

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

2/2/2023 11:15 AM

## Project Name

Innosphere Phase III  
CDR230007

## Applicant

Olexa Tkachenko  
970-443-5289  
olexa@digis.net

## Description

This is a request for site and landscape improvements at 232 E Vine Dr. (parcel # 9701300002). The applicant proposes the renovation of an existing 1650 sf structure. Site improvements to include parking, walkways, trash enclosure, landscaping. Access is taken from Jerome St to the west. The site is approximately 0.17 miles east of N College Ave and directly north of E Vine Dr. The property is within the Downtown District (D) zone district (Innovation Subdistrict), and the project would be subject to a Minor Amendment, Minor Subdivision Review.

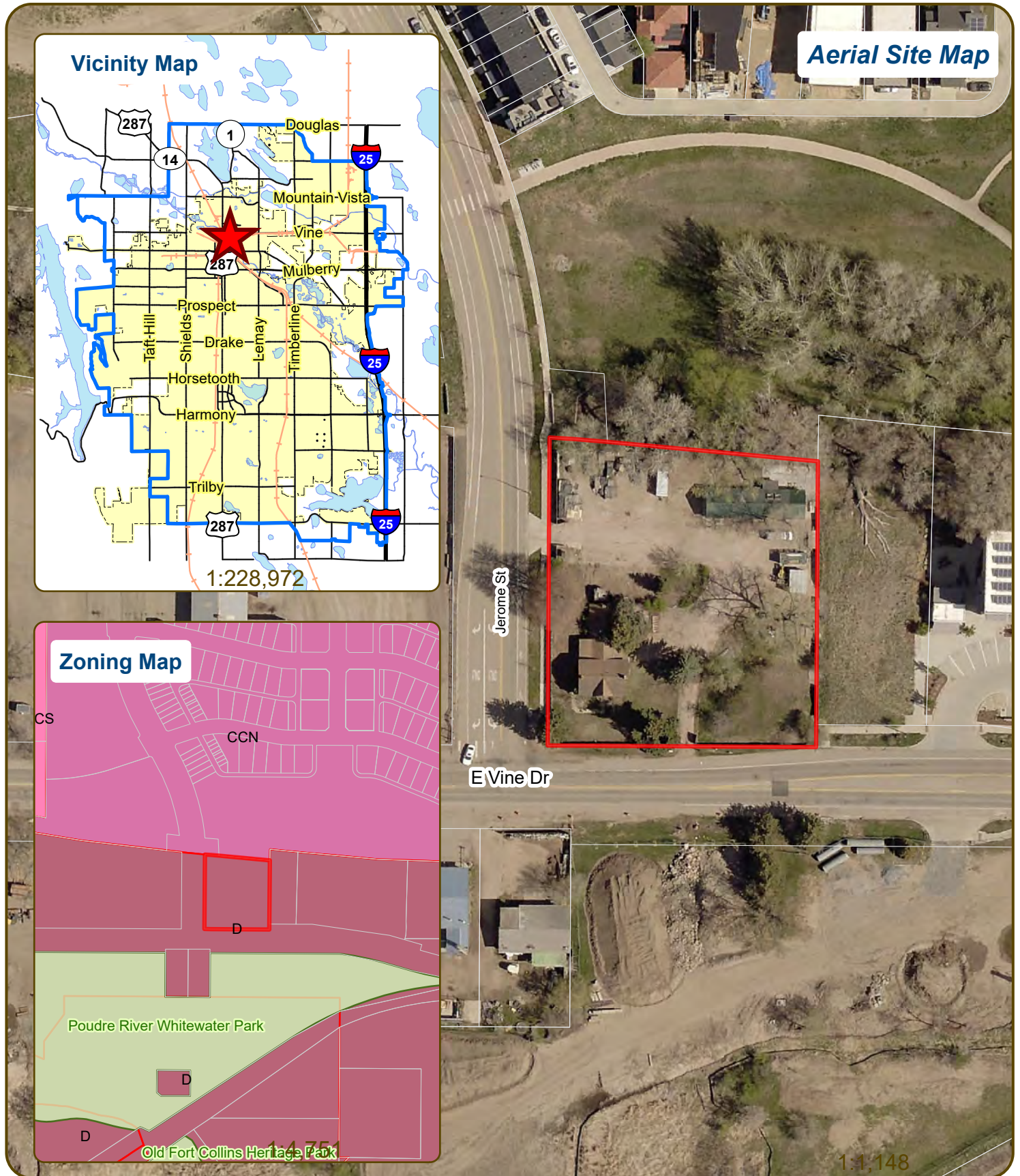
**Planner:** Clark Mapes, Rob Bianchetto

**Engineer:** Tim Dinger

**DRC:** Brandy Bethurem Harras

# Innosphere Phase III

## Site a Building Improvements



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

**Proposed Use** \_\_\_\_\_ **Existing Use** \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

**Age of any Existing Structures** \_\_\_\_\_

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?** ☐ Yes ☐ No If yes, then at what risk is it? \_\_\_\_\_

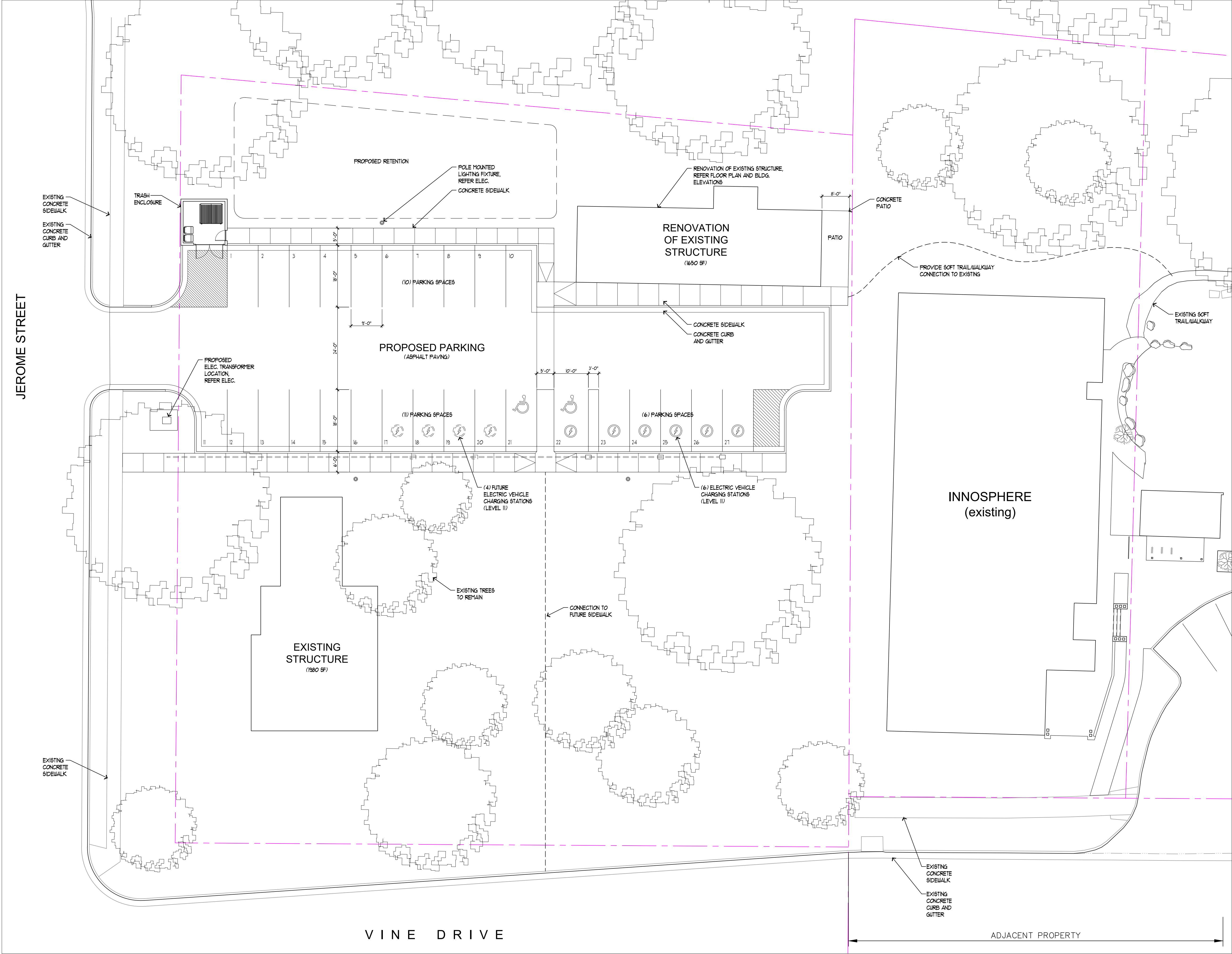
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





1/SP1.0 site plan

SCALE: NOT TO SCALE

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DNA

DESIGN+ARCHITECTURE

DNA DESIGN + ARCHITECTURE

407 e Saturn Drive - Fort Collins - Colorado - 80525

Ph 970.443-5289

PROJECT:

INNOSPHERE  
PHASE III

323 EAST VINE DRIVE  
FORT COLLINS, CO.  
80524

GENERAL CONTRACTOR:

Dohn  
Construction

2642 MidPoint Drive #A  
Fort Collins, CO.  
80525

6		
5		
4		
3	ISSUE FOR CONSTRUCTION	0000000000
2	DESIGN SUBMITTAL	0000000000
1	CONCEPT REVIEW	1/17/2023
NO.	DESCRIPTION	DATE

SHEET TITLE:

SITE  
PLAN

PROJECT NUMBER:

2023-102

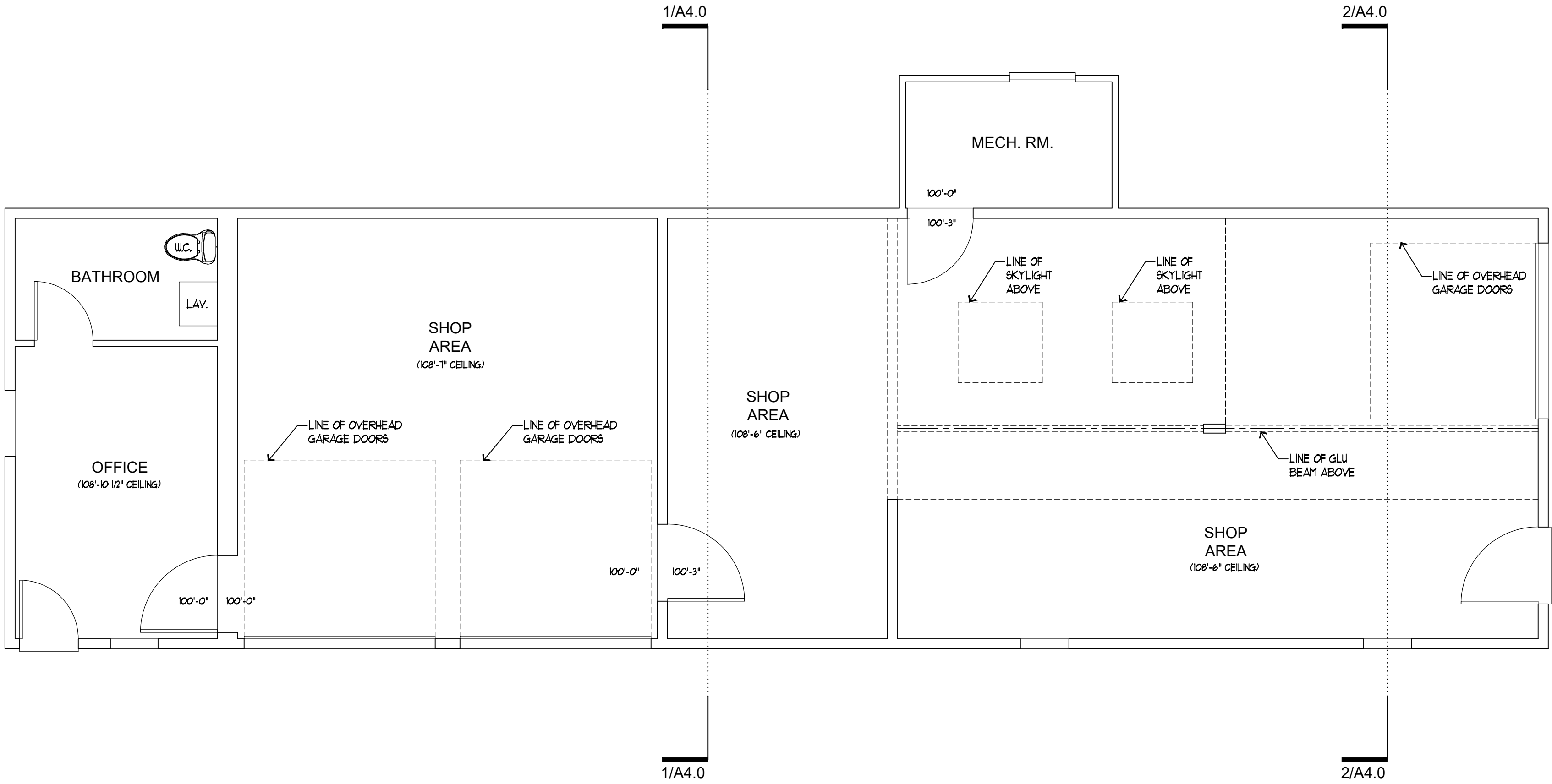
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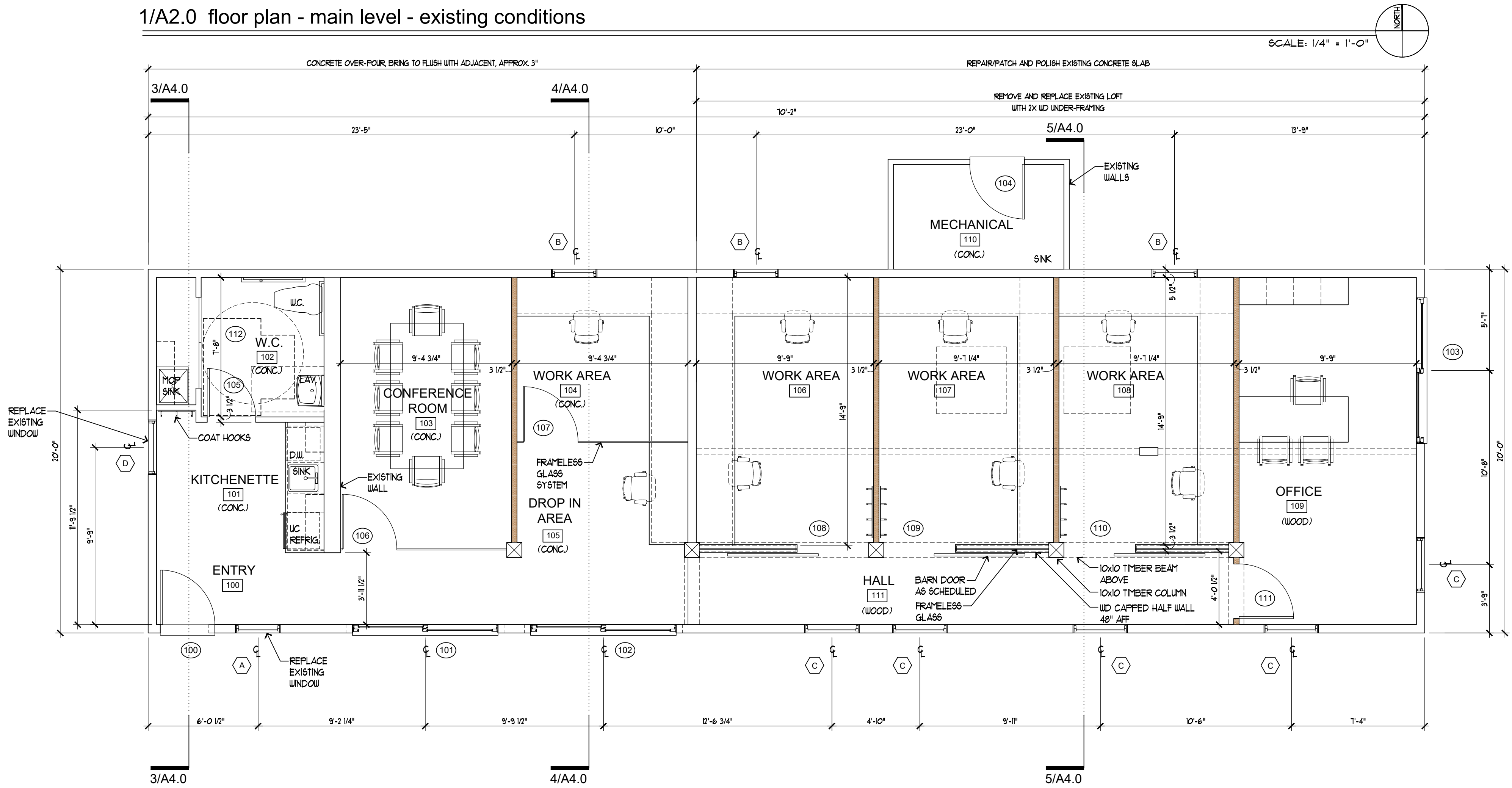
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SHEET NUMBER:

SP 1.0



1/A2.0 floor plan - main level - existing conditions



2/A2.0 floor plan - main level - proposed conditions

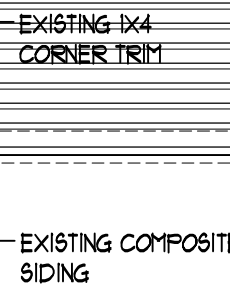
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NO.	DESCRIPTION	DATE



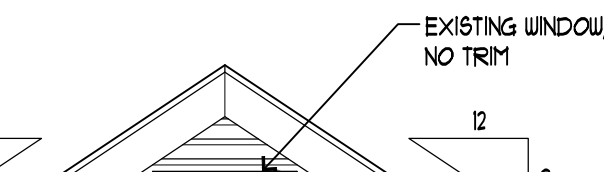
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SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

## ANNOSPHERE PHASE III

AL CONTRACTOR:

## Dohn construction

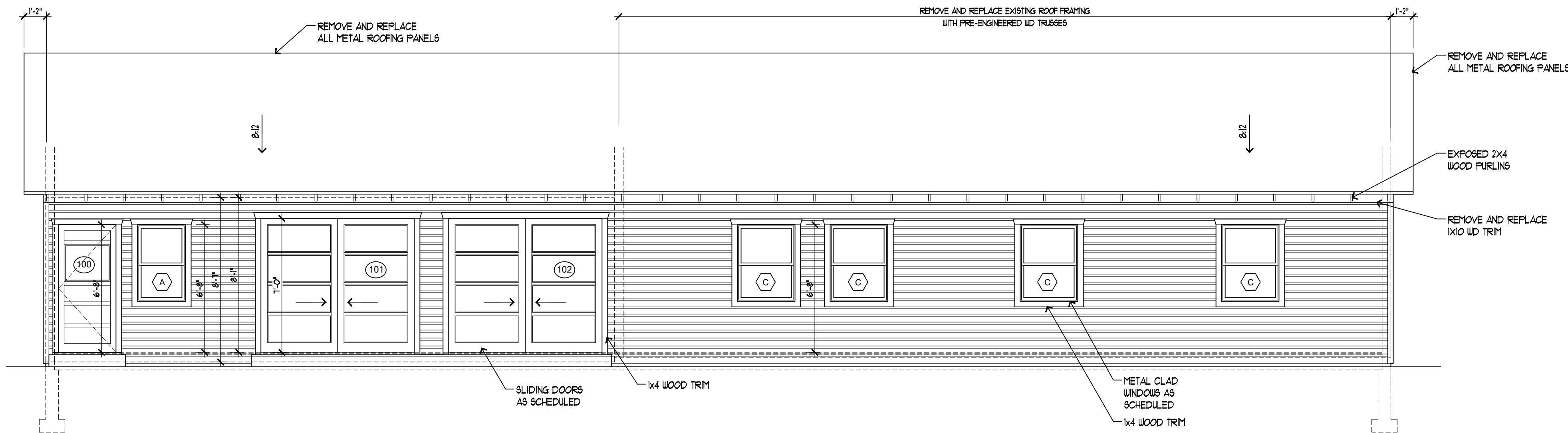
CONCEPTUAL REVIEW	1/11/2023
DESCRIPTION	DATE

