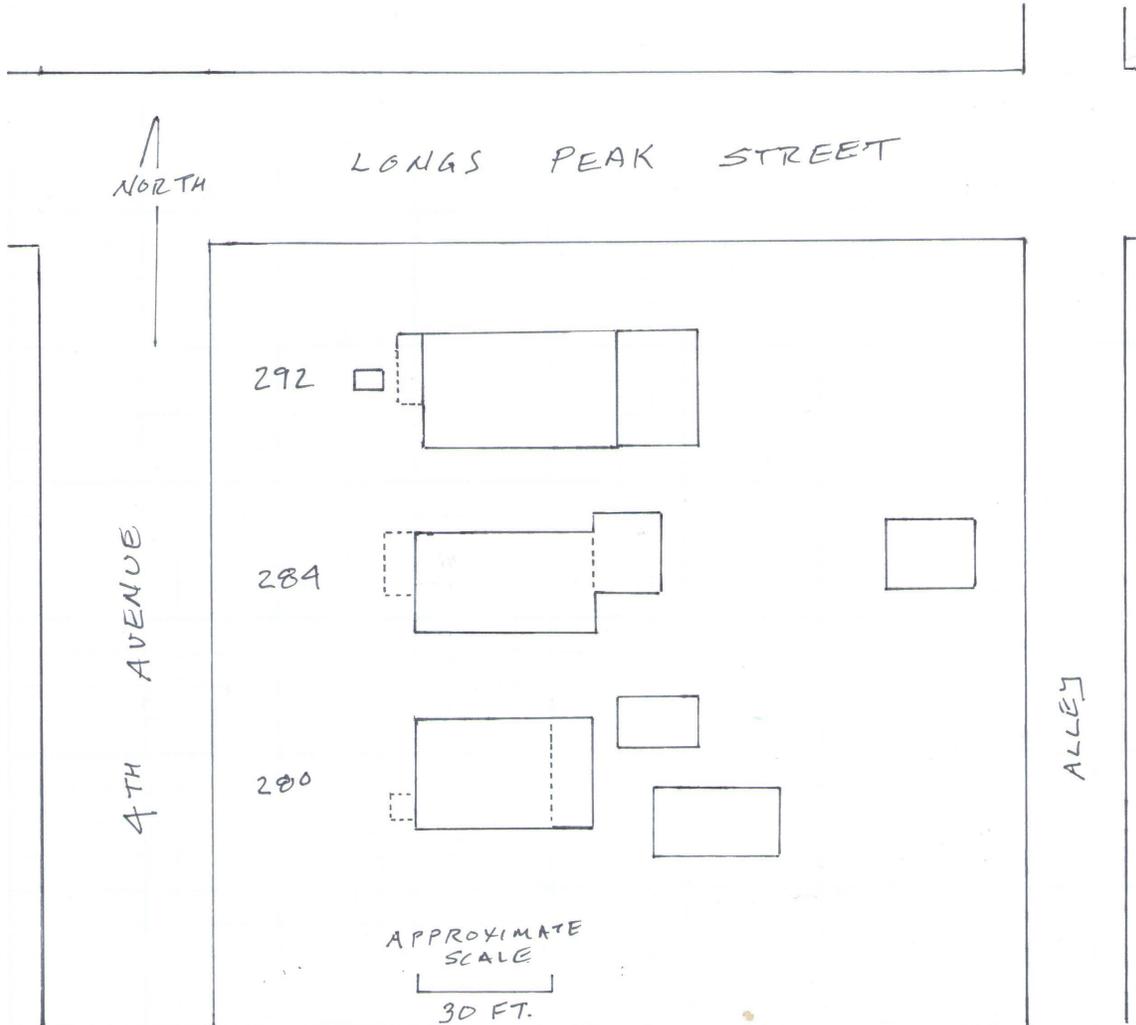
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

