



Planning, Development & Transportation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

Fort Collins Landmark District Designation

LOCATION INFORMATION:

District Name: Whitcomb Street Historic District, Fort Collins, CO 80521

Legal Description: See attached Boundary Description and Exhibits for legal description of the proposed district. Boundary includes all residences and associated ancillary buildings described in this report, falling within the described boundary.

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

FORM PREPARED BY:

Name and Title: Kevin Murray, Owner, Empire Surveys

Address: PO Box 245, Bellvue, Colorado 80512

Phone: (970) 493-3499 **Email:** empire@verinet.com

Relationship to Owner: Neighbor and owner of 117 South Whitcomb

DATE: August 8, 2012

TYPE OF DESIGNATION and BOUNDARIES

☐ Individual Landmark Property ☒ Landmark District

Explanation of Boundaries:

The boundaries of the area being proposed as the Whitcomb Street Historic District correspond to the legal description attached to this document. This Fort Collins Landmark District will encompass fourteen properties, which together form a cohesive unit historically, architecturally, and developmentally associated with the 100 block of South Whitcomb Street. The proposed district is generally bound on the north by Mountain Avenue, on the south by Oak Street, and by alleys on the east and west sides.

SIGNIFICANCE

Properties that possess exterior integrity are eligible for designation as Fort Collins Landmarks or Fort Collins Landmark Districts if they meet one (1) or more of the following standards for designation:

☒ Standard 1: The property is associated with events that have made a significant contribution to the broad patterns of history;

☒ Standard 2: The property is associated with the lives of persons significant in history;

☒ Standard 3: The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

☐ Standard 4: The property has yielded, or may be likely to yield, information important in prehistory or history.

STATEMENT OF SIGNIFICANCE

The Whitcomb Street Historic District is historically significant under Fort Collins Landmark Standard Number 1, for its association with the development and social history of Fort Collins. Research into the property owners and tenants indicate that this block is particularly reflective of upper middle class domestic life in Fort Collins. This association with early prominent residents, such as Aaron Kitchel, Horace Garbutt, and Stewart C. Case, makes the district significant under Fort Collins Landmark Standard 2. Additionally, a prevalence of the residential dwellings within the district, as well as the individually designated Queen Anne residence at 601 West Mountain Avenue, are architecturally significant under Fort Collins Landmark Standard 3.

The proposed landmark district provides a representative collection of Late 19th and Early 20th Century one- and two-story residences, with an eclectic mix of Queen Anne and Craftsman architecture, as well as a few Minimal Traditional dwellings. The period of significance dates from the oldest construction, in 1889, to the newest built in 1940 on the last subdivided lot. During this span of dates, especially between the period from 1900 to 1930, the city experienced unparalleled growth and prosperity, which necessitated a rapid expansion in land annexation and residential construction. The builders of the Whitcomb Street residences designed these homes for upper middle class families. Many of these homes were inspired by the high-style architectural details of adjacent houses on Mountain Avenue, but they understood that modesty in size and style did not mean loss of comfort or individualistic details. The residents, too, as they moved in and out of the neighborhood, perhaps also looked at those houses and aspired to a corresponding higher socio-economic standard. The range of occupants is reflective of the social and demographic changes during the first decades of the 20th century. Many of the early residents were locally prominent, including Aaron Kitchel, Horace Garbutt, and Stewart C. Case, while later residents were a mix of owners and renters who had a variety of occupations, such as salesmen, clerks, butchers, mechanics, and students. The changes continue today, as most of the original homes have now been restored to single-family, owner-occupied dwellings, prized once again for their historic character and their proximity to the traditional center of the city. The proposed district is an important example of a residential neighborhood in the core of Fort Collins that has evolved with the times, yet managed to retain, mostly intact, its historic character.

HISTORICAL INFORMATION

See individual forms for specific historical information about individual properties within the proposed district.

The period between 1881 and 1909 was a time of significant growth for Fort Collins, with population increases of 48.3% between 1880 and 1890, 51.8% between 1890 and 1900, and 168.9% between 1900 and 1910. Smart real estate investors saw the possibilities and rushed to plat new additions to the original town site. One of these early annexations was the Loomis Addition of 1887, platted by pioneer businessman Abner Loomis and his future second wife Malinda Maxwell. Bounded by Laporte avenue to the north, Mulberry street to the south, Whitcomb street to the east, and Washington avenue to the west, the 88-acre subdivision occupied a large area adjoining the western edge of the growing city. A significant feature of the area is the Fort Collins Irrigation Canal, which curves through the east-central section of the subdivision, crosses, and re-crosses Whitcomb Street at different points in its course. The Loomis Addition was prime real estate, and sales agents of the time ran advertisements touting affordability and easy payment terms. As an added incentive, potential buyers were promised the ultimate raffle prize of a "\$3,000 residence, with a full sized lot . . . to purchasers of lots in the Loomis addition." This promotional house was at 121 North Grant Street, and at the draw in May 1888, a newcomer from Nebraska won the house (now down-graded to a value of \$2,500) with all its modern conveniences. In July 1887, the *Fort Collins Courier* reported that eighty lots had been sold since the beginning of June, and by 1894, about fifteen houses dotted the northern and eastern edges of the addition.

The man who created the Loomis Addition was Abner Loomis, born December 17, 1829. His parents moved the family from New York to Ohio in 1833, then to Iowa in 1840. Enticed by the gold rush in California, young Loomis set out for the Pacific Coast in 1850 and remained there for the next decade. He was one of many opportunists who relocated to Colorado during the Pike's Peak excitement; he reached the Rocky Mountains in early 1860, and moved again in June of that year to the Cache la Poudre valley. Loomis, who prospected, freighted, farmed, and established a cattle ranch during the 1860s, was a contemporary of Antoine Janis, and searched for gold in Colorado with Janis in the 1860s. Loomis made enough at mining to buy land in Pleasant Valley, where he and his first wife Isabelle farmed and sold surplus food to hungry – but distant – mining camps. He entered the cattle business in 1867, and became a wealthy and successful rancher, eventually selling out in 1882 to concentrate his efforts on building up the city of Fort Collins.

Loomis had become a Larimer County commissioner when the county was organized in 1864, and he held that position for the next 11 years. An astute businessman, he was one of the founders of Poudre Valley Bank, and became its president when W. C. Stover retired in 1894. Loomis held this position until his sudden death in 1904 while in Denver taking a Turkish bath asthma cure. Loomis' funeral was a day of mourning in Fort Collins: the *Fort Collins Weekly Courier* reported that businesses all over town closed so owners could pay homage, and no other funeral in Fort Collins had been attended by so many people. A measure of Abner Loomis' prominent position in city life is that not only did he have a subdivision named after him, he also had a street. City streets running east-west typically bore names of trees or shrubs, while streets running north-south bore names of prominent residents, including Whitcomb, Sherwood, Meldrum, Howes, Mason, Remington, Matthews, Peterson, Whedbee, Smith, Stover, and Cowan. In the Loomis subdivision, the trees and shrub streets remained the same, but the local names changed to those of national significance: Lincoln, Grant and Washington. In 1900, Fort Collins City Council approved Ordinance No. 3-1900 whereby Lincoln Avenue became Loomis avenue. This change may have been the city's solution to remove confusion with Lincoln Avenue on the east side of the city, but it may also have been a gesture of respect for Loomis, the progressive pioneer and avid city booster.

Abner Loomis never lived in his subdivision, for his own substantial house was on desirable Remington Street. Early advertisement campaigns suggest that the Loomis addition promoters had two sets of target buyers: wealthy citizens or developers who could buy several lots for investment purposes, and individuals seeking to build single houses on affordable land. While the 1887 advertisement for the subdivision touted the area as the "Capitol Hill of Fort Collins," the actual offer was more down to earth and practical: "Lots will be offered cheap, and very easy payments." Thus, wealthier citizens such as ex-Alderman Peterman could buy many parcels and plan to "erect several cottages" on his property, while someone of more modest ambitions could buy a single lot, build a house on it, and either re-sell it or live in it. The 100 block of South Whitcomb Street originally had 8 lots, and the building records for most of them do not show who built or owned the houses and lots. However, the neighborhood -- at least in the early years -- clearly had a mix of residents ranging from prominent men such as Commissioner Aaron Kitchel (601 West Mountain), Judge Horace I. Garbutt (121 South Whitcomb) and Deputy Assessor (later County Assessor) Stewart C. Case (117 South Whitcomb), to insurance agent F. A. Isbell (125 South Whitcomb) and carpenter A. R. Klure and his milliner wife Ella (130 South Whitcomb). The presence of local notables may have attracted other minor dignitaries to the street: Attorney Newton C. Garbutt may have lived next door to his brother the judge at 125 South Whitcomb; City Constable William T. Shortridge owned and occupied 117 South Whitcomb briefly before selling the "pretty brick cottage" to Stewart C. Case; Representative Thomas J. Montgomery lived at 129 South Whitcomb until his wife Helen's suicide in 1904.

The 100 block of South Whitcomb housed respectable middle-class people in neat, stylistically contemporary homes. Although the model house at 121 N. Grant had a value of \$2,500 to \$3,000, the buildings on Whitcomb were smaller and more modest. Sidney J. Milligan, a prolific contractor during the first years of the 1900s, built many frame and brick houses throughout the growing city and also responsible for 129 S. Whitcomb. Many houses Milligan built between 1902 and 1906 were 4 room frame cottages that cost around \$800, but he also built bigger 5 to 6 room houses with an average cost of around \$1,300. The one house that seems to have been an anomaly for him was the \$3,500 "modern 10 room brick residence" he built for Mr. and Mrs. S. Batterson at 402 East Oak, with a \$700 brick barn on the property. 129 South Whitcomb was one of Milligan's modest \$900 5-room frame cottages, and is representative of the aspirational type dwellings on the block. They were comfortable homes with abundant character and detailing with individualistic touches inspired, perhaps, by grander houses on Mountain Avenue.

The notable citizens that originally occupied the block largely moved out during the first decade of the 20th century, and the block settled into a rhythm of family occupancy -- some new owners, many more renters -- moving in and out at regular intervals. Also, the reconfiguration and subdivision of the original large eight lots began early: the Sanborn Fire Insurance Maps of 1906 show secondary structures at 118 ½ South Whitcomb and 122 ½ South Whitcomb, and later (sometime during the 1910s) 113 South Whitcomb was carved from the west end of the lot belonging to 601 West Mountain. The period between 1900 and 1910 saw Fort Collins population grow from 3,053 to 8,210, so perhaps the owners of the Mountain Avenue property thought the demand for housing would continue. However, the city population grew by just 545 people between 1910 and 1920, and there were no new annexations that decade; by 1918, both 118 ½ and 122 ½ South Whitcomb were gone. The 1920s were a growth period again, with some "oil boom" years due to the establishment of Fort Collins and Wellington oil fields. The city added twelve new subdivisions, and on the 100 block of South Whitcomb, property owners subdivided their own lots. The owner of 601 West Mountain sold off another piece of the western end of the property, and it became 105 South Whitcomb. Similarly, 112 South Whitcomb came out of the west side of 529 West Mountain avenue, 612 West Oak was created from the north end of 129 South Whitcomb, and 520 West Oak was carved from 130 South Whitcomb. The last subdivision on the 100 block took place around 1940, with 108 South Whitcomb built on another west side piece of 529 West Mountain. Many houses have undergone additions and remodels, with most retaining their original character; one original house (122 South Whitcomb) was demolished in the spring of 2012 and its site awaits construction of a new

residence. Today, after a period when many of the houses were rentals with high tenant turnovers, most of the homes are now owner-occupied.

ARCHITECTURAL INFORMATION

The district contains houses that average middle class citizens would have lived in during the early 20th century in Fort Collins. These are not vernacular houses but planned structures with distinctive and careful architectural styling. Stylistic details such as the decorative brickwork, windows, and imbricated shingles show inspiration taken from the houses on Mountain Avenue, directly to the north of the Whitcomb neighborhood.

The predominant architectural style is the Queen Anne, which was very popular between 1880 and 1910. In Colorado neighborhoods these houses varied wildly from the very modest to the highly ornate. The typical Queen Anne structure has a steeply-pitched hipped roof with one or more lower cross gables, at least one of which is front-facing and one that is side-facing. Instead of the classic spindle work or patterned masonry in the front-facing gable, the houses on the 100 block of South Whitcomb have patterned imbricate shingles as decoration. The houses also have differing wall textures, a hallmark of the style, and partial or entry-only one-story porches. Final elements include simple window and door surrounds and dormers.

The oldest homes in the Whitcomb district are the Queen Anne houses, and they all have significant character defining features that differ from house to house. The brick Queen Anne houses are 117, 121, 125, and 129 South Whitcomb, and 601 West Mountain on the northwest corner of the designation area. Two of the brick homes (129 & 125) are covered with wood siding at present. Across the street on the east side are three wood frame Queen Anne homes at 118, 126, and 130 (122 has been demolished, but was also a similar frame Queen Anne style building). These houses share various combinations of the following architectural elements:

- Decorative brickwork
- Sandstone foundation or sills
- Hipped roof with lower cross gables
- Multiple chimneys
- Arched windows and/or paired windows
- Imbricated shingles

The craftsmanship and distinctive patterns of the imbricated shingles and windows provide plentiful variation, and help give each house its own unique character. Although the four brick and four frame Queen Anne homes appear similar with offset front doors, prominent living room windows, decorative upper windows, and 12/12 pitched roofs, each also has differences that define space and line, such as an extended living room on one, or a lowered or raised roof line on another that shrank a room or allowed an upstairs apartment.

Other residences on the block are constructed in the Craftsman Bungalow architectural style. The design of the Craftsman home stressed comfort and utility, with the use of natural materials, open floor plans, and bands of windows to take advantage of natural light. Craftsman homes were not elaborate or heavily decorated but rather well adapted to the families that lived in them. Open living rooms with a fireplace were common and made casual living easy. Typically, they were one or two story homes featuring low gabled roofs (single or double gabled) with deeply shaded porches. Occasionally, art glass and beveled glass was featured in select windows and doors.

- In Colorado, this style commonly features:
 - Exposed rafter ends

Clipped gables
Knee brace at eaves
Half timbering
Large porch columns
Overhang eaves

A third type of residence on the block is the Minimal Traditional. Based loosely on the Tudor Revival style that was popular during the 1920s and 30s, these simple homes were built in large numbers immediately preceding and following World War II. They were economical choices for large tract-housing developments and represent a transition from the established construction periods of the Bungalow style and period cottage forms to early ranch homes. Characteristically, in this style, the narrow deep footprint of the bungalow was transformed to a square, boxy plan with small rooms situated around a core.

According to the Colorado Office of Historic Preservation and Archaeology, the Minimal Traditional style was a relatively small, one-story building often with a predominant front facing gable section or gabled covered entry, echoing Tudor features. Rather than the steeply pitched roof of its Tudor predecessor, the Minimal Traditional roof pitch was low or intermediate with closed eaves and rake. The simplified façade features few architectural details other than decorative shutters. Typical wall materials include cement asbestos shingles in an assortment of colors, brick (usually striated), wood, or metal siding (a replacement material).

Some of the houses on the 100 block of South Whitcomb Street have been altered or modified over the years. These modifications are usually limited to porch enclosures, rear additions, window alterations, and dormer additions. As a whole, the alterations do not take away from the historic integrity of the individual residences, nor the group as a district. The set of four brick Queen Anne homes all had dormer windows that gave the illusion of a second floor, although they were in fact only attic spaces. Over the years, all four attics have been remodeled into actual living spaces; the last remodel was in 2002 at 117 South Whitcomb. All frame Queen Anne houses also had similar dormers, and they too have been remodeled into living spaces: separate rental units at 118 and 122 South Whitcomb, and extra bedroom areas at 128 and 130 South Whitcomb (See individual building descriptions for details).

