RECEIVED 2280
MAR 7 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

161

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name BINGHAM HOMESTEAD RURAL HISTORIC LANDSCAPE

other names/site number KOEPER-DOTY FARM / 5LR.774

2. Location

street & number 4916 W. BINGHAM HILL ROAD (COUNTY ROAD 50E) N/A not for publication

city or town BELLVUE N/A vicinity

state COLORADO code CO county LARIMER code 069 zip code 80521

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Signature of certifying official/Title Deputy State Historic Preservation Officer Date 9/24/12

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

for Edson M. Beall 4.16.13

Signature of the Keeper Date of Action

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
4	4	buildings
		district
4	0	site
5	1	structure
1	0	object
14	**5**	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
AGRICULTURE / animal facility
AGRICULTURE / agricultural outbuilding
AGRICULTURE / storage
AGRICULTURE / agricultural field

Current Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
AGRICULTURE / agricultural outbuilding
AGRICULTURE / storage
AGRICULTURE / agricultural field

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS
OTHER / Foursquare

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
roof: METAL
other: WOOD
STONE

Narrative Description

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

NARRATIVE DESCRIPTION

Summary Paragraph

The Bingham Homestead Rural Historic Landscape occupies much of the northwest quarter of Section 31, Township 8 North, Range 69 West, and is located adjacent to the Cache la Poudre River and the town of Bellvue in Larimer County, Colorado. Approximately 144 acres of the farm along with 7 acres occupied by the Bingham Hill Road are included in the nomination boundary. The site is situated west of Bingham Hill, along the east-central side of Pleasant Valley, an agricultural district dating back to the 1860s. Consisting predominantly of fields that are still actively used to grow hay and pasture horses, the farm is bisected from northwest to southeast by Bingham Hill Road (County Road 50E) and Panther Creek. The farmstead is located along the county road near the center of the site. It holds early homestead buildings dating back to the 1860s and 1870s, as well as historic features developed as late as 1918. As the first family to settle in Pleasant Valley, and one of the earliest in Larimer County, the Binghams became widely known and respected pioneers. Their family name remains in use today in relation to the farm, and is known for its association with the prominent Bingham Hill, Bingham Hill Rd., and the nearby Bingham Hill Cemetery, the area's oldest known burial ground. The farmstead holds an 1860s log cabin with early additions and a stone bunkhouse/cold cellar, along with a circa 1870s post and beam hay barn and extensive stone foundations from a large adjacent dairy barn. Also significant is a masonry Foursquare home built in 1903 and designed by prominent Fort Collins architect Montezuma Fuller. Other late 19th and early 20th century features on the site include a stone-based water tank, a hollow clay tile grain silo, a segment of Bingham Hill Road, and a segment of railroad bed from the Greeley, Salt Lake & Pacific's Stout Branch.

Setting & General Features: The Bingham Homestead is located in Pleasant Valley, just over five miles northwest of downtown Fort Collins in unincorporated Larimer County. Situated below the west slope of Bingham Hill, the farm is also found just southeast of the small agricultural and quarry town of Bellvue, founded in 1887. Just beyond the property's northern border is the Cache la Poudre River, which runs from northwest to southeast through the valley carrying water from the mountains to the plains. To the east, the landscape rises up the barren, rocky slope of Bingham Hill, on the far side of which are the Bingham Hill Cemetery (5LR769), the town of Laporte, and the western outskirts of Fort Collins. The historic Pleasant Valley & Lake Canal (5LR9650) hugs the western flank of Bingham Hill. To the northwest, west and southwest of the farm, the valley extends across agricultural fields, farmsteads and the town of Bellvue to the base of the Rocky Mountains. Among the hogbacks and foothills are old sandstone quarries that supported the area's economy throughout the late 1800s and early 1900s. One mile north of the homestead, a prominent uplifted sandstone mass known as the Bellvue Dome has dominated the valley for millions of years. Due to its scenic and natural riches, Pleasant Valley has long been recognized as one of the prime residential, quarrying and farming districts of northern Colorado.

Bingham Hill Road, also known as County Road 50E, runs over Bingham Hill from the east and then drops down into the valley, where it heads toward the northwest through the heart of the farm. This paved two-lane road provides access between Fort Collins to the southeast, the town of Bellvue and Rist Canyon to the northwest, and Horsetooth Reservoir to the south. The Bingham farmstead building complex is situated along the north side of the road near the center of the farm, and its hay fields and pasture flank the road to the north and south. Panther Creek runs through the northern fields from west to east just north of the farmstead, carrying water discharged from the state fish hatchery southwest of Bellvue. Because the farm fields are used to pasture horses, wood post and rail fencing with wire mesh border the fields.

General Description of the Homestead: Samuel and Sarah Bingham homesteaded 80 acres of the nominated property beginning in 1864. The family erected a modest log cabin south of the Cache la Poudre River, and began farming the property along with a dairy cattle operation. By circa 1880, the Binghams had purchased additional acreage to include the full northwest quarter of Section 31. The nominated property includes most of this northwest quarter of Section 31, except for the small amount of acreage in the southeast corner that includes and is located just east of the Pleasant Valley & Lake Canal. After the Greeley, Salt Lake & Pacific Railroad (Stout Branch) built a line through the property in 1881, the owners had easy access to receive goods and ship livestock to market. By the 1883, Dwight Battey acquired the property and began his sheep ranch on the homestead. Over the next century, the farm's owners operated a sheep ranch, raised livestock, and grew hay and other animal feed crops. Since the late 1980s, the current owners have resided on the property and continued its agricultural use by running a horse ranch and sizable hay-growing operation.

The farmstead is a complex of buildings and structures typical of an evolving farm, including the earliest log building dating to 1864, a circa 1870s post and beam hay barn, a circa 1870s sandstone bunkhouse and cold storage cellar, and a 1903 architect-designed Foursquare farmhouse. As the decades passed and the property's owners expanded their agricultural operations, additional buildings and structures were added or expanded. These included features such as a water tank, silo and large dairy barn.

CULTURAL LANDSCAPE FEATURES

Land Use Activities: Native Americans and wildlife carved informal trails along the Cache la Poudre River just east of the Rocky Mountains, as the river and its adjacent lands served for centuries as a corridor between the mountains and plains. While various tribes visited the area, starting around the late 1700s it became part of the Northern Arapaho homeland. By the 1860s, the nomadic Arapaho continued to visit the valley although they were permanently pushed north into Wyoming before the decade ended. Native tepee rings, burial sites and a stone hunting blind dating back centuries have been located among the lowlands and hogbacks in and around Pleasant Valley (these are documented through numerous site forms found in the archives of the Colorado Office of Archaeology & Historic Preservation).

Starting in the 1820s and 1830s, American and French-Canadian trappers began using the Cache la Poudre corridor as a route into and out of the central Rocky Mountains. During the mid-1830s, one party of French-Canadian trappers stopped in Pleasant Valley during a snowstorm and unloaded supplies into a pit they excavated prior to heading into the mountains. Since that time, the river has been known as the Cache la Poudre, for the temporary "hiding of gunpowder" that took place there. Over the following decades, the river continued to serve as a preferred road into the mountains for the trappers who followed. Throughout these years, Pleasant Valley remained a place where trappers and Native Americans (and in 1843 the explorer John C. Fremont) passed and sometimes camped near the mouth of the Poudre Canyon.

By the 1850s, the fur trappers and mountain men were aging. They began to see their years of journeying coming to an end. Around that same time, the mountains had become largely depleted of fur-bearing animals and the eastern market the trappers supplied had begun to change. Many of the men who survived the ordeals of frontier life took on Native American wives, had children, and became interested in settling down. A number of them built log cabins along the Cache la Poudre River, just east of Pleasant Valley in a small settlement they called Laporte. Pleasant Valley and the surrounding region was about to change with the arrival of a different breed of men and women eager to start new lives for themselves on the Colorado frontier.

Beginning in the 1860s, the Bingham family homesteaded their property at the heart of Pleasant Valley. There they found rich, fertile soil good for crop production. The family developed the homestead, started a livestock and dairy operation, and constructed a nearby sawmill (not on the nominated property). Irrigation water became available during the early 1880s when a canal (also outside the nominated boundaries) was excavated along the farm's eastern edge. This canal transported water from the Cache la Poudre River to the eastern plains, supplying

the Bingham Homestead along the way. Hay production and sheep ranching were the site's primary operations from the 1880s to the mid-1900s. Since then, the site has been in use as a horse and hay operation.

Boundary Demarcations: The boundaries of the nominated property encompass approximately 151 acres that make up much of the northwest quarter of Section 31, Township 8 North, Range 69 West. To the north and west, the boundaries follow the section lines. The western boundary also runs along the east side of County Road 23. To the northeast, the boundary follows the north-south quarter section line southward from the northern edge of Section 31 until it meets the Pleasant Valley & Lake Canal. From there, it snakes toward the southwest along the west side of the canal, crossing Bingham Hill Road and extending along the canal until it meets the south quarter section line. The south boundary of the nominated property runs along this south quarter section line.

Topography: In certain ways, the topography of the nominated property influenced its history of activities and patterns of spatial organization. The Bingham family made their land claim south of the Cache la Poudre River and west of Bingham Hill. They built their homestead on a raised bench, about twenty feet higher than the river that protected them from periodic flooding. This location provided a view of the Bellvue Dome, a massive and dramatically uplifted slab of sandstone to the north. From the homestead, the Binghams would also have been able to observe travelers along the river. The northern area of the farm, lower in elevation than the house and outbuildings, lay close to the river's elevation and was crossed by Panther Creek. With water readily available, this area was dedicated to livestock grazing and crop production. The elevation of the homestead house is at approximately 5,120 feet. To the south, the ground continues to rise slightly and holds large hay fields. The higher sloped elevations along the farm's eastern and southern borders were not planted with crops but might have been used for livestock grazing. Once the canal was constructed along the edge of the farm in the early 1880s, the southern and eastern crop fields could have been irrigated.

The terrain throughout the site is much as it was in the nineteenth century except for the replacement of fences and the few additional buildings and structures. Bingham Hill Road was initially constructed as a dirt road around 1870 and does not appear to have been paved until sometime long after World War II, likely circa 1960 after it came under the ownership of the county. It bisects the farm in a southeasterly to northwesterly direction. As a county road, only the segment that runs through the farm is included in the nomination boundary. These changes do not detract from the integrity of the site as an agricultural complex and are primarily within the period of significance. The topography of the Bingham Homestead Rural Historic Landscape retains good integrity. No current threats are known to exist.

Vegetation: Most of the acreage contains indigenous trees including cottonwoods, aspen, and junipers along with various shrubs, grasses, and wildflowers. Cottonwoods have lined the Cache la Poudre River for over a century, and a number of very large native trees line the steep bank just north of the homestead house. The expansive fields surrounding the farmstead are planted in hay or pasture grass. Prickly pear and native grasses, including grama grass, appear in areas not used for grazing or hay production, especially along the more steeply sloped eastern edges of the site. A variety of trees and shrubs reside in the farmstead, including juniper, aspen and cottonwood. A manicured lawn surrounds the 1903 farmhouse while a wood post and rail fence runs along the road in front of the home.

Circulation Network: Circulation networks include the spaces and features constituting systems of movement for transporting people, goods, and raw materials. As stated above, Bingham Hill Road, also known as County Road 50E, bisects the farm from the southeast to the northwest, and a segment historically associated with the farm is included in the nominated property. This road has been present in this location since around 1870 and remains in use today as a primary route into and out of the valley. The road was privately owned from 1870 through 1957, when it was deeded to Larimer County. It was likely paved after the county gained ownership, circa 1960. The farmstead has a system of unpaved drives that provide access from the adjacent roadway, run between the complex of buildings, and head north through the pasture and fields.

Greeley, Salt Lake & Pacific Railroad (GSL&P), Stout Branch (1881 - 5LR9960.14), non-contributing structure: In addition to roads, a small segment of historic railway crosses the nominated property. The GSL&P's Stout Branch enters the Bingham Farm near its northeast corner, northeast of the farmstead and just northwest of Bingham Hill. Constructed in 1881, the line transported building stone to Fort Collins and beyond from the extensive quarries at Stout just south of Pleasant Valley, where Horsetooth Reservoir is located today. The raised bed of the Stout Branch headed southwest through the northern farm fields, crossing a wooden trestle over Panther Creek. After passing Bingham Hill Road just east of the farmstead, the rail line continued on its southwest course through the southern farm fields, exiting the site near its southwest corner along what is now County Road 23.

A northern branch of the GSL&P was constructed in 1904-06, splitting from the Stout Branch along the Bingham Farm's northern boundary. Known as the Ingleside Branch and not on the nominated site, this line curved toward the north to reach limestone quarries along the ridges north of Pleasant Valley near Owl Canyon. Limestone transported down the Ingleside Branch was crushed and used in Fort Collins' sugar plant, constructed in 1903. Just east of the Bingham Farm, an adjoining segment of the GSL&P line retains its bed, ties, rails and bridges. Because it is an intact and significant remnant of the rail line, this segment was listed on the National Register in 2008 (NRIS.08000291, 5LR.9960.8). However, from the wye along the Bingham Homestead's northern boundary where the Stout Branch and Ingleside Branch split, the rail segment to the south through the currently nominated property is much less than intact.

