

# COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

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

## I. IDENTIFICATION

- |    |                         |   |                   |
|----|-------------------------|---|-------------------|
| 1. | Resource number:        | <b>5LR.7736</b>   | Parcel number(s): |
| 2. | Temporary resource no.: | <b>N/A</b>  | <b>9711328002</b> |
| 3. | County:                 | <b>Larimer</b>  |                   |
| 4. | City:                   | <b>Fort Collins</b>   |                   |
| 5. | Historic building name: | <b>A. J. HOOD PROPERTY; THOMPSON PROPERTY</b>                                       |                   |
| 6. | Current building name:  | <b>CANNON PROPERTY</b>  |                   |
| 7. | Building address:       | <b>323 S LOOMIS AVE</b>   |                   |
| 8. | Owner name and address: | <b>CANNON DONALD W/JOANN M<br/>323 S LOOMIS AVE<br/>FORT COLLINS, CO 80521-2542</b> |                   |



National Register eligibility assessment: **Not individually eligible; contributing to historic district**

State Register eligibility assessment: **Individually eligible**

Fort Collins Landmark eligibility assessment: **Individually eligible**

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**II. GEOGRAPHIC INFORMATION**

9. PLSS information: **SW¼ S11 T7N R69W Sixth Principal Meridian**
10. Location Coordinates:  
Lat: **40.583292837099997** Long: **-105.088445028** WGS 84
11. USGS quad name: **Fort Collins**  
**NAD 83 WGS84** Map scale: **7.5**
12. Lot(s): **S 20 Ft of Lot 12 & N 30 Ft of Lot 13** Block: **278**  
Addition: **Loomis Addition** Year of Addition: **1887**
13. Boundary Description and Justification: **The boundary of the property is the legally defined parcel, which encompasses .22 acres.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Cross-plan**
15. Dimensions in feet: **Main living space: 14.5 x 15; 12.5 x 15; 37.5 x 26.5; enclosed back porch: 19.5 x 5.5; north and south front porches: 12.5 x 7 each**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood**
18. Roof configuration: **Gable-on-hip**
19. Primary external roof material: **Composition Roof**
20. Special features: **Cross-plan house with three projecting gables with flared eaves; custom moldings including architrave window and door hoods; decorative front gable with half-timbering motif; sandstone foundation; original windows.**
21. General architectural description: **Located on the west side of South Loomis Avenue near the intersection with West Magnolia Street, the house at 323 S. Loomis is a single-story dwelling resting on a sandstone foundation consisting of rock-faced ashlar blocks laid in regular courses. The east-facing house has a roughly cross-shaped footprint with a gable-on-hip roof. The roof is sheathed with composition roofing and has wide overhanging flared eaves. Gables project from the main hipped roof on the east, south, and west elevations. The gables on the south and west elevations feature cornice returns and staggered rectangular wood shingles in the gable ends, while the gable end on the east façade features a decorative motif of painted boards reminiscent of half-timbering. A brick chimney projects from the ridge of the east projecting gable, and a second brick chimney extends from the west slope of the hipped roof. Exterior walls are sheathed with horizontal wood clapboard siding with cornerboards and frieze boards. Windows and doors have architrave molding with narrow slipsills. Windows are all original wood and windows on the south, west, and north elevations have aluminum storm windows.**

The east façade is dominated by the central projecting gable, whose north and south roof slopes extend out to cover a pair of bilaterally symmetrical front porches. Each porch has four steps leading to a concrete deck with iron railings along the steps and the outside perimeter of the porch. Each porch is supported by three wood Tuscan columns. The façade has three doors, two on the south porch and one on the north porch. The primary front door faces east on the south porch, and is paneled wood with no lights. The second door on the south porch faces south and has 15 lights. The north porch has one 15-light wood door facing east, and a horizontal window composed of a large stationary window with frosted glass flanked by smaller stained-glass casement windows. A large window consisting of a central double-hung window with a smaller upper light flanked by narrow 1-over-1 double-hung windows is centered in the central bay of the façade, and a small stationary window with diamond-shaped lights and scrolled trim below the sill is in the gable end.