ADDITIONAL DISTRICT INFORMATION

The 100 block of South Whitcomb Street lies between West Mountain Avenue to the north and West Oak Street to the south. To the west is South Loomis Avenue and to the east is South Sherwood Street. South Whitcomb Street is approximately 100 feet wide, typical of many early streets that were designed to accommodate the wide turning radius of horse-drawn carriages. The physical street is bordered by curbs, grassy medians with trees or bushes, and four to five feet wide sidewalks. Abner Loomis must have decided that north-south sidewalks did not need to be as wide as they had been, probably because they were “feeder” sidewalks to the major east-west sidewalks that went downtown, or to the cemetery. Because of this, the sidewalks on the west side of Whitcomb (in the new addition) were only four feet wide, while the sidewalks on the east side (part of the original town plat) were five feet wide. Additionally, the city blocks encompassing the 100 Whitcomb Street addresses have unpaved alleys. On the east side of the 100 block, an alley runs north-south behind the lots. Another alley runs east-west, between 113 South Whitcomb and 117 South Whitcomb, and is bisected by a north-south alley from West Oak Street that runs behind the lots on the west side of Whitcomb.

Lots in the south portion of the block are approximately 50 feet wide and vary in length from 100 feet to 190 feet. Structures in the north section of the district are situated on irregularly shaped lots. The narrow but deep lots of the 100 block allow for many facades in a small area with plenty of space behind each house. Few properties have enclosed front yards, but many have privacy fences surrounding back or side

yards. All of the houses have front porches or porticos, with the exception of 129 South Whitcomb and 112 South Whitcomb, which simply have front stoops with roof covers. The houses follow a similar setback from the street, which creates a pleasing uniformity. Similar house heights in the south section also add to the visual rhythm. While the houses to the north of the district do not match in form, style, or material, the street nevertheless has a pleasant, unifying feel and appearance, while maintaining individual character and historic integrity.

REFERENCE LIST or SOURCES of INFORMATION

McAlester, Virginia and Lee. *A Field Guide to American Houses*. Pages 263 – 287.

Amick, Denise. Historic Landmark Designation Nomination Form: Park Street Historic Neighborhood. July 8, 2009.

Fort Collins Building Permit Files. <http://history.poudrelibraries.org/>

Fort Collins Building Record Files. <http://history.poudrelibraries.org/>
The Fort Collins Express, p 1, January 1, 1888, "Two residences in the Loomis addition."

Fort Collins City Directories. <http://history.poudrelibraries.org/>

Historic Photographs. <http://history.poudrelibraries.org/>
405 Remington Street, H11696, black and white photograph of the Abner Loomis House located at 405 Remington Street being destroyed, April 26, 1980

Fort Collins Population Trends, 1880-2000. Fort Collins History Connection: An Online Collaboration of the Fort Collins Museum and the Poudre River Public Library District. 2009. 9 July 2012. <<http://history.fcgov.com/archive/cityhistory.php>>

Colorado Historic Newspaper Collection

Fort Collins Courier, page 8, February 9, 1888

Fort Collins Courier, page 2, Thursday, June 1, 1893

Fort Collins Weekly Courier, page 5, May 26, 1887

Fort Collins Weekly Courier, page 1, June 2, 1887

Fort Collins Weekly Courier, page 1, July 28, 1887

Fort Collins Weekly Courier, page 1, May 17, 1888

Fort Collins Weekly Courier, page 2, May 31, 1900

Fort Collins Weekly Courier, page 3, January 2, 1902, "Fort Collins' Splendid Building Record"

Fort Collins Weekly Courier, page 9, April 2, 1902

Fort Collins Weekly Courier, page 5, June 25, 1902

Fort Collins Weekly Courier, page 8, July 16, 1902

Fort Collins Weekly Courier, page 8, November 26, 1902

Fort Collins Weekly Courier, page 8, February 18, 1903

Fort Collins Weekly Courier, page 8, June 10, 1903

Fort Collins Weekly Courier, page 5, June 17, 1903

Fort Collins Weekly Courier, page 8, February 24, 1904

Fort Collins Weekly Courier, page 7, March 16, 1904

Fort Collins Weekly Courier, page 12, April 27, 1904

Fort Collins Weekly Courier, page 1, August 24, 1904, "Fort Collins in Mourning."

Fort Collins Weekly Courier, page 4, Wednesday, August 31, 1904, "Revered in Life, Lamented in Death."

Fort Collins Weekly Courier, page 9, September 7, 1904

Fort Collins Weekly Courier, page 1, January 4, 1905, "New Homes for New People"

Fort Collins Weekly Courier, page 3, October 22, 1906, "Supreme Necessity of Experience in the County Assessor's Office."

Fort Collins Weekly Courier, pages 1, 3, December 27, 1905, "A Season of Great Prosperity for Fort Collins Home Builders"

Cress, Dudley, *Fort Collins Coloradoan*, February 19, 1963, "Street Names Recall Early History."

Colorado OAH, Minimal Traditional, <http://www.historycolorado.org/oahp/minimal-traditional>

Fort Collins Time Line Pre-1860; Fort Collins Detailed Time Lines

Queen Anne, Styles, Colorado's Historic Architecture & Engineering – Web Guide, History Colorado:
<http://www.historycolorado.org/archaeologists/colorados-historic-architecture-engineering-web-guide>

The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900; Fort Collins History and
Architecture; Historic Contexts

Sanborn Map Company, *Fort Collins, Larimer Co., Colorado*, Sheet 6 [map], 50 ft to an inch. New York: Sanborn Map
Company, 1906. From the University of Colorado Boulder Libraries, University of Colorado Digital Library, *Building
Colorado Story by Story: The Sanborn Fire Insurance Map Collection*.
<http://libcudl.colorado.edu:8180/luna/servlet/UCBOULDERCB1~21~21>

LOCATION INFORMATION:

Address: 105 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: SOUTH 25 FEET OF NORTH 105 FEET OF LOTS 1 AND 2, BLOCK 270,
LOOMIS, FORT COLLINS

Property Name (historic and/or common): Crow Residence and garage

OWNER INFORMATION:

Name: Daniel Chester Lane Trust

Phone: (970) 407-1093

Email:

Address: 301 South Loomis
Fort Collins, CO 80521

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing
Designation				
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The residence at 105 South Whitcomb first appeared in city directories in 1922, with student Homer R. Crow, his wife Marvela, and another student named Frank C. Berry. The couple stayed until 1925 when they moved to 705 Stover. Lloyd Regal, a stockman, and his wife Jennie moved in that same year. Soloman Deines and his wife Lydia replaced the Regals in 1927, and in 1929, Ivan Johnson moved in with his wife Grace. Mr. Johnson was a baker at the well-known Damm's Bakery, located in the Colorado Building at 133 South College Avenue. In 1931, the Johnsons moved to 427 Canon Avenue and Mrs. Grace E. Kennedy moved into the house. Widow of Charles Kennedy, Grace was a saleswoman for JC Penney. Mrs. Kennedy moved to 130 West Laurel in 1933 and was replaced by Lucille H. Hankins, an operator for Mountain States Telephone & Telegraph Company. Three years later Ervin W. Stewart, a mechanic for Andrews Auto Company, moved in with his wife Ruby. When the Stewarts moved to 417 West Myrtle in 1938, the Harts moved in to the house and became the longest residents to date. Thomas, a deliveryman for Ricker Brothers, secured a permit from the city to enclose the front porch. In 1948, Colorado A & M student Millard W. Ickes and wife Ivy were the owners, and they lived at the house with three children. Otis Kilgore, a butcher at Fletcher's market, moved into the house in 1952 with his wife Elizabeth. Mr. Kilgore was listed as owner of 304 Park as well. New residents appeared again in 1954, as John Q. Munro, a drilling crewmember for General Geophysical Company, moved in with wife Marjorie and child. Two students replaced the Munros in 1956: Lourie G. and wife Jane W. Gaschke.

Just one year later William Lajaie, an agent with Rio Grande National Life Insurance, moved in with his wife Doreen and their child. In 1959, Mrs. Alva G. Keithly took over ownership. Clara was a widow, and stayed in the house until 1964, when city directories listed Goldie Waterhouse as the resident. Harry Waterhouse was listed in 1966; this may represent a relation or may be a misprint. In 1968, John Janis appeared, and then the house was vacant until 1976 when Dawna Fellows and Muriel Lewis moved in. The next year Dawna Fellows moved to 324 Park and Pam Moore moved into the house. A year after that, Emily Baker took over residence at 105 South Whitcomb, but was replaced by James Conley in 1979. The house remained a rental but was owned by a Conley until 2011, when the current owner bought the house.

ARCHITECTURAL INFORMATION

Construction Date: 1921

Architect/Builder: L. O. Bement

Building Materials: Wood Frame

Architectural Style: Bungalow

Description:

Constructed in 1921, this Craftsman Bungalow is a rectangular, one-story, front-gabled wood frame building clad in white asbestos shingles, and sits on a concrete foundation. Roof features include wide, overhanging eaves, exposed rafter ends, and sheet asphalt designed to look like individual shingles. A brick interior chimney is located on the gable ridge. The primary (east) elevation features two triangular knee braces, one on each end of the main gable. The primary elevation is broken into three bays and contains a central entrance. The one-story, enclosed porch has a moderately pitched front gabled roof mimicking the main gable, and has six craftsman-style multi-light windows on either side of the front door. These windows feature three small lights over two tall lights, all vertical, and the middle window of each set of three is a casement window, with the other two fixed. The north and south sides of the porch contain windows identical in size, function, and number to those on the east. Two double-hung windows flank the central door, which has three narrow, vertical lights in the upper half as well as a metal storm door. A narrow concrete path ends in two concrete steps up to the porch.

The north elevation features two one-over-one double-hung windows with screens. The south elevation has three distinct windows. From east to west, the first window is one-over-one double-hung, similar to those on the north side, the second is a three vertical light hopper window, and the third is a single pane fixed rectangular window. The rear (west) elevation features decorative triangular knee brackets identical in appearance and location as those on the east elevation. The three windows are a four-by-four sliding bathroom window, a three light vertical hopper, and a rectangular, single-pane fixed window.

A driveway on the north side of the house leads directly to a one-story, front gabled detached garage with vertical wood plank barn doors. To the south, a three-foot, slatted-wood fence encloses a side yard and attaches to the neighbor's white picket fence. To the north is a short six-foot wooden privacy fence connecting the house to the garage. The front lawn is grass with one large tree, and the perimeter landscaping consists mainly of low shrubs and flowerbeds.

This 1921 house is characteristic of the Craftsman style and bungalow form, popular in Colorado between 1900 and 1930. Overlapping features of both the form and style are its front-gabled roof, wide eave overhang, exposed rafter ends, and single story. Other Craftsman elements include the triangular knee braces at eaves, distinct gabled porch roof, and divided upper window lights. Alterations include the porch enclosure in 1938, cement basement in 1938, and a reroof in 2000. The front porch has gained historic significance despite being an alteration due to its early construction. Overall, the house has maintained good integrity and represents the simplicity of popular building forms appealing to the middle classes.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form. November 2005. Recordors: Connie Barnett, Chris Case, Beryl Gabel

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

11/5/1921; permit #864; owner: Bement, L. O.; permit for three-room frame bungalow

7/12/1938; permit #5356; owner: Hart, Thos M and Rachel; permit to enclose front porch

9/9/1938; permit #5451; owner: Hart, Thomas M.; permit for cement basement;

10/15/1990; permit #0901991; owner: Conley, Mike; contractor: Kahar Plumbing & Heating; permit to install new water heater

12/08/2000; permit #B0017363; owner: Conley, Michael R; subcontractor: Atlas Roofing Systems; permit to reroof

05/02/2011; permit #B1101841; owner: Trout, Sharon K; subcontractor: Benton Electric, LLC; permit for service change (same amps)

City of Fort Collins. <http://history.poudrelibraries.org>. City Directories.

1922 R. L. Polk Directory Co's. Fort Collins, Loveland and Larimer County Directory: p. 18: Berry Frank C student

1956 Fort Collins (Colorado) City Directory, p. 45: Ganchke Lourie G (Jane W-student) student

1957 Fort Collins (Colorado) City Directory, p. 98: Lajoie William (Doreen C) agt Rio Grande Natl Life Ins

Fort Collins History and Architecture: Post World War I Urban Growth, 1919-1941

"The number of building contractors had expanded to thirty-six...Contractors included...L.O. Bement..."

History Colorado, "Architecture and Engineering Guides: Bungalow." Accessed June 14, 2012.

<http://www.historycolorado.org/archaeologists/bungalow>.

History Colorado, "Architecture and Engineering Guides: Craftsman." Accessed June 14, 2012.

<http://www.historycolorado.org/archaeologists/craftsman>.



LOCATION INFORMATION:

Address: 108 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: SOUTH 10 FEET OF WEST 55 FEET LOT 5 & WEST 75 FEET OF NORTH 1/2 LOT 6, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Walsh Residence and garage

OWNER INFORMATION:

Name: Veronica and Jason Lim

Phone: (970) 377-0642

Email: vlim@earthlink.net

Address: 108 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input checked="" type="checkbox"/> Teach Piano/ Accordion lessons	

HISTORICAL INFORMATION

The lot for 108 South Whitcomb was carved from a lot on Mountain Avenue. The home was historically occupied by middle-class families and individuals. The earliest record of residence in this home is that of Kenneth Walsh and his wife Eva in the 1948 Fort Collins City Directory. Kenneth and Eva were important members of the community and owned the "Palace Grocery and Market." Kenneth and Eva Bell contracted the Deines Brothers to build the house in 1940. The pair resided at this address until at least 1966, during which time one of their mothers lived with them in the south bedroom. Kenneth was drafted during World War II and was present at the Battle of the Bulge. After the war, he served as a butcher at Steele's Market on Mountain Avenue. Eva Bell worked at Gas Public Service of Colorado on Mountain Avenue, where the Rio Grande Restaurant is now located. Eva Bell turned 100 on May 8th, 2012 and still resides in Fort Collins at The Sterling House at Lemay Ave and Harmony. A widow named Grace Fortune resided with the Walsh's between 1952 and 1960. From 1968 to at least 1979, Arnold, an equipment salesman, and Lucille Groth lived in the house. In 1980, the house was not listed in the city directories and for the years following, the house saw a high turnover of occupants. In 1981 and 1982, Christopher and Judy Mills were listed as occupants. From 1984 until 1988, a building contractor named Robert Moore lived in the house. In 1989, David, a CSU employee, and Judy Ambrosich moved in and occupied the house until at least 1992. The house was not listed in the 1992-93 city directories but was owned by Curtis Gaddis Amason. The house was occupied by Paul Simpson from 1994 until 1997. The house served as a

rental from 1999 through 2007. In 2008 the house was purchased by Veronica Lim, where she teaches piano and accordion.

ARCHITECTURAL INFORMATION

Construction Date: 1940

Architect/Builder:

Building Materials: Wood Frame

Architectural Style: Tudor

Description:

This 1940 Minimal Traditional style residence is a rectangular, one-story, wood frame building with a side-gabled roof covered in asphalt shingles. Roof features include a west-facing intersecting gable on the south end. It has a concrete foundation and green cementitious shingle clad exterior. The primary elevation is broken into five bays and contains an off-centered entrance to the south. The single-story, portico style porch has three cement steps with iron railings on either side that lead to the front door. A narrow concrete path leads from the sidewalk to the steps. Windows on the west elevation include one large single pane picture window on the south side of the front door. This window shows markings of replacing two double hung windows, in the same space. There is one pair of six-over-six double hung windows adorning the other side of the entry and two smaller windows farther north of the entrance. The interior ridge chimney is brick and located on the north side of the structure.