BUILDING  
LEVATION

AWN BY:

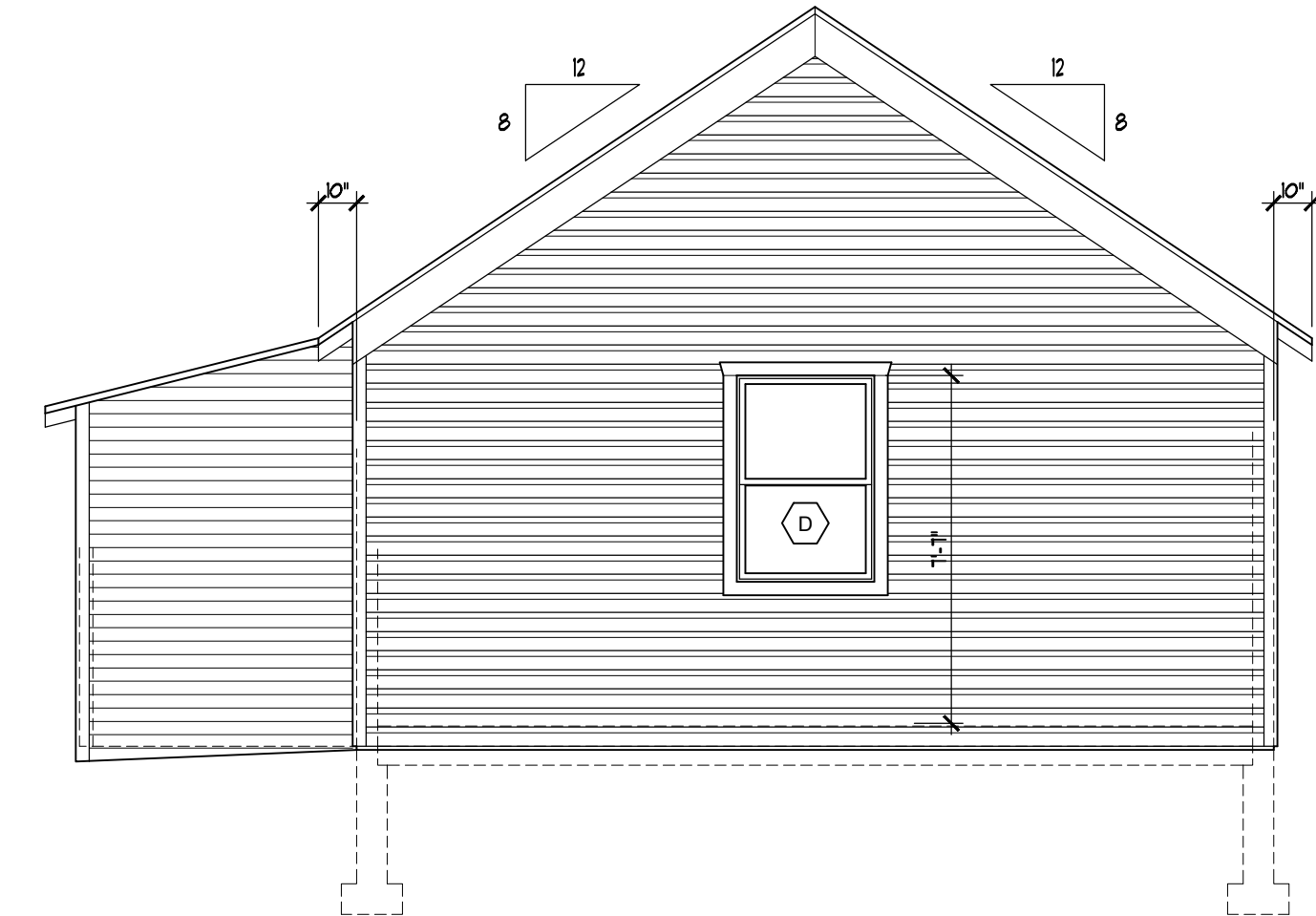
PAGE NUMBER:

# A 3.0



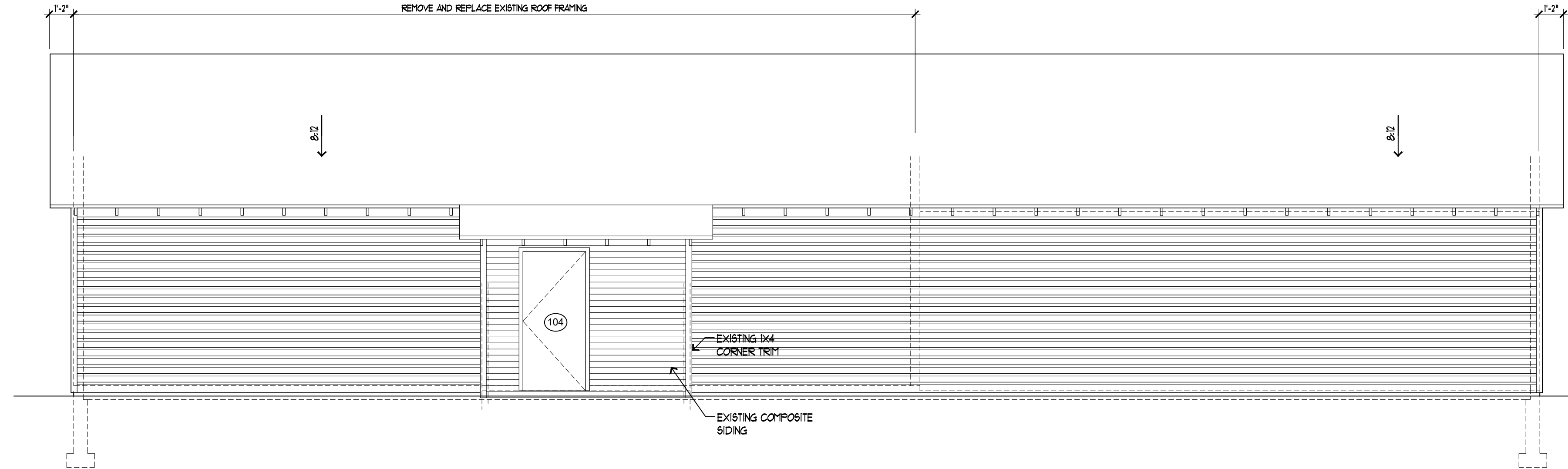
1/A3.1 building elevation - south - proposed

SCALE: 1/4" = 1'-0"



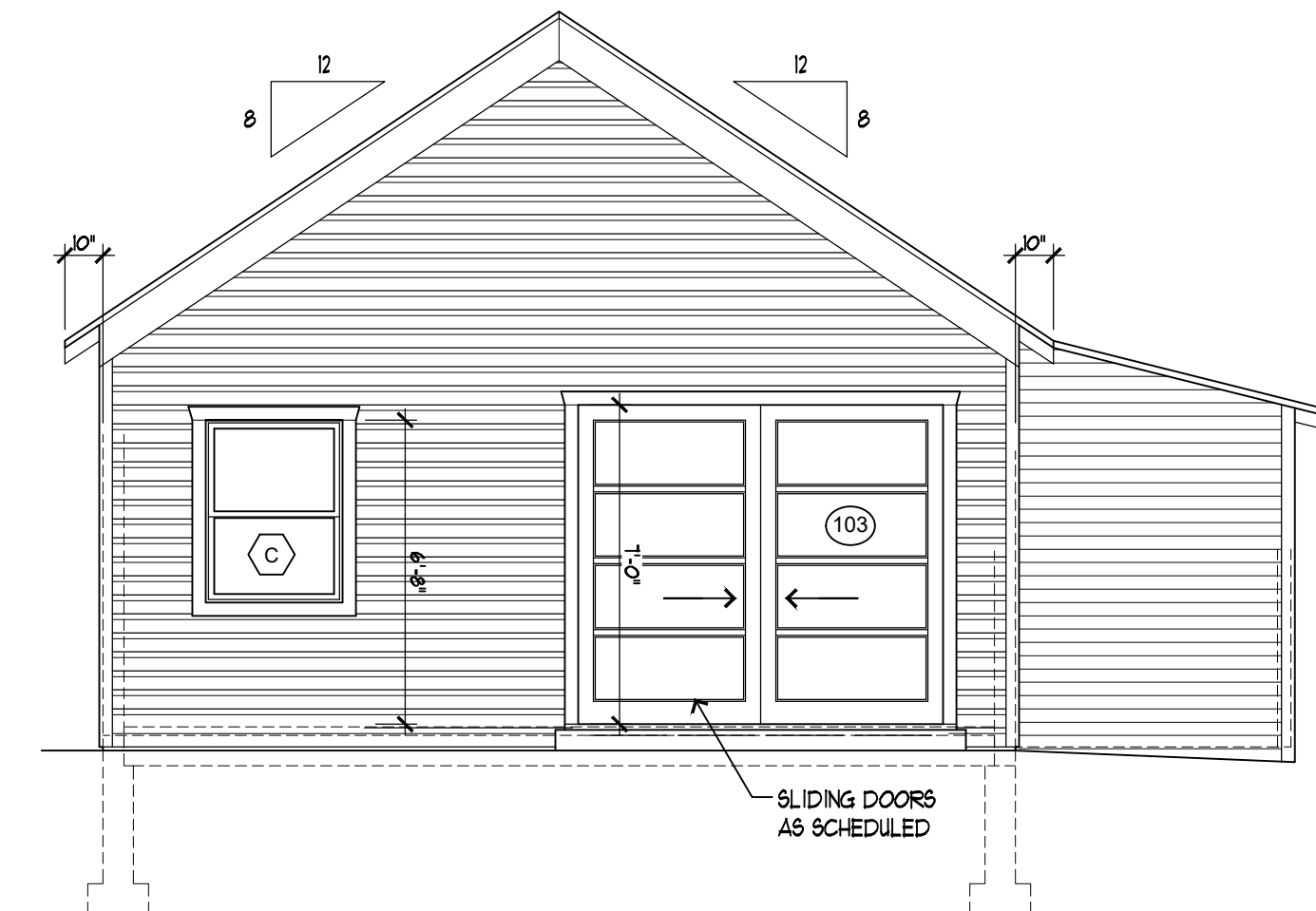
2/A3.1 building elevation - west - proposed