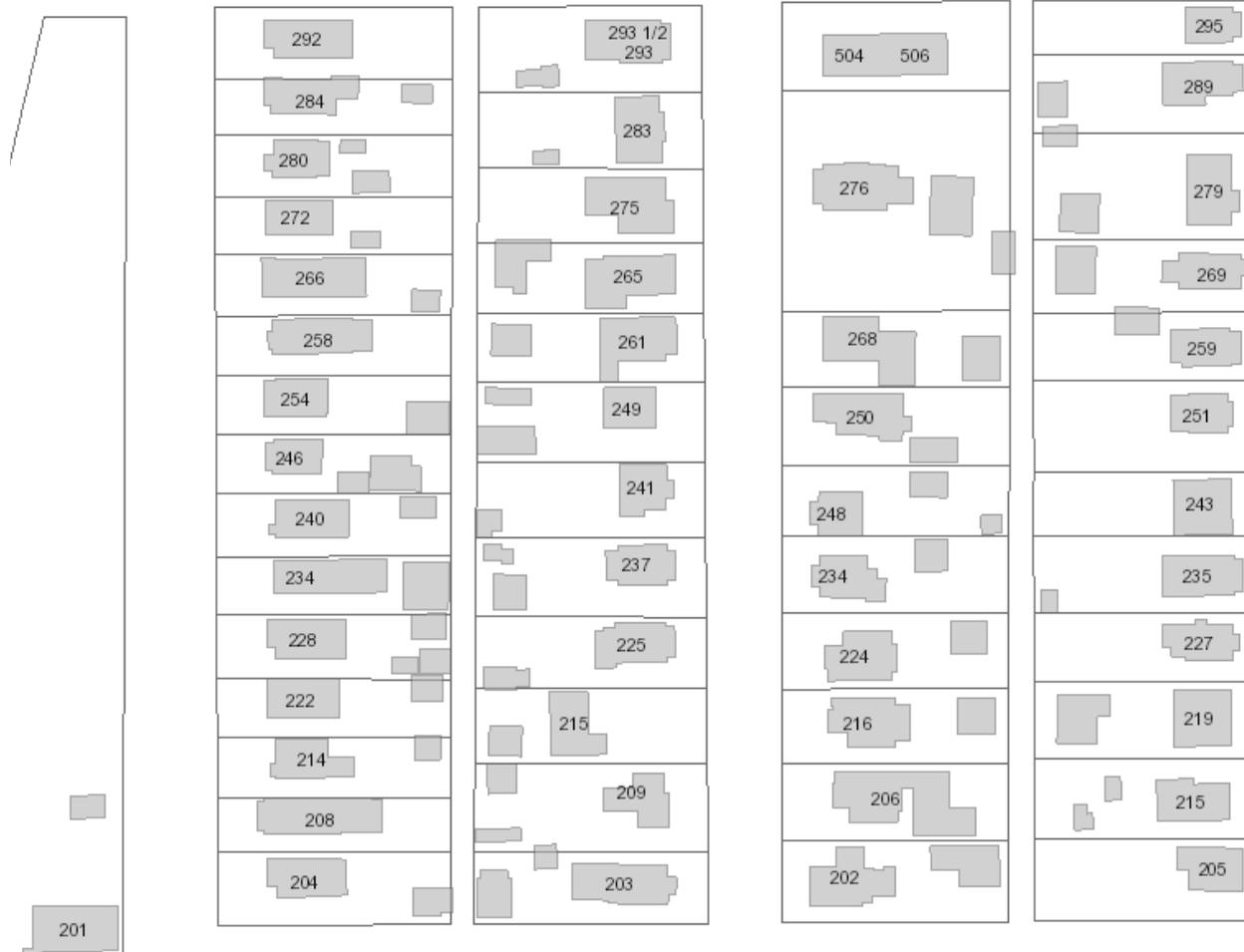
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