The south elevation has three six-over-six double-hung windows and two one-by-one basement windows with vertical panes. The east elevation has four six-over-six double-hung windows, three one-by-one basement windows with vertical panes, and a patio with a 5'x 2' escape window. It opens into the basement and is partially below ground with a wooden barrier built around the underground section. The 10'x 20' cement patio has three iron posts with scrollwork supporting the awning and covers about two-thirds of the east façade. The north elevation has three six-over-six double-hung windows, a door with a single pane in the upper half and wood storm door, and a small porch with three cement steps with an iron railing on the east side leading to the door. There are 2'x 1' rounded attic intake windows on the north, west, and south elevations.

The garage measures 20'x 12' and is situated to the northeast of the house, facing west, accessed by a concrete driveway. Its exterior mimics that of the residence in both material and color. It is one-story with an asphalt shingle, front-gabled roof and a large garage door with twelve fixed panes in the upper half. There is extensive landscaping around the house aside from the grassy front lawn, installed in 2008-09.

The Minimal Traditional style was popular immediately around the time of World War II as an economical choice for families and a transition away from the bungalow to the ranch home. The residence contains many elements typical of the form, including its single story, small massing, and predominant front facing gable section with steep roof pitch and closed eaves. Alterations include a reroof in 2001.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, November 2005, Records: R Koehler, R Morrow, L Westphal

History Colorado, "Architecture and Engineering Guides: Minimal Traditional." Accessed June 14, 2012.
<http://www.historycolorado.org/archaeologists/minimal-traditional>.

City of Fort Collins. <http://citydocs.fcgov.com/?vid=2&cmd=search&scope=doctype&dt=PERMITS&dn=Neighborhood+%26+Building+Services%2FZoning&q=108+WHITCOMB>. Building Permits.

04/03/2001; permit #B0101672; owner: Amason, Curtis Gaddis, Jr.; contractor: Drennen Custom Contracting; permit to reroof 9 squares



LOCATION INFORMATION:

Address: 112 S South Whitcomb St.
Fort Collins, CO 80521

Legal Description: WEST 135 FEET OF SOUTH 1/2 OF LOT 6, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Lyons Residence and gargage

OWNER INFORMATION:

Name: T. Scott Hickman

Phone: **Email:**

Address: 505 N. Big Spring Ste. 105
Midland, TX 79701

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The residence at 112 South Whitcomb first appears in two separate building permits on February 18, 1924. The first was a permit to build a four room frame house and the second to build a frame garage, both listed under owner John W. Lyons. John was not listed after 1938, but Mrs. Inez Lyons still lived at the residence and she filed a permit to reshingle the house on July 11, 1944. However, city directories list L.R. and Helen Stewart at the residence in 1940. L.R. was a meat cutter at Wolfer Cahill Grocery. In 1952, Robert and Mabel Wright, both retirees, were listed as occupants. From 1954 to 1959, Mr. H.A. McHone, another retiree, was listed at the residence with wife Beulah A. McHone. In 1960, Diana Lee Deane, a student at CSU, was added as an occupant and the McHones were listed again in 1962. From 1970 to 1972, Beulah was listed as the only occupant. From 1975 onwards, the house was primarily occupied by students. From 1990 to 1997, Elizabeth Johnson was listed as resident; she was also a co-owner of the house. At the end of 2003, tenant Susan Ring received a home occupation permit for The Animal Healer's Quarterly, a professional office for art and writing in the production of a quarterly, periodic journal. Another permit was filed on May 23, 2008 by Walter Hickman (Elizabeth (Libbie Johnson) Hickman's husband) to tear down the roof to the decking and reroof. Libbie (Johnson) Hickman ran in long distance competition, in the Olympics, for the United States, in 2000. The current owner is T Scott Hickman, Walter Hickman's father, but the house serves as a rental. Libbie & Walter now reside on Grant Street.

ARCHITECTURAL INFORMATION

Construction Date: 1921

Architect/Builder: J. W. Lyons

Building Materials: Wood Frame

Architectural Style: Minimal Traditional

Description:

This early Minimal Traditional style residence is a rectangular, one-story, wood frame structure with an asphalt shingle, side-gabled roof. Roof features include closed eaves and cornice returns on the gable ends. It has a cement foundation and gray wooden horizontal siding. The primary elevation is broken into three bays and contains an entrance on the north end. The front stoop has two cement steps and a brick border that lead to a wooden front door and an aluminum screen door. Above the door is a hood supported by brackets with a bracket console and triangular-filled gable with rounded arch. Windows include two one-over-one. There are two chimneys: the first is a partially interior slope brick chimney located on the west-facing slope on the northwest end of the house and partially exposed on the north elevation, cutting through the roof. The second is an interior slope brick chimney, located on the east-facing slope on the southeast end of the house.

The north elevation features two six pane windows, two basement windows, two six-over-one windows, and one 2'x 3' boarded-up window. The east elevation has two six-over-one windows. The south elevation has two one-over-one windows, one six-over-one window, one nine pane window, and three basement windows. This elevation also features one brown wooden door and an aluminum screen door.

The garage is located to the southeast of the residence, facing west, accessed by a cement driveway. It is a single-story structure with an asphalt shingle, front-gabled roof and exposed rafter ends. There are two wooden doors on the north side and one large garage door on the west side for vehicle access. There is minimal landscaping, including a grassy front lawn and a flower bed on the southwest corner of the residence.

The minimal traditional architectural style was popular immediately around the time of World War II as an economical choice for families and a transition away from the bungalow to the ranch home. Common elements of the style used at 112 South Whitcomb include its small massing, boxy appearance, single story, rectangular plan, moderately pitched side-gabled roof, and closed eaves.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, November 2005, Recordors: R Koehler, R Morrow, L Westphal

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

2/18/1924; permit #270; owner: Lyons, J. W.; permit to build four-room frame house

2/18/1924; permit #274; owner: Lyons, J. W.; permit to build frame garage

7/11/1944; permit #7870; owner: Lyons, Mrs. J. W.; permit to reshingle

12/19/2003; Home Occupation permit; owner: Susan Ring, co-owner: Laura Inman; business name: The Animal

Healer's Quarterly (professional office for art/writing in production of a quarterly, periodic journal

5/23/2008; permit #B0803212; owner: Hickman, Walter; contractor: Affordable Roofing & Rmdl; permit to tear down to decking and reroof

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

1959 Fort Collins Directory, page 117: McHone H. A. (Beulah A) retired

1960 Fort Collins Directory, page 71: Deane, Diana Lee studt CSU

1962 Fort Collins Directory, page 119: McHone H. A. (Beulah A) retired

History Colorado, "Architecture and Engineering Guides: Minimal Traditional." Accessed June 14, 2012.
<http://www.historycolorado.org/archaeologists/minimal-traditional>.



LOCATION INFORMATION:

Address: 113 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: SOUTH 75 FEET OF LOTS 1 AND 2, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): Jones Residence and garage

OWNER INFORMATION:

Name: Dylan and Catherine Rogers

Phone:

Email:

Address: 113 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

This residence first appears in Fort Collins City Directories in 1902 under Amos and Della Jones, with Amos teaching at Colorado Agricultural College. The directories list no one again until 1908 when Thomas T. Brunton, a stone quarry worker, and his wife Gertrude are occupants. Directories list the next new owner, Clara Van Slyke, in 1913, but she is soon replaced by the Remeles in 1917. In a 1909 issue of the *Fort Collins Weekly Courier*, Mr. G. H. Remele of St. Paul was recognized for accepting a position with the State Mercantile Company's department store as a general salesman. The article described him as an expert dry goods man, very pleasant to meet, and a fluent speaker of German, Swedish, and other foreign languages. He later worked at Dodge Brothers Autos and Service Station. Mrs. Elma Remele was highly active in the Fort Collins social scene, member of and sometimes hostess to clubs such as the Semper Fidelis Club, the Golden Circle, and the Crepe Paper club. In addition to his activities as a salesman, George was a member of the Commercial Club. In 1917, George and Elma were living at 113 South Whitcomb and by 1919 they were residing at 222 Magnolia Street. Another two years later, they had moved from Magnolia to 1121 West Mountain Avenue. W. B. Garrett is listed as the owner on a permit to reshingle the house and add a new porch in June of 1925. Mr. Garrett was an attendant at Northern Garage. He and his wife Allie were residents from 1919 until 1948. During that time, the house may have served as a rental. In 1929, William Tracy, the owner of 900 Elizabeth, was listed as a resident. In 1936, both W.B. and Mrs. Catherine Stephens are listed. Just two years later, W.B. is listed with George and Hazel Goldsberry. George was a salesman at Fort Collins Nash Motors,

and in 1940 he and his family moved to 616 West Olive. That same year, W.B. is listed with Dewey and Delma Seaman. Dewey was a salesman at Pump Company and Delma was a clerk at the Meyer Store. By 1948, Alex and Martha E Frank had moved to Whitcomb. He was listed either as a janitor or a maintenance man at Colorado A&M and she was a food clerk at Safeway. The couple stayed until 1959 and then moved to 30 Circle Drive. Lloyd R. and Lulu B. Gillett replaced the Franks in 1960. Lloyd was retired. In 1963, Mrs. Amelia Blehm took over ownership until 1979 when she took in two boarders, Marlene Souders and her daughter Teresa. The next year Ardell and Merle Bush moved in, while Marlene is listed as the owner of Ted's Place at 6511 North US Highway 287. In 1981, Dan Briggs moved in and took in boarder Jeff Olesen in 1985. Briggs is replaced by Susan J. Ferguson in 1986. In 1988, Susan sold the house to Kerry and Kirsten Howard. Kerry Howard was the building's owner until 2005, during which time he replaced the furnace in 1991, added a full second story addition in 1994 with three bedrooms, a full bath, and a family room, and installed a new air-conditioning unit in 2003. Sharon Randazzo and Steve Skudler operated a musical CD production business from the home beginning in 2004. Current owner Dylan Rogers replaced the water heater in 2005, remodeled the kitchen in 2008, and reroofed the garage in 2011.

ARCHITECTURAL INFORMATION

Construction Date: 1910 / remodel addition 1994

Architect/Builder:

Building Materials: Wood Frame

Architectural Style: Hipped roof box

Description: (Please include any special features of the property/surroundings, as well as dates and descriptions of any additions or alterations to the buildings or structures.)

This Hipped-Roof Box style residence is a square, two story, wood frame building with a composition shingle, hipped roof. Roof features include central intersecting gables on the west and east elevations, two intersecting gables on the north and south elevations, and overhanging eaves. It has a concrete foundation and is clad in horizontal vinyl siding. Historic photographs of the building show a central hip chimney, but no evidence of the chimney remains. Each cross gable exhibits diamond-shaped imbricated shingles of contrasting blue. The one story, full width enclosed porch matches the form of the historic porch, evident in a 1925 photograph, with similar window and door placement but a hipped roofline instead of a shed orientation. The single-light glass storm door is asymmetrically placed between seven windows; the three to the south are casement windows of equal size and to the north are two smaller casement windows and two casement windows identical to those to the south. There are three casement windows on each side of the porch.

There are modern Palladian windows beneath four of the six cross gables, one on each elevation. Below the window on the north elevation are two asymmetrically placed narrow casement windows, approximately six feet tall. On the far west end of the north elevation is another slender casement window two feet in height with a rectangular awning window just under the overhang of the second story. Above these two windows is a small, square casement window under a small gable dormer. The south side has three asymmetrically placed slender casement windows below the Palladian window: one separate from the other two to the west, side by side. Farther to the west is a sliding one-by-one window below a small cross gable and window identical to the north side. The west elevation features a one-by-one window to the north of a slim half-light back door, both asymmetrically placed beneath the Palladian window.

A narrow concrete path accesses the three concrete steps to the front porch. Flowerbeds surround the porch foundation and one wooden trellis is located at each end of the porch. There is a three-foot white picket fence connecting the north side of the house to the garage, extending east from the front of the garage and north to the neighboring property. On the west property line is a six-foot slatted wood privacy fence perpendicularly attached to the picket fence and running south to the alley and east to the

house, with a gate by the back door and shed. The privacy fence is situated next to the driveway of 609 West Mountain Avenue, creating a very small back and side yard for 113 South Whitcomb. Tall, thick bushes run along side the south elevation and the alley and there are substantial trees in the front, side, and back yards. The garage has a moderately-pitched, front-gabled roof with overhanging eaves and exposed rafter ends and sits northwest of the house. It has asbestos shingles on the front (east) elevation and horizontal plank wood on all other elevations. There is a small utility shed outside the rear door, approximately eight feet tall and painted to match the residence and garage.

Due to extensive alterations to the original bungalow, the house retains no historical or architectural significance. The house still exhibits its original floorplan and the front porch from 1925, but a recently constructed second story diminishes most of the original one-story Craftsman Bungalow form.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

6/22/1925; permit #1134; owner: Garrett, W.B.; permit to reshingling house and new porch

10/11/1991; permit #0912776; owner: Howard, Kerry; contractor: Foothills Service; permit for furnace replacement

2/21/1994; permit #0940495; owner: Howard, Kerry; permit for second story addition of 3 bedrooms full bath and family room

09/12/2003; permit #B0306023; owner: Howard, Kerry Dana; subcontractor: Climatech Heating & A/C, Inc.; permit to install AC

12/01/2004; Home Occupation License: Steve's Musical Experience; owner: Sharon Randazzo and Steve Skudler; business: producing musical CD's

05/16/2005; permit #B0502280; owner: Dylan, Roger; permit to replace water heater

2/11/2008; building permit application #B0800798; owner: Dylan Eric Rogers; contractor: Sudbeck Company Inc; subcontractor: Ray Electric, Northern Colorado Air, and Sudbeck Company.; permit to remodel kitchen, adding approx 22 S.F. by adding a 2' cantilever to south side of rear entryway. Moving appliances and all new cabinets and finishes

03/21/2008; permit #B0800798 owner: Rogers, Dylan; contractor: Sudbeck Company; subcontractors: Cleaver Electric, North Colorado Air; permit for kitchen remodel and addition of 22 sq ft to south side of rear entryway

11/17/2008; letter of completion for building permit #B0800798: kitchen remodel & addition of 22 sq ft (by adding 2' cantilever) to south side of rear entryway install new cabinets and relocate appliances; owner: Rogers, Dylan

10/14/2010; letter of completion for building permit #B1102614: tear off existing shingles to decking and reroof garage only with Owens Corning Duration Shingles – 6 squares – provide required attic ventilation – work performed by Duran Roofing; owner: Rogers, Dylan

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

1917 Courier's Larimer County Directory, p 75: Remele, George H (Elma), slsmn

1919 Courier's Fort Collins, Loveland and Larimer County Directory, p 18: 222 Magnolia, Remele G H

1948 Polk's Fort Collins City Directory, p 54: Frank, Alex (Martha E) Janitor military Colo A&M

1950 Fort Collins City Directory, p 80: Frank, Alex (Martha-checker Safeway) jan Military Science Bldg Colo A&M; Frank, James L.

1954 Fort Collins City Directory, p 49: Frank, Alex (Martha E-food clk Safeway) jan Colo A&M

1957 Fort Collins City Directory, p 74: Frank, Alex (Martha E clk Safeway) mtce Pub Sch

1959 Fort Collins City Directory, p 76: Frank, Alex (Martha clk Safeway) custdn Physical Plnt CSU

1960 Fort Collins City Directory, p 89: Gillett, Lloyd R (Lulu B) retired

1960 Fort Collins City Directory, p 84: Frank, Alex (Martha E checker Safeway) mtceman CSU, 30 Circle Dr.

City of Fort Collins. <http://history.poudrelibraries.org/>. Historic Photographs.

Colorado Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org/>.

"Mr. and Mrs. George Remele have moved from 222 West Magnolia to 1121 West Mountain." *Fort Collins Courier*, p 3, 09 23 1921.

"Mr. G.H. Remele of St. Paul..." *Fort Collins Weekly Courier*, p 17, 05 12 1909.