SCALE: 1/4" = 1'-0"



3/A3.1 building elevation - north - proposed

SCALE: 1/4" = 1'-0"



4/A3.1 building elevation - east - proposed

SCALE: 1/4" = 1'-0"

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407 e Saturn Drive - Fort Collins - Colorado - 80525  
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PROJECT:

**INNOSPHERE  
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323 E VINE DRIVE  
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Fort Collins, CO.  
80525

5		
4		
3		
2		
1	CONCEPTUAL REVIEW	1/17/2023
NO.	DESCRIPTION	DATE

SHEET TITLE:

**BUILDING  
ELEVATION**

PROJECT NUMBER:

2023-102

DRAWN BY:

CHECKED BY:

OT

SHEET NUMBER:

**A 3.1**



**Colorado Cultural Resource Survey**  
**Architectural Inventory Form**  
(Page 1 of 25)

**Official Eligibility Determination**  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
☐ Determined Eligible - NR  
☐ Determined Not Eligible - NR  
☐ Determined Eligible - SR  
☐ Determined Not Eligible - SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District



**I. Identification**

1. Resource Number: **5LR1572**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Alexander and Emma Barry Farmhouse**
6. Current Building Name: **Not Applicable**
7. Building Address: **232 E. Vine Dr.  
Fort Collins, CO 80524**
8. Owner Name & Address: **Landmark Preservation LLC  
8 Gibbs Rd.  
Laramie, WY 82070**



Resource Number: **5LR1572**

Address: **232 E. Vine Dr., Fort Collins, CO**

## Architectural Inventory Form

(Page 2 of 25)

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### II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**

**1/4** of the **SE** **1/4** of the **SW** **1/4** of the **SW** **1/4** of Section **1**

10. UTM Reference Zone: **13** Easting: **493799** Northing: **4493951**

11. USGS Quad Name: **Fort Collins, Colorado**

Year: **1960 (revised 1984)**

Map scale: **7.5'**

12. Lot(s): **Not Applicable**

Block: **Not Applicable**

Addition: **Not Applicable**

Year of Addition: **Not Applicable**

13. Boundary Description and Justification: **This parcel (97013-00-002) is defined by a metes and bounds description and includes all of the historical built resources that remain standing today.**

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### III. Architectural Description

14. Building Plan: **Rectangular Plan**

15. Dimensions in Feet: **33' x 64'**

16. Number of Stories: **1½**

17. Primary External Wall Material(s): **Brick, Stucco**

18. Roof Configuration: **Gabled Roof**

19. Primary External Roof Material: **Composition Roof**

20. Special Features: **Dormer, Chimney, Fence**

21. General Architectural Description: **Facing toward the south onto a front yard and Vine Drive, this 1½-story masonry residence rests upon a stone foundation and has a rectangular footprint with overall dimensions of approximately 33' x 64'. This includes the tall southern original part of the house (24' x 33') along with two lower one-story rear additions (15' x 33' and 19' x 25'). Its brick exterior walls are clad in painted stucco. The building's primary roof is side-gabled and finished with asphalt shingles. Behind that to the north, the roofs over the rear**

## **Architectural Inventory Form**

(Page 3 of 25)

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additions are also gabled. All of the roof areas have shallow boxed eaves. Two stuccoed brick chimneys are symmetrically arranged along the ridgeline at the east and west ends of the primary roof. The small addition to the north has a very short stuccoed chimney that may have been partially removed. A fourth stuccoed brick chimney is located on the ridgeline at the north end of the northern addition.

**South (front):** The front of the house is symmetrically arranged and holds the centered main entrance. This contains a wood cross-panel door with a single light, along with a wood screen door. These rest upon a stone threshold and a transom light is above. Outside the entrance is a curved two-step concrete stoop and the entry is protected from above by a decorative arched hood with brackets. Flanking the entrance are four one-over-one double-hung sash windows with wood frames, sandstone sills, arched lintels, and storms. The upper floor is dominated by the large centered wall dormer, which holds a pair of one-over-one double-hung sash windows with wood frames, a shared sandstone sill, and an arched lintel.

**West (side):** This side of the house has no entry into the main body of the building and none in the rear additions. The main floor wall of the original house is obscured by four evergreen trees but appears to hold windows. Above those in the upper wall are two one-over-one double-hung sash windows with sandstone sills and arched lintels. The northern addition holds a single window, possibly a pair of wood casements, covered with a metal security grate.

**North (rear):** The rear of the original house holds a boarded entry at the northwest corner of the building. The north wall of the northern addition was obscured by a tall stack of what appeared to be construction materials.

**East (side) Elevation:** This side of the building holds an entry into an enclosed porch in the central addition just behind the original part of the house. The entrance contains a wood door with ten-lights. Four windows are present in the original part of the house, two on the main floor and two on the upper floor. These are all one-over-one double-hung sash windows with wood frames, storms, sandstone sills, and arched lintels. Five small two-light windows are present on the enclosed porch just north of the entrance. Whether these are operable could not be determined.

22. Architectural Style / Building Type: **Late Victorian**
23. Landscaping or Special Setting Features: **This property is located on the northeast corner of Vine Drive and Jerome Street. This places it north of downtown Fort Collins and the Cache la Poudre River and one block east of College Avenue. Originally a rural farming district, the area began to change after the Great**

## **Architectural Inventory Form**

(Page 4 of 25)

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**Western Sugar Company factory was developed in 1903 one-half mile to the east. Today the area is predominantly occupied by non-historic residences and commercial buildings.**

**Directly north of the historic property under study is the Lake Canal, across which is a new residential district known as Old Town North. To the east are a vacant lot and modern office building. To the south across Vine Drive are two non-historic shop buildings along with vacant grounds. This area, extending south to the river, is currently undergoing redevelopment for public recreational use by the City of Fort Collins. To the west across Jerome Street is a non-historic commercial shop facility.**

**The historic property is bordered by non-historic wood privacy fencing that encloses the two buildings along with surrounding yard areas. A driveway enters the site through gates in the fence along both of the adjacent streets. Within the enclosure are mature shrubs and trees, along with grass and other plantings surrounding the house.**

### **24. Associated Buildings, Features or Objects:**

**Shop Building: Located northeast of the house in the northeast corner of the property, this one-story wood frame building faces toward the south and has a rectangular footprint of approximately 20' x 60'. The building is oriented lengthwise on an east-west axis. Its exterior walls are clad in weatherboard siding and the front-gabled roof is finished with standing seam metal panels with exposed rafter ends along the shallow eaves.**

**A south-facing pedestrian entry containing a wood panel door with a single light is located at the building's southwest corner. East of that along the south wall is a single-light fixed window with a wood frame. Two vehicular entrances containing non-historic overhead garage doors are also present in the western area of the building. The eastern half of the south wall holds two one-over-one double-hung sash windows, both of them modern features.**

**The building's west wall holds a single one-over-one double-hung sash window. None of the features along the north wall could be recorded. The east wall holds two entrances. One of these is a pedestrian entry containing a slab door. Adjacent to that is a larger opening holding a non-historic overhead garage door. A pair of non-historic metal-framed windows is found in the upper gable end wall.**



**Architectural Inventory Form**(Page 5 of 25)

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**IV. Architectural History**

25. Date of Construction: Estimate: Actual: **1880**  
Source of Information: **Warranty Deed, John W. Grant to Alexander Barry, 24 July 1875; "Home Matters," Fort Collins Courier, 29 July 1880, p. 3**
26. Architect: **Unknown**  
Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**  
Source of Information: **Not Applicable**
28. Original Owner: **Alexander and Emma Barry**  
Source of Information: **Warranty Deed, John W. Grant to Alexander Barry, 24 July 1875; "Home Matters," Fort Collins Courier, 29 July 1880, p. 3**
29. Construction History: **The historic farmhouse on this property was constructed in 1880, and mention of its development was found in the Fort Collins newspaper from that time period. Based upon its architecture alone, the shed in the property's northeast corner appears likely to have been constructed sometime between 1880 and 1900. The farmstead previously held additional outbuildings that have been demolished.**
30. Original Location: **Yes**

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**V. Historical Associations**

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Single Dwelling  
Commerce / Trade**
34. Site Type(s): **Residence / Contractor's Shop**

## Architectural Inventory Form

(Page 6 of 25)

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35. Historical background: On 2 March 1882, the *Fort Collins Courier* published an article about Larimer County pioneer John Coy, who in the mid-1860s had settled on a parcel of land across the Cache la Poudre River a short distance southeast of the frontier cavalry fort. At that time, very few settlers were present in the area and their homes were spread along the river corridor with good distances between them. According to the article, one of the few residences on the north side of the river was found “where Mr. A. Barry now lives.” That statement places one of the earliest homes in northern Larimer County somewhere in the vicinity of the property now known as 232 E. Vine Dr. However, that pioneer house, likely a log building, is not the same one that stands there today.

During the mid-1860s, the lands north of the river in Sections 1 and 12 of Township 7 North, Range 69 West, were situated just north of the military post known as Fort Collins. Because of the fort’s proximity and the presence of readily available irrigation water, the acreage was perhaps bound to be claimed rather quickly. In January 1866, a tract of 160 acres encompassing the east half of the southwest quarter and the southwest quarter of the southwest quarter of Section 1, together with adjacent Parcel 2 in the northwest quarter of Section 12, were claimed by Oliver S. Glenn, who was in the area due to his recent connection with the fort.