Traffic along the Stout Branch halted in 1918, and its right-of-way was officially abandoned in 1988. Over the decades following 1918, the line through the Bingham Homestead and south to Stout was dismantled, plowed and built over, and buried under the waters of Horsetooth Reservoir. The wooden trestle over Panther Creek, along with the ties and tracks extending through the farm, were removed. Much of this material was repurposed and now supports the interior structure of the 1990s equipment shed on the site. North of Bingham Hill Road, a short segment of the raised rail bed, perhaps one hundred yards long, remains visible and is in use today as a farm road. South of this segment, and south of Bingham Hill Road, the rail bed has been plowed over so many times that its original alignment is no longer evident. Due to these alterations and the segment's loss of physical integrity, the surviving rail bed is considered a non-contributing structure. Essentially, it does not support the eligibility of the GSL&P's main line or of its Stout or Ingleside branches.

Patterns of Spatial Organization: The spatial organization of the Bingham Homestead Rural Historic Landscape is directly associated with the location and utilization of the Cache la Poudre River. Most of the buildings and other features within the farmstead have long been oriented toward the southwest in the direction of the adjacent county road. However, the original homestead dating from the 1860s appears to have been oriented toward the northeast and the Cache la Poudre River, as the road had not yet been constructed. The earliest buildings on the site, the cabin and bunkhouse, were built away from the road and close to the top edge of a slope that drops down into the northern pasture. Oriented from northwest to southeast, this steep slope appears to be the south bank of the Cache la Poudre River's historic floodplain. The Binghams likely situated their homestead atop the bench to ensure that it would not be destroyed by floods along the Cache la Poudre or the smaller, but potentially dangerous, Panther Creek.

As the property developed beyond its initial homestead period, it appears to have shifted toward the adjacent Bingham Hill Road, which follows the same alignment as the nearby floodplain bank. This change in orientation caused later features such as the 1903 house and circa 1870s barns to face toward the road, which was developed around 1870. It also allowed the site to take advantage of the winter sun and face away from the prevailing northwestern winds and inclement weather. Access to the farmstead has long been by way of a driveway that arcs along the north side of the county road, passing the house, barn, silo and other outbuildings.

The property's historic owners grouped the buildings and structures in a cluster for easy access on foot yet with ample space between them for wagons, machinery, trucks, and trailers.

CONTRIBUTING BUILDINGS

Homestead Cabin (1864, expansion circa 1870s-1880s): This contributing building is located to the north of and behind the main house, near the northwestern corner of the farmstead. It has a footprint of approximately 17' x 47'. The building currently faces toward the southwest but appears likely to have originally faced northeast, as discussed above. The main floor was constructed of logs in what appear to be two early phases, with second floor and western additions that are either log or possibly wood frame. The house has an L-shaped plan, rests upon a stone foundation, and its exterior is finished with circa late 1800s clapboard siding.

On the back (north) side of the building, an area of siding is missing from the first floor and some of the original pioneer log architecture is revealed. The logs along this wall are hand hewn with slender timbers on the west and heavier ones to the east, with a combination of V-shaped and full dovetail corner notching. Hand-forged square nails are visible, and some of the corners appear to be pegged. Chinking was accomplished through the use of wood slats and what appears to be rough concrete. Still visible north of the building is a sandstone walkway that runs north a short distance to the top of the slope that drops down to the pasture.

The cabin is side-gabled with a wood-shingled roof. A modern standing-seam metal roof, painted a muted color, was installed in recent years on top of the earlier wood-shingled roof, which was becoming severely deteriorated. The windows all appear to have originally been tall narrow two-over-two double hung sash windows with wood frames and surrounds. While all of the lights are gone, a number of the frames remain in place. All of the window openings were closed with wood plank shutters that had been installed by the mid-1970s.

South Facade: This side of the building holds three entries. One of the two entries into the main body of the cabin holds a modern metal storm door, and the other holds a wood panel door with a single light. The entrance into the west addition contains an old wood panel door. Fenestration includes four window spaces on the main floor and three on the second floor.

West Side: This side of the building holds no entries. Fenestration on the 1½-story western addition is limited to two window spaces on the main floor and one on the upper level.

North Side (rear): This side of the building holds two entries. One is framed but missing its door and the other is a larger opening that holds a pair of non-historic wood plank doors. A concrete ramp is located outside the pair of non-historic doors, which were cut into the log wall prior to the 1980s so that the building could apparently be used for storage. Fenestration is limited on this side, presumably due to its northern exposure. Two boarded window spaces are found on the second floor.

East Side: This side of the building holds no entries. Fenestration is limited to one boarded space on the main floor and two spaces on the second floor.

The interior of the cabin retains its wood floors, along with its lath and plaster walls and ceilings. Some of the walls and the ceiling are still covered with remnants of early wallpaper of several different designs. A steep, narrow stairway, with an original wood panel door at the bottom, rises up to the second floor bedrooms. The second floor has an inscription on one wall that says: "L. B. Randleman, Oct. 23, 1915." Potbelly stoves were used to heat the building and their flues are still present. The cabin is currently used for storage and has not been occupied as a residence for many decades.

Alterations - The original log cabin was one story in height, and was built in 1864. This appears to have been the eastern portion of the log core that is found there today. It was expanded to the west at a very early date (by the mid-1870s) with a log addition that employed somewhat lighter timbers. This almost doubled the size of the original cabin. Sometime around the 1880s, the building was expanded again with the construction of a second floor above the expanded log cabin, along with a shorter addition to the west. The cabin was replaced as the primary residence in 1903, when the main house was constructed to the south. However, it appears to have been occupied as late as the 1930s, likely by farmhands. Since then, the cabin has been used for storage.

Bunkhouse & Cold Storage Cellar (circa 1870s): This contributing building is located about ten feet north of the homestead cabin, faces toward the southeast, and is built into the top of the steep slope that drops into the pasture below. It is constructed of coursed sandstone with rough mortarwork, has a footprint of approximately 15' x 15', and rests upon a stone foundation that has been shored up with concrete on the northwest corner where the slope drops down. The roof is gabled with boxed eaves and finished with modern standing seam metal panels over early wood shingles. All of the windows are deep set and have wood frames along with stone sills and lintels. The main floor interior is finished with a tongue-and-groove wood floor, along with lath and plaster walls and ceiling. This building is one of the oldest on the property, and is constructed of shaped sandstone blocks quarried from the nearby foothills and hogbacks.

East (main) Facade: This side of the building holds an entry to the main floor that contains a deeply recessed old wood panel door, along with a stone threshold and lintel. At the building's northeast corner, a basement entry is accessed by way of a stone stairway that drops into the ground with stone sidewalls. The entrance at the base of the stairs holds an early door constructed of diagonal wood planks. The framework for a wood bulkhead door is present at the ground-level opening to the basement stairway, although the door itself is gone.

South Side: This side of the building holds no entries or windows.

West Side (rear): This side of the building holds no entries. It does include a boarded single-light window on the basement level and a four-over-four double hung sash window on the main floor. These have wood frames, along with stone sills and lintels.

North Side: This side of the building holds no entries. It does include a boarded single-light window on the basement level and a four-over-four double hung sash window on the main floor. These have wood frames, along with stone sills and lintels.

Alterations - Other than concrete shoring outside its lower northwest corner, the building appears to have experienced virtually no alterations since it was constructed.

Farmhouse (1903): This contributing building is located in the southwest area of the farmstead south of the homestead house, and is surrounded on all sides by a landscaped yard with grass, mature trees and shrubs. A sandstone sidewalk runs from the post and rail fence along the county road to the main entrance at the front porch, although the walkway is out of use as there is no longer a gate in the fence. Concrete and sandstone walkways also run along the north and east sides of the building. A metal clothesline is located in the yard west of the house. Except for the fence along the road frontage, these yard and landscaping features appear to date from the period of the home's construction or the years shortly afterward.

The masonry residence faces toward the southwest, has a footprint of approximately 28' x 40', and rests upon a raised coursed ashlar sandstone foundation with beaded joints. The 1½-story building's walls are constructed of pressed coral-colored brick laid in common bond coursing. Its low-slung pyramidal roof is finished with wide eaves, exposed shaped rafter tails, a weathervane at the peak, and neutral-colored standing seam metal paneling installed in recent years. A lower pyramidal roof covers the rear one-story

portion of the building; with details as on the main roof. The primary roof's north slope holds a tall rectangular brick chimney supported by a metal bar. All of the stonework that ornaments the building is of locally quarried Bellvue Redstone.

South (main) Facade: The south side of the building holds the centered main entrance, which contains an original wood door with a large single light, a metal storm door, and a stone threshold and lintel. An old turn-style doorbell remains in place next to the door. Fenestration on the main floor consists of two one-over-one double hung sash windows with wood frames and stone sills. An almost full width open porch projects from the front of the building. This rests upon a raised coursed ashlar sandstone foundation and is reached by way of four stone steps flanked by stone sidewalls. The porch is finished with a tongue-and-groove wood floor, closed rail of brickwork capped by stone, slender wood columns, beadboard ceiling, wide boxed eaves, and a hipped roof with standing seam metal. The upper floor has a wall dormer with a shed roof and a pair of one-over-one double hung sash windows with wood frames and a stone sill.

West Side: The west side of the building holds no entries. Fenestration includes three two-light awning windows on the basement level, one of which is boarded closed. The main level holds a large arched brick bay with two one-over-one double hung sash windows. Two additional one-over-one double hung sash windows are found on the side. These windows have wood frames, along with stone sills and lintels. The upper floor has a wall dormer with a shed roof and a pair of one-over-one double hung sash windows with wood frames and a stone sill.

North Side (rear): The one-story north side of the building holds an entry into the enclosed porch addition that projects from the brick body of the house. This small wood frame addition may not be original to the building, but appears to have been constructed by the 1920s. It is reached by way of a concrete stoop with a metal pipe handrail. The porch rests upon a raised stone foundation that has been partially encased in concrete, and its walls are constructed of beadboard siding. The entry holds a modern door that dates from recent decades. Fenestration on the porch consists of a single pair of large fixed windows. It has a shed roof with metal sheeting. The rear brick portion of the building holds a small two-light awning window on the basement level. Inside the porch is a single-light fixed window with a wood frame, along with a stone sill and lintel.

East Side: The east side of the building holds no entries. Fenestration includes three two-light awning windows on the basement level. The main level holds three one-over-one double hung sash windows, along with a small two-light window. These windows have wood frames, along with stone sills and lintels. The upper floor has a wall dormer with a shed roof and a pair of one-over-one double hung sash windows with wood frames and a stone sill.

Alterations - The house was constructed in 1903 and is clearly an architect designed building. Within the next decade or two, it was slightly expanded with a small wood frame screened porch to the rear. This was enclosed around 1989. In recent years, the building received a standing seam metal roof. Otherwise, it appears to have experienced no exterior alterations.

Hay Barn (circa 1870s): This contributing building is located southeast of the homestead cabin and main farmhouse, off the southeast corner of the dairy barn foundation. Picturesque and situated along Bingham Hill Road, the hay barn is one of the site's more prominent features. The tall barn faces toward the southwest, has a footprint of approximately 30' x 44', and rests upon a sandstone foundation that rises about two feet above grade. The building takes advantage of its location atop a natural slope, and is built atop a full basement that was excavated into the slope below.

The barn's post and beam construction of hand-hewn timbers, including heavy sill plates, is exposed within the basement and on the main floor interior. All of the post and beam joints are mortise and tenon with wood pegs.

Horizontal timbers brace the walls, which are finished on the exterior with unpainted vertical wood plank siding. The floor consists of heavy wood joists and planks, and the roof is lightly framed with no trusswork. Little in the way of cross bracing holds the barn together. To ensure that it remains standing, preservation students from Colorado State University reinforced the building in recent years with interior cables and timber supports.

South Facade: This side of the building originally held a pair of very large vertical plank swinging doors with a heavy log threshold. One of the doors is missing. The other is intact and retains its hand-forged metal strapwork and hinges. Flanking the entry are two window spaces that have been closed with unpainted vertical boards. The foundation holds two narrow window spaces, one of which is open and the other holds a wood frame.

West Side: This side of the building holds no entries. It does have two narrow basement window spaces in the foundation.

North Side (rear): This side of the building is completely open on both the basement and main levels, where the hay barn originally extended a short distance to the north. This has left the barn's interior structure visible.

East Side: This side of the building holds no entries. It does have three narrow basement window spaces in the foundation.

The roof is side-gabled with historic asphalt shingles over earlier wood shingles. A hay rail runs along the ridgeline inside the building, and the cast iron trolley is still present. The basement contains old milking stalls, along with stacked lumber that appears to be remnants of the dairy barn or the north extension of the hay barn. An early sandstone retaining wall with stepped buttresses extends toward the southeast just north of the hay barn, shop and hay shed. This formerly included feeding troughs for the dairy cattle. All of the sandstone used in the hay barn's foundation and for the associated retaining walls was quarried along the nearby foothills and hogbacks. The area to the east and north of the hay barn was previously used as a livestock pen.

Alterations - The hay barn appears to have been constructed around the 1870s, and has been used for storage ever since. When the adjoining dairy barn was removed sometime after 1975, the north shed-roof extension of the hay barn was also demolished, possibly due to deterioration. Whether these two buildings may have been tied together structurally toward the hay barn's northwest corner is possible, but no longer known. Demolition of the north extension removed the hay barn's rear wall, exposing the interior of the building. Today the hay barn is missing one of its large front doors and the rear wall is still gone. Otherwise, the building is intact along its more visible front and side sides.