"New Members Taken Into Commercial Club." *Fort Collins Weekly Courier*, p 6, 04 12 1918.



LOCATION INFORMATION:

Address: 117 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: LOT 12, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): Woods Residence and ancillary buildings

OWNER INFORMATION:

Name: Kevin and Suzanne Murray

Phone: (970) 484-6966

Email: kevinsuz@wildmail.com

Address: 117 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The Willits Map (1894) shows this house as one of four homes on the west side of South Whitcomb street, although the first listing did not appear until the 1902 city directory with Frank T. Woods, of the Larimer County Marketing Association, and his wife Rose. In April 1902, city constable William T. Shortridge and his wife were in residence after renting out their home on Remington street. In June, the Shortridges sold their house to chief deputy assessor Stewart C. Case. Two years later, F.K. Gifford and his wife Maude were listed at the address. Mr. Gifford was a pastor for Unity Church and the couple remained in the house until 1908. That same year William H. Randall, a member of the real estate department of Northern Colorado Securities, moved in with his wife Florence. They only stayed one year. In 1909, William H. and Amy Chipps moved into the house where they stayed until they relocated to 1102 Mathews Street in 1917. That same year George E. Graham, a painter, moved into the residence with his wife Mary. According to city directories, Graham retained ownership of the house until at least 1940, and by 1948 he is listed at 516 Mathews Street. George did some work on the front porch in 1925, re-roofed the house in 1939, and is most likely the painter that moved his storefront from North College Avenue onto the property. The other outbuildings were used for storage of the painter's ladders and other gear at this time, as told by an old employee to the Owner in 2002. During Graham's stay, Harold F. Bowen of Evans Bookstore is listed at the home in 1917 and George Graham is not. Two years later, Mr. Graham appears again, and Mr. Bowen has moved to 9 Long Apartments with his wife Frances. In 1948, Guy M. Dedrick took over ownership. He and his wife Grace resided in the home with their four

children until at least 1957. Guy worked as a clerk at Steele's Cash Market then as a butcher for AJ Market, while Gracie worked as a binder for Don-Art Printing. L. Verellen, a custodian at CSU, moved in with his wife Clara in 1959. The 1975 directory lists Catherine E. Chismer along with the Verellens. Catherine is absent in 1976, but is listed again in 1977 without the Verellens. In 1978 the house is listed under Sara L. Bennett and N.M. Feddersen. In June of 1977, Caroline Urvater sold the home to Timothy S & Janelle Allen. The next year Tim & Janelle Allen took up residence in the home and remained until 1981. In March 1981, Timothy & Janelee Allen turned the property over to Janelle Allen and her mother, Elanor Wheat, of Trinidad, CO. Elanor Wheat then gave the house Janelle. The 1982 directory lists Janelle Allen as residing. Kurt Tidmore of AM Project Management rented from Janelle Allen while trying to purchase the house, and stayed until 1985 when David Swartz moved in for one year. The house had two new tenants named Lane Dukart and Scott Sommers in 1987. Kevin Murray bought the home from Janelle Allen in 1987. Kevin rented the home to different people till 1997, when he took up residence. No one is listed again until Debbie Buchelle and David H. Collins in 1989 and they stayed until 1991 when they are replaced by Wendy Sanem, one of three female renters. The 1993 directory lists both W. Sanem and J. Anderson. Larimer County Assessor Property Information online lists Kevin and Karen Murray on the deed to the house by that same year. In 2002, Mr. Murray remodeled the home, retaining ownership to the present day. The house is now owned by Kevin & Suzanne Murray.

ARCHITECTURAL INFORMATION

Construction Date: 1894

Architect/Builder:

Building Materials: Brick, Stone, wood

Architectural Style: Queen Anne

Description:

This Queen Anne style residence is a central block plan with intersecting gable wing. It is a one and one half story, wood frame structure with an asphalt shingle, hipped roof. Roof features include a tall central hip and with two intersecting gable wings. It has a stone foundation and sandblasted, common-bond, red brick exterior with patterned cream-colored shingles in the gables. The main façade is broken into two bays and contains a northern entrance. The single story, partial-width and slightly inset porch is located on the northeast corner of the house and is screened-in with textured wood shingle siding. The four chimneys are brick: one ridge chimney on the central hip, one ridge chimney on the western gable addition, one end chimney on the north elevation, and one end chimney of the south elevation. On each of the end chimneys are decorative concrete corner pieces. To the south of the porch is an arched window consisting of a single pane lunette over a single pane fixed window. A segmental pediment of brick and concrete surrounds the window. Directly above the arched window is a 16-light fixed, multicolored, stained glass window, framed in wood with corner blocks at its top corners. This window was part of an older house and included in the original construction of the residence at 117 South Whitcomb. Imbricated fishscale patterned wood shingles decorate the gable along with corner blocks at the apex and ends. A skylight sits on the central hip.

The north elevation features a gable intersected by an end chimney, which was originally a windowless dormer. This feature was changed in the 2002 remodel by increasing its height to match that of the central hip. The brickwork of the chimney confirms this alteration with an inlaid cross pattern identical to its neighbor at 121 South Whitcomb. On either side of the end chimney and under the gable are single pane casement windows, both crowned with a wooden sunburst pattern. Imbricated diamond-shaped wooden shingles surround the windows and fill the gable. On the east sides of the gable is a single skylight and on the first level of the residence, on either side of the chimney, are two narrow one-over-one double-hung windows. They have external storm windows and arched, pattern brick lentils and stone sills. Beneath these windows are two basement windows, one of which is boarded up and the other resting below a concrete repair. Farther to the west are two more windows: a one-over-one double-hung window with a storm window and concrete sill and a single pane casement window with a stone sill.

The south elevation has an end chimney at the intersection of the front gable and the central hip which cuts through the overhanging gable eave. The brick above the roof failed and previous owners reinforced it with concrete stucco. Below the roof, decorative brickwork surrounds the chimney, including a large square outlined in raised brick and filled in with alternating smooth and raised brick ends. To the west of the chimney is an intersecting gable at a lower height than the central hip with similar decorative work as the front gable. A pair of one-over-one double-hung windows is located beneath this gable with screens and arched, pattern brick lentils and stone sills identical to those on the north elevation. The south elevation continues westerly and is recessed from the central hip. A gabled dormer addition intersects the south side of the rear gable, located beside a skylight, and features a one-by-one sliding window. The gabled dormer features the same corner blocks and imbricate, diamond-shaped wood shingles as the other gables. Under this rear gable is a partially enclosed mud porch with a hipped roof, seemingly original. The porch extends around the corner to the west elevation and is clad in textured vertical wood paneling with a single one-over-one double-hung window to the west.

The west elevation was altered in the 2002 remodeling. A rear hip that sat lower than the central hip was changed to a pent-roof gable, featuring alternating plain shingles and imbricate diamond-shaped shingles around a one-over-one double-hung window. An addition extended the historic rear porch. The addition includes a single pane fixed window, horizontal wood siding, and a stone foundation that differs from the original foundation. Four windows, all one-over-one double-hung, sit just below the eave and another identical window is located on the north side.

The original Ice House resides in the back yard. The rectangular brick building faces east with two doors, to allow ice removal. The drains are still noticeable in the bottom of the west wall.

An old storefront from College Avenue resides in the back yard too. This wood square faced store still shows the lettering "WALLPAPERING AND PAINTING" under the correct light. The original location is believed to be from the 200 block of North College Avenue, and moved to its present location in 1947.

The ornate Queen Anne, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. Typical elements of the Queen Anne style evident in this property include the central hipped roof with intersecting gables, sunburst detailing, patterned shingles underneath the gables, textured siding, and asymmetrical massing.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, November 2005. Recordors: C. Barnett, C Case, B Gabel

City of Fort Collins Building Permit Files. <http://history.poudrelibraries.org/>

City of Fort Collins City Directories. <http://history.poudrelibraries.org/>

Fort Collins Weekly Courier, p9, 2 April 1902

Fort Collins Weekly Courier, p5, 25 June 1902

Fort Collins Weekly Courier, p3, 22 October 1906

History Colorado Engineering and Architectural Guides: Queen Anne.

Larimer County Clerk records: Bk1777 pg 0226 -0229 (Deed of Trust); Bk 1880 Pg 312-313 (Note & Deed of Trust Modification); Bk 2105 Pg582 Warranty Deed; Bk2105 Pg 583 (Quit Claim Deed).

Owner recollection



LOCATION INFORMATION:

Address: 118 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: NORTH 1/2 OF LOT 7, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Pierce Residence and ancillary buildings

OWNER INFORMATION:

Name: Lane C Kaley

Phone: (970) 420-6392

Email: laneckaley@yahoo.com

Address: 118 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

STATEMENT OF SIGNIFICANCE

The Whitcomb Street Historic District is historically significant under Fort Collins Landmark Standard Number 1, for its association with the development and social history of Fort Collins. Research into the property owners and tenants indicate that this block is particularly reflective of upper middle class domestic life in Fort Collins. This association with early prominent residents, such as Aaron Kitchel, Horace Garbutt, and Stewart C. Case, makes the district significant under Fort Collins Landmark Standard 2. Additionally, a prevalence of the residential dwellings within the district, as well as the individually designated Queen Anne residence at 601 West Mountain Avenue, are architecturally significant under Fort Collins Landmark Standard 3. 118 South Whitcomb is a good example of the Queen Anne style with its sunburst detailing, patterned shingles underneath the gables, textured siding, and asymmetrical massing. The house exhibits sufficient architectural significance to qualify individually for Fort Collins Landmark Designation. It may also qualify as a contributing building in the surrounding district, if locally designated, due to its exemplification of social trends. The house has undergone alterations recently, yet they serve as an example of well-executed design compatibility. Even with these alterations, the house is a well-preserved model of Queen Anne architecture with patterned and multi-colored shingles underneath gables, spindlework in the porch frieze, multiple gables, and asymmetrical massing.

HISTORICAL INFORMATION

The house was built in 1903 but not listed in the city directories until 1908. Initially, the house was occupied by middle-class families until the mid-1950s. Since then it has been occupied primarily by students, however, periodically, the house seems to have been unoccupied. The house has usually been occupied by more than one person and/or family at a time. In 1908, the house had three separate occupants. From 1919 to 1939, the house was owned and occupied by John (a teamster for Rocky Mountain Grain and C. Co.) and Jennie Pierce. Jennie was responsible for reshingling the house in 1936 and repairing the porches and foundation in 1939. Since approximately 1956 until the present, the residence has been occupied by multiple renters and has been listed in the directories as student housing and apartments. It was briefly listed as La Grange Apartments in 1957. Otherwise, the resident turnover is very high, owing to its status as a rental. In 1965, Dorothy Jennings installed new plumbing and heating. Lane C. Kaley, commencing in 1980, began extensive projects to renovate the house. In 1980 and again in 2004, he reroofed the house. Three skylights were installed in 1996. In 2005, Kaley poured a new beam for the front porch, and reframed, re-decked, and reroofed the entire house. In 2007, he removed the lath and plaster from the lower half of the house. The entire house was rewired and plumbed in 2007, involving new insulation, sheetrock, painting and trim, new kitchen and bathrooms, and reframing of the office window. Later the same year, a 27.25' x 22' detached garage was constructed.

ARCHITECTURAL INFORMATION

Construction Date: 1903

Architect/Builder:

Building Materials: Wood Frame

Architectural Style: Queen Anne

Description:

This Queen Anne style residence is a rectangular, one and one half story, wood frame structure covered by an asphalt shingle, hipped roof with intersecting gables. Roof features include lower cross gables and cornice returns on the primary gable. It has a concrete foundation and wooden siding with multi-colored shingles of beige, green, blue, and purple in the gables of the western elevation. The primary elevation is broken into three bays and contains a southern entrance. The single story, partial-width porch is inset on the southwest corner of the residence and has a hood with console and three ornamental wooden posts and spindle ornamentation in a frieze suspended from the porch ceiling. The second story window is located directly above the first story window and both are one-over-one double-hung with simple wooden surrounds. Another window is located south of the entrance and is also one-over-one double-hung with an unadorned surround.

Windows on the northern elevation consist of six one-over-one double-hung and one single pane window with wooden frames and aluminum screens. There is a centered cross gable with cornice returns. The eastern elevation has six one-over-one double-hung windows and a 17' x 10' wooden patio with two wooden steps on both the east and south sides of the patio. There is a red-painted wood entry door to the patio as well. The southern elevation has ten one-over-one double-hung windows and one single pane window. The south side has a red-painted wood door and one wood step leading to the door. There is a rectangular cement patio 8' x 15' in dimension in front of the door and a hood with brackets over the door. The patio is surrounded by an unpainted wood fence.

The 8' x 12' one-story storage shed is located southeast of the residence. The shed is made of wood with a hipped roof and exposed rafter ends of milled lumber. A boarded-up window is located on the west side and the door is particle board. Landscaping consists of several trees and low plants around the

perimeter of the residence. A wooden fence extends south from the residence. There is also a recently constructed two-stall garage/barn situated to the rear of the property.

The ornate Queen Anne architectural style, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. Typical elements of the Queen Anne style evident in this property are its central hipped roof with intersecting gables, patterned and multi-colored shingles underneath gables, spindlework in the porch frieze, multiple gables, and asymmetrical massing.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, November 2005. Recorders: R Kohler, R Morrow, L Westphal.

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

7/13/1936; permit #4324; owner: Pierce, Jennie; permit for reshingling
10/3/1939; permit #5967; owner: Pierce, Jennie; permit for repairs on porches and foundation
4/1/1965; permit #8977; owner: Dorothy Jennings; permit for plumbing and heating
6/20/1980; permit #02277 owner: Lane C. Kaley; Contractor: John Hickman; permit to reroof
11/6/87; permit #28054; owner: Lane Kaley; contractor: Ted's Electric; permit to change out old 60 amp service to one 100 amp service and new panel
11/28/1994; permit #0943782; owner: Kaley, Lane; contractor: Glanz Electrical Contractors; permit to upgrade electrical service to 125 amps and install dryer receptacle in basement
54/9/1996; permit #14270; owner: unintelligible; permit to install three skylights
5/28/2003; permit #B0303059; owner: Kaley, Lane C/Ann E; permit to replace existing sewer line
7/08/2003; permit #B0304157; owner: Kaley, Lane C/Ann E; permit to replace water line from meter to house
8/2/2004; permit #B0404945; owner: Kaley, Lane C/Ann E; permit to tear off re-deck and shingle with 23 squares; double permit fee on owner for starting work prior to permit
1/24/2005; permit #B0404925; owner: Kaley Lane C/Ann E; permit to pour new grade beam for front porch, re-frame and re-deck, re-roof entire house with 19 squares; stop work order issued – double fee (roofing only) for starting prior to permit
2/8/2005; permit #B0500557; owner: Kaley, Lane C/Ann E; permit to replace furnace and water heater
3/23/2007; permit #B0701721; owner: Kaley, Lane C; contractor: Kaley Contracting Services; permit to remove lath and plaster from lower half – house per electrical 2005 NEC
4/25/2007; B0702495; owner: Kaley, Lane C; contractor: Climatech Heating & A/C, Inc.; permit to install 75K BTU 80% furnace, a 50K BTU 80% furnace, tankless water heater and electronic air cleaner
4/26/2007; permit #B0701720; owner: Kaley, Lane C; contractor: Kaley Contracting Services; subcontractors: Liberty Electric, RPM Mechanical, LLC; permit to rewire and plumb entire house, insulate, sheetrock, paint, trim, new kitchen and baths, reframe office window
12/18/2007; permit #B0707492; owner: Kaley, Lane C; contractor: Kaley Contracting Services; subcontractors: Liberty Electric, Lane C. Kaley; permit for 27.25X22 detached garage

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

1917 Courier's Larimer County Directory, p 72: Pindell Bert (Alice), firemn, and Pindell, Nellie
1952 Fort Collins City Directory, p 90: Mize Mary wtrs George's Place (apt)
1954 Fort Collins City Directory, p 19: Joseph Russell Jr student Colo A & M
P 69: William B (Elaine M) slsmn Mont Ward
P 70: George Thomas student Colo A & M
P 71: Kledt Harold August student Colo A & M
1956 Fort Collins City Directory, p 17: Barnews Ronald E student (side entr)
P 33: Davidson William E student (side entr)
P 75: McFarlane Glen L student
1957 Fort Collins City Directory, p 12: La Grange Apartments
1960 Fort Collins City Directory, p 127: McKelvey Paul M (Nancy M) trk drvr
1968 Fort Collins Colorado City Directory, p 254: Macedo Ronald P student CSU
P 271: Mills Merle N retired
1969 Fort Collins Colorado City Directory, p 234: Martinez John Y retired

City of Fort Collins. <http://history.poudrelibraries.org/>. Historic Photographs.