The north elevation features three 1-over-1 double-hung windows, two located on the north wall of the central hipped-roof portion of the house and the third located on the north wall of the gabled section that

projects to the west. The south elevation projects from the central portion of the house. There is one double-hung window under the south-facing gable and a second matching window as well as a three-light basement window on the west elevation of the projection. An enclosed porch occupies the area on the south elevation where the south and west projections meet. The porch is covered by the extended eave of the south slope of the west gable. The walls of the porch are sheathed with wider clapboards than the rest of the house. The west elevation of the porch has a wood door with 15 lights behind a metal storm door, accessed by 4 steps, and a picture window. Centered under the gable on the west (rear) elevation is a three-part window consisting of a central 6-light stationary window flanked by 4-light casement windows, all sheltered by a metal awning.

22. Architectural style/building type: **Folk Victorian/Queen Anne Cottage**
23. Landscaping or special setting features: **The back yard is fenced in by non-historic cedar picket fencing. A carport built c. 1990 and parking area are to the west of this fence along the alley, at the northwest corner of the property.**
24. Associated buildings, features, or objects: **None. The current owner demolished a stable in the early 1960s.**

#### IV. ARCHITECTURAL HISTORY

- |                                       |   |                  |
|---------------------------------------|---|------------------|
| 25. Date of Construction: <b>1905</b> | Estimated:  | Actual: <b>X</b> |
| Source of information:                | <b>Building Records, <u>Fort Collins Weekly Courier</u>, 12/27/1905</b> |                  |
| 26. Architect:                        | <b>Unknown</b>  |                  |
| Source of information:                | <b>N/A</b>  |                  |
| 27. Builder/Contractor:               | <b>W.T. Dimick</b>  |                  |
| Source of information:                | <b>Building Records, <u>Fort Collins Weekly Courier</u>, 12/27/1905</b> |                  |
| 28. Original owner:                   | <b>A.J. Hood</b>  |                  |
| Source of information:                | <b>1906 Fort Collins City Directory</b>                                 |                  |
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**A \$2500 five-room frame cottage for A.J. Hood was constructed by W. T. Dimick in 1905 (Fort Collins Weekly Courier, 12/27/1905). Hood was a carpenter who constructed houses throughout Fort Collins during this time period, so it is possible that he constructed the house with Dimick, and Dimick was the one who took out the permit. Hood was probably responsible for the decorative wood design in the front gable end. There are no building permit records for the house from 1905 to the present, except for a 2011 permit for re-roofing. The property appears in the 1925 and 1943 Sanborn maps without a back porch, but the porch does appear on the 1948 tax assessor record. The Cannons (current owners) enclosed the 5.5' x 19.5' screened back porch c. 1970. JoAnn Cannon replaced the original 10-light glass door on the south front porch with a more secure 6-panel wood door in 2012, and in 2013 installed wrought iron railings on the two front porches.**
30. Original Location: **Yes** Date of move(s): **N/A**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Single Dwelling**  
32. Intermediate use(s): **Single Dwelling**  
33. Current use(s): **Single Dwelling**  
34. Site Type(s): **Single dwelling in residential neighborhood**

35. Historical background: W.T. Dimick took out the permit to build this house for A. J. Hood in 1905, and A.J. and Maggie Hood are listed at this address in the 1906 city directory. A. J. Hood, a carpenter, lived in several locations in the Loomis Addition, where he built many houses. In 1908 he is listed at 822 W. Mountain, possibly indicating that he owned the property only long enough to complete the house and start his next project, a fairly common practice among early-20<sup>th</sup>-century builders in the Loomis Addition. Residents after the Hoods were farmer J.N. and Fannie Harris in 1907; Rozetta Sarchet, mother of prominent attorney, Fancher Sarchet, in 1908; and T.T. Warren in 1909-1910. William and Mary Thompson owned the house from 1913 to 1960, and D.W. and JoAnn M. Cannon from 1960 to the present. William Thompson was the foreman for the Great Western Sugar Company and Mary was a clerk at J.M. McDonald Company. D.W. Cannon owned the Domestic Refrigeration and Appliance Service and JoAnn was an employee of the Poudre School District, retiring in 2010 after 31 years. The Cannons purchased the home directly from the Thompsons in 1960. They paid \$9,250 for the house, which included some furniture.

36. Sources of information:

Cannon, JoAnn, written interview, September, 2016;  
Fort Collins City Directories;  
Fort Collins History Connection Website, <http://history.poudrelibraries.org/>;  
Humstone, et al: Loomis Addition Historic Context, 2015;  
Larimer County Assessor Records;  
Sanborn Fire Insurance Map 1925-1943

**VI. SIGNIFICANCE**

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

Designating authority: **N/A**

38. Applicable National Register Criteria:

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

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

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

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

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. Applicable Colorado State Register of Historic Properties Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

✓ C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

- D. The geographic importance of the property;
- E. The possibility of important discoveries related to prehistory or history.