NON-CONTRIBUTING BUILDINGS

Garage (circa 1900) and Carport (circa 1955): This non-contributing wood frame building is located to the northeast of the house. It faces toward the southwest, has a footprint of approximately 20' x 26', and rests upon a stone foundation. The garage has a concrete floor and the exterior walls are finished with clapboard siding, except for the rear wall, which is finished with modern horizontal siding dating from recent decades. The building's roof is front-gabled with boxed eaves, and is finished with standing seam metal paneling. The front gable end wall is also finished with modern siding and a band of exposed joist ends. The interior is partly finished with lath and plaster walls and wainscoting.

South Facade: This side of the building holds a wide opening with a modern overhead garage door dating from recent decades.

West Side: This side of the building holds a single-light fixed window with a wood frame.

North Side (rear): This side of the building holds a rear entrance with a non-historic slab door dating from recent decades.

East Side: This side of the building holds a four-over-four double hung sash window with a wood frame.

Alterations - The garage appears to date from the late 1800s or very early 1900s, and was originally the Hammerly family house located north of the Bingham Farm close to the river. It was reportedly moved to its current location and converted into a garage by the Doty family, sometime before 1918. The building has experienced alterations in recent decades that included the installation of non-historic doors, a window on the west, new siding, and a new roof. The primary historic features that remain are the siding and window on the east side, along with the lath and plaster and wainscoting on the interior. Other than these historic features, the building has been substantially altered.

Carport (circa 1995): This non-contributing building is located adjacent to and east of the garage. It is a simple building consisting of an asphalt floor, open sides, and square metal posts that support a gabled roof.

Shop (circa 1995): This large non-contributing building is located directly east of the hay barn and faces toward the southwest. It has a concrete foundation and floor, metal siding, a front-gabled metal roof, and three overhead doors on the facade. A single two-light sliding window is found on each of the north, east and west sides.

Hay Shed (circa 1995): This large non-contributing building is located directly east of the shop and faces toward the southwest. It has a dirt floor, open front, exposed wood framing along the sides and rear, and a high gabled metal roof. The building is tall and was designed for hay to be stacked and farm vehicles to be parked.

Equipment Shed (circa 1995): This large non-contributing building, located in the eastern area of the farmstead complex, was constructed within an existing silage pit. It is situated east of the hay shed and faces toward the northwest. The shed is predominantly below grade with high banks on three sides, and is used to store heavy farm equipment. It has a dirt floor, sidewalls constructed of old railroad ties and heavy timbers, and it is supported by sections of rail. The ties and rail, which are visible mostly on the interior, were salvaged from the railroad line that formerly ran through the property. The shed has a standing seam metal roof with metal gable end walls.

West (main) Facade: This side of the building holds the only entrance, which consists of a very large pair of metal-clad swinging doors. The door on the south also holds a man-door. Wood plank doors on top of the banks provide access to attic-level storage spaces that run along the north and south sides of the shed. Wing walls of railroad ties and wood planking support the flanking dirt banks outside the front entrance.

North Side: This side of the building holds no entries or windows, and is mostly buried below grade.

East Side (rear): This side of the building holds no entries. Although mostly below grade, the upper portion of the wall is exposed. This is dominated by a band of seven mismatched windows that rest upon a long heavy timber that was painted with a pattern of black squares. This timber may have been scavenged from the nearby railroad, and possibly came from the trestle.

South Side: This side of the building holds no entries or windows, and is mostly buried below grade.

CONTRIBUTING STRUCTURES

Bingham Hill Road Segment (County Road 50E) (circa 1870 – 5LR13159.1): Bingham Hill Road was initially constructed as a dirt road around 1870 to provide access from LaPorte to Bellvue. The two-lane paved road segment is approximately 24' wide and approximately 1620' long. It does not appear to have been paved until sometime long after World War II, likely circa 1960 after it came under the ownership of the county. Previous to county ownership, it was part of the Bingham Homestead property, as it bisects the farm in a southeasterly to northwesterly direction just to the south of the building complex. As a county road, only the segment that runs through the farm is included in the nomination boundary. The change from a dirt road to a paved road does not detract from the integrity of the road and is within the period of significance.

Silo (circa 1918): This contributing structure is located just south of the hay barn next to Bingham Hill Road. Due to its location and visibility, it is one of the most prominent features on the property (many Larimer County residents know the farm because it holds "the silo next to the road"). The silo rests upon a concrete foundation and has a circumference of fifty-two feet. It is constructed of scored polychrome hollow core clay tiles. The top is crenellated and has no roof. A segment of the vertical sheet metal exterior chute is still present, partly covering a vertical band of square openings that rises from the ground to the top. The silo appears to have been the last historic feature constructed on the nominated property.

Alterations – The silo's hollow clay tiles are intact and it retains part of its sheet metal chute. Common to many historic silos, the roof is no longer present. As silos fell out of use, many of their wood roofs deteriorated and eventually collapsed or were blown off in windstorms.

Water Tank (circa 1880s-1890s): This contributing structure is located just west of the silo. Today the wood stave tank with its conical roof is gone and what remains are its cylindrical foundation and seven rings of iron strapwork from the tank itself. The raised foundation is constructed of coursed sandstone quarried from the nearby foothills and hogbacks, with a short open doorway that faces north. Also present on top of the foundation are some of the joists that supported the tank.

Well and Watering Trough (circa 1880s-1890s): A stone-lined water well is located northwest of the tank, and on the east is a concrete horse watering trough that was set into the ground along Bingham Hill Road. Years ago, the well reportedly had a windmill mounted above it, although this is now gone.

Cistern (circa 1860s-1870s, now abandoned): A water cistern was formerly located outside the homestead cabin's north wall. However, this hazardous open feature with a brick-lined opening was filled in recent years for safety purposes.

OUT OF BOUNDARY (NON-CONTRIBUTING) STRUCTURE

Pleasant Valley & Lake Canal (early 1880s - 5LR9650): In 1879, a group of area farmers and entrepreneurs formed a stock company dedicated to purchasing a small early Pleasant Valley irrigation ditch and improving it to run east out onto the plains, carrying water from the Cache la Poudre River to farmers along the way. The Pleasant Valley & Lake Canal was built during the early 1880s, and a segment of this historic irrigation ditch runs through and along the elevated eastern edge of the Bingham Homestead, where it hugs the lower contours of Bingham Hill. After crossing the southeastern acreage and passing through a stone-lined culvert under Bingham Hill Road, the canal cuts through a sandstone outcrop as it runs north and then enters a tunnel that was excavated through the north side of the hill. Although the still active canal is

aligned through the southeastern corner of the farm, this irrigation feature is excluded from the nominated boundaries. To accomplish this, the eastern and southeastern property line for the purpose of this nomination is fixed along the west side of the canal. This excludes the canal and approximately twenty acres of open land from the site, bringing the nominated property to approximately 151 acres. **In compliance with Colorado House Bill 11-1289, the subject of this nomination focuses only upon real property and not water rights.** The canal is mentioned here solely due to its location and historic physical association with the Bingham Homestead.

CONTRIBUTING SITES

Dairy Barn Foundation (circa 1870s): This contributing building foundation is located to the east of the farmhouse and is adjacent to the hay barn. While a large bank barn once stood at this location, today all that remains is its substantial random ashlar sandstone foundation. The foundation walls are at their full exposed depth along the building's south and west sides, with little remaining on the north and east. The barn had a footprint of approximately 38' x 61' and may have connected to the hay barn at its southeast corner. The locations of small basement windows can still be seen along the top of the south and west foundation walls, where wood framing remains in place along the top of the walls. Inside of the foundation perimeter, the former building space merely contains an open area of dirt and grass. It is possible that remnants of the building may be found in this area.

This large wood building was probably constructed around the 1870s. Historic photographs show that it faced southwest, was finished on the exterior with vertical plank walls, and had a front-gabled roof with a large hay hood and ventilator. The barn was removed several decades ago, sometime around 1980, most likely due to deterioration from lack of use and deferred maintenance. The sandstone used to construct the foundation walls was quarried from the area's foothills and hogbacks.

Farmhand's House Foundation (circa 1890s-1900s): This building was formerly located on the north side of Bingham Hill Road just over two hundred yards southeast of the farmstead. The location once held a small wood frame house that was occupied by farmhands. All that remains there today are the exposed stone foundations of either the house or a shed, along with what appears to have been a water well associated with the residence.

Outhouse Foundation (circa 1860s): This feature is located on the slope north of and below the homestead cabin. It consists of a stone foundation for a small building that may have been an outhouse.

Farmland, Farmyard, and Pasture (circa 1864-1880s): The original tract of land consisted of approximately 160 acres. As the Binghams and later owners became more successful with their farming and ranching operations, they acquired additional land. The nomination boundary includes approximately 151 acres of the land acquired between 1864 and the 1880s. It is comprised of the South Crop Field devoted to hay fields, located south and west of Bingham Hill Road and approximately 84 acres; the Bingham Hill Road Segment which is approximately 7 acres; the East Pasture used to pasture horses and containing approximately 28 acres; the North Pasture also used to pasture horses, which contains approximately 24 acres; and the farmyard and building complex containing approximately 9 acres. The Greeley, Salt Lake & Pacific Railroad (Stout Branch) bed provides the dividing line between the East Pasture and the North Pasture.

CONTRIBUTING OBJECT

Cache la Poudre Monument (1910 - 5LR754): This contributing object is located on the south side of Bingham Hill Road, along the borrow ditch and fence line southwest of the main house. The marker is an upright Salida granite die, similar to those used in cemeteries of the era, and probably rests upon a stone or concrete base. The top, sides and back are rusticated. The face is polished and inscribed with the following text:

THE CACHE LA POUDRE RIVER
DERIVES ITS NAME FROM
POWDER CACHED BY TRAPPERS
NEAR THIS SPOT – 1836
ERECTED BY CACHE LA POUDRE
CHAPTER, DAUGHTERS OF THE
AMERICAN REVOLUTION – 1910
Mrs. P. J. McHUGH
COMMITTEE -- W. M . POST
H. I. RUSSELL

INTEGRITY

Today the site retains most of its historic buildings and agricultural features from the period of significance. Although non-historic changes have taken place during the past fifty years, primarily involving the construction of agricultural outbuildings, these have not diminished the site's overall character and it continues to reflect the evolution of farmers' needs with additional equipment and buildings. The contributing buildings, structures, sites and objects retain a high degree of integrity with regard to materials, workmanship and design, especially the Farmhouse and Homestead Cabin. These and the other historic buildings retain historic plans, forms, and many of the original materials since construction. The district exhibits a high level of integrity of location, setting, feeling, and association and retains its consistent sense of the historic farm valley. The terrain within the nominated property boundary is relatively the same as it was when originally homesteaded. Construction of Bingham Hill Road south of the farmstead occurred in 1870. Originally a private road, it was transferred in 1957 to the county. Although paved within the last 50-55 years, its narrow width remains nearly the same.

RESOURCE COUNT

		Contributing	Non-Contributing
	Buildings		
1	Homestead Cabin	1	
2	Bunk House & Cold Storage Cellar	1	
3	Farmhouse	1	
4	Hay Barn	1	
5	Garage and Carport		1
6	Shop		1
7	Hay Shed		1
8	Equipment Shed		1
	Subtotal	**4**	**4**
	Structures		
1	Silo	1	
2	Water Tank	1	
3	Horse Pen and Watering Troughs	1	
4	Well	1	
5	Cistern, abandoned	1	
6	Pleasant Valley & Lake Canal (out of boundary)		1
	Subtotal	**5**	**1**
	Sites		
1	Agricultural Fields, Farmyard and Pasture	1	
2	Farmhand's House Foundation	1	
3	Dairy Barn Foundation	1	
4	Outhouse Foundation	1	
	Subtotal	**4**	**0**
	Objects		
1	Cache la Poudre Monument	1	
	Subtotal	1	0
	TOTAL	**14**	**5**

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes.)

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions.)

EXPLORATION/SETTLEMENT
AGRICULTURE
ARCHITECTURE
ARCHAEOLOGY/Historic-Non Aboriginal

Period of Significance

1864-1877
1864-1918
1864-1962

Significant Dates

1864
1903

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

BINGHAM, SAMUEL (homestead cabin)
FULLER, MONTEZUMA (Foursquare house)

Period of Significance The period of significance runs from 1864 to 1881 for Exploration and Settlement and 1864 to 1918 for Architecture. This covers the era during which the property was initially homesteaded and developed by Samuel and Sarah Bingham (1864-1881), through the ownership period of the Koeper and Doty families (1893-1918), when historic improvements to the farm were completed. The period of significance for Non-aboriginal Historic Archaeology and Agriculture begins in 1864 when the Bingham family began farming and ranching the property and ends in 1962; while the property continues to operate as a farm and ranch, this date is consistent with the National Register guidelines.