History Colorado Architectural and Engineering Guide: Queen Anne.

Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York City: Alfred A. Knopf, Inc., 1984), 262-287.



LOCATION INFORMATION:

Address: 121 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: LOT 13, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): Garbutt Residence and garage

OWNER INFORMATION:

Name: David and Catherine Costlow

Phone: (970) 484-8423

Email:

Address: 121 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

This property first appears in the 1900 Census under Horace I. Garbutt and his wife Lucy. Horace was a Civil War veteran in the Union army, and a member of the Garbutt family of the town of Garbutt, Monroe County, New York. He and his brother Newton were partners in Garbutt & Garbutt Attorneys at Law until late 1903, when Newton left the firm. It became Garbutt & Clammer Attorneys at Law and served as the county firm. Horace was eventually elected judge. Mrs. Garbutt died unexpectedly in 1902, and Judge Garbutt and his daughter Lucy moved across the street in mid-1903. Spencer Farmer, a local and prominent businessman, moved in from 1906 until 1962. He owned and operated a store at 104 East Mountain Avenue specializing in cigars, confections, stationary, books, and soft drinks, depending on what was popular at the time. Eventually he opened a café at the site, around 1940. He lived at the house until he passed away in 1962 and during his residency made several improvements and alterations. He insulated the structure, built a garage, and built an addition to the house in 1947 and in 1948, he reshingled the porch. Both Farmer and Garbutt were founding members of Elks Lodge #804. In 1990, Dave Costlaw reroofed the structure. In 2004, he built a substantial two-story addition to the rear of the house with a basement and remodeled the kitchen.

ARCHITECTURAL INFORMATION

Construction Date: 1894 / remodel 2004

Architect/Builder:

Building Materials: Brick/Stone

Architectural Style: Queen Anne

Description:

This Queen Anne residence is a roughly square, one-and-one-half story, wood frame structure covered by asphalt shingled centrally hipped roof with intersecting front and side gables. Roof features include intersecting cross gables and a gable situated on the central hip, along with varying shingle and siding patterns underneath the cross gables. It has a concrete foundation and an exterior of stone covered in stucco and shingles or siding in the upper half. The primary elevation contains an entrance to the south. The one story, full width, enclosed porch has screen windows and a single door with a large pane glass window and storm door, flanked by sidelights. The north side of the porch has three screened in windows.

The exterior of the east elevation is covered in pink stucco and the gable is covered in two tone fish scale wood shingles. The roof of the porch is in bad condition and looks to be currently covered in tar paper. The front facing gable is covered in dark and light green fish scale shingles and features two half arched windows with blue glass and decorative molding. The cornice is painted white with some decorative molding on the top.

The exterior of the north elevation is pink and olive green stucco. The rest of the house has three one over one pane double-hung windows with stone sills. The attached garage has four two pane fixed windows on the north side. The cross gable is topped with a decorative end-wall chimney, which exhibits decorative brick work in the shape of a cross and dentils. The rear addition has one four pane fixed window and two half arch windows with decorative molding in the side gable. The side gable has dark and light green fish scale shingles. The cornice line in the side gable is painted white with some decorative molding at the top.

The exterior of the west elevation is olive green stucco. There are two gables each with decorative olive and dark green fish scale wood shingles. There are two doors on this side: the first has a single large fixed pane glass window and the second is a double door with each side consisting of four fixed glass panels (eight total), and the upper section has an arched transom. Both doors access stone porches. There are two nine paned hinged windows on the west side of the garage. The main building has two one-over-one double-hung windows that flank the double doors. It appears that there will be one large window with an arched transom along with one four over one pane double-hung window on the second floor.

The south elevation is olive green stucco. Windows include: two six paned, wood frame fixed windows; two ten paned hinged windows in wood frames with overhead transom set in a side gable; four one-over-one double-hung windows in a bay; and four two-over-two hopper windows. All these windows are on main floor of the building. The second floor has two one-over-one double-hung windows in aluminum frames set in a side gable. The side gables have decorative wood and stucco work along with white decorative cornices. There are two more chimneys, one end-wall and one interior. In addition to the attached one stall garage, there is a detached one stall concrete garage, with a parapeted roof, situated at the rear of the property and is accessed by the alley running along the rear of the property.

The ornate Queen Anne, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. Typical features of this style shown in the residence are central tall hipped roof with intersecting gables, patterned shingles, asymmetrical massing, and multiple gables.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: Ryan Graham

Bureau of the Census, *1900 Census*. Washington, DC: Bureau of the Census. (accessed June 01, 2012).

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

4/14/1947; permit #9785; owner: Farmer Spencer; permit to insulate

5/24/1947; permit #9886; owner: Farmer Spencer; permit to build garage

12/11/1947; permit #10306; owner: Farmer Spencer; permit to build addition to house

3/27/1948; permit #10400; owner: Farmer Spencer; permit to reshingle porch

9/18/1980; permit #03675; owner: Mustain; permit to install wood stove

6/23/1987; permit #26892; owner and contractor: R. A. Mustain; permit to install new water service

9/23/1992; permit #0984050; owner: Costlaw, Dave; contractor: B & M Roofing; permit to reroof

4/26/2004; permit #B0307517; owner: Costlow, David/Catherine; subcontractors: Harris Electric, American Services, Inc., Shelter Roofing, Pro Fab Framing, Inc., Irish Plumbing Renovations, Commercial 1 Concrete; permit to build two story addition to back of house to include den on main level, master bedroom on 2nd floor and unfinished basement, also remodel kitchen

Fort Collins Weekly Courier, 27 February 1902

Fort Collins Weekly Courier, p5, 17 June 1903

Fort Collins Weekly Courier, 8 July 1903

Fort Collins Weekly Courier, p11, 25 November 1903

History Colorado Architectural and Engineering Guide: Queen Anne.

<http://history.poudrelibraries.org/archive/chamber/farmer.php>



LOCATION INFORMATION:

Address: 125 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: LOT 16, LESS WEST 50 FEET OF SOUTH 36 FEET, BLOCK 270, LOOMIS,
FORT COLLINS

Property Name (historic and/or common): Isbell Residence

OWNER INFORMATION:

Name: Daniel and Heather Manier

Phone: (970) 416-5848

Email: hmanier@frii.com

Address: 125 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

Second in a series of four brick Queen Anne homes built in a row, this house was first occupied by F. A. and Laura Isbell in 1902. Isbell was an insurance man. Newton Garbutt most likely lived at 125 South Whitcomb after the Isbells. Horace Garbutt, Newton's brother, lived next door at 121 South Whitcomb until he moved across the street in 1903. Newton was one of the founders of the Garbutt & Garbutt law firm. He made a new home in 1905 at 703 West Mountain, contracting J. B. Hall to build a six room, modern frame cottage. By 1906, William C., a Civil War veteran, and Ella Dayton were residents. William died before 1917 and Ella continued living at the house after becoming a widow. She sometimes held "parlor meetings" of the Women's Christian Temperance Union at the residence. In 1922, George, manager of Forrest Lumber Company, and Julia Johnson were listed. In 1925, residents included George Douthitt, Nellie Taylor, and W. R. Shields. In 1927, Andrew and Sarah Wylie were listed. Between the years 1923 and 1940, the Olivers made various alterations to the house. The Olivers were possibly the actual owners while all others listed were merely renters. Alterations included repairs to the house in 1923, a reroofing in 1927, glassing-in the porch in 1929, building an addition to the porch in 1932, and another reroof in 1940. By 1929, Rebecca Oliver was a widow but continued living at the address at least until 1940. Mattie Creed was listed in 1948. In 1954, the Church of Christ occupied the house and was used as the pastor's home. Two years later, Eugene and Peggy Stroh were occupying the residence. Eugene was a truck driver for the cement factory north of Fort Collins. In

1957, P. R. and Elizabeth Smith were listed. Mr. Smith was a reverend and an inspector at the Woodward Governor plant. Pastor Tom Coffee and Nancy moved in by 1960. The Coffees moved by 1962 to an address on Mulberry and the new residents were Alfred, a carpenter with Eagle Construction, and Mary Mitchell. In 1963, Barry Trent of CSU Printing Services was listed. From 1964 until 1971, C. W. and Helen Vest were residents. In 1969, Mrs. Freda Copper reroofed the house. Ralph and Gertrude Osborn moved in soon after and in 1980, they reroof the front porch. In 1981, Paul and Pat Barker are residents. Paul was an engineer for Engineer Resource Consultants and they stay until 1992. Tom Deines and Laura Muat move in the following year. From 1995 to 2002, the home was used as a duplex and then reverted back to a single-family residence. In 2005, Christine S. Hardy reroofs. In 2009, after veterinarian students rent for several years, the Maniers move into the house. In 2011, Daneil J. Manier added 360 square feet to the second floor, containing a bedroom and bathroom.

ARCHITECTURAL INFORMATION

Construction Date: 1894 / remodel 2011

Architect/Builder:

Building Materials: Wood, stone, concrete

Architectural Style: Queen Anne

Description:

This Queen Anne residence is a roughly square, one-and-one-half story, wood frame structure with an asphalt shingle, hipped roof and intersecting front gable. Roof features include an east-facing cross gable and overhanging boxed eaves with some guttering along the rear. It has a stone foundation with parge coat and horizontal wood siding exterior. The primary elevation is broken into three bays and contains an off centered entrance to the north. The front door, with a single pane of glass and four horizontal panels, is reached by three cement steps with iron railings on either side. Windows include three one-over-one single pane sliding windows, two on the first floor and one on the upper half-story. The interior slope chimney is aluminum and located on the northwest slope of the roof.

The north elevation has a single one-over-one tub window with a double-hung window and two single pane fixed windows, and one nine pane fixed window with aluminum frame on the first story. The west elevation has three two-by-two sliding aluminum windows, five one-over-one double-hung windows, and one door with a single fixed pane window. The south elevation is clad in yellow stucco, similar to the rest of the house. There are two one-by-one sliding aluminum windows.

The south side of the residence has the remnants of a wrought iron fence. There is a stone masonry retaining wall a couple feet high with vegetation planted next to the house. The sidewalk leading to the residence is flanked by vegetation. The wooden storage shed has both horizontal and vertical wood planking, painted yellow. Windows include two fixed pane on the west side, one with four lights and the other a single pane. The gabled roof with exposed rafters has overhanging eaves.

The ornate Queen Anne, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. Typical features of this style shown in the residence are multiple gables and asymmetrical massing. Historic and architectural integrity is somewhat compromised. The front porch was enclosed in 1929, added on to in 1932, and reroofed in 1980. In 2011, a substantial addition was constructed on the second floor, consisting of 360 square feet and containing a new bedroom and bathroom.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: R Graham.

Bureau of the Census, *1900 Census*. Washington, DC: Bureau of the Census. (Accessed June 01, 2012).

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

1901; owner: Garbutt, N.C.; architect: Fuller; builder/contractor: Mellinger, James (builder); permit to build six room frame on West Mountain
1905; owner: Garbutt, N.C.; permit to build frame barn at 703 West Mountain
5/10/1923; permit #108; owner: Oliver, Mrs.; permit for repairs to frame house
6/30/1927; permit #1734; owner: Oliver, Mr.; permit to reroof
3/8/1929; permit #2314; owner: Olivers, Mrs. R. J.; permit to glass in porch
5/24/1932; permit #3307; owner: Mrs. Rebecca; permit to build addition to porch
7/1/1940; permit #6254; owner: Oliver, R. J.; permit to reroof
8/18/1969; permit #13813; owner: Mrs. Freda Copper; contractor: Don Bridwell; permit to reroof
6/12/1980; permit #92109; owner: Mrs. Ralph Osborn; contractor: Sherry the Roofer; permit to reroof front porch
6/8/2001; permit #B0103502; owner: Cole, Lester L./Ann M.; subcontractor: Courtesy Plumbing, Inc.; permit for sewer line
9/19/2003; permit #B0306040; owner: Cole, Lester L./Ann M.; contractor: Mimm General Contractors; permit to repair wall and foundation
10/5/2005; permit #B0505795; owner: Hardy, Christine S.; subcontractor: Schroder Roofing Company; permit to reroof
9/1/2011; permit #B1102273; owner: Manier, Daniel J.; contractor: Char Construction, Inc.; subcontractors: Lighten Up Electric Svcs., RPM Mechanical, LLC., Char Construction, Inc., Rocky Mtn. Roof/Gtr., Valencia Construction; permit for addition of 360 square feet for a second floor addition to existing 1124 square foot residence, consisting of a new bedroom and bathroom

City of Fort Collins. <http://history.poudrelibraries.org>. City Directories: 1902 through 2004

Colorado Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>

"City and Country." *Fort Collins Weekly Courier*, p 5, 06 17 1903

"Fort Collins' Splendid Building Record." *Fort Collins Weekly Courier*, p 3, 01 02 1902

"From Tuesday's Daily." *Fort Collins Weekly Courier*, p 7, 01 10 1906



LOCATION INFORMATION:

Address: 126 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: NORTH 1/2 OF LOT 8, LESS PART LY EAST OF DITCH, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Cunningham Residence and garage

OWNER INFORMATION:

Name: John and Amy Volckens

Phone: (919) 225-9881

Email: jv@volkens.com

Address: 126 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The first residents listed at 126 South Whitcomb are John and Rosanna Cunningham in 1904. In 1910, bookkeeper Clarence Moody was listed at the residence. J. E. and May Kircher were residents in 1913. By 1917, students of Colorado Agricultural College move in to the residence. In 1922, Professor William L. Burnett moves in with Eva, Raymond, Lois, and Grandma Rose. They stay until 1938. Burnett would become State Entomologist and the Curator of the Colorado Agricultural College Museum. He is responsible for a remodel in 1927 and a frame garage in 1932. In 1940, the Luggs are listed but a permit to reroof is filed by W. E. Schlect for the residence. Schlect was listed as the owner but may have simply been the contractor for the project. George, a carpenter, and Martha Earley are residents for 20 years. In 1946, George enlarged the chicken house. The Wallace family moves in from 1964 to 1966. From 1968 until 1980, Dorothy Jennings and her children are listed, and she reroofs the house in 1973. From 1980 until 1983, the house was used as an engineer's office. Primarily, students are residents until the current owners bought the house. At different times, there are apartments listed on the main floor, the second floor, and in the basement. In 2002, Marc L. and Mary E. Teets reroofed the house and replaced the furnace in 2005.

ARCHITECTURAL INFORMATION

Construction Date: 1893

Architect/Builder:

Building Materials: Wood Frame, stone

Architectural Style: Queen Anne

Description:

This Queen Anne residence is a roughly square, one and one half story, wood frame structure with an asphalt shingle, hipped roof. Roof features include intersecting cross gables, cornice returns on the gables, wide overhanging boxed eaves, and some guttering over the porch. It has a stone foundation, parged over, and asbestos siding. Wood fishscale shingles are found underneath the gable. The main façade is broken into three bays and contains an entrance to the south. The one story, partial-width inset porch has overhanging eaves, two columns, and a wooden railing. The door is a modern aluminum door flanked by a non-historic hexagonal window, and there is a large fixed pane picture window to the north under the prominent front-facing gable. In the upper part of the gable is a single one-over-one double-hung window.