Does not meet any of the above State Register criteria

38B. Applicable Fort Collins Landmark Standards:

- ✓ A. Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation;
  - B. 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;
  - ✓ C. 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 is part of a recognizable and distinguishable group of properties.
  - D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Does not meet any of the above City of Fort Collins Landmark standards.

39. Area(s) of significance: **Architecture; Community Development (local)**

40. Period of significance: **1905-1967**

41. Level of significance: **Local and state**

42. Statement of significance: **The house at 323 S Loomis Avenue is locally significant under criteria A and C of the Fort Collins Local Landmark Standards. The property satisfies Criterion A for designation as a local landmark because it represents the development of the Loomis Addition, one of the first additions to the original town plat, during the early 20<sup>th</sup> century, a period of growth for the Loomis Addition and Fort Collins due to the construction of a sugar beet factory and other industries. William Thompson, who lived at the house for almost five decades, served as the foreman for the Great Western Sugar Company. The property is not eligible for individual listing on the National Register of Historic Places or the Colorado State Register of Historic Properties under Criterion A, because the trend was highly localized to Fort Collins. The property also satisfies Criterion C at the local and state level as a unique example of an early 20<sup>th</sup> century small, middle-class home. The design of the house is very unusual, with the two porches on the façade of the house making it look like a duplex, although it was designed to be a single-family dwelling. Although the half-timbering is reminiscent of the Tudor Revival style, the house is actually more closely aligned with the Queen Anne Cottage style, with its decorative shingles, classical elements, and simplified, one-story design. The house features unusual craftsmanship in the gable decorations, wide, flared eaves and window and door moldings. This can likely be attributed to the original owner, carpenter A.J. Hood.**
43. Assessment of historic physical integrity related to significance: **This property retains all seven aspects of integrity. The houses surrounding it are of the same time period preserving integrity of setting, and the house itself has not been moved from its original location. The house retains integrity of design, workmanship, and materials. The original wood windows and historic narrow clapboards have been retained. The removable wrought iron railings added to the front porch for safety purposes and the replacement front door does not significantly detract from integrity of design. The small back porch that the current owner enclosed is at the back of the house and is not visible from the street. Because the house has its original materials and its design has not been significantly altered, the property retains integrity of association and feeling.**

**VII. ELIGIBILITY ASSESSMENT**

44. National Register eligibility assessment: **Not individually eligible; contributing to historic district**

State Register eligibility assessment: **Individually eligible**

Local Landmark eligibility assessment: [specify individually eligible or contributing] **Individually eligible**

45. Is there historic district potential? **Yes**

Discuss: **The Loomis Addition is significant as one of the earliest residential subdivisions in Fort Collins, and as representative of late 19<sup>th</sup> to early 20<sup>th</sup> century residential architecture. The 15-block addition retains good integrity overall and is a potential National Register or State Register Historic District. Approximately 75% of the 311 properties in the Loomis Addition qualify as individually eligible or contributing to a historic district.**

**The five blocks of N. and S. Loomis in the Loomis Addition retain the feeling and association of the late 19<sup>th</sup> to early 20<sup>th</sup> century period. There is a great potential for a smaller historic district and this property would be contributing to a national, state, or local landmark historic district.**

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

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

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **loomis323.06.rm; loomis323.01.mh; loomis323.13.rm; loomis323.25.rm; loomis323.18.rm; loomis323.01.rm; loomis323.22.rm; loomis323.24.rm; loomis323.23.rm; loomis323.26.rm; loomis323.27.rm; loomis323.33.rm; loomis323.35.rm; loomis323.36.rm; loomis323.29.rm; loomis323.16.rm; loomis323.15.rm; loomis323.19.rm; loomis323.10.rm; loomis323.04.rm; loomis323.48.ta; loomis323.67.ta. All photographs by Rheba Massey except as noted. CD filed at City of Fort Collins Historic Preservation Office.**