Criteria Considerations NOT APPLICABLE

STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Bingham Homestead is locally significant under **Criterion A** for *exploration/settlement* for its association with the pioneer settlement and early development of Pleasant Valley and Larimer County during the period from the 1860s through 1881. Additionally, it is locally significant under **Criterion A** for *agriculture for* its long association with farming and ranching in the Pleasant Valley. It is significant under **Criterion C** in the area of *architecture* as a good example of a Late 19th and Early 20th Century Foursquare main farmhouse with a Pioneer Log Homestead Cabin, and other farm buildings being of a type, period or method of construction consistent with early farms and the evolution of the farm creating the need for additional buildings and structures.

Finally, the property is significant under **Criterion D** in the area *non-aboriginal historic archaeology* for its potential to yield information important to history due to buried deposits. Resources include a small foundation likely to be of an outhouse, and an abandoned and covered cistern, both providing a high likelihood of obscured and buried artifacts. The likely outhouse foundation is located just north of the 1864 Homestead Cabin, which farm labors used through the 1930s. Although a historic refuse dump is not clearly visible on the surface of the property, at least one, if not more, exists and likely has buried deposits. The information yielded may include such details as the diet of the individuals who occupied the site, how that may have changed in correlation to the change in the crops produced and the livestock raised, and information about land use and crop cultivation. It may also provide information on the life ways/material culture of rural ranchers/farmers along with informative artifacts due to associative value in connection with an important broad historical pattern: that of farming, a dairy operation, and sheep ranching.

Character Defining Features

Land Use, Boundary Demarcations, Topography, Vegetation, Patterns of Spatial Organization, Circulation Networks, Buildings, Structures and Archaeological Features

The resource is significant for its overall intact rural landscape. It is an excellent example of a rural farm landscape in northern Colorado. The expansive natural landscape features framing the Bingham Homestead Rural Historic Landscape have changed very little since the family first occupied the property and began farming and ranching. The wide-open view shed of the Colorado's Front Range exists as it did 148 years ago. The built features developed during the Bingham farming period and subsequent farming and ranching operations and human activity continue to exist in harmony with the natural landscape features. According to the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, the significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, buildings, structures, objects, land use and cultural traditions. The Bingham Homestead Rural Historic Landscape includes several of these components.

Overall, the resource retains a high degree of integrity regarding location, feeling, setting, association, materials, workmanship and design. The interior floor plans and exteriors of the Homestead Cabin,bunkhouse/Cold Cellar, Hay Barn, and Farmhouse have retained their original or very early plans, forms and materials for more than 100 years. Original doors, hardware, wood trim and floors continue to exist throughout the main house. Likewise, the Homestead Cabin and bunkhouse/Cold Cellar contain many of their original or very early features including wood floors, window frames, lath and plaster walls, original doors, and fixtures. Outbuildings and structures have a good degree of integrity. The terrain and view sheds within the nominated property are much as they appeared in the late nineteenth century when it became an early and successful farming operation.

Narrative Statement of Significance

The Bingham Homestead consists largely of agricultural land and pasture, at the heart of which is a farmstead complex dating from the period between the 1860s and 1910s. The oldest buildings include a Pioneer Log homestead cabin with early additions, a stone bunkhouse and cold cellar, and an early hay barn and stone dairy barn foundation. Features dating from the first two decades of the twentieth century include an architect designed farmhouse and a hollow clay tile grain silo. These historic buildings and features combine with the agricultural acreage and setting to highlight the Bingham Homestead an excellent surviving example of a late nineteenth to early twentieth century farm. Homesteaded in 1864 by pioneers Samuel and Sarah Bingham, the property continued to be developed over the following half century and is still used for farming today.

Situated adjacent to a primary county road in the heart of Pleasant Valley, the Bingham Homestead is widely known among residents of northern Colorado, and has been recognized for many decades as one of the region's pioneer treasures. The site exhibits a good level of integrity from its period of significance between 1864 and 1962. In addition to the property's significant agricultural development and history, it contains a fine collection of buildings and structures of the pioneer era, including a Pioneer Log cabin. The site also holds an elegant 1903 Foursquare masonry farmhouse designed by prominent Fort Collins architect Montezuma Fuller.

Criterion A (*exploration/settlement*) – Settled in 1864, the Bingham Homestead is representative of the pioneers who first entered Larimer County, recognized Pleasant Valley's agricultural potential, and settled there to improve the land and build a future for themselves and their families. Following hundreds of years of nomadic Native American presence in the valley, Anglo-American pioneers began to settle along the Cache la Poudre River beginning in the mid-1800s. First among these were former mountain men who founded the nearby settlement of Laporte, located east of Pleasant Valley on the far side of Bingham Hill. The start of the 1858-59 gold rush and founding of the Colorado Territory in 1861 launched many pioneers across the plains, eager to find riches in mining. However, many others saw riches in farming and ranching, and came west seeking land.

Samuel and Sarah Bingham arrived in the unpopulated Pleasant Valley in a horse-drawn wagon that also carried several of their children along with household belongings. There along the south side of the river they laid claim to a parcel of land, built a log home, and soon constructed barns and additional outbuildings. The Binghams were the first to settle in the valley and as other pioneers arrived over the following years they became known as the agricultural district's founding family. Between 1864 and 1881, when they sold the property and moved east to be closer to family, the Binghams built a successful agricultural enterprise and became respected members of the community. Their legacy is remembered today in the names of Bingham Hill, Bingham Hill Road, and the Bingham Cemetery.

Criterion A (*agriculture*) – Shortly after their arrival, the Binghams began farming the land. Hay grew well in the valley and provided a source of food for their cattle. By the 1870s the Binghams operated a dairy and built a large dairy barn to accommodate the business. From 1881 through 1962, the property was used as a successful sheep ranch and farm where hay and other livestock feeds were grown. In 1903, the Koeper family improved the site with construction of a fine architect-designed masonry residence. The Doty family, who continued to be involved with the property for decades, made further improvements although by around 1918 the historic features were mostly completed. The families that followed the Binghams in ownership and development of the homestead exhibited the type of determination and resourcefulness that characterized American farmers of the late 1800s and 1900s as they built and ran successful agricultural operations.

Agricultural properties such as this played a central role in the Rocky Mountain west, as pioneers and twentieth century farmers and ranchers worked to make a living from the land. The Bingham

Homestead proved to be a rich agricultural property, and is an excellent example of how the region's pioneers and early farmers and ranchers lived and improved their acreage.

Criterion C (*architecture)* – The Bingham Homestead is also significant under Criterion C in the area of architecture for its 1864 Pioneer Log Homestead Cabin, its Late 19th and Early 20th Century American Movements Foursquare farmhouse (built in 1903), and for the type, period and method of construction of various farm outbuildings.

The log homestead cabin dates from the initial period of settlement in the 1860s, and although expanded soon afterward with additions, it represents the work of pioneers to establish and then improve homes in a rural frontier environment. Character-defining features found on the cabin that are typical of the Pioneer Log style include its log construction of hand hewn timbers with a combination of V-shaped and full dovetail corner notching, a stone foundation, and a side-gabled roof. Although the Binghams expanded the original log cabin and covered the logs with clapboard, which was consistent with the evolution of pioneer settlement buildings, these changes occurred early within the period of significance and the log walls remain under the siding.

The masonry Foursquare house is an excellent example of this style applied to an agricultural setting. Designed by prominent Fort Collins architect Montezuma Fuller, the building represents a popular style of architecture from this time, is a fine example of his architectural skills, and is a rare example of Fuller's design work applied to a rural location. Character-defining features found on the farmhouse include a relatively square plan, hipped roof with exposed rafter ends, two-stories, masonry exterior, large overhanging eaves, shed roof dormers, full-width open front porch, limited ornamentation, and bay window. Although not unheard of, architect-designed houses are uncommon among Colorado's rural farms and represent the success of farmers and ranchers during the era in which they were built.

The bunkhouse/cold cellar, dairy barn and hay barn are all pioneer-era buildings that made extensive use of locally quarried sandstone combined with dimensional lumber from Samuel Bingham's own sawmill in their foundations and walls. These buildings represent the resourcefulness of pioneer and early farmers and ranchers in their efforts to improve their properties and make them increasingly successful.

Criterion D - Historical archaeological resources include the likely covered outhouse foundation and pit, and abandoned and covered cistern, both providing a high likelihood of obscured artifacts. Additionally, while a historic refuse dump is not clearly visible on the surface, at least one, if not more, exists and is likely to hold buried deposits. The small foundation that is likely an outhouse is near the 1864 Homestead Cabin. The Binghams and other owners utilized the Homestead Cabin until 1903 when the masonry farmhouse was completed, which contained indoor plumbing. However, farm laborers occupied the Homestead Cabin and Bunkhouse through the 1930s and likely utilized an outhouse near the Homestead Cabin. The information yielded may include such details as the diet of the individuals who occupied the site, how the diets of the owners may have differed from the farm laborers, if at all, how diets may have changed in correlation to the change in crops produced and livestock raised and information about land use and crop cultivation. It may also provide information on the life ways/material culture of rural ranchers/farmers along with informative artifacts due to associative value in connection with an important broad historical pattern: that of farming, dairy cattle ranching, and sheep ranching.

In the summer of 1858, placer gold was discovered in the river bottom soils at the confluence of Dry Creek and the South Platte River, where Denver is located today. The following spring and summer, rich lodes of gold were discovered in the mountains to the west and the pristine plains and foothills of what was to become Colorado were changed forever. The gold rush that followed these initial strikes brought thousands of

prospectors and entrepreneurs up the Platte River and into the emerging mining camps and towns. Each immigrant to the frontier carried modest worldly possessions across the prairie, together with dreams of a new life. Denver and the mountains to the west were flooded daily with new arrivals -- men, women and children willing to endure the hardship of the weeks-long journey to seek their future. Yet for many, their future was not to be found in mining the hard, unforgiving rock of the mountains.

During the 1860s, pioneers from the eastern states started showing up in the area of Laporte seeking land upon which they could start farms and ranches. While some settled around the hamlet of Laporte, others pulled their wagons less than two miles farther west, where they entered a lush valley along the river and laid claim to whatever acreage they wanted. There between the hogbacks and foothills they constructed log cabins and began the process of establishing new lives for their families. However, the earliest of these settlers could not claim legal rights to the land, which had yet to be acquired from the native tribes by the federal government. Once the Native Americans, in this case the Northern Arapaho, began to be removed from tribal lands through treaties and forceful evictions, the pioneers entered the vacuum by seeking to establish legal claims that would protect their rights of ownership.

In 1864, Pleasant Valley received its first pioneer settlers when Samuel and Sarah Bingham claimed a 160-acre homestead below a rocky hill along the east side of the valley and south of the Cache la Poudre River. Born in 1807, Samuel was a native of North Carolina. He was originally married to Anna Hoover, and the couple had at least ten children together. Anna died in 1846 and the following year Samuel married Sarah Crippen Dennis, a native of Tennessee who was born there around 1815. The couple started their lives together on a farm in Milan Township, Sullivan County, Missouri, where Sarah's previous husband had recently died and left the family in dire straits. Samuel and Sarah had five children who were born in Missouri prior to 1860.

In the early 1860s, the Bingham family headed west by wagon across the prairie toward the Rocky Mountains and the region's ongoing gold rush. After journeying to Utah in 1863, they turned back east and stopped in 1864 in Laporte, Colorado Territory. Pleased with the area, they decided to homestead an 80-acre parcel in nearby Pleasant Valley along the Cache la Poudre River rather than return home to Missouri. There the Binghams erected a log cabin and settled in with their children, the oldest of whom was sixteen and the youngest five at the time. In 1868, the Binghams started to acquire additional land to expand their farm, and in 1869 they finally filed a formal claim on their homestead.

Although no longer young people, Samuel and Sarah Bingham launched into building a new farm and livestock operation to support their family. Within a few years after their arrival, Samuel and his sons constructed a log addition to their small cabin, doubling the amount of space of the family home. It appears that Bingham teamed with a partner named Lattie to open their own sawmill at an unknown spot on the north bank of the Cache la Poudre River. The home was soon expanded again with an addition to the west, along with a second floor that provided bedroom space. In addition to the cabin, the Binghams erected a wood frame shed to the east and possibly an outhouse on the slope to the northeast (these are both gone, except for what appears to be the stone foundation for the outhouse). A few feet north of the cabin, at the top of the slope, they built a masonry bunkhouse and cold cellar constructed of locally quarried sandstone. As the farm became successful, probably during the 1870s, Samuel constructed a large dairy barn and hay barn on the property. Because of the success of their operation and growing prominence in the pioneer community, the nearby hill that rises to the east of the farmstead was named Bingham Hill, and is still known by that name today. In addition to agricultural pursuits, Bingham and his sons spent time cutting railroad ties at Tie Siding, Wyoming just across the state line to the north. Samuel was also involved in some of the valley's early ditch companies.

Samuel and Sarah had reached their later years by 1880, and their children had grown and moved. In 1881, they decided to move back to Missouri, where Samuel died and was buried in Sullivan County. Sarah died in

1891 at her granddaughter's home in Hot Springs, South Dakota and was buried in the nearby cemetery. After the Binghams left Pleasant Valley, sheep rancher Dwight Battey acquired the homestead and its acreage in July 1883. Born in Connecticut, Battey had moved to Laporte in 1876 with his parents and siblings. In 1880, he married Mary Gatlin of Laporte. The couple took up residence in the former Bingham cabin circa 1881, prior to purchasing it in 1883. Around the time they settled in, the Greeley, Salt Lake & Pacific Railroad was busy constructing its Stout Branch from Fort Collins around Bingham Hill and then south to the stone quarries south of the homestead. This line ran right through the agricultural fields and passed the farmstead a short distance east of the barns. Battey became involved with the Pleasant Valley Mutual Farm and Stock Association, formed in 1885 by area farmers and ranchers. He also acquired shares in the recently completed Pleasant Valley & Lake Canal so the farm could be irrigated. In 1886, Dwight and Mary sold the Pleasant Valley property and moved to La Junta, Colorado.