The south elevation had two one-over-one double hung windows and a single one-over-one double-hung window in the cross gable, which is clad in wood fishscale shingles. The east elevation features two one-over-one double-hung windows, one with six lights and one with four lights. The back entryway has a pyramidal shed porch with two four-by-four support posts. There is a modern aluminum door with a fixed six-light window and two skylights in the roof. The north elevation has four one-over-one double-hung windows. A shed dormer is covered in wood fishscale siding and features two one-over-one double-hung windows. There are two chimneys present. A small front gabled one stall garage is situated to the rear of the northern elevation. It has lapped wood siding and hinged solid doors.

The ornate Queen Anne, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. This residence features typical hipped roof with cross gables, overhanging eaves, and pattern shingles.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: R Graham

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

10/3/1927; permit #1826; owner: Burnett, W.L.; permit to remodel

10/8/1932; permit #3390; owner: Burnett, W.L.; permit to build frame garage

9/3/1940; permit #6325; owner: Schlect, W.E.; permit to reroof

6/14/1946; permit #9244; owner: Early, George; permit to enlarge chicken house

5/31/1973; permit #20067; owner: Dorothy Jennings; contractor: Frank Neckel; permit to reroof

9/16/2002; permit #B0205812; owner: Teets, Marc L/Mary E; subcontractor: R&T Roofing; permit to reroof

2/14/2005; permit #B0500664; owner: Teets, Marc L/Mary E; subcontractor: Yeti Mechanical; permit to replace furnace

City of Fort Collins. <http://history.poudrelibraries.org>. City Directories: 1902 through 2004.

History Colorado, "Architecture and Engineering Guides: Queen Anne." Accessed June 14, 2012.

<http://www.historycolorado.org/archaeologists/queen-anne>.



LOCATION INFORMATION:

Address: 129 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: EAST 123 FEET OF LOT 17, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): Montgomery Residence and garage

OWNER INFORMATION:

Name: Ginny Cross

Phone: (970) 221-4457

Email: ginnycross@mail.com

Address: 129 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The residence at 129 South Whitcomb first appears in the 1900 census. T. J. Montgomery is listed with his wife Helen and her brother, Charles Lunn, at the address. In Fort Collins Building Records, the residence is first listed in a 1901 permit to build a five room, one story frame structure, under owner J. A. Rutledge and builder S. J. Milligan. Thomas Jefferson Montgomery is listed as the owner until 1904. He was born in 1849 in Illinois and moved to Colorado in 1866 at the age of 16 to live with his uncle, W. A. H. Loveland. Montgomery was a skilled telegraph operator, supervising posts in areas such as Fort Sedgewick, Colorado Junction, and Laramie. He moved to Fort Collins on October 22, 1875 to serve as telegraph operator of the railway station. In 1881 and 1883, he was elected County Clerk and he filled a vacancy as a State Representative from 1902 to 1903. A blacksmith named Simmons moved in from 1908 until 1911, living with his family, who were from England according to the 1910 Census. By 1913, A. D. and Alice Jillson were listed. From 1917 until 1919, an oil man by the name of E. T. Williams resided at the address with his wife Edna. C. M. Smith was a resident in 1928 and was responsible for building a garage on the lot in November of that year. Gordon J. Poe is the owner staying more than a couple of years, moving in by 1944. Poe remodeled in 1944 and 1945 and resingled the house in 1947. From 1952 to 1956, a professor of Horticulture at Colorado A&M named Winnifred Holley moves in with his wife Jennie. Richard Smith moves in around 1959 and stays until 1964. Smith was a state patrolman and his wife was a bookkeeper. William Darveau and his wife made miscellaneous repairs in 1975 and resingled the garage in 1976. Mostly students of the university were

residences until the current owner, Virginia E. Cross, bought the house in 1977. Virginia enlarged the upstairs dormer in 1979, reroofed in 2001, and replaced the water heater in 2002.

ARCHITECTURAL INFORMATION

Construction Date: 1896

Architect/Builder: SJ Milligan

Building Materials: Brick, Stone

Architectural Style: Queen Anne

Description:

This Queen Anne residence is a square, 1 ½ story, wood frame structure with an asphalt shingle, hipped roof. Roof features include a forward-facing intersecting cross gable with molded cornice line and overhanging eaves. It has a stone foundation and wooden eight-inch horizontal siding. The main (east) façade is broken into two bays and contains an off-centered entrance to the east. The front stoop consists of four concrete steps leading to a single panel front door and screen door with a shed roof overhang. Windows include a pair of wood frame six-over-one double-hung with storm windows and an aluminum one-over-one double-hung window underneath the gable containing an air-conditioning unit.

The north elevation has three windows: one single-pane fixed window and two wood framed six-over-one double-hung with storm windows. The west elevation has three single-pane fixed windows and a central panel door with a single-pane fixed window. A flat roof covers the rear enclosed porch. The south elevation has two wood frame, single-pane fixed windows with storm screens and a shed dormer with a single one-by-one aluminum frame sliding window.

A substantial two stall garage is present to the west of the residence. The building mimics the residence in materials, style, and detailing, as it features a front gabled roof, exposed rafter ends, and multi-light windows.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: R Graham.

Bureau of the Census, *1900 Census*. Washington, DC: Bureau of the Census. (accessed June 01, 2012).

Bureau of the Census, *1910 Census*. Washington, DC: Bureau of the Census. (accessed June 01, 2012).

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

1901; owner: Rutledge, J.A.; builder/contractor: Milligan, S.J. (builder); permit to build five room, one story frame
11/1/1928; permit #2255; owner: Smith, C.M.; permit to build garage
8/31/1944; permit #7967; owner: Poe, Gordon; permit to remodel
6/2/1945; permit #8365; owner: Poe, Gordon; permit to remodel
8/12/1947; permit #10067; owner: Poe, Gordon J.; permit to reshingle house
6/23/1975; permit #23576; owner and contractor: William Darveau; permit to repair?, support beams, electric service, repair plumbing under pipe
5/14/1976; permit #25419; owner and contractor: Mrs. Wm Darveau; permit to reshingle garage
1/16/1979; permit #63264; owner: Virginia E. Cross; permit to enlarge present dormer window in upstairs bedroom to approx. 50" X 24"
1/4/2001; permit #B0100053; owner: Cross, Virginia; subcontractor: CJ Roofing Company; permit to reroof
7/29/2002; permit #B0204718; owner: Cross, Virginia; subcontractor: Allen Plumbing & Heating; permit to replace water heater

City of Fort Collins. <http://history.poudrelibraries.org>. City Directories: 1902 through 2004.

History Colorado, "Architecture and Engineering Guides: Queen Anne." Accessed June 14, 2012.
<http://www.historycolorado.org/archaeologists/queen-anne>.



LOCATION INFORMATION:

Address: 130 S South Whitcomb St.
Fort Collins, CO 80521

Legal Description: WEST 100 FEET OF SOUTH 1/2 OF LOT 8, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Klure/Williams Residence and garage

OWNER INFORMATION:

Name: Agnes York and Patricia Wilbarger

Phone: (970) 482-4852

Email: nyork@verinet.com

Address: 130 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government <input type="checkbox"/> Other	

HISTORICAL INFORMATION

The residence at 130 South Whitcomb first appears in city directories in 1904 with A.R. and Ella Klure, a carpenter and milliner, respectively. The residence did not appear again until 1909, when Clark J. Sarchet and his wife Rosetta are listed. Sarchet was a cigar salesman at the Northern Hotel Newsstand. The Sarchets would move to 801 Laporte Avenue. William F. Dunham, a machinist, replaced the Sarchets in 1913 with his wife Catherine. Dunham switched to mining by 1917 and the couple moved to 1006 Laporte Avenue in 1922. The next resident at 130 South Whitcomb was Robert M. Strang, a secretary for the Moody-Warren Commercial Company. Born in Glasgow, Scotland on December 23, 1887, Strang moved to Timnath in 1896 with his family. He later married Dora M. Willis. He was an important member of the Fort Collins commercial scene as the founder of the Strang Grain Company at 157 North Mason, a major supplier of Fort Collins' sheep-producing industry. In 1920, he was listed on a building permit as constructing a garage at the property. In 1931, he purchased a grain elevator from Moody-Warren which was the tallest building in the city until the advent of the high rise. This elevator occupied the land that is now the parking lot of the current courthouse on Mason Street. Strang sold the structure in 1969 and it was razed in 1983. Strang moved from the property on Whitcomb to 507 Mathews Street, where he lived until his death at the age of 87. His daughter-in-law Annie, widow of James, remained as householder from 1936 until 1940, during which time she installed fencing and re-shingled the house.

In 1940, the Williams family moved to Whitcomb. Andrew was the press room foreman of the Express Courier, and he lived with his wife Lillias and three children, Patricia, Agnes, and Archibald. Mr. Williams was responsible for some house remodeling in 1947 and the porch enclosed the following year. Andrew became a carpenter that same year, and Lillias would become the receptionist for Dr. Anderson in 1952. William A. Robinson, a student at Colorado A&M, was listed at the residence in 1954, possibly a tenant in the converted garage. He moved two years later to a property on Locust. The Williams' still own the residence today.

ARCHITECTURAL INFORMATION

Construction Date: 1889

Architect/Builder:

Building Materials: Wood Frame, Stone, Concrete

Architectural Style: Queen Anne

Description:

This quaint Queen Anne house is located just north of the intersection of South Whitcomb Street and West Oak Street. It is a one-and-a-half-story hipped roof central block with intersecting gable wing resting on a concrete foundation. The house is covered with off-white horizontal wood siding, surrounded by eaves boxed with cream beveled wood paneling. Each gable features the same beveled paneling and enclosing pent-roofs intersected by one-over-one double-hung windows as well as imbricated fish scale patterned shingle decorations sandwiched between alternating plain shingles in matching cream color. There is one chimney at the rear of the house above the kitchen. The front facade features an asymmetrically placed spindlework porch that extends off the south side and rests on a concrete slab foundation. The ceiling of the porch is made of the same paneling as the beveled areas around the gables and eaves. It is painted a sky blue color in accordance with superstitious beliefs dictating that the color would keep ghosts from entering the home. The spindlework porch support to the right of the front door has been replaced with a plain white post. A screen door has been added and the front door appears to have been replaced. To the north of the porch there is a one-over-one double-hung window with an exterior screen symmetrically placed below the gable. There is a modern skylight in the hipped roof above the front porch and to the south of the gable. The north elevation features a shed dormer addition in the gable end with an overhanging eave and exposed rafter ends. There are two windows, side-by-side, that appear to have been originally identical. The right window has an eight light awning panel over a two-over-two horizontal paned double-hung window. The left window appears to have lost its eight-light awning panel, revealing the two-over-two double-hung interior window, with a single pane screen sitting in front of the lower half of the double-hung window. Below the shed dormer is a one-over-one double-hung window with an exterior storm window and a decorative stained glass panel hung inside. To the east is a six-by-six awning window. Further to the east is a six-over-one double-hung window.

The south elevation features a distinct stained glass parallelogram window just east of the front porch. Placed symmetrically below the gable is a three-sided bay with its own roof. There is three-over-one awning window flanked by two one-over-one awning windows, all with exterior screens. In between the three windows is the same paneling as the porch ceiling, beveled eaves, and gables, only diagonally set. To the east of the bay is a window of four lights, irregularly shaped and placed, under a sheet metal awning, put in circa 1947. There is another skylight in the central hip to the east of the gable. The east elevation features a closed-in mud porch and a shed dormer addition above. The dormer has an overhanging eave with exposed rafter ends, similar to the dormer on the north side, with two one-over-one double-hung windows and exterior screens set side-by-side. The mud-porch has an exterior screen door and an interior half-light wooden door. To the south of the door is a two-over-two sliding window. To the north of the screen door is a wooden door leading to the coal cellar. On the north side of the mud-porch is a one-over-one fixed window. There is a two stall front gabled garage to the rear of the residence that mimics the main building in materials and style.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Survey, November 2005. Recorders: C Barnett, C Case, B Gabel.

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

5/10/1920; permit #515; owner: Strang, Robert; permit for frame garage
9/22/1936; permit #4465; owner: Strang, Annie R.; permit for reshingling
4/15/1935; permit #3915; owner: Strang, Anna; permit to build fence
4/7/1947; permit #9774; owner: Williams, A. C.; permit for remodeling
8/24/1948; permit #10763; owner: Williams, A. C.; permit to enclose porch

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

History Colorado, "Architecture and Engineering Guides: Queen Anne." Accessed June 14, 2012.
<http://www.historycolorado.org/archaeologists/queen-anne>.



LOCATION INFORMATION:

Address: 601 West Mountain Ave.
Fort Collins, Colorado

Legal Description: NORTH 80 FEET OF LOTS 1 & 2, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): The Kitchel Residence

OWNER INFORMATION:

Name: Susan Walker

Phone: (303) 710-1526 **Email:** suewalker@gmail.com

Address: 601 West Mountain Ave.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	<input type="checkbox"/> Other

HISTORICAL INFORMATION

The house at 601 West Mountain Avenue originally housed a prominent pioneer of the Fort Collins community. Aaron Kitchel was born April 23, 1842, in Lake County, Indiana. In August, 1862, he enlisted as a volunteer in the 23rd Iowa Infantry and served all through the war in many battles, being wounded at Millikens Bend, serving in Sherman's March to the Sea, and receiving an honorable discharge July 26, 1865, at Galveston, Texas. Mr. Kitchel married Mary Hart at Indianola, Iowa, in 1868. He came with his family to Colorado in 1879 and located on a homestead situated six miles east of Fort Collins (at Highway #14 and east of I-25, the land is now the site of the Kitchel Farms Subdivision). Mary Hart died in 1895 and Kitchel sold his farm and moved to Fort Collins. He remarried in 1900, to Mrs. Mary Hamilton, who died in 1908. He was a successful farmer, served as a Commissioner for Larimer County for three years, and was always one of its foremost and highly respected citizens. Kitchel died November 6, 1910 of pneumonia at the age of 68. In the real estate transfers listed in the *Fort Collins Weekly Courier* on Thursday, March 10, 1910, A. Kitchel transferred his property, parts 1 and 2, block 270, Loomis add., for \$4,000 to C. S. McCormick. George McCormick is listed at the residence in 1917, although his name has been abbreviated significantly, appearing as "Cormick G C". George was a prominent member of business circles in Fort Collins as president and general manager of the Express-Courier Publishing Company and a member of the Chamber of Commerce committee. His wife Carrie was popular in the social scene, being a member of such clubs as the Current Event Club, the Columbian Club, the M.Y.O.B. Club, and the Eastern Star Club, for which she served as a delegate at a national convention in 1919. Beginning in 1919, Carrie is the sole resident

listed until at least 1939, due to what appears to be a nasty divorce, charging "extreme and repeated cruelty," in the spring of 1918. Carrie was awarded custody of the couple's two children, Paul and Ruth, monthly alimony, attorney fees, and ownership of the Mountain Avenue property. During her twenty years at the residence, Carrie had a garage built and remodeled the porches. George McCormick remarried less than one year later, on Friday, March, 28, 1919, to Mrs. Gertrude L. York of Denver. The pair moved into 941 West Mountain Avenue, only a few blocks from his ex-wife. Mrs. Edith Coffman was living in the residence as early as 1947. She filed a permit to enclose the porch and build a fence in October of that year. A G. D. Graham, listed as the owner, also filed a permit, to remodel, in January 1947. Graham was either a resident between Mrs. McCormick and Mrs. Coffman or the contractor for the remodeling project. A G. Graham, G. D. Graham, or George Graham is listed on no less than thirty remodels, reshingling projects, repairs, additions, garages, and porch enclosures between 1924 and 1950, one can assume he was a contractor for Fort Collins who also worked on 601 West Mountain Avenue. In 1950, students are listed at the residence. In 1969, an Evan Meloney is the sole resident of the property. Owner Philip Risch hired a contractor for miscellaneous repairs in October 1980, including the replacement of three doors and repairs of rotted woodwork, damaged screening, hardware, cabinetry, and drywall. In 1983, Judy Purdue reroofed the property and in 1991, Ken Stacey replaced the water heater. Susan M. Walker began extensive home renovations in 2001: she reroofed in 2001; repaired interior water damage in 2004; rebuilt the south end of the main floor bedroom floor to include a full bath two months later; built a new 244 square foot front porch in 2005; and demolished a wood shed at the rear of the lot in 2011.