Born in Ohio around 1840, Oliver reached adulthood in time to participate in the Civil War. He enlisted in the Union Army in May 1861 and served for just two months as a musician with the Ohio 2<sup>nd</sup> Infantry Regiment. Oliver then became a quartermaster with the 6<sup>th</sup> Regiment of the Ohio Volunteer Cavalry. In 1862, he was sent west to Fort Laramie in the Dakota Territory, where he served as a first lieutenant in the 11<sup>th</sup> Regiment of the Ohio Cavalry. Led by Lieutenant Colonel William O. Collins and tasked with protecting regional transportation and mail routes, the 11<sup>th</sup> Ohio engaged in a number of skirmishes with Native American tribes. Some of the soldiers were stationed at Fort Collins and are credited with establishing and manning the second fort when it moved downstream following the June 1864 flood that destroyed the first Camp Collins at Laporte. Oliver Glenn appears to have been among the soldiers stationed there.

After being mustered out of service in April 1865 at Omaha, Nebraska, Oliver returned to the Colorado Territory and evidently stopped in Denver in January 1866 to file his claim to the open land just north of the fort. One year later, in February 1867, he received several patents that together amounted to 160 acres. These were issued to him as a Military Land Warrant under the Military Bounty Land Act of 3 March 1855. In March 1867, Oliver secured an appointment to serve as postmaster at Laporte. Rather than remaining in the area, he sold the property in June 1868 and left Colorado. Oliver married in the early 1870s and

## Architectural Inventory Form

(Page 7 of 25)

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by 1880 was farming in Alturas County, Idaho, where he remained with his wife and children. He appears to have died there sometime between 1890 and 1895.

During his short period of ownership, Oliver Glenn may have lived on his property across from the fort, likely in the log cabin noted a few years later by the *Fort Collins Courier* to have been one of the few houses standing north of the river during the 1860s. Exactly where that house once stood is no longer known. What is recorded is that by the time he sold the land in June 1868, Oliver was residing much farther north in the recently founded city of Cheyenne.

The new owner who acquired the property in 1868 for a sum of \$3,000 was James W. Hanna, a man who had played a substantial early role in the history of Fort Collins. Born in Cadiz, Ohio around 1843, by the early 1860s he was employed as a clerk and bookkeeper. James soon enlisted in the 11<sup>th</sup> Regiment of the Ohio Volunteer Cavalry and found himself traveling west to Fort Laramie. He appears to have been stationed at Camp Collins at Laporte and was likely present during the flood of June 1864.

Following the deluge, Captain Evans, the commander of Camp Collins, received an order from Lt. Col. Collins at Fort Laramie to find a less flood-prone location for the post. Evans sent Lieutenant James Hanna downstream with a detail of men to see if they could locate a preferable site. Along the way they ran into settler Joseph Mason, who suggested they consider the unoccupied high ground along the south side of the river in the northwest quarter of Section 12. After inspecting the land, Lieut. Hanna returned to Laporte, where he provided Capt. Evans with his recommendation that this become the new site of Fort Collins. Lt. Col. Collins approved the request and the military post was moved there that summer. In this way, Lieut. Hanna had a direct hand in choosing the future location of the City of Fort Collins.

One month after acquiring the property from Oliver Glenn, James Hanna took over Glenn's appointment as postmaster at LaPorte. He apparently settled on his acreage north of the river, began farming, and resided there for two years with his wife Annie and their daughter Jessie. In July 1870, James sold the property and the family moved to Denver, where he became a stockbroker. By 1900 he was working as a railroad contractor and ten years later was in the irrigation business. James died in December 1910 and was buried in Riverside Cemetery in a grave marked by a small marble veterans' marker.

When James Hanna sold the 160-acre property north of the Cache la Poudre River in July 1870 for \$1,200, he transferred it to prominent pioneer Joseph Mason. Already well established in the area with a farm of his own, Mason is unlikely to have lived on this property. In June 1872, he sold the forty acres in the southwest quarter of the southwest quarter of Section 1 to Hector T. Cowan



## Architectural Inventory Form

(Page 8 of 25)

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for \$600. Born in New York in 1837, Cowan served in the 2<sup>nd</sup> Missouri Cavalry during the Civil War. He came to Fort Collins in 1871 and may have moved onto the small farm acreage he acquired the following year. Hector held onto the property for two years and then became a rancher in the mountains northwest of Fort Collins while maintaining a town home on Remington Street.

In June 1874, farmer John W. Grant of Ogle County, Illinois, purchased the forty-acre property from Hector Cowan for \$700. He held onto the land for just one year before it was sold again. On 24 July 1875, the land was acquired for \$500 by a couple that would expand the acreage and have a substantial and long-lasting impact upon the property. Born in 1839, Alexander Barry was a native of Ireland who immigrated to the United States with his family in 1863. He settled for a number of years in Pennsylvania, where he worked as an oil well drilling contractor. In 1868 or 1869, Alexander married the much younger Emma Thompson (born in Pennsylvania in 1851) and two years later they moved west to Fort Collins. After acquiring the forty-acre property north of the Poudre River in 1875, Alexander continued to increase his holdings through the purchase of adjoining parcels, expanding the farm to 120 acres.

During the summer of 1880, Alexander and Emma had a new masonry farmhouse constructed on the property. Facing south toward the river and the growing town of Fort Collins, this replaced the pioneer cabin that had apparently been in use since the 1860s. The Barry farmhouse dating from 1880 remains standing there today, with the address of 232 East Vine Drive. An article published in the *Fort Collins Courier* on 5 August 1886 (p. 5) provides additional details about the Barry farm. The newspaper reported that Alexander had 35 acres in wheat, 11 acres in potatoes, 5 acres in corn and 12 acres in alfalfa. The Barrys also maintained what was described as “a large, well-kept kitchen garden.” Alexander was also running a small herd of cattle and kept horses on the property. Throughout the late 1800s, a stand of trees, likely cottonwoods, growing on the north bank of the Cache la Poudre River north of downtown was known as Barry’s Grove. It was there that community picnics and Fourth of July celebrations were frequently held.

In the 1880s, Alexander purchased a 200-acre farm less than two miles east of Windsor that was planted with wheat, corn and alfalfa. He also acquired a stock ranch in the North Platte River country of southern Wyoming. Interested in irrigation in the Windsor area, he became a major stockholder in the Lake Supply Company, which owned and developed Windsor Lake. Alexander was also active in the Larimer County Farmers’ Alliance and during the 1890s served as the organization’s president.

In the spring of 1902, after farming the property for twenty-seven years, Alexander sold the acreage for \$18,000 to the Fort Collins Sugar Company,

## Architectural Inventory Form

(Page 9 of 25)

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which planned to erect a sugar factory on the site. The property transfer included the south half of the southwest quarter of Section 1 and Lot 2 in the northwest quarter of Section 12. At that time, the sugar company anticipated that the 120 acres would be large enough to accommodate the factory, along with railroad tracks, storage sheds and employee houses. In anticipation of the plant being constructed, in January 1903 the Colorado & Southern Railway constructed a bridge across the river and laid tracks from its main line downtown into the southern acreage of the Barry farm in Section 12. Linden Street was also extended across the river that same month.

Despite the initial plans for the plant to be closer to downtown, the factory was pushed east and constructed in 1903 one-half mile east of the Barry farmhouse along the south side of the county road later known as Vine Drive. After selling the farm, Alexander and Emma Barry moved their family into Fort Collins, where they purchased a large masonry house at 645 South College Avenue for \$5,000. The residence had belonged to Ainsworth and Susan Blount. He was the first professor of agriculture at the Colorado Agricultural College, and their home was located on the northwest corner of College Avenue and Laurel Street.

Alexander died in October 1903 during a train trip to Hot Springs, Arkansas, where he hoped to find relief from paralysis caused by a series of strokes. His body was returned to Fort Collins for burial at Grandview Cemetery, and on 4 November 1903 a lengthy obituary appeared on page one of the *Fort Collins Weekly Courier*. Emma continued to live in the large house at College and Laurel, taking in boarders until she sold it in 1919 to confectioner Harry Dimmitt (he turned it into a fraternity house and it was later demolished). She then moved with two of her daughters into a house at 3136 Perry Street in north Denver, followed by another house at 2909 Quitman Street. Emma died in 1927 and was buried next to her husband.

In February 1905, the former Barry farm was transferred to the Denver-based Great Western Sugar Company, which had acquired the Fort Collins Sugar Company and its new factory. During this period, the company seems to have rented the farmhouse to tenants and the land was likely used to grow sugar beets. The only one of these tenants that is currently known was the family of Leroy Middleton. During the early years of the new century, Fort Collins residents continued to hold picnics and Fourth of July events in what was still referred to as Barry's Grove. The Great Western Sugar Company held onto the Barry farm for more than twenty years.

In December 1927, the firm sold three adjoining parcels in Sections 1 and 12, totaling just over 207 acres, to Francis and Catherine Barry. This included the farmstead at 232 East Vine Drive along with the surrounding crop fields. Born in Fort Collins in 1902, Francis Alexander Barry was the son of Robert Barry,

## **Architectural Inventory Form**

(Page 10 of 25)

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whose parents were Alexander and Emma. Francis grew up near the small town of Snyder outside of Brush, Colorado, where his father worked as the manager of a realty company. Robert died in 1912 and two years later his wife Emily married farmer and Fort Collins native Earl D. Miner, who appears to have adopted her two children, Emily Lucile and Francis Alexander. The new family settled in the city of Fort Collins. During the early 1920s, Francis attended Colorado Agricultural College, where he joined a fraternity and excelled as an athlete. In 1924, he married Catherine Webster and after purchasing his grandparents' farm they settled into the house at 232 East Vine Drive and farmed there for the next nineteen years.