The property was purchased that year by father and son Stuckley T. Beach and Jeremiah ("Jerry") T. Beach. The Beaches were originally from Castleton, Vermont and had arrived in Larimer County by 1880, where they became involved in raising sheep and cattle. As livestock ranchers and dealers, they were likely interested in the former Bingham property for its ability to support such operations with its irrigated crop fields, pasture, and a developed farmstead. It appears that the family already had a successful sheep operation going nearby at Spring Canyon and increased their ranching capacity with the Pleasant Valley acquisition. During the 1890s, Jerry also owned a grocery in the booming mining town of Victor, Colorado.

In 1893, the Beaches sold the property for $9,000 to August and Alvina Koeper, who moved into the old Bingham cabin with their children. The sale also included all of the farm's livestock and agricultural implements. The Koepers were from Ohio and moved to Colorado the year they bought the property in Pleasant Valley. They ran a large sheep feeding operation on the site. Ten years after acquiring the farm, the family engaged prominent Fort Collins architect Montezuma Fuller to design a new house. He presented them with plans for a large Foursquare brick home, and the building was erected during the summer of 1903. Born in Nova Scotia, Canada in 1858, Montezuma Fuller became a ship's carpenter as a young man. At the age of twenty-one, he headed west to Colorado and in 1880 settled in Fort Collins, where he began to design buildings for contractors in the young town. Within a few years, Fuller opened his own architectural practice, and for the next four decades he was the community's most talented, and sought after architect. Over the following decades until his death in 1925, he prepared plans for many fine residences, commercial buildings, churches and schools located among the plains towns of Larimer County. To date, the home he designed for the Koeper family is his only known rural building.

The following is a partial list of known buildings Fuller designed or assisted in the design.

Credited buildings (partial list)

Building	Address	Site No.	Year Built	Status
Avery Block	Mountain and College Aves. Fort Collins	5LR.462.4	1880	Within District
Trimble Block	136 – 140 N. College Ave. Fort Collins	5LR.462.40	1903	Within District
Myron House – Garbe House	1003 Remington St. Fort Collins	5LR.463.29	1895	Within District
McHugh-Andrews House	202 Remington St. Fort Collins	5LR.467	1885	National Register

Montezuma Fuller House	226 W. Magnolia St. Fort Collins	5LR.468	1894	National Register
Baker House	304 E. Mulberry St. Fort Collins	5LR.469	1896	National Register
William O. Mosman House	324 E. Oak St. Fort Collins	5LR.473	1891	National Register
Peter Anderson House	300 S. Howes St. Fort Collins	5LR.474	1901	National Register
Kissock Block Building	115 - 121 E. Mountain Ave. Fort Collins	5LR.505	1889	National Register
Edwards Residence	402 W. Mountain Ave. Fort Collins	5LR.529	1903	
United Brethren Church	500 Fourth St. Berthoud	5LR.839	1904	State Register
Mulberry Duplex II	221 – 223 W. Mulberry St. Fort Collins	5LR.1550	1909	
Mulberry Duplex	227 – 229 W. Mulberry St. Fort Collins	5LR.1551	1908	
Edgar Avery Residence	316 W. Mountain Ave. Fort Collins	5LR.1576	1901	
Fuller Arms	228 W. Magnolia St. Fort Collins	5LR.1580	1905	
Welscher Residence	1304 S. College Ave. Fort Collins	5LR.1590	1924	
Roth Residence	322 W. Laurel St. Fort Collins	5LR.1599	1905	
Unnamed residence	318 W. Laurel St. Fort Collins	5LR.1646	1905	
Robert Trimble Block	107-115 S. College Ave. Fort Collins	5LR.1980	1900	
The Colorado Building	133-147 S. College Ave. Fort Collins	5LR.1986	1906	
Alpert Building (with Arthur M. Garbutt)	140 S. College Ave. Fort Collins	5LR.1987	1924	
F. A. Somerville House	424 W. Mountain Ave. Fort Collins	5LR.2027	1901	
Laurel Street School	330 E. Laurel St. Fort Collins	5LR.2673	1906	Within District
Halley House	302 E. Magnolia St. Fort Collins	5LR.2808	1901	Within District
David Brooks Residence	320 E. Mulberry St. Fort Collins	5LR.2939	1900	Within District
Frank & Anna Chaffee Residence	202 Peterson St. Fort Collins	5LR.3059	1892	Within District
Kissock House	408 Remington St. Fort Collins	5LR.3248	1892	Within District
German Evangelical Congregational Church	201 Whedbee St. Fort Collins	5LR.3535	1904	Within District
First United Presbyterian Church of Loveland	400 E. 4th St. Loveland	5LR.4413	1905	National Register

Gregory House	6301 Larimer Cnty Rd. 13 Windsor	5LR.10691	1902	
Fairbairn House	616 7th St., Berthoud	5LR.11123	1910	

August Koeper died of typhoid fever in late September 1903, shortly after the family moved into their new farmhouse. Before his death, he transferred the property into Alvina's name. She and her children inherited the new home, a developed farmstead, and an active sheep operation. In the spring of 1904, Alvina shipped three carloads of lambs to market. However, rather than stay on the Pleasant Valley farm, she moved into Fort Collins, where she acquired a home at the intersection of Mountain Ave. and Shields St. During her years as a widow, Alvina kept in touch with architect Montezuma Fuller. In 1909 he divorced his wife, and in 1912 Fuller and Alvina Koeper were married.

After moving to Fort Collins, Alvina appears to have made an arrangement to sell the farm in Pleasant Valley to Dow D. Doty. A sheep rancher from the Timnath area southeast of Fort Collins, Doty seems to have begun using the Koeper farm around 1905 for his livestock operation. In 1907, he paid Alvina $19,000 and took title to the property. Dow moved into the large modern farmhouse there, along with his wife Stella and their three daughters. Stella's mother and a servant also joined them in the house. In 1909, Dow began to expand the original homestead when he acquired additional acreage to the south into the east half of the southwest quarter of Section 31. He added more land to the property in 1914 with adjoining acreage to the northeast. Through these purchases, Doty acquired the Joseph Hammerly house along the river, which was put onto skids and hauled up the abandoned railroad grade and into the farmstead to be used as a garage.

During their time there, the Dotys saw a monument installed across the Bingham Hill Road from their farmhouse to dedicate the site as the supposed original location of the cache for which the Cache la Poudre River was named. The Cache la Poudre chapter of the Daughters of the American Revolution paid for and dedicated this monument. In 1908, members of the organization claimed to have located the original pit where in 1836 a party of trappers had concealed gunpowder and supplies before heading into the mountains. Seventy-two years after the event, the determined women of the DAR set out to find the cache's original location. They visited the former Bingham farm and consulted with several of the area's pioneers, none of whom were there prior to the 1860s but who showed them a depression that they believed to be the site. Two years later, in the spring of 1910, the DAR members started holding parties to raise funds for a monument to mark the location. On 1 August 1910, the granite monument was installed along the road, close to the depression in Doty's south crop field that was believed to be the site of the famous cache. The dedication ceremony took place on the lawn of the Doty house, and was attended by a sizable crowd.

While the Dotys owned the property, they added one more prominent feature to the site. Sometime in the mid-1910s, and probably closer to 1918, they constructed a tall hollow clay tile grain silo in the farmstead along the north edge of Bingham Hill Road. This silo remains standing today, and continues to serve as one of the most iconic landmarks in Pleasant Valley. In 1918, the Dotys retired to California and leased the property to Homer Thayer. He was born in 1880 and by the early 1900s was operating a farm in the Timnath area. Thayer was also involved in sheep ranching, and in 1922 he shipped around 2,000 lambs to the farm in Bellvue. The property was then rented to Alex Lasnoski, who lived there for many years. From 1949 through the 1980s, the farm was occupied by Dow Randleman, a grandson of the Dotys. Gertrude Doty Randleman, Dow Randleman's mother, owned the site after 1952 but lived in a home in Fort Collins. The current owners, Ken and Linda Fisher, have resided there and operated a hay farm and horse ranch since they acquired the property from Gertrude Randleman's estate in 1988.

BIBLIOGRAPHY

Books & Government Publications

Ahlbrandt, Arlene. *101 Memorable Men of Northern Colorado.* Fort Collins, CO: Published by the Author, 2002.

"American Foursquare." *Residential Pattern Book* (Roanoke, VA, accessed at www.roanokeva.gov)

Brinks, Rose. History of the Bingham Hill Cemetery. Laporte, CO: Published by the Author, 1998.

Case, Stanley R. *The Poudre: A Photo History.* Bellvue, CO: Published by the Author, 1995.

Clark, David G. *A Horse Can't Buck in Sand.* Bellvue, CO: Published by the Author, 2004.

Hagen, Mary, ed. *Larimer County Place Names.* Fort Collins, CO: Fort Collins Corral of Westerners, 1984.

Jordan, Terry G., Jon T. Kilpinen & Charles F. Gritzner. *The Mountain West: Interpreting the Folk Landscape.* Baltimore, MD: The Johns Hopkins University Press, 1977.

Laflin, Rose. *Irrigation, Settlement and Change on the Cache la Poudre River.* Fort Collins: Colorado Water Resources Research Institute, Colorado State University, Special Report No. 15, June 2005.

McClelland, Linda Flint & J. Timothy Keller et al. *Guidelines for Evaluating and Documenting Rural Historic Landscapes.* Washington, DC: US Department of the Interior, National Park Service, National Register of Historic Places Bulletin 30, 1998 (revised 1999).

Mehls, Steven F. *Colorado Plains Historic Context.* Denver: Colorado Historical Society, 1984.

Nobel, Allen G. & Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns and Other Farm Structures.* New Brunswick, NJ: Rutgers University Press, 1995.

Noel, Thomas J. and Ron Sladek. *Fort Collins & Larimer County: An Illustrated History.* Carlsbad, CA: Heritage Media Corp., 2002.

Ormes, Robert M. *Tracking Ghost Railroads in Colorado.* Colorado Springs, CO: Century One Press, 1975.

Steinel, Alvin T. *History of Agriculture in Colorado, 1858-1926.* Fort Collins, CO: State Board of Agriculture, 1926 (This book includes a full-page photograph of the Bingham Farm just prior to chapter one.)

Stone, Wilbur Fisk. *History of Colorado.* Chicago: The S. J. Clarke Publishing Co., 1918.

Watrous, Ansel. *History of Larimer County, Colorado.* Fort Collins, CO: Courier Publishing Co., 1911

Maps

HorsetoothReservoir Quadrangle. Larimer County, Colorado. 7.5 Minute Series Topographic Map. Washington, DC: US Geological Survey, 1962 (photorevised 1971).

Laporte Quadrangle. Larimer County, Colorado. 7.5 Minute Topographic Map. Washington, DC: US Geological Survey, 1962 (photorevised 1979).

Irrigated Farms of Northern Colorado, 1915. Prepared by R. W. Gelder.

Newspaper Articles

Coloradoan (Fort Collins)
"Binghams Leave Name on Landmarks," 26 October 1988, p. 22
"Obituaries – Homer Thayer," 16 April 1973

Fort Collins Courier
"A Big Enterprise," 6 December 1883, p. 1
"A Score of Years Ago," 18 May 1899, p 3
"A Score of Years Ago," 3 January 1901, p. 1 (from "Married at Laporte," published 14 October 1880)
"A Valuable Improvement," 24 July 1884, p. 4
"An Aged Pioneer Called by Death," 18 March 1908, p. 5 (background on Battey family)
"Bellvue," 5 April 1912, p. 4 ("Mrs. Koeper's friends…")
"Bellvue," 30 September 1903, p. 6 ("August Koeper is very low…")
"City and Country," 7 October 1903, p. 5 (Funeral services…Koeper…")
"City and Country," 19 February 1885, p. 1 ("Articles incorporating the Pleasant Valley Mutual Farm…")
"Homer Thayer Heads Consolidated School," 5 May 1920, p. 3
"Lamb Shipments," 6 April 1904, p. 9
"Laporte Items," 28 November 1922, p. 4 ("Homer Thayer unloaded about 2,000 lambs…")
"LaPorte Locals," 10 April 1884, p. 8
"Monument for Spot Where Powder was Concealed," 21 October 1908, p. 7
"Obituary," 13 December 1918, p. 5 (Herbert Koeper, son of August and Alvina Koeper)
"Real Estate Transfers," 6 November 1907, p. 8
"Sheriff Sale," 13 September 1883, p. 2
"Theodore Lowe…," 11 October 1883, p. 3

Fort Collins Standard
"Jottings by the Way," 18 November 1874, p. 3

Fort Collins Express
"Fuller Rites on Saturday," 8 December 1939, p. 1
"Larimer County: Sketch of the History of the Northern Empire," 1 January 1894, p. 3

Interviews

Kenneth Fisher. Interviewed by Ron Sladek, Tatanka Historical Associates Inc. Bingham Farm, 8 November 2006.