ARCHITECTURAL INFORMATION

Construction Date: 1890 / remodel 1992

Architect/Builder:

Building Materials: Brick, Stone

Architectural Style:

Description:

The Kitchel House is a vernacular masonry Queen Anne dwelling, built of brick with rough-cut stone foundation, sills and lintels. The 1 1/2 story house is a good example of the eclecticism of the late Victorian era, with many interesting stylistic characteristics. Although the basic plan is rectangular, this house has an irregularly shaped appearance due to the hipped roof with another hip roof projecting from it, dormers on three elevations, a substantial brick bay window on the east elevation, a wood projecting entry on the west elevation, and a main entrance at the northeast front corner of the house that is unusual in Fort Collins. Matching dormers on the north and west elevations are historic through-the-roof dormers, while the east elevation dormer was added before 1948. Also, by 1948, the historic front porch had been removed from the house and an overdoor and concrete stoop had been added to the front door at the northeast corner entrance. In addition to the windows with rough-cut stone sills and lintels, other windows have stone sills and brick segmental arches in the Victorian style. Houses situated on corners were of higher design, importance, and detailing. This corner house retains its charm as a pioneer home of Queen Anne design.

601 West Mountain Avenue exhibits the Queen Anne style characteristics in a steeply pitched hipped roof of irregular shape; patterned shingles, bay windows, patterned masonry lintels, (and other devices used to avoid a smooth-walled appearance); an asymmetrical facade; and rough-cut stone and brick masonry construction. Its smaller size warrants the "Cottage" definition.

The hipped roof has an intersecting elongated hipped roof extending from the rear elevation. Dormers on the north and east elevations are through-the-roof, sharply pitched, and gabled, each with narrow one-over-one double-hung windows with stone sills. A newer (existing in 1948 tax card) gabled roof dormer sits on the east elevation with paired double hung window and no lintel or sill.

All dormers have patterned octagonal shingles. The entrance is located on the northeast corner with a non-historic paneled door with carved ship. There are two doors on the south elevation. To the southeast is a non-history, multi-light wood door and to the northeast is a wood door with four panels and a segmental brick arch. The door on the west elevation is multi-light and non-historic.

On the north elevation are two cottage style check-rail windows with operable lower sash, stone sills and brick segmental arch lintels. On the west elevation are two one-over-one windows with stone sills and brick segmental arch lintels and a pair of windows with identical window surrounds. There is a fixed glass window bisecting with an applied wood bar in the west entry addition. The south elevation features two one-over-one windows with stone sills and brick segmental arch lintels at different heights. The east elevation exhibits a single one-over-one window with stone sill and brick segmental arch lintel. There is a square bay window with paired double-hung windows with rough-cut sandstone flat sills and lintels and a steep hipped roof.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

7/7/1928; permit #2125; owner: McCormick, Carrie; permit for garage
7/6/1943; permit #7433; owner: McCormick, Carrie; permit to remodel porches
1/6/1947; permit # 9617; owner: Graham, G. D.; permit to remodel house
10/6/1947; permit #10190; owner: Coffman, Edith; permit to enclose porch; build fence
10/10/1980; permit #03923; owner: Philip Risch; contractor: William Warren; permit for miscellaneous repairs: replacing 3 doors, repair rotted woodwork, repair screening, replace hardware, repair cabinetry, repair drywall
8/17/1983; permit #11403; owner: Judy Purdue; contractor: FM Roofing; permit to reroof
6/14/1991; permit #0911573; owner: Stacey, Ken; contractor: Ladd Plumbing & Heating; permit for water heater replacement
1/7/2001; permit #B0400046; owner: Walker, Sue; subcontractor: Advanced Roofing Tech; permit to remove existing laminated shingles. Install new underlayment and 22 squares of class A laminated shingles
2/20/2004; permit #B0400827; owner: Walker, Sue; contractor: A Custom Craftsman, LLC; subcontractor Delaney's Electric & Gibson heating & A/C, Inc.; permit for interior demo of water damage – non structural only
4/6/2004; permit #B0401563; owner: Walker, Sue; contractor: A Custom Craftsman, LLC; subcontractor: Delaney's Electric, Gibson Heating & A/C, Inc.; permit to rebuild south end main floor bedroom floor including full bath. Update ceiling joist above bedroom area
4/18/2005; permit #B0501360; owner: Walker, Susan M.; contractor: A Custom Craftsman, LLC; subcontractor: ACC Roofing, Inc.; permit for new 244 sq ft front porch
3/21/2011; permit #B1100535; owner: Walker, Susan M.; permit to demolish existing 14' X 12' wood shed at rear of property

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

1917 p 20: Cormick G C
1919 Courier's Fort Collins, Loveland and Larimer County Directory, p 74: McCormick Mrs. Carrie
1933 Polk's Fort Collins City Directory, p 47: McCormick Carrie Mrs.
1938 Polk's Fort Collins City Directory, p 52: McCormick Carrie (wid Geo)
1939 Polk's Fort Collins City Directory, p 52: McCormick Carrie (wid Geo)
1948 Polk's Fort Collins City Directory, p 177: Cuffman Edith Mrs. T
1950 Fort Collins City Directory, p 124: Pusvaskis Eulalia stdt; p 53: Anzick Joyce, stdt
1969 Fort Collins Colorado City Directory, p 366: Meloney Evan

City of Fort Collins. <http://history.poudrelibraries.org/>. Historic Photographs.

Colorado Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>

"Chamber of Commerce committee member." *Fort Collins Courier*, pg. 8, 11 30 1921.
"Columbian Club." *Fort Collins Courier*, pg. 1, 02 09 1920.
"Eastern Star Honors Mrs. Carrie McCormick." *Fort Collins Courier*, pg. 8, 07 03, 1919.
"Findings of Face in McCormick Divorce." *Fort Collins Weekly Courier*, pg. 2, 04 19 1918.
"George McCormick Ventures Upon The Matrimonial Sea." *Fort Collins Courier*, pg. 8, 03 28 1919.

"Mr. and Mrs. McCormick Back From Long Auto Trip." *Fort Collins Courier*, pg. 1, 06 17 1922.
"Mrs. Carrie McCormick Gust of the Current Event Club." *Fort Collins Courier*, pg. 4, 03 05, 1919.
"Officers and Committee of Semi-Centennial Association." *Fort Collins Weekly Courier*, pg. 28, 07 02 1914.
"Real Estate Transfers: A. Kitchel to C.S. McCormick." *Fort Collins Weekly Courier*, pg. 16, 03 10 1910.
"The Wednesday afternoon meeting of the M.Y.O.B. Club held at the home of Mrs. Carrie McCormick." *Fort Collins Courier*, pg. 4, 02 20 1920.

Historic Landmark Designation Form, February 2004. Author: Carol Tunner

Landmark Preservation Commission Staff Report, February 15th 2004. Author: Carol Tunner

Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York City: Alfred A. Knopf, Inc., 1984), 262-287.



LOCATION INFORMATION:

Address: 612 West Oak St.
Fort Collins, Colorado

Legal Description: WEST 67 FEET OF LOT 17 AND WEST 50 FEET OF SOUTH 36 FEET OF LOT 16, BLOCK 270, LOOMIS, FORT COLLINS

Property Name (historic and/or common): Van Sickle Residence

OWNER INFORMATION:

Name: Ginny Cross

Phone: (970) 221-4757 **Email:** ginnycross@mail.com

Address: 129 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The 1906 Sanborn Map shows that the lot for 612 W Oak St was carved from the original lot of the house at 129 S Whitcomb St. The residence first appears in the city directories in 1936. It appears to have been built in 1930 for Sybil Van Sickle, the widow of Thomas Jefferson Van Sickle, a carpenter. Mrs. Van Sickle was highly active during the 1910s and 1920s in the Women's Relief Corps, serving as assistant guard, senior vice president, and president. Previously, the Van Sickles resided at 114 South Loomis in 1910, 315 East Magnolia in 1917, 409 Mathews in 1919, and 404 Whedbee in 1922. A building permit filed was for a residence on August 21, 1930 under owner Sybil Van Sickle. However, a Richard Standage was listed at the 612 W Oak address in 1936. Standage was a mechanic at Hall Motor Co. and relocated to the house from 218 Remington Street. Mrs. Van Sickle is listed at 612 W Oak from 1938 to 1948, now a widow to Jefferson. Van Sickle was responsible for reshingling the house in 1945. Also listed at the residence in 1948 was Mrs. Beulah F. Wright, a stenographer for Alden T. Hill. From 1954 until 1956, Alex R. Jarrett is listed at the residence. Jarrett was a tax consultant with an office at 109 East Mountain Avenue and an executive secretary at the Don-Art Corporation. In 1957, Louis J. Prieskorn, an office manager, bookkeeper, and accountant at Poudre Valley Rural Electric Association, Inc. moved in with his wife Elsie E. Poudre Valley REA, still in operation today, was founded in 1939 following an executive order to electrify rural America from President Franklin D. Roosevelt. Elsie was a secretary, first at Lincoln High School and later at Leshar Junior High School. In 1960, the Prieskorns

are listed at the residence along with previous resident Alex Jarrett. The Prieskorns relocated to 1204 Pitkin Street in 1963. Today, the home is a rental owned by Virginia Cross, who also owns 129 South Whitcomb Street. During Mrs. Cross' ownership, the residence has been reroofed, the water heater replaced, and electrical work done.

ARCHITECTURAL INFORMATION

Construction Date: 1930

Architect/Builder:

Building Materials: Wood Frame, Concrete

Architectural Style: Craftsman Bungalow

Description:

This Craftsman style residence is a roughly rectangular, one-story, wood frame structure with an asphalt shingle, gable roof. Roof features include brown shingles, overhanging eaves, along with exposed rafters and gutters. It has a concrete foundation and four inch, tan wooden siding. The main façade is broken into five bays and contains a western entrance, which is a solid ten panel wooden door with an aluminum storm door. The single story, partial-width porch has a front-facing gable roof and eight-by-eight square columns with one-by-one square rails. Windows include two central large single pane pictures windows, a single one-by-one sliding aluminum frame window to the east, and two six-over-one double-hung windows with wooden frames and storm screens on either side of the primary door. A second door, a wooden four panel door with a fixed single pane window and aluminum storm door, is located at the southeast corner.

On the eastern elevation are a single one-by-one aluminum frame window and three six-over one double-hung windows with wooden frames, one of which contains an air conditioning unit. On the northern elevation, there are three doors: one wooden door with a single pane fixed window and two aluminum doors. There are four six-pane fixed windows, a single six-over-one double-hung window, and two one-by-one aluminum sliding windows. There are also three porches, two wooden with steps descending to ground level and one poured concrete with no hoods. A large shed wall dormer is found on the northeast corner. On the western elevation are four windows: one three pane casement window with wooden frame and screen; a single one-by-one aluminum sliding window with screen; and two six-over-one double-hung windows in wooden frames with screens.

The house maintains good integrity. The only alterations have been two re-roofings, first in 1945 and again in 2001. Also, it appears as though an attached garage on the eastern portion of the building has been enclosed and still reads as the former location of a garage. Otherwise, the house remains much like it was when it was first built in 1930.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: R Graham

City of Fort Collins. <http://history.poudrelibraries.org/>. Building Permits.

8/21/1930; permit #2710; owner: Van Sickle, Mrs. Sybil; permit for residence

5/22/1945; permit #8341; owner: VanSickle, Sybil; permit for reshingling

11/06/2000; permit #B0015466; owner: Cross, Virginia; subcontractor: Allen Plumbing & Heating; permit for water heater replacement

1/04/2001; permit #B0100052; owner: Cross, Virginia; subcontractor: CJ Roofing Company; permit to reroof; remove 2 layers asphalt shingles and reroof with 25 year Tamko Heritage asphalt shingles

1/19/2001; permit #B0100255; owner: Cross, Virginia; subcontractor: Alger Electric Co.; permit for new 100 AMP panel and meter socket

City of Fort Collins. <http://history.poudrelibraries.org/>. City Directories.

1910-1911 Fort Collins City Directory, p 61: Van Sickle, Thos J (Sybil) carp 114 S Loomis

1917 Courier's Larimer County Directory, p 87: Van Sickle Thomas J (Sybil) 315 E Magnolia
 1919 Courier's Fort Collins, Loveland and Larimer County Directory, p 102: Van Sickle Thos J (Sybil) 409 Mathews
 1922 R. L. Polk's Directory Co's. Fort Collins, Loveland and Larimer County Directory, p 69: VanSickle T Jefferson (Sybil) 404 Whedbee
 1931 Polk's p 77: Standage Harland S floormn Hall Motor Co 218 Remington
 1936 Polk's Fort Collins City Directory, p 70: Standage Richd mech Hall Motor Co.
 1938 Polk's Fort Collins City Directory, p 76: VanSickle Sybil (wid Jefferson)
 1948 Polk's Fort Collins City Directory, p 148: VanSickle Sybil (wid Jefferson)
 1948 Polk's Fort Collins City Directory, p 158: Wright Beulah F Mrs. Sten Alden T Hill
 1954 Fort Collins City Directory, p 66: Jarrett Alex R Tax Consultant-Exec Secy the Don-Art Corp
 1956 Fort Collins City Directory, p 59: Jarrett Alex R Acct & Sec Don Art Corp; office at 109 E Mountain
 1957 Fort Collins City Directory, p 121: Prieskorn Louis J (Elsie E) ofc mgr Poudre Valley R E A
 1959 Fort Collins Directory, p 135: Prieskorn Louis J (Elsie E sec Lincoln High Sch) ofc mgr & bkpr Poudre Valley
 1960 Fort Collins City Directory, p 145: Prieskorn Louis J (Elsie E sec Leshar Jr High) accountant REA; Jarrett, Alex R acct
 1963 Fort Collins City Directory, p 177: Prieskorn Louis J (Elsie secy Leshar Jr High Sch) acct REA 1204 Pitkin

City of Fort Collins. <http://history.poudrelibraries.org/>. Historic Photographs.

Colorado Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"New Officers of the W.R.C." *Fort Collins Courier*, pg. 3, 01 15, 1915.
 "Women's Auxiliary to the G.A.R." *Fort Collins Courier*, pg. 4, 01 26, 1922.
 "Women's Relief Corps." *Fort Collins Courier*, pg. 5, 01 1, 1920.
 "Women's Relief Corps Held Regular Meeting." *Fort Collins Courier*, pg. 2, 07 15, 1921.
 "W.R.C. Honors Retiring President Mrs. Sybil Van Sickle." *Fort Collins Courier*, pg. 12, 12 16, 1921.
 "W.R.C. Installs New Officers." *Fort Collins Courier*, pg. 6, 01 11, 1923.