A US Department of Agriculture aerial photograph of the property dating from 1937 shows that the house was part of an extensive farmstead that extended a distance to the east and even to the north across the irrigation ditches, which were apparently crossed by a bridge. At that time, the surrounding crop fields were still intact, with few of the commercial intrusions that are found there today. The land south of Vine Drive was occupied by the rail lines, the Coy Ditch and its associated ponds, and a small number of residences.

In July 1946, Francis and Catherine sold the property, at that time consisting of 162 acres, to prominent Fort Collins rancher Samuel F. Webster. Born in Cass County, Missouri in 1871, Samuel moved west to Larimer County four years later with his family, which homesteaded in the Harmony district. In 1887, he purchased his first farm property and began raising horses, cattle and sheep. Over the years, Samuel expanded his agricultural holdings, invested in town properties, and became a stockholder of the First National Bank. In 1905, he married Margaret "Maggie" Angell and they settled into a home in Fort Collins. Samuel remained active in area agriculture into his later years. By 1940, he was still residing in town and farming. After purchasing the Barry property, it is unlikely that he and Maggie lived in the farmhouse on Vine Drive as they appear to have retained their home at 301 Magnolia Street. Samuel and Maggie are both buried in Grandview Cemetery.

In January 1948, Samuel and Maggie transferred their ownership of the 162-acre property to Jeanette Frances Williams. She appears to have been their daughter, who was in her mid-twenties and may have been going by a married name at that time. By 1950, aerial photography shows that the farm was being encroached upon by commercial development along North College Avenue. This was also starting to head east along Vine Drive. In March 1957, Jeanette transferred the farm back to her parents along with Howard W. Rogers, a local railroad clerk, through a quit claim deed. The partners held onto the property for under two years before selling it in November 1958 to Henry and Lydia Schlagel, and it remained in the Schlagel family through at least the 1980s.



## **Architectural Inventory Form**

(Page 11 of 25)

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Born in 1909 in Berthoud, Colorado, Henry Schlagel married Wyoming native Lydia Reichert and by 1940 they were farming in Boulder County in the area of Hygiene. They also had a farm north of Loveland, but liquidated their holdings there in the early 1950s. After purchasing the property on Vine Drive in 1958, the Schlagels moved there and appear to have farmed the remaining acreage into the early 1970s. However, the farm had been annexed into the city during the post-WWII era and with development encroaching, the Schlagels transferred the property in March 1981 to their adult sons, Donald, Leonard and Richard. Henry died later that year and Lydia in 2005. They are both buried in Grandview Cemetery. Since the 1970s, the original farm was greatly reduced in size and crop production eventually came to a halt. The farmstead was also largely dismantled, leaving the Barry farmhouse from 1880 and the shed to the northeast within a smaller, fenced area bordered by privacy fencing.

36. Sources of information:

Burial Record, Hector T. Cowan, Grandview Cemetery, Fort Collins, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 25 April 2019.

Burial Record, James W. Hanna, Riverside Cemetery, Denver, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 25 April 2019.

Burial Record, Robert Barry, Grandview Cemetery, Fort Collins, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 1 May 2019.

Burial Records, Alexander and Emma Barry, Grandview Cemetery, Fort Collins, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 26 April 2019.

Burial Records, Henry and Lydia Schlagel, Grandview Cemetery, Fort Collins, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 2 May 2019.

Burial Records, Samuel and Margaret Webster, Grandview Cemetery, Fort Collins, CO. Accessed at [www.findagrave.com](http://www.findagrave.com) on 1 May 2019.

Colorado State Census, Records for Alexander and Emma Barry, 1885 (Larimer County, CO).

Consolidated Lists of Civil War Draft Registrations, State of Ohio, Record for Oliver S. Glenn, August 1863.

Death Record, Francis A. Barry, Riverside, CA, California Death Index, 11 March 1974.

Denver City Directories, Listings for Emma Barry, 1923-1927.

## Architectural Inventory Form

(Page 12 of 25)

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Draft Records, Francis Alexander Barry, Records of the US Selective Service System, 1942.

Draft Records, James W. Hanna, Civil War Draft Registration, 1863-1865.

Fort Collins City Directories, 1902-1973.

### *Fort Collins Courier*

- "Home Matters," 5 June 1879, p. 3.
- "Meeting of Board of Town Trustees," 5 June 1879, p. 3.
- "Home Matters," 29 July 1880, p. 3. (mention of house construction)
- "Representative Pioneers of Larimer County," 2 March 1882, p. 4.
- "Selected News," 29 June 1882, p. 1.
- "Windsor Winnowings," 31 January 1884, p. 8.
- "Meeting of Farmers' Alliance," 22 January 1885, p. 1.
- "Prosperous Grangers," 5 August 1886, p. 5.
- "Alex Barry...", 5 December 1889, p. 1.
- "New Windsor," 22 January 1891, p. 8.
- "City and Country," 22 June 1893, p. 1.
- "A Score of Years Ago," 23 August 1900, p. 2.
- "Real Estate Transfers," 22 November 1900, p. 5.
- "Factory Site is Located," 23 April 1902, p. 1.
- "City and Country," 23 April 1902, p. 8.
- "Title Good to Factory Site," 7 May 1902, p. 1.
- "City and Country," 7 May 1902, p. 8.
- "Money Paid for Factory Site," 14 May 1902, p. 7.
- "Real Estate Transfers," 28 May 1902, p. 4.
- "Bitten by a Rattlesnake," 23 July 1902, p. 6.
- "City and Country," 13 August 1902, p. 3.
- "Real Estate Transfers," 20 August 1902, p. 7.
- "Factory Site Located," 15 October 1902, p. 7.
- "City and Country," 28 January 1903, p. 5.
- "Alex. Barry Dead," 28 October 1903, p. 11.
- "Death Strikes Down Alexander Barry," 4 November 1903, p. 1.
- "Dust to Dust, Ashes to Ashes," 4 November 1903, p. 3.
- "City and Country," 29 May 1907, p. 14.
- "Hector Cowan...", 14 August 1907, p. 15.
- "Happenings of Twenty-Five Years Ago," 18 December 1907, p. 3.
- "Happenings of Twenty-Five Years Ago," 15 April 1908, p. 7.
- "Local and Personal," 2 June 1910, p. 15.
- "Another College Ave. Property Changes Hand," 1 April 1919, p. 8.
- "Locals and Personals," 1 April 1920, p. 4.
- "'Pat' Miner [Francis Barry] Leaves for Pacific Coast," 24 February 1922, p. 5.
- "Personals," 22 June 1923, p. 3.

## **Architectural Inventory Form**

(Page 13 of 25)

---

### ***Fort Collins Express***

**"Alexander Barry," 1 January 1894, p. 22.**

**Fort Collins 7.5' and 15' Topographic Quadrangle Maps, US Geological Survey, 1906-1984.**

**General Index to Pension Files, U.S. Civil War Pensions, Records for Hector T. Cowan, Filed in Colorado, 1892.**

**General Index to Pension Files, U.S. Civil War Pensions, Records for Oliver S. Glenn, Filed in Idaho, 1890 and 1895.**

**General Land Office Records, Patents Issued to Oliver S. Glenn for Lands in Sections 1 and 12 in T7N-R69W, February 1867.**

### **Larimer County Clerk & Recorder's Office**

**Military Land Warrant, Certificate of Location (E½ of the SW¼ and the SW¼ of the SW¼ of Section 1), Larimer County Recorder to Oliver S. Glenn, 28 January 1866 (Book B, Page 14).**

**Deed, Oliver S. Glenn to James W. Hanna, 10 June 1868 (Book B, Page 327).**

**Deed, James W. Hanna to Joseph Mason, 2 July 1870 (Book D, Page 267).**

**Deed, Joseph Mason to Hector T. Cowan, 8 June 1872 (Book E, Page 107).**

**Deed, Hector T. Cowan to J. W. Grant, 3 June 1874 (Book G, Page 160).**

**Deed, John W. Grant to Alexander Barry, 24 July 1875 (Book G, Page 314).**

**Warranty Deed, Alexander Barry to the Fort Collins Sugar Company, 7 May 1902 (Book 168, Page 63).**

**Warranty Deed, Fort Collins Sugar Company to the Fort Collins Sugar Manufacturing Company, 4 December 1902 (Book 173, Page 287).**

**Warranty Deed, Fort Collins Sugar Company to the Great Western Sugar Company of New Jersey, 28 February 1905 (Book 188, Page 338).**

**Warranty Deed, Great Western Sugar Company to F. A. Barry and Catherine Barry, 31 December 1927 (Book 568, Page 445).**

**Warranty Deed, F. A. Barry and Catherine Barry to S. F. Webster, 1 July 1946 (Book 819, Page 271).**

**Warranty Deed, S. F. Webster to Maggie Webster, 2 January 1948 (Book 847, Page 300).**

**Warranty Deed, Maggie Webster to Jeanette Frances Williams, 3 January 1948 (Book 847, Page 310).**

**Warranty Deed, S. F. Webster to Jeanette Frances Williams, 3 January 1948 (Book 847, Page 314).**

**Quit Claim Deed, Jeanette Francis Williams to H. W. Rogers, Samuel F. Webster and Maggie Webster, 15 March 1957 (Book 1040, Page 316).**

**Warranty Deed, H. W. Rogers, Samuel F. Webster and Maggie Webster to Henry and Lydia Schlagel, 3 November 1958 (Book 1081, Page 180).**

## **Architectural Inventory Form**

(Page 14 of 25)

---

**Warranty Deed, Henry P. Schlagel and Lydia Schlagel to Donald E. Schlagel, Leonard L. Schlagel and Richard H. Schlagel, 13 March 1981 (Book 2148, Page 429).**

**Listing for Francis A. Barry, *Silver Spruce*, Colorado State University, 1923.**

***Loveland Leader* (Loveland, CO)  
"Alliance Column," 22 July 1892, p. 5.**

**Map of Fort Collins, Colorado. W. C. Willits, Civil Engineer, Denver, CO, 1894.  
(This map identifies the Alexander Barry farmhouse by name.)**

**Marmor, Jason. Architectural Inventory Form for 232 E. Vine Dr. (5LR1572).  
Completed for the City of Fort Collins, 20 September 2001.**