Local Government Documents

Chain of Title, Larimer County Clerk & Recorder (Fort Collins, CO), 1869-1982

Building Permits, Larimer County Building Department (Fort Collins, CO)
Property Records, Larimer County Assessor (Fort Collins, CO), parcel #98310-00-002

County Road Book, Larimer County Clerk (Fort Collins, CO), Computer Drive #2

Cemetery Records, Grandview Cemetery (Fort Collins, CO)

Census Records

Population Schedules, US Department of Commerce, Census Bureau, 1850-1930

Unpublished Materials

"Bingham Homestead (5LR774)." Colorado Cultural Resource Survey, Inventory Record. Prepared by Laurence W. Steele, August 1982.

"Bingham House and Homestead / Fuller House / Randleman Farm." Larimer County Inventory and Priority Form. Preparer Unknown, 1975.

Biographical Vertical Files, Fort Collins Museum (records of the Bingham and Beach families)

"Greeley, Salt Lake & Pacific Railroad – Stout Branch (5LR9960)." National Register of Historic Places, Registration Form. Prepared by Mary Humstone, December 2007. Property Officially Listed on 16 April 2008.

"Railroads in Colorado, 1858-1948." National Register of Historic Places, Multiple Property Documentation Form. Prepared by Clayton B. Fraser & Jennifer H. Strand, August 1997. Officially Listed in 1998.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
_X_Other
Name of repository: Denver Pubic Library
Fort Collins History Museum

10. Geographical Data

Acreage of Property 151 acres
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References (NAD 27)
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	13	485 558	4497 041
2	13	486 395	4497 030
3	13	486 393	4496 727
4	13	486 235	4496 346

Verbal Boundary Description The boundaries of the nominated property encompass approximately 151 acres that make up much of the northwest quarter of Section 31, Township 8 North, Range 69 West. To the north and west, the boundaries follow the section lines. The western boundary also runs along the east side of County Road 23. To the northeast, the boundary follows the north-south quarter section line southward from the northern edge of Section 31 until it meets the Pleasant Valley & Lake Canal. From there, it snakes toward the southwest along the west side of the canal, crossing Bingham Hill Road and extending along the canal until it meets the south quarter section line. The south boundary of the nominated property runs along this south quarter section line.

Boundary Justification The nominated boundary for this historic agricultural property follows the lines described above to include most of the nineteenth century Bingham Homestead and the expanded late nineteenth acreage, which includes substantial crop fields and pasture acreage. Additionally, the boundaries include the Bingham Hill Road (County Road 50E), which has been in existence since the 1870s. The eastern boundary is described to exclude the still active Pleasant Valley & Lake Canal.

Additional UTMS:

5) 13; 486 068 mE; 4496 228 mN

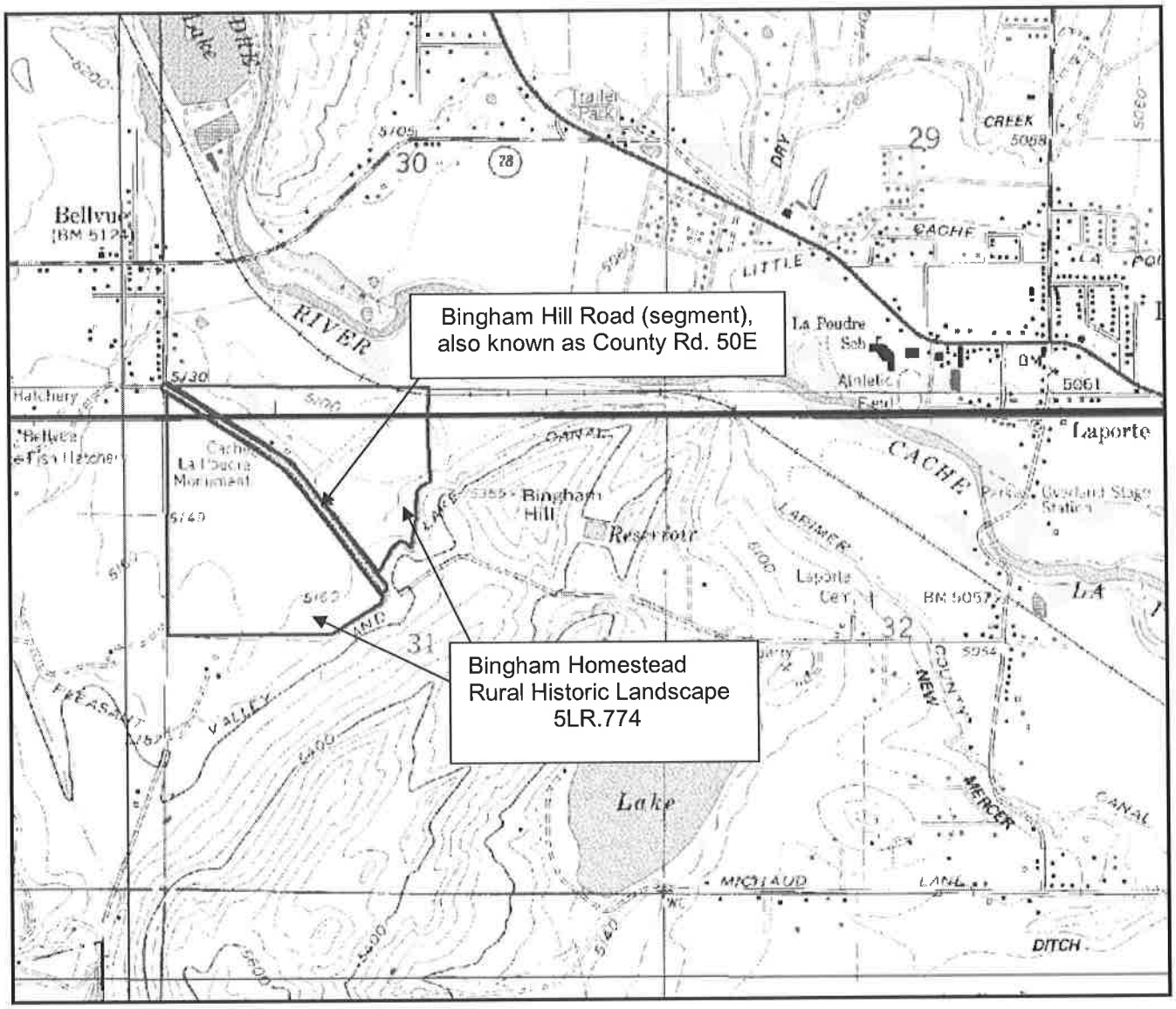
6) 13; 485 552 mE; 4496 236 mN

BINGHAM HOMESTEAD RURAL HISTORIC LANDSCAPE
Name of Property

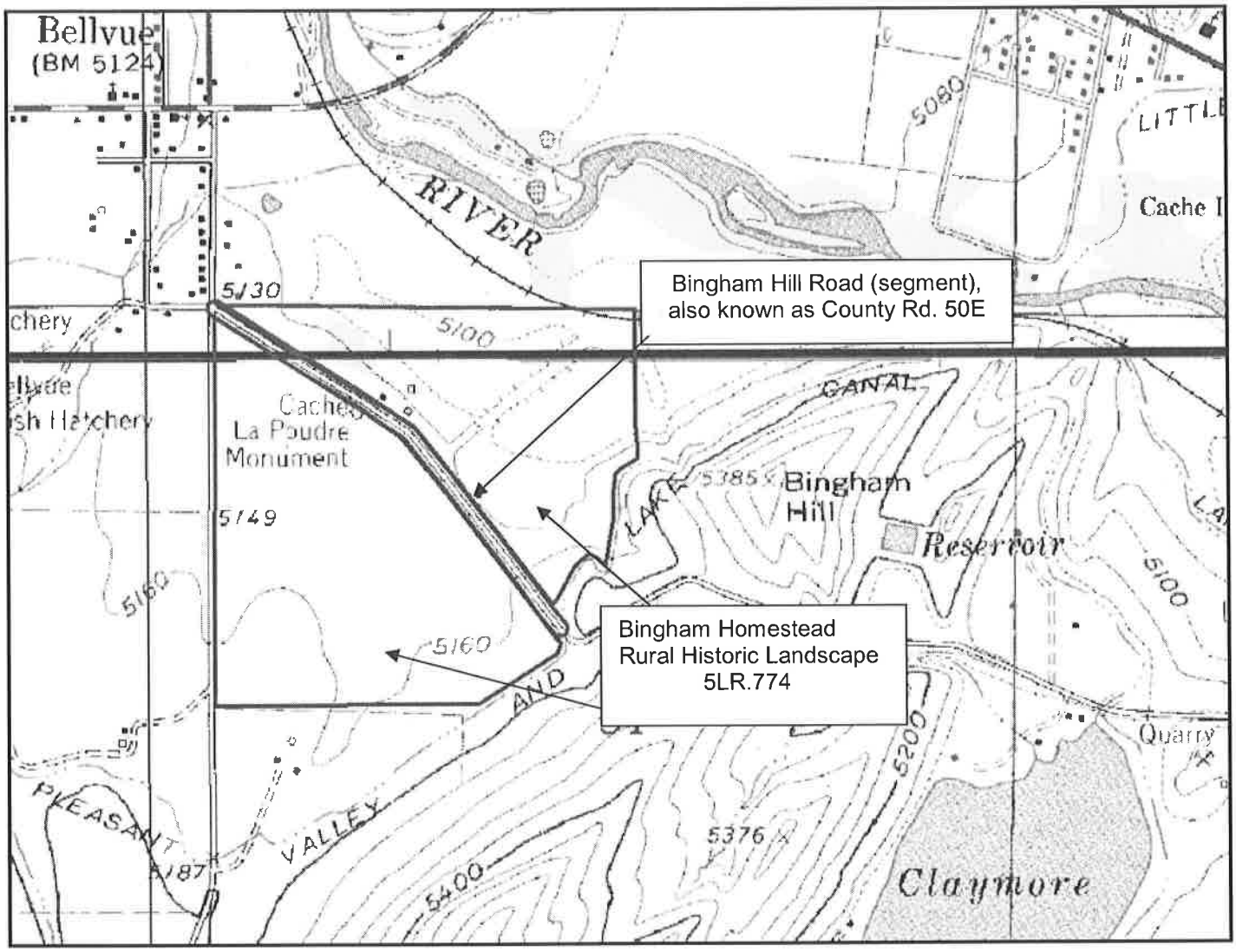
LARIMER, COLORADO
County and State

USGS Section – Regional perspective
Horsetooth Reservoir & Laporte Quadrangles
7.5 Minute Series

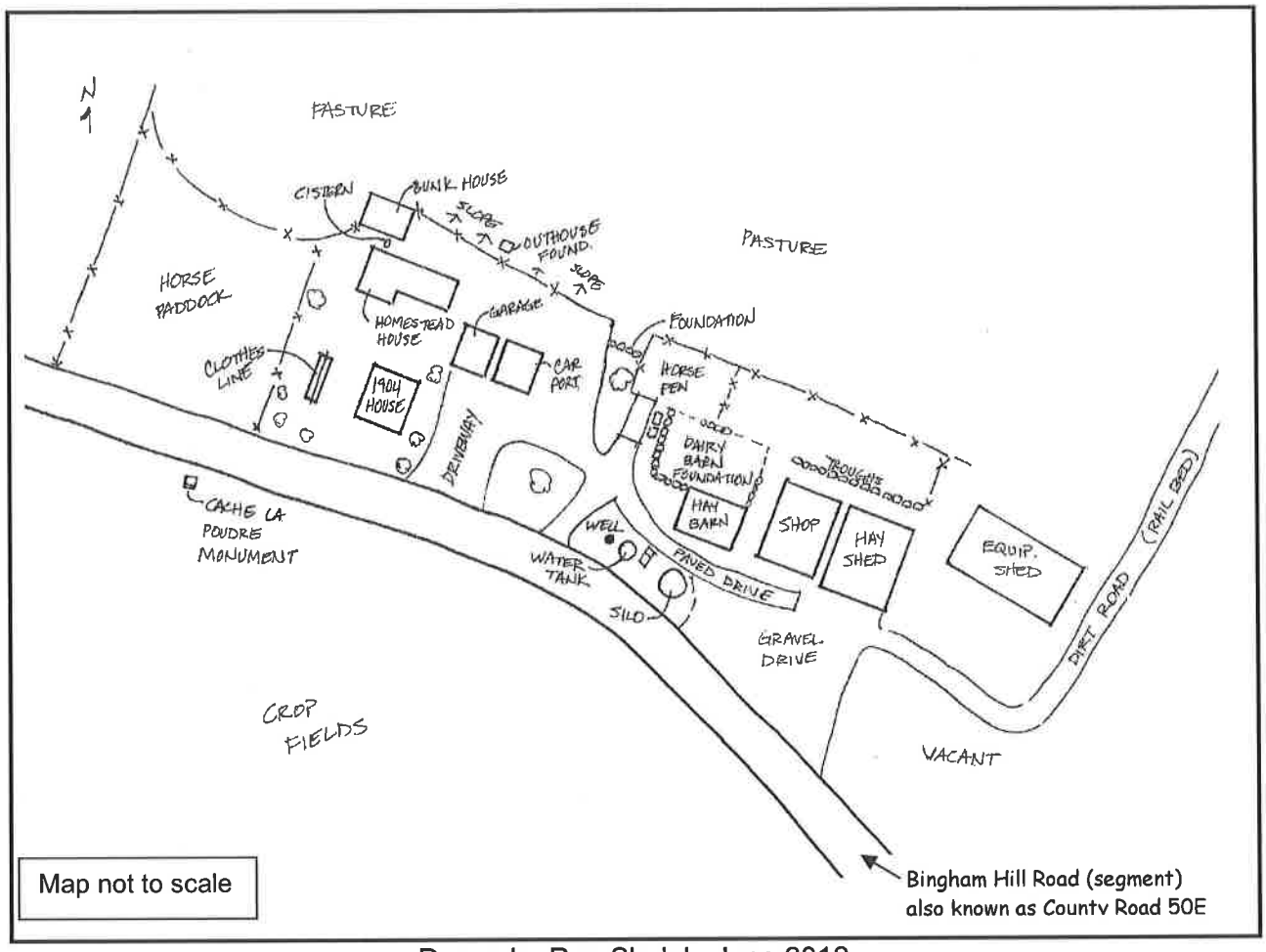
Elevation: 5120'