DESCRIPTION OF THE BOUNDARY OF THE WHITCOMB STREET HISTORIC DISTRICT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF FORT COLLINS, COUNTY OF LARIMER; STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 270 OF THE LOOMIS ADDITION, AND CONSIDERING THE EAST LINE OF SAID BLOCK 270 TO BEAR SOUTH, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;
THENCE IN A SOUTHEASTERLY DIRECTION ACROSS THE RIGHT OF WAY OF WHITCOMB STREET TO A POINT ON THE EAST RIGHT OF WAY OF WHITCOMB STREET, SAID POINT LYING 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 71 OF THE ORIGINAL PLAT OF THE TOWN OF FORT COLLINS;
THENCE PARALLEL TO THE NORTH LINE OF SAID LOT 6, EAST, A DISTANCE OF 55 FEET;
THENCE PARALLEL TO THE EAST RIGHT OF WAY LINE OF WHITCOMB STREET, SOUTH, A DISTANCE OF 10 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6;
THENCE ALONG SAID NORTH LINE, EAST, A DISTANCE OF 20 FEET;
THENCE PARALLEL TO THE EAST RIGHT OF WAY LINE OF WHITCOMB STREET, SOUTH, A DISTANCE OF 50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 6;
THENCE ALONG SAID NORTH LINE, EAST, A DISTANCE OF 60 FEET;
THENCE PARALLEL TO THE EAST RIGHT OF WAY LINE OF WHITCOMB STREET, SOUTH, A DISTANCE OF 50 FEET TO A POINT ON THE NORTH LINE OF LOT 7 OF SAID BLOCK 71;
THENCE ALONG SAID NORTH LINE, EAST, A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7, EAST, A DISTANCE OF 7 FEET MORE OR LESS TO THE LINE OF THE ARTHUR DITCH;
THENCE SOUTHWESTERLY ALONG SAID LINE OF THE ARTHUR DITCH TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF LOT 8 OF SAID BLOCK 71, SAID POINT BEING 126 FEET MORE OR LESS EAST OF THE EAST RIGHT OF WAY LINE OF WHITCOMB STREET;
THENCE ALONG SAID NORTH LINE, WEST, 26 FEET;
THENCE PARALLEL TO THE EAST RIGHT OF WAY LINE OF WHITCOMB STREET, SOUTH, A DISTANCE OF 50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OAK STREET AND THE SOUTH LINE OF SAID LOT 8;
THENCE ALONG THE SOUTH LINE OF SAID LOT 8, WEST, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE CONTINUING WEST, A DISTANCE OF 100 FEET ACROSS THE RIGHT OF WAY OF WHITCOMB STREET TO THE SOUTHEAST CORNER OF BLOCK 270 OF THE LOOMIS ADDITION;
THENCE CONTINUING WEST, A DISTANCE OF 190 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID BLOCK 270;
THENCE ALONG THE WEST LINE OF LOTS 17, 16, 13, AND 12 OF SAID BLOCK 270, NORTH, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF SAID LOT 12;
THENCE ALONG THE NORTH LINE OF SAID LOT 12, EAST, A DISTANCE OF 110 FEET;
THENCE ALONG THE WEST LINE OF LOT 2 OF SAID BLOCK 270 AND ITS EXTENSION, NORTH, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH LINE OF LOTS 2 AND 1 OF SAID BLOCK 270, EAST, A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.037 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY OR EASEMENTS OF RECORD OR THAT NOW EXIST ON THE GROUND,

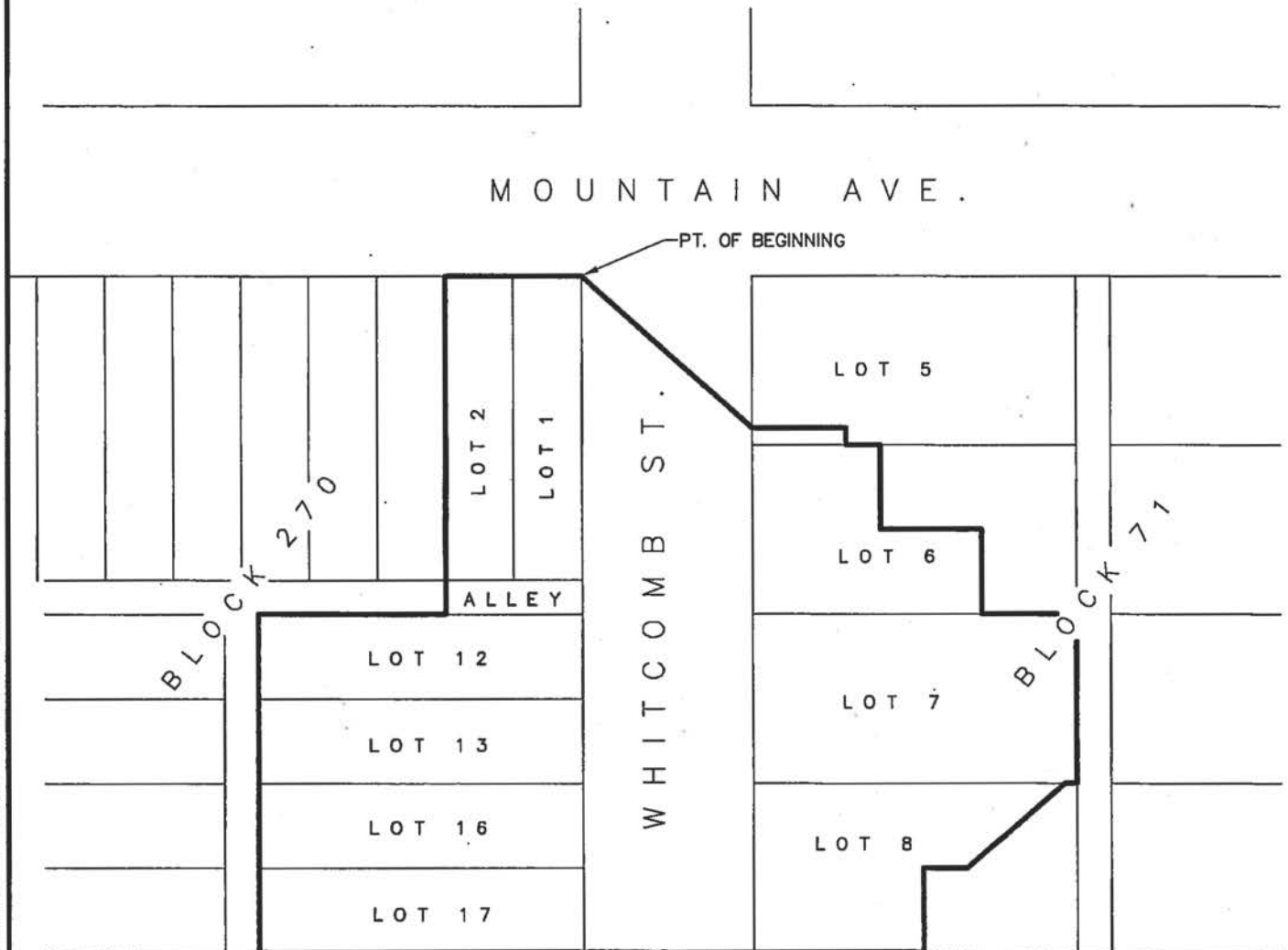
I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.



JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522

ATTACHMENT 1

EXHIBIT OF WHITCOMB STREET HISTORIC DISTRICT BOUNDARY



N
JULY 23, 2012
1"=100'

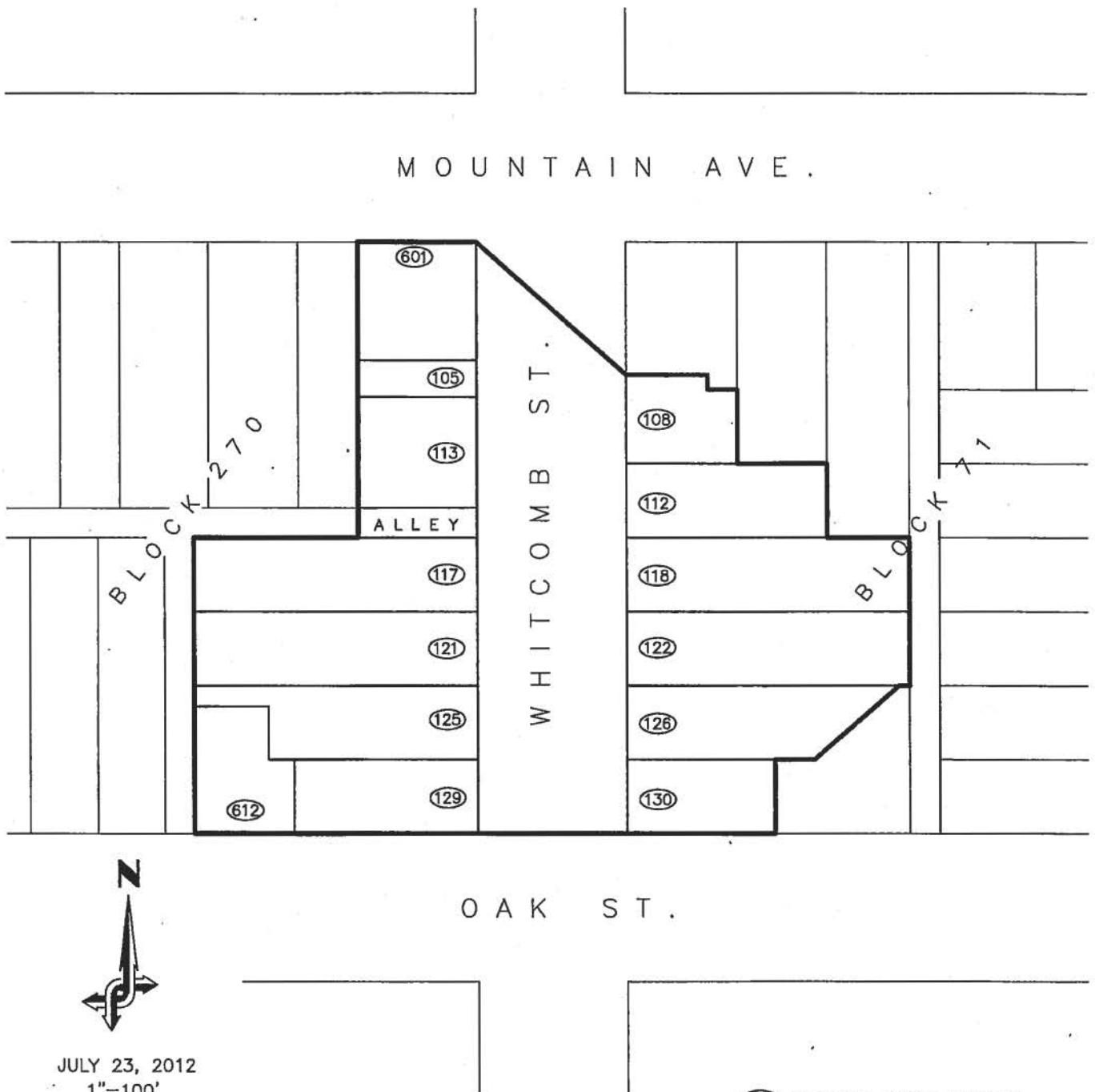


THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.

NOTE: LOTS SHOWN ARE AS HISTORICALLY PLATTED AND DO NOT REPRESENT THE CURRENT CONFIGURATION OF PROPERTY BOUNDARIES.

ATTACHMENT 2

EXHIBIT OF WHITCOMB STREET HISTORIC DISTRICT SHOWING ADDRESSES



JULY 23, 2012

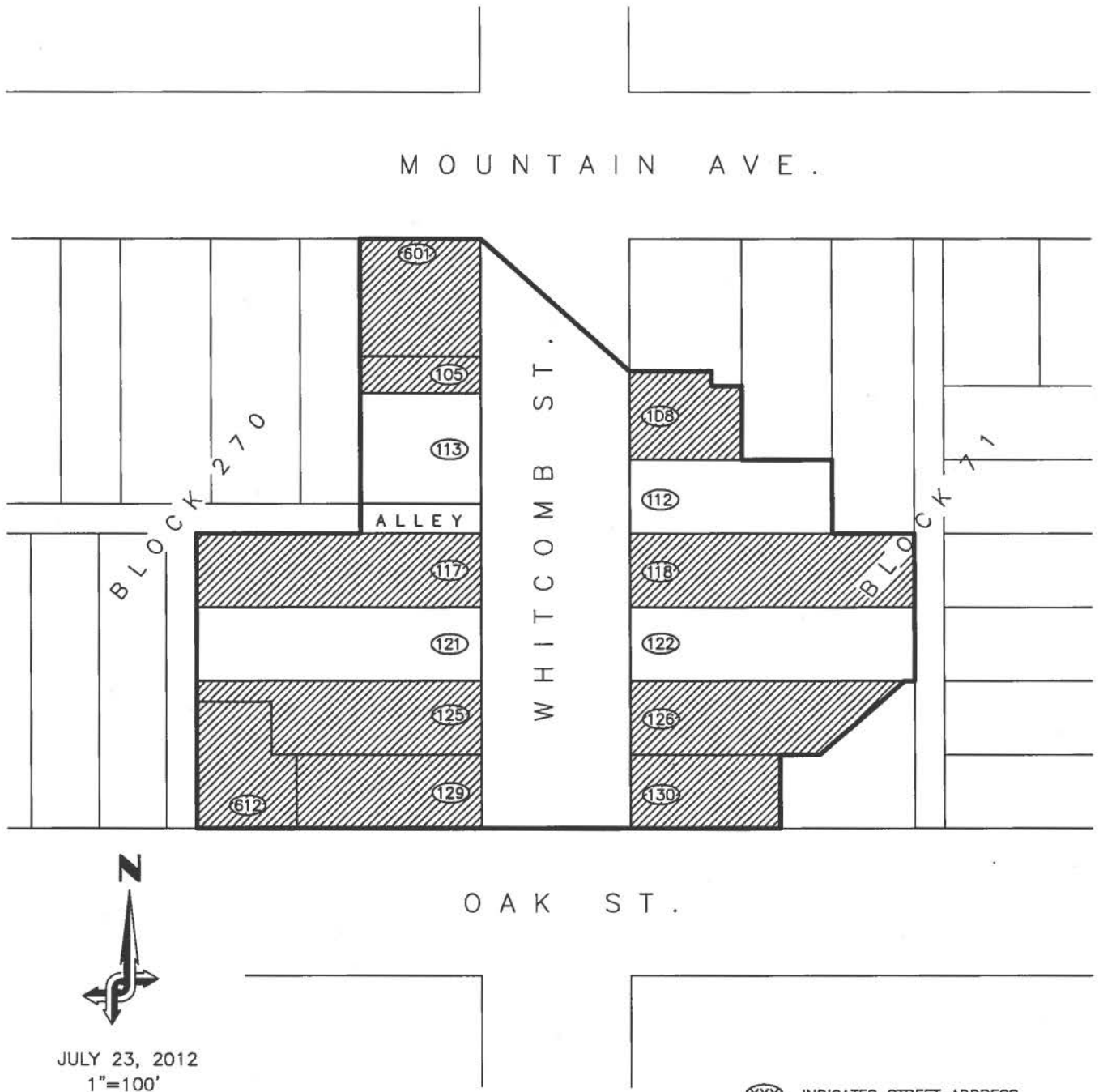
1"=100'

(XXX) INDICATES STREET ADDRESS

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT PROPERTY ADDRESSES WITHIN THE BOUNDARY OF THE PROPOSED WHITCOMB STREET HISTORIC DISTRICT. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102.1

ATTACHMENT 3

EXHIBIT OF
WHITCOMB STREET HISTORIC DISTRICT SHOWING ADDRESSES AND
CONSENTING PROPERTY OWNERS



JULY 23, 2012
1"=100'

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY
REPRESENT PROPERTY ADDRESSES WITHIN THE BOUNDARY
OF THE PROPOSED WHITCOMB STREET HISTORIC DISTRICT.
IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS
DEFINED IN C.R.S. 38-51-102.1

(XXX) INDICATES STREET ADDRESS

INDICATES CONSENTING
PROPERTY OWNERS