48. Report title: **Loomis Addition Historic Resource Survey**

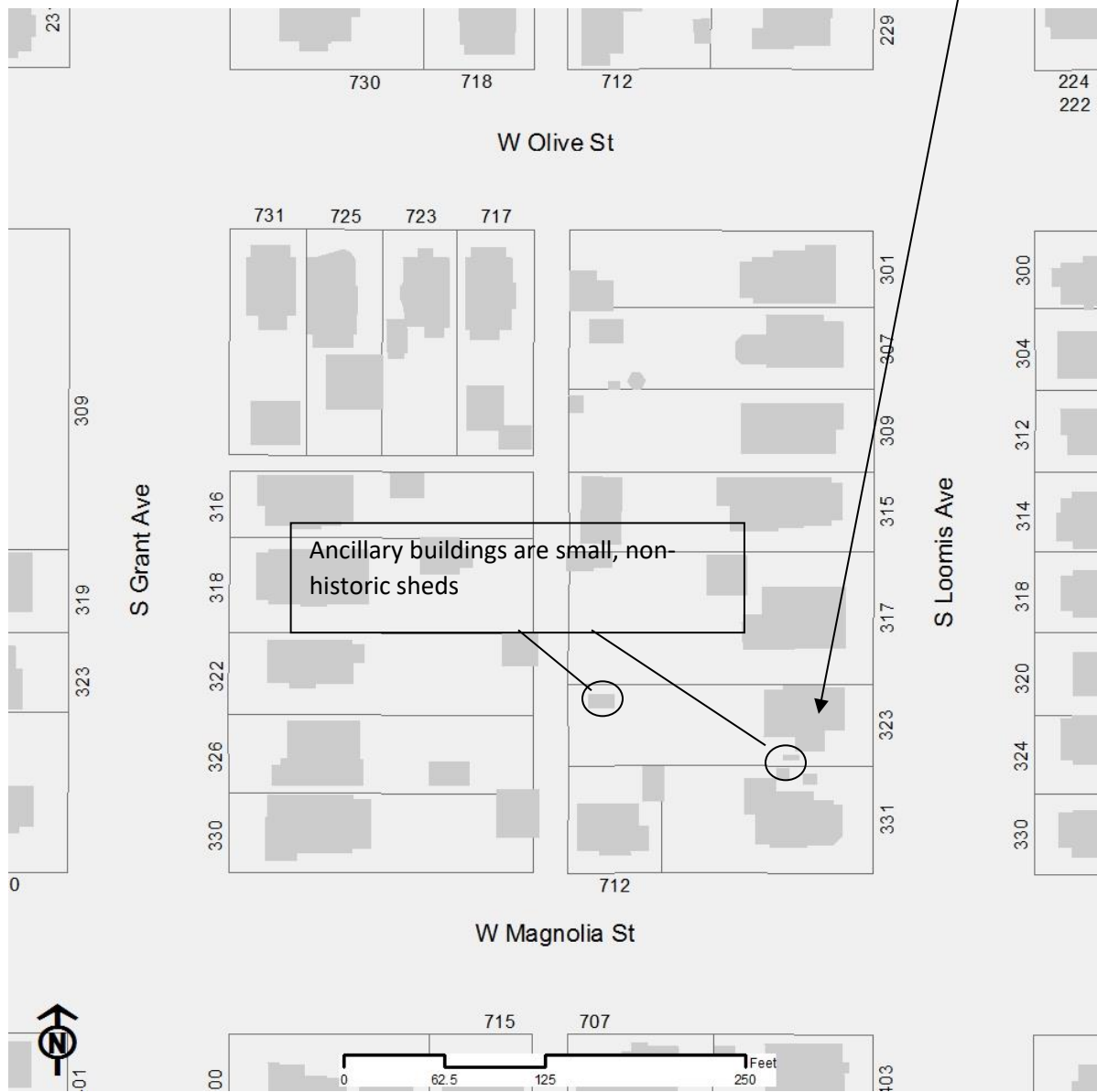
49. Date(s): **Rheba Massey**

50. Recorder(s): **October 2016**

51. Organization: **Humstone Consulting**

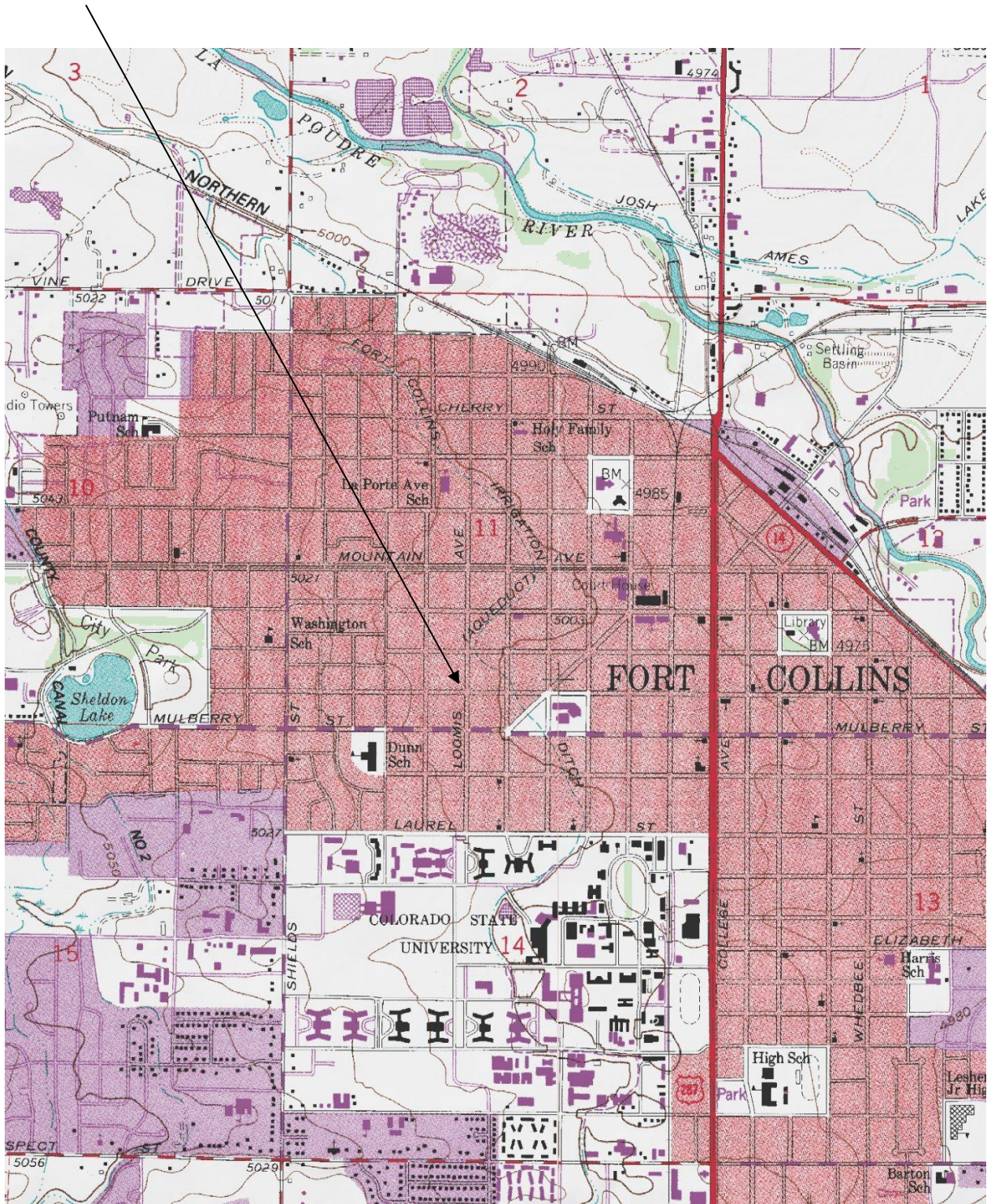
52. Address: **4420 Bingham Hill Rd, Fort Collins, CO 80521**

53. Phone number(s): **970 420-5275**

**Sketch Map**



## Location Map





## Photographs



Figure 1: East façade and south elevation



Figure 2: East façade and north elevation





Figure 3: East façade, detail of window and gable end



Figure 4: South front porch





Figure 5: South elevation



Figure 6: South elevation

**Humstone Consulting**  
4420 Bingham Hill Rd, Fort Collins, CO 80521



Figure 7: South elevation, gable end



Figure 8: South elevation showing enclosed porch and west elevation of projecting south gabled section





Figure 9: West elevation; enclosed rear porch on right





Figure 10: Roof, west elevation



Figure 11: North end of façade, and north elevation





Figure 12: West (rear) end of north elevation



Figure 13: 1948 tax assessor record





Figure 14: 1967 tax assessor photograph