USGS Section – Close-up perspective
Horsetooth Reservoir & Laporte Quadrangles
7.5 Minute Series

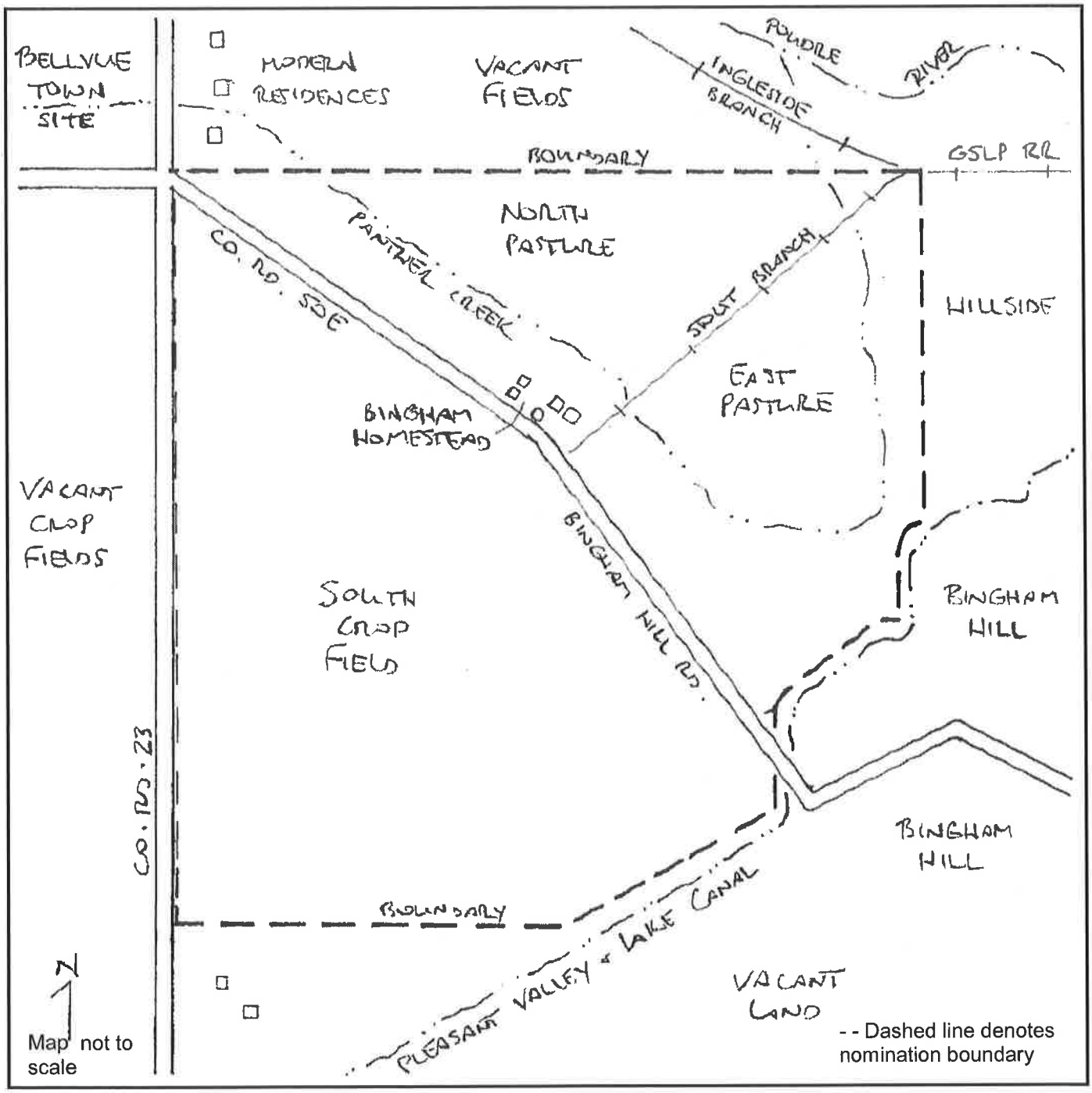


Building Complex Sketch



Drawn by Ron Sladek, June 2012.

Farmstead Sketch



Drawn by Ron Sladek, June 2012.

11. Form Prepared By

name/title RON SLADEK, PRESIDENT (for property owner)
organization TATANKA HISTORICAL ASSOCIATES INC. date 7 JUNE 2012
street & number P.O. BOX 1909 telephone 970/221-1095
city or town FORT COLLINS state CO zip code 80522
e-mail tatanka@verinet.com

Photograph Log

The following information applies to all of the black and white photographs submitted with this registration form:

Name of property:	Bingham Farm
City, county and state:	Bellvue Vicinity, Larimer County, Colorado
Photographer:	Ron Sladek
Date photographed:	30 May 2012
Location of originals:	Tatanka Historical Associates Inc. 612 S. College Ave., Suite 21 P.O. Box 1909 Fort Collins, CO 80522

Photograph #1: General view of the farm from Bingham Hill, down Bingham Hill Rd. View to the Northwest.

Photograph #2: Homestead Cabin &bunkhouse / Cold Storage. View to the Northwest.

Photograph #3: Homestead Cabin. View to the North.

Photograph #4: Homestead Cabin. View to the Southeast.

Photograph #5: Homestead Cabin. View to the West.

Photograph #6: North Log Wall of the Homestead Cabin. View to the South.

Photograph #7: Bunk House / Cold Storage. View to the North.

Photograph #8: Bunk House / Cold Storage. View to the South.

Photograph #9: Farm House from the County Road. View to the Northeast.

Photograph #10: Farm House. View to the North.

Photograph #11: Farm House. View to the East.

Photograph #12: Farm House. View to the South.

Photograph #13: Farm House. View to the West.

Photograph #14: Garage. View to the North.

Photograph #15: Garage. View to the South.

Photograph #16: Car Port. View to the Northeast.

Photograph #17: Car Port. View to the Southwest.

Photograph #18: Hay Barn. View to the North.

Photograph #19: Hay Barn. View to the South

Photograph #20: Dairy Barn Foundation. View to the Southwest.

Photograph #21: Dairy Barn Foundation. View to the North.

Photograph #22: Stone Retaining Wall. View to the Southwest.

Photograph #23: Stone Retaining Wall. View to the Southwest.

Photograph #24: Silo & Hay Barn. View to the Northwest.

Photograph #25: Silo. View to the West.

Photograph #26: Silo. View to the Southeast.

Photograph #27: Water Tank. View to the East.

Photograph #28: Water Tank. View to the West.

Photograph #29: Shop. View to the North.

Photograph #30: Shop. View to the South.

Photograph #31: Hay Shed. View to the Northeast.

Photograph #32: Hay Shed. View to the West.

Photograph #33: Equipment Shed. View to the Southeast.

Photograph #34: Equipment Shed. View to the North.

Photograph #35: Cache la Poudre Monument Along the County Road. View to the West.

Photograph #36: Cache la Poudre Monument Along the County Road. View to the Southwest.

Photograph #37: Bed of the Greeley, Salt Lake & Pacific Railroad, Stout Branch. View to the Northeast.

Photograph #38: North Agricultural Fields, with the Bellvue Dome in the Distance. View to the North.

Photograph #39: North Agricultural Fields, Looking Toward the Cache la Poudre River. View to the Northeast.

Photograph #40: Panther Creek, with Bingham Hill in the Distance. View to the Southeast.

Photograph #41: Panther Creek. View to the Northwest.

Photograph #42: East Agricultural Fields and Bingham Hill. View to the Southeast.

Photograph #43: South Agricultural Fields. View to the West.

Photograph #44: South Agricultural Fields. View to the Southwest.

Historic Image Log

Figure 1 Circa 1920 overview of the farm from, camera facing west. On file with the Fort Collins Museum, Fort Collins, Colorado.

Figure 2 Photo from Alvin Steinel, *History of Agriculture in Colorado* (Fort Collins: Colorado Agricultural College, 1926)

Figure 1
Historic Photograph of the Property

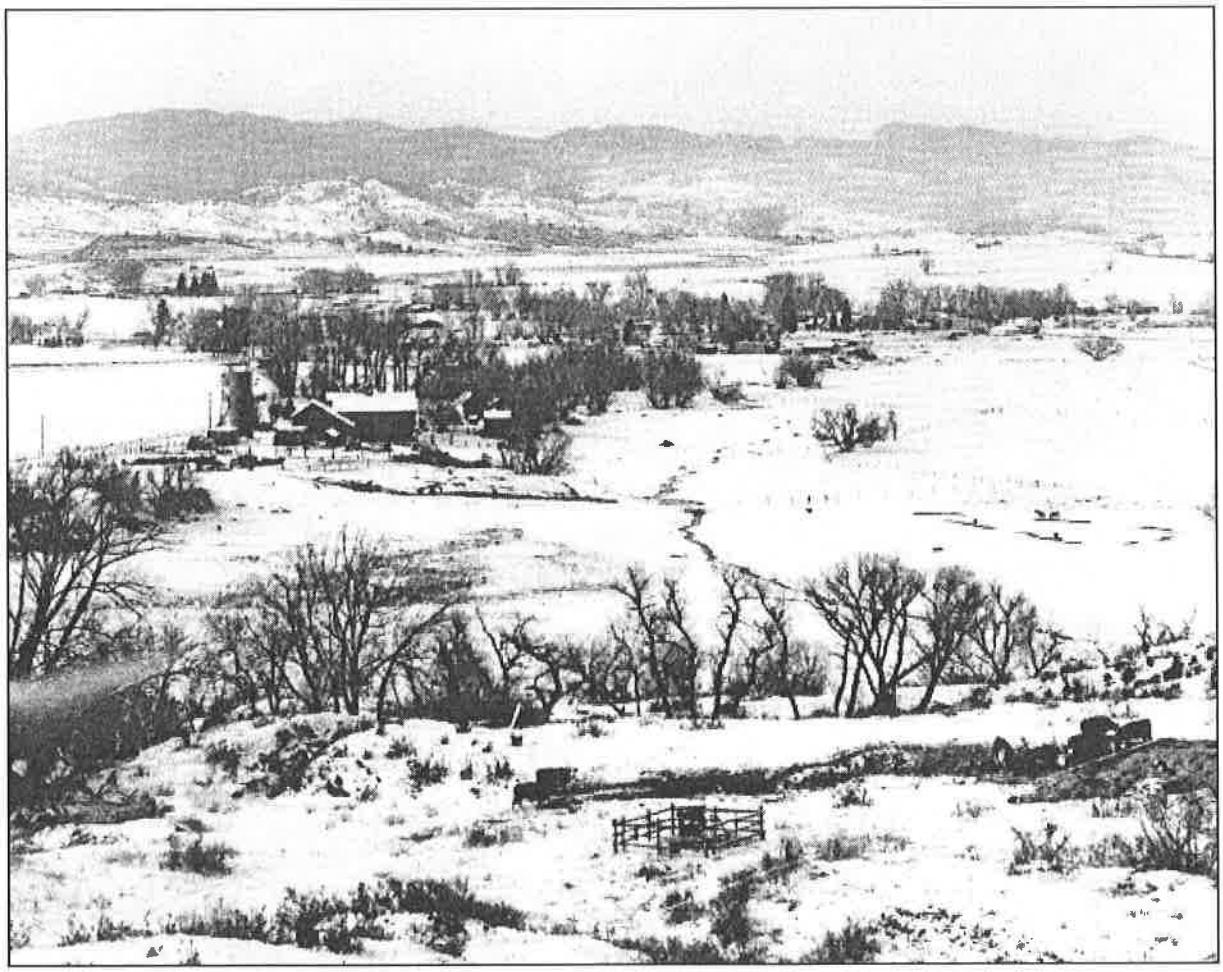
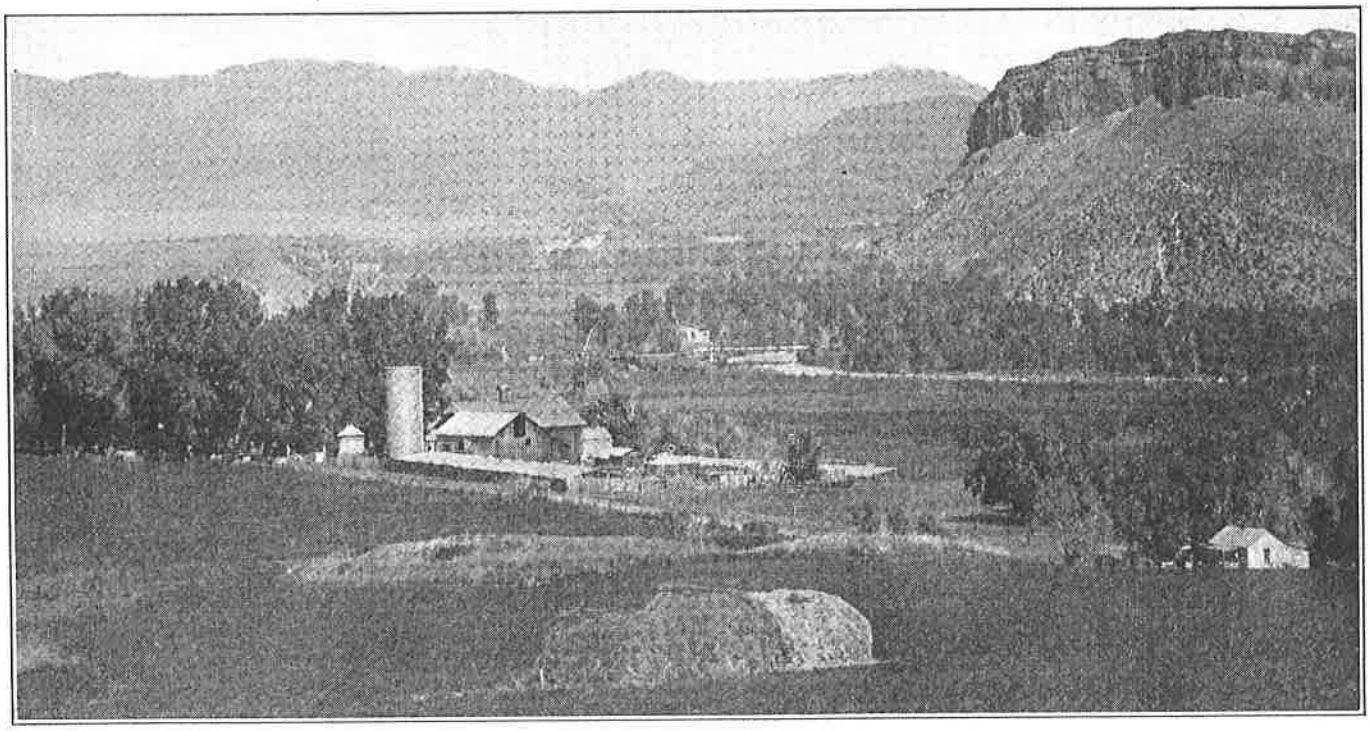