**Marriage Record, F. A. Barry and Catherine Webster, Larimer County, CO, 24  
September 1924.**

**Real Estate Appraisal Cards for 232 E. Vine Dr. (97013-00-002), Larimer County  
Assessor's Office (1977-2018).**

**Record of Appointments of U.S. Postmasters, Record for James W. Hanna,  
LaPorte, Larimer County, CO, Appointment 24 July 1868.**

**Record of Appointments of U.S. Postmasters, Record for Oliver S. Glenn,  
LaPorte, Larimer County, CO, Appointment 26 March 1867.**

**Record of Appointments of U.S. Postmasters, Record for Oliver S. Glenn,  
Alturas County, ID, Appointment 1887.**

**Returns from U.S. Military Posts, Record for Oliver S. Glenn, Fort Laramie,  
Dakota Territory, September 1864.**

**Simmons, R. L. and T. H. Architectural Inventory Form for 232 E. Vine Dr.  
(5LR1572). Completed by Front Range Research Associates, June 1992.**

**"Snyder News," *Morgan County Republican*, 28 July 1916, p. 1.**

**United States Civil War Soldiers, Record for First Lieutenant Oliver S. Glenn,  
Company D, 11<sup>th</sup> Regiment, Ohio Cavalry.**

**United States Civil War Soldiers Records and Profiles, Official Roster of the  
Soldiers of the State of Ohio, Enlistment Record for Oliver S. Glenn, 20 May  
1861.**

## **Architectural Inventory Form**

(Page 15 of 25)

---

**United States Department of Agriculture, Aerial Photographs, Fort Collins, CO. Photo #47-08, 21 July 1937; Photo #AIL-1G-191, 11 June 1950; Photo #AIL-6R-28, 21 August 1956; Photo #AIL-1KK-177, 27 July 1969.**

**United States Federal Census, Records for Alexander and Emma Barry, 1870 (Venango County, PA); 1880-1900 (Larimer County, CO); 1910 (Fort Collins, CO); 1920 (Denver, CO).**

**United States Federal Census, Records for Francis A. and Catherine Barry, 1910 (Snyder, Morgan County, CO); 1920 (Fort Collins, CO); 1930-1940 (Larimer County, CO).**

**United States Federal Census, Records for Hector T. Cowan, 1900 (Stratton Park, Larimer County, CO); 1910-1920 (Fort Collins, CO).**

**United States Federal Census, Records for Henry and Lydia Schlagel, 1940 (Hygiene, Boulder County, CO).**

**United States Federal Census, Records for Howard W. Rogers, 1930 (Fort Collins, CO).**

**United States Federal Census, Records for James W. Hanna, 1860 (Cadiz, OH); 1870 (Cache la Poudre District, CO); 1880-1910 (Denver, CO).**

**United States Federal Census, Records for John W. Grant, 1870 (Eagle Point Township, Ogle County, IL).**

**United States Federal Census, Records for Oliver S. Glenn, 1860 (Liberty, OH); 1880 (Alturas County, ID).**

**United States Federal Census, Records for Samuel and Margaret Webster, 1900-1940 (Fort Collins, CO).**

**Vollnogle, Leslie. "Title Search for 232 E. Vine." Student Project Report for History 610A, Colorado State University, 3 March 1991. Located in the Archives of the Fort Collins Museum of Discovery.**

**"Warnock Sales Dates: Farm Sale," *Greeley Tribune*, 12 December 1952, p. 21.**

**Watrous, Ansel. *History of Larimer County, Colorado*. Fort Collins, CO: The Courier Printing and Publishing Company, 1911.**



## **Architectural Inventory Form**

(Page 16 of 25)

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### **VI. Significance**

37. Local landmark designation: **None**

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

**X** Does not meet any of the above National Register criteria

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Ch. 14, Sec. 14-22)

- X** A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- X** B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- X** C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguishable group of resources
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

Does not meet any of the above Fort Collins designation criteria

## Architectural Inventory Form

(Page 17 of 25)

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39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance:      National      **No**      State      **No**      Local      **No**
42. Statement of significance: **Based upon the research and fieldwork completed for this project, the following determinations were made regarding the property's integrity and eligibility for the National Register of Historic Places.**

According to the site form completed for this property in 2001, it was associated with the Inverness Stock Farm, which occupied 360 acres of land in the countryside north of the city along the east side of College Avenue. However, there are substantial problems with the information and analysis presented in the document. Founded by Jesse Harris in 1880, the Inverness Stock Farm was located farther to the north, with its extensive farmstead near today's intersection of College Avenue and Conifer Street. In 1893, Inverness Farm was sold to Charles Evans and the 2001 site form reported that he had the house at 232 East Vine Drive erected later that decade.

However, archival records, including a full title search, show that the property on Vine Drive had nothing to do with the Inverness Stock Farm. This mistaken history appears to have resulted from the fact that title research was not completed to establish a chain of ownership that would have served as the basis for subsequent research, writing and analysis. Little is left of the Inverness Stock Farm today and that property has been largely redeveloped. No archival evidence of any kind was found during the course of this project to connect the Barry farm and its history with that of the completely independent Inverness Stock Farm. Instead, substantial records provide support for the site history presented above.

Because of the loss of integrity that has occurred on the Barry Farm, detailed below in Section 43, this property is not eligible for the NRHP under any of the criteria. This is largely due to its almost complete loss of the aspect of setting and its diminished aspect of association in relation to area agriculture.

Analysis of Fort Collins Significance: In Fort Collins, a property may be eligible for local landmark designation despite alterations that could make it ineligible under the guidelines of the more stringent State Register and National Register of Historic Places. Although the house at 232 E. Vine Dr. exhibits a good level of architectural integrity, the shop building has been altered in recent years with substantial changes to its doors and windows (the roof has also been finished with modern metal panels). In addition, substantial non-historic changes have occurred on the grounds of the farmstead and in the surrounding area. These

## **Architectural Inventory Form**

(Page 18 of 25)

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changes resulted in the loss of approximately half of the farmstead and its historic features, along with development and urbanization of the surrounding agricultural district. Consequently, the house retains its integrity but its surroundings do not. Despite these facts, the property still appears to be eligible for local landmark designation, primarily due to the early date and rarity of the resource along with its association with area agriculture and pioneers Alexander and Emma Barry.

Alexander and Emma arrived in the area in 1871 and four years later purchased agricultural land just north of the city and the Cache la Poudre River. This included the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 1, where the property at 232 East Vine Drive is located. The Barrys erected a masonry house on the site in 1880 and farmed there until 1902, when they sold it to the Fort Collins Sugar Company. Today the farmhouse is a rare survivor from the area's settlement era and should be recognized for that fact alone.

Based upon the fieldwork and research completed, the property is determined to be eligible for landmark designation under the Fort Collins Municipal Code in relation to three of the four possible criteria. Under Criterion A: Events, it is associated with the settlement of Fort Collins during the 1870s and 1880s as an agricultural community and market center. Under Criterion B: Persons/Groups, it is associated with the lives of prominent pioneers Alexander and Emma Barry. Under Criterion C: Design/Construction, the house is both a good and rare example of Late Victorian architecture dating from 1880 and is one of the oldest farmhouses still standing in the Fort Collins area, particularly in close proximity to the core historic area of the city.

43. Assessment of historic physical integrity related to significance: **This property was developed in 1880 with the farmhouse that remains there today. A number of changes have taken place there since that time, both to the individual buildings and their surroundings. The following text provides analysis in light of the seven aspects of integrity.**

**Location:** The historic farmhouse and shop on this property are likely to be in their original locations. Consequently, the site retains a high degree of the aspect of location.

**Setting:** The setting for the property has changed dramatically within the past fifty years as this former agricultural district just outside the city has evolved into an urban environment. Few elements of its agricultural heritage survive to the present day and these are limited to the property itself along with the adjacent Lake Canal and Josh Ames Ditch. The site was once part of a farmstead that extended from the farmhouse for a distance to the east and even across the ditches to the north. The farmstead was still intact fifty years ago.

## **Architectural Inventory Form**

(Page 19 of 25)

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However, the historic property has been diminished by the demolition of many of its historic features over the past five decades, leaving the house and shed as the only remaining buildings. Due to these changes, the property's aspect of setting has been negatively impacted.

**Design:** The farmhouse exhibits many aspects of its original design and historic expansion prior to fifty years ago. The taller front area of the building is clearly the original home and this retains many of its original design features. The rear additions appear to be well over fifty years old. Exactly when the house was stuccoed is unknown, so it is unclear if this is a historic or non-historic alteration. All that is known is that it was stuccoed by the mid-1980s. If a photo of the house from prior to that time could be located, it would assist in determining conclusively whether any substantial non-historic design changes have occurred. Despite the lack of an answer to this question, it appears that the house retains a reasonably good degree of the aspect of design. The shop building has been altered in recent years with changes to its doors and windows, resulting in a diminished degree of integrity.

**Materials:** Due to the lack of historic photographs, it is not currently possible to determine whether the building's brick walls were originally exposed and when they were stuccoed. Despite this lingering question, the building retains its historic masonry construction, along with its windows and entries (the doors have been replaced), roofline and chimneys, and its historic additions. It consequently exhibits a reasonably good level of integrity in relation to the aspect of materials. The shop building retains its overall shape and wood siding, but most of the doors and windows have been replaced or changed. Its level of integrity of materials is diminished.

**Workmanship:** Evidence of period workmanship on the house is apparent and this aspect of integrity seems to be reasonably good. Due to recent alterations, workmanship on the shop building is not as complete as with the house.

**Feeling:** The feeling of the farmhouse at the present time is that of a historic home and this aspect of integrity is intact. It continues to convey much information about its age, style and use. Despite the changes that have occurred in recent years, the shop building also retains a moderate degree of the aspect of feeling as it still appears historic.

**Association:** The property continues to retain enough integrity to express its association with its original and historic owners and occupants, along with the significance they may have brought to the site. Its association with area agriculture is much less evident due to extensive changes to the setting, both within and beyond the site.