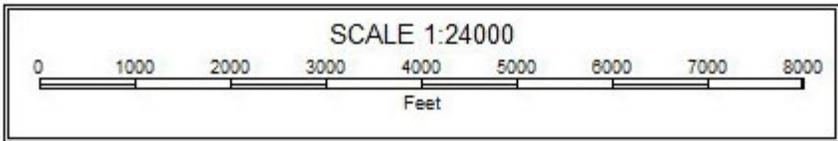
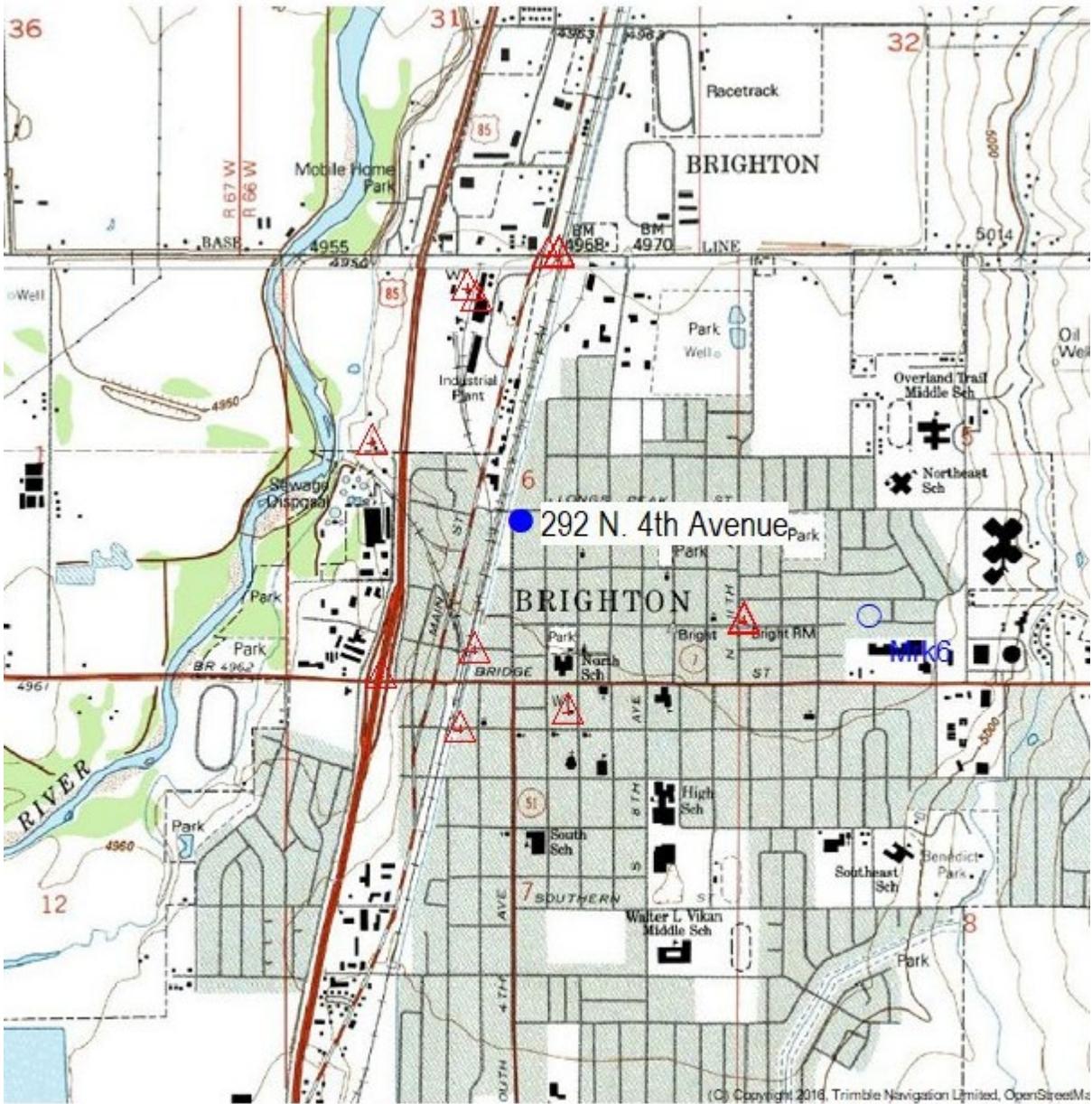
Sketch Map



Sketch Map (neighborhood perspective)



Location Map





CD 1, Image 93, View to Northeast, of the dwelling



CD 1, Image 94, View to East, of the dwelling



CD 1, Image 95, View to Southeast, of the dwelling



CD 1, Image 96, View to East, of the flower display enclosure on the front lawn



CD 1, Image 97, View to Northeast, of the flower display enclosure on the front lawn



CD 1, Image 98, View to West, of the dwelling



CD 1, Image 99, View to Northwest, of the dwelling