Photo from Fort Collins Museum
Circa 1920

Figure 2
Historic Photograph of the Property



Scene of the "Cache la Poudre." Pleasant Valley, 8 miles from Fort Collins, one of the oldest farming sections of Colorado. The Cache la Poudre leaves the mountains here, the river flowing at the foot of the natural rampart on the right. In the field at the left is "the hiding place of the powder" from which the Cache la Poudre gets its name. French trappers here cached their supplies, including powder, and returned from an expedition up the river, to find everything safe. (Photo by Grant Eddy.)

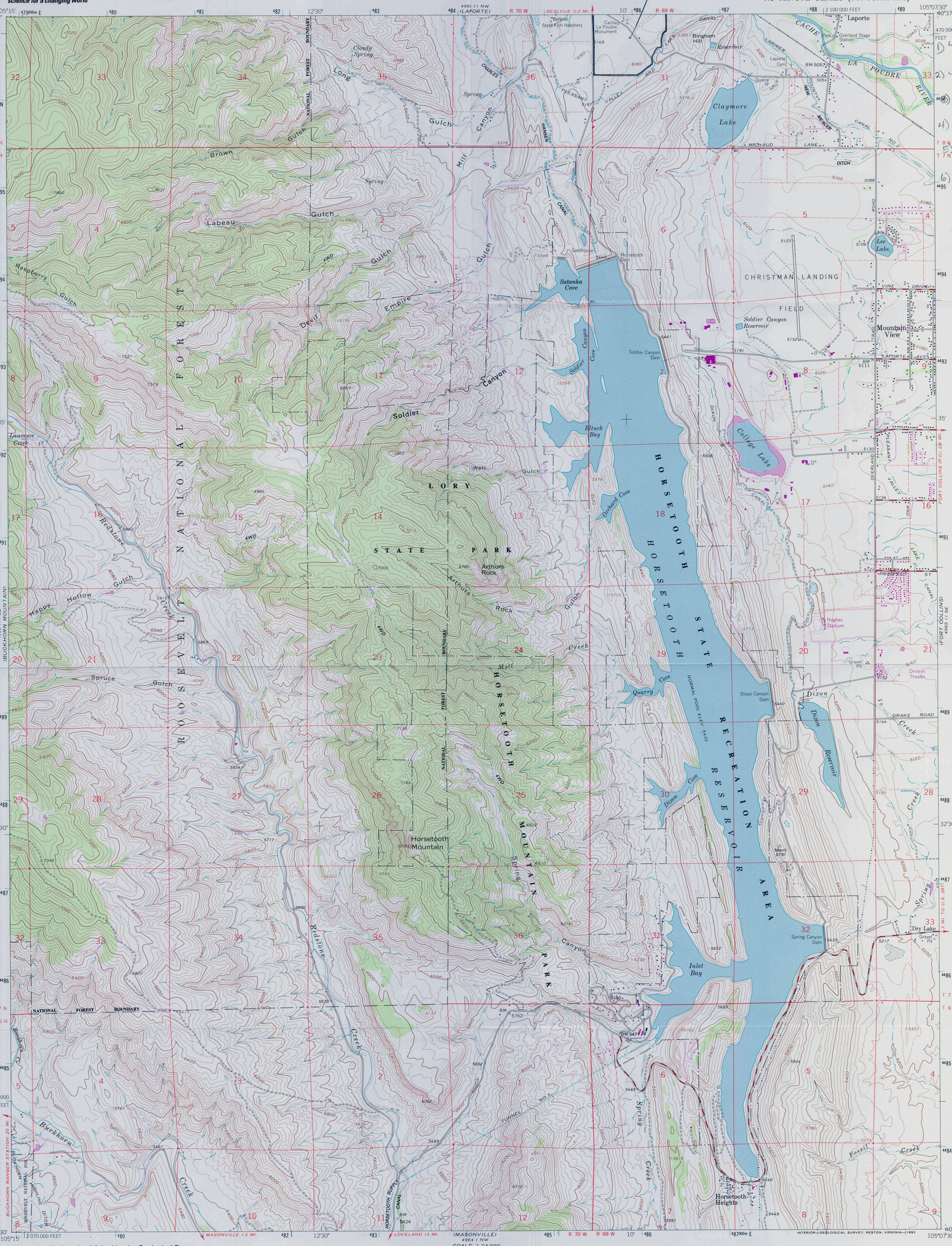
Photo from Alvin Steinel, *History of Agriculture in Colorado*
(Fort Collins: Colorado Agricultural College, 1926)

BINGHAM HOMESTEAD RURAL HISTORIC LANDSCAPE
COLORADO – LARIMER CO.

USGS
science for a changing world
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

HORSETOOTH RESERVOIR QUADRANGLE
COLORADO–LARIMER CO
7.5 MINUTE SERIES (TOPOGRAPHIC)

UTMs ZONE 13:
1) 485 558 mE 4497 041 mN
2) 486 395 mE 4497 030 mN
3) 486 393 mE 4496 727 mN
4) 486 235 mE 4496 346 mN
5) 486 068 mE 4496 228 mN
6) 485 552 mE 4496 236 mN



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1958 Field checked 1962

Polyconic projection. 1927 North American Datum
10,000-foot grid based on Colorado coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

There may be private inholdings within the boundaries of the National or State reservations shown on this map

UTM GRID AND 1971 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs take 1971. This information not field checked

ROAD CLASSIFICATION
Medium-duty — Light-duty
Unimproved dirt

COLORADO
QUADRANGLE LOCATION

Map photoinspected 1975
No major culture or drainage changes observed

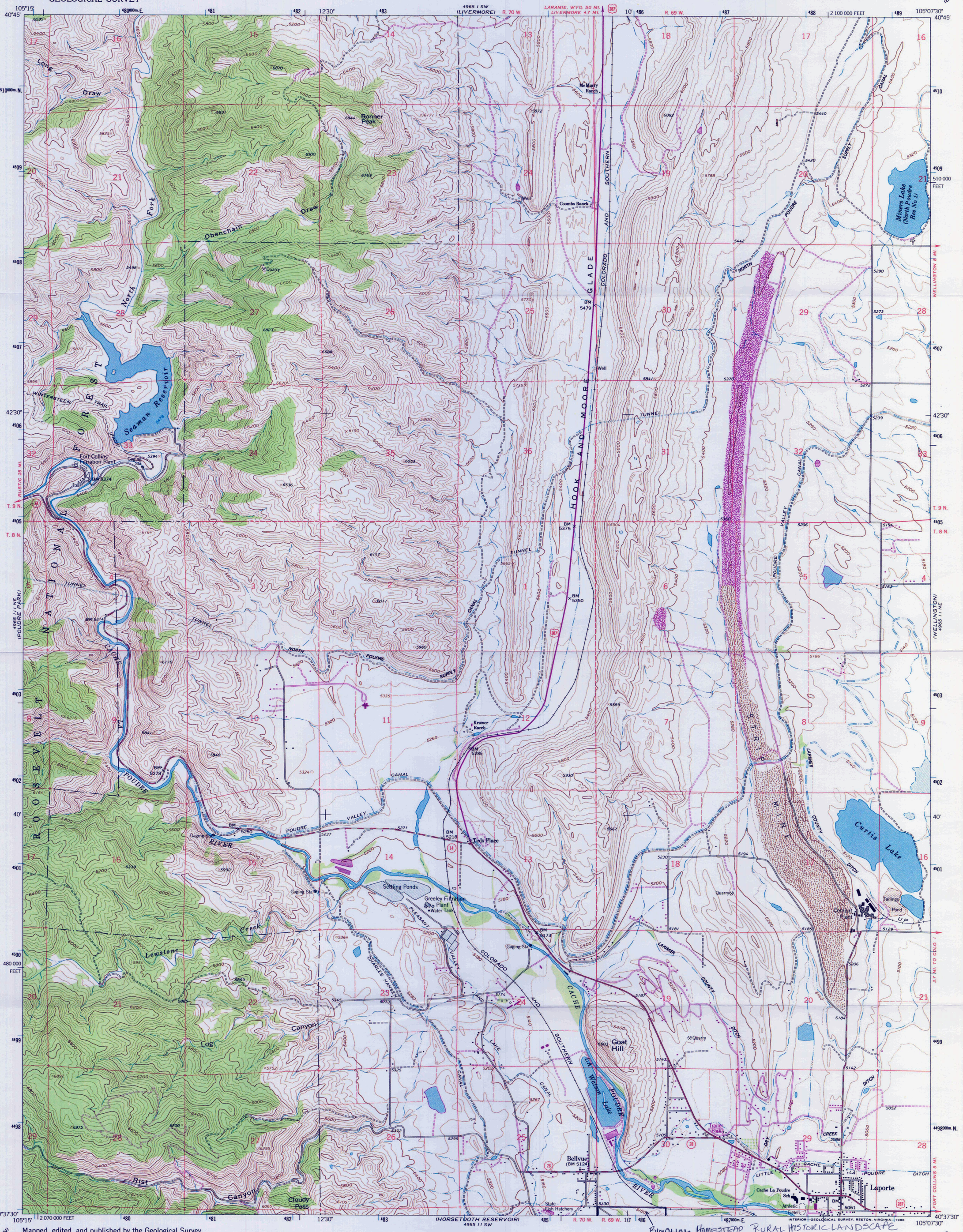
HORSETOOTH RESERVOIR, COLO.
40105-E2-TF-024
PHOTOINSPECTED 1975
1962
PHOTOREVISED 1971
DMA 4965 II SW–SERIES V877

ISBN 0-607-12049-5

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAPORTE QUADRANGLE

COLORADO–LARIMER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1958. Field checked 1962

Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue

Fine red dashed lines indicate selected fence lines

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Revisions shown in purple compiled from aerial photographs taken 1975 and other source data. This information not field checked. Map edited 1979

UTM GRID AND 1979 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
(GN 0°07' 2 MILS; MN 13° 231 MILS)

SCALE 1:24 000

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BINGHAM HOMESTEAD RURAL HISTORIC LANDSCAPE
COLORADO—LARIMER COUNTY, CO
see Horsetooth Reservoir Quad for UTMs

COLORADO
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
U.S. Route — State Route

LAPORTE, COLO.

N4037.5—W10507.5/7.5

1962
PHOTOREVISED 1979
DMA 4965 II NW—SERIES V877

ISBN 0-607-12222-6

4816

4916

PKZ-836

1294-HSJ

GMC
294-HSJ