## **Architectural Inventory Form**

(Page 20 of 25)

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**In light of the analysis presented above, this property exhibits a mixed degree of integrity. The house is reasonably intact, yet the shop has been diminished. The farmstead has been reduced in size and many of its historic features demolished over the past fifty years. Historically associated with area agriculture, the property is no longer in an agricultural setting. For these reasons, this property fails to rise to a level of individual eligibility for the National Register of Historic Places. At the same time, it is still eligible for local landmark designation as an important part of Fort Collins settlement history.**

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### **VII. National Register Eligibility Assessment**

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

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

**Discuss: This property is not associated with an adequate concentration of historically and architecturally significant properties that are contiguous to one another and might allow for the creation of a National Register or local landmark district.**

If there is National Register district potential, is this building contributing: **N/A**

46. If the building is in an existing National Register district, is it contributing: **N/A**

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### **VIII. Recording Information**

47. Photograph numbers: **232 E. Vine Dr. (#6611-6627)**

Negatives filed at: **Tatanka Historical Associates, Inc.  
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Documentation of the Property at 232 E. Vine Dr., Fort Collins, Colorado**

49. Date(s): **2 May 2019**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 221-1095**

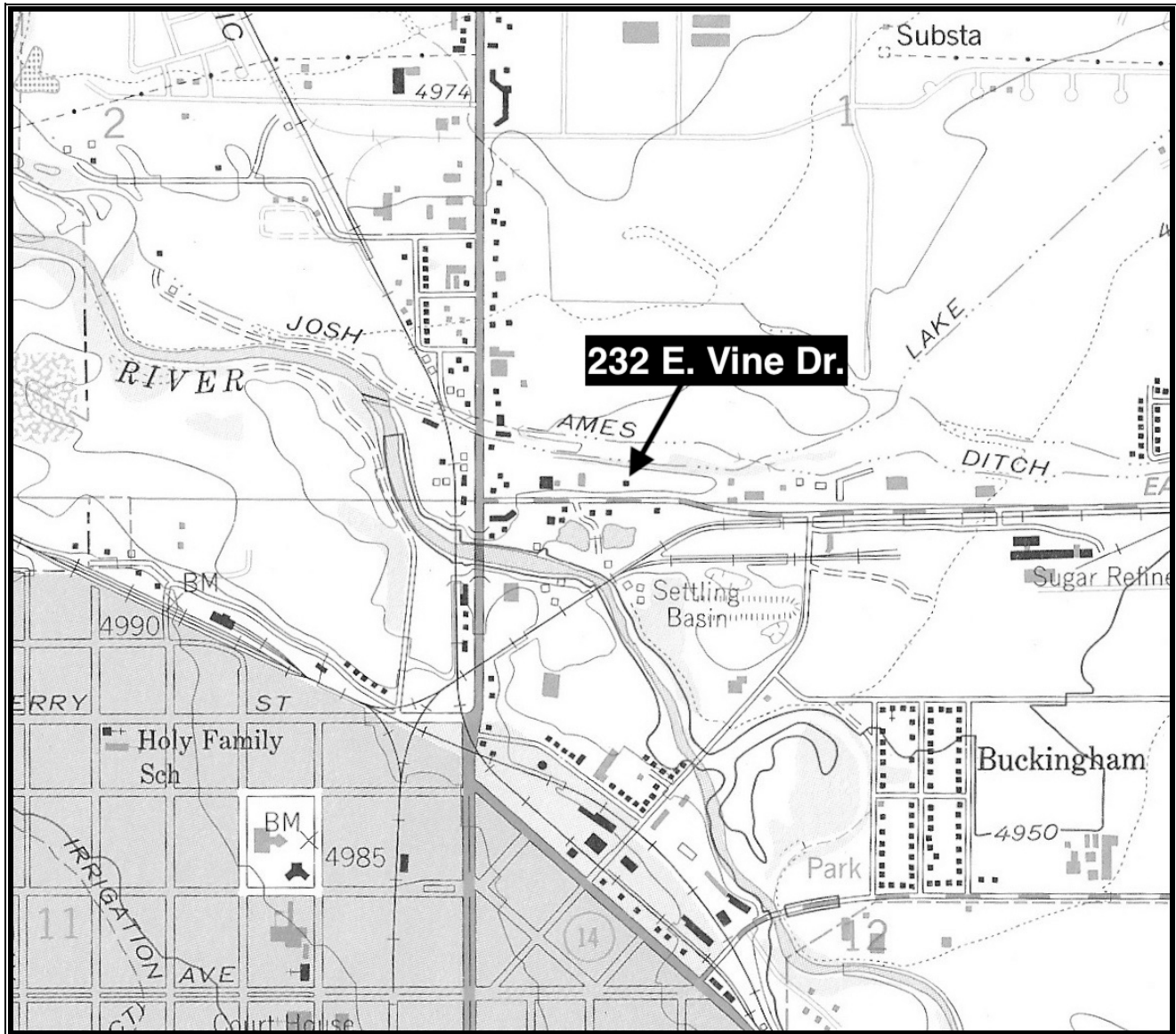
Resource Number: **5LR1572**

Address: **232 E. Vine Dr., Fort Collins, CO**

## Architectural Inventory Form

(Page 21 of 25)

### Site Location Map



**USGS Fort Collins 7.5' Topographic Quadrangle Map  
1969 (revised 1984)**



## Architectural Inventory Form

(Page 22 of 25)

### Aerial Image



Base Map: Google Earth, 2018

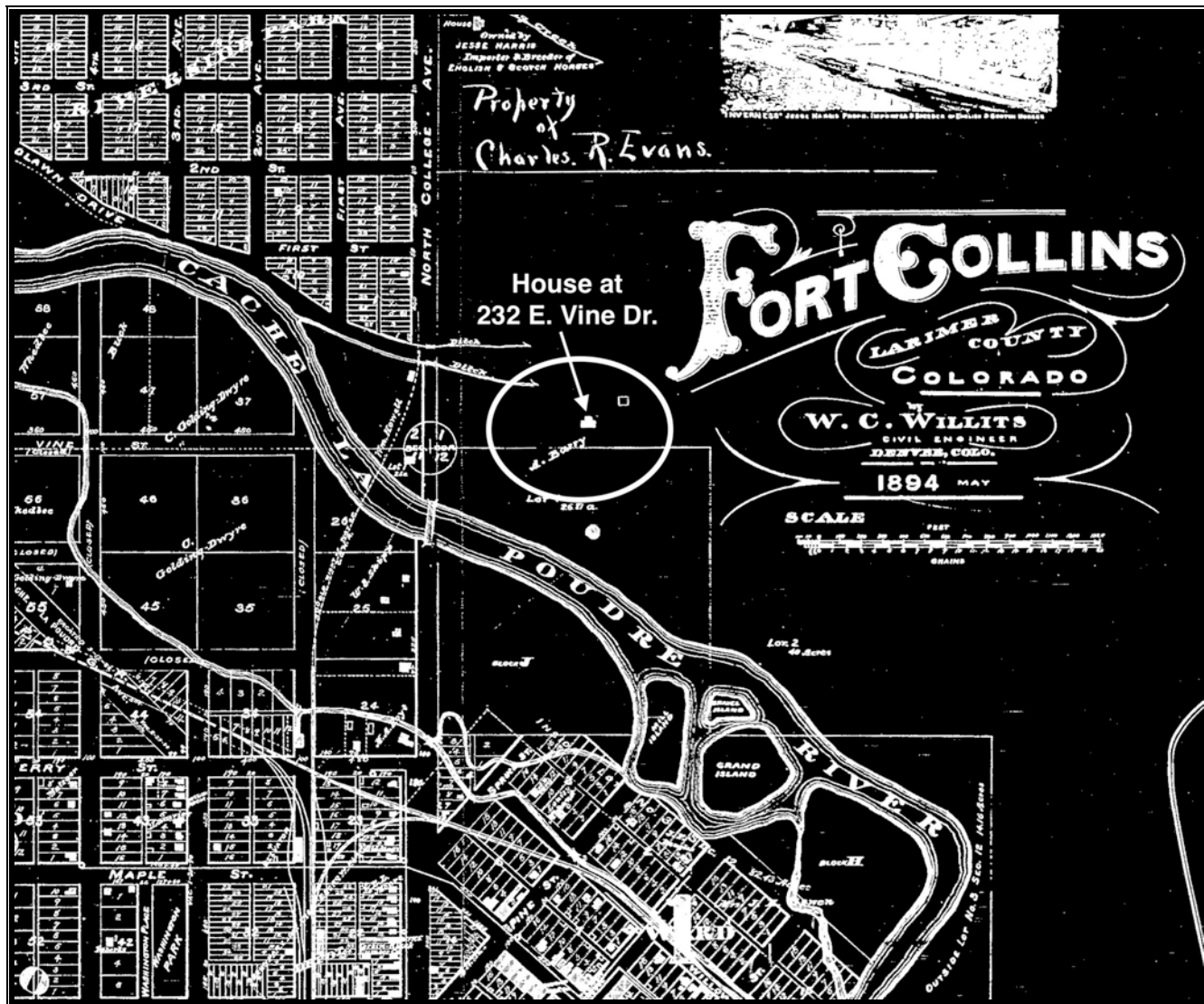
Resource Number: 5LR1572

Address: 232 E. Vine Dr., Fort Collins, CO

## Architectural Inventory Form

(Page 23 of 25)

### Willits Map of Fort Collins, 1894 House Shown Under the Name A. Barry (Note that Vine Dr. did not exist at that time.)





Resource Number: **5LR1572**

Address: **232 E. Vine Dr., Fort Collins, CO**

## **Architectural Inventory Form**

(Page 24 of 25)

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### **Current Photographs**



**View of the House at 232 E. Vine Dr.  
View to the Northwest**



**View of the House at 232 E. Vine Dr.  
View to the Southeast**

Resource Number: **5LR1572**

Address: **232 E. Vine Dr., Fort Collins, CO**

## **Architectural Inventory Form**

(Page 25 of 25)

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### **Current Photographs**



**View of the Shop Building  
View to the North**