

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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



FIELD EVALUATION OF FORT COLLINS LANDMARK ELIGIBILITY

- ☒ Individually Eligible ☒ Contributing to District ☐ Not Eligible
☐ Likely Eligible for State/National Register

General Recommendations:

I. IDENTIFICATION

1. Resource number: **5LR.8026**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Samuel E. Moore House; Jessie R. Moore House**
6. Current building name: **None**

7. Building address: **528 West Mountain Avenue, Fort Collins, Colorado 80521**
8. Owner name and address: **Jason and Misha Green**
5820 Fossil Creek Parkway
For Collins, CO 80525-7114
-

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **7N** Range **69W**
SW ¼ of SW ¼ of NE ¼ of section 11
10. UTM reference
Zone **13**; **4492952** m E; **492743** m N
11. USGS quad name: **Fort Collins, CO**
Year: **1960**; Photorevised **1984** Map scale: **X 7.5'** 15'
12. Lot(s): **West 90 feet of Lot 10**
Block: **61**
Plat: **Original Fort Collins town plat** Platted: **1874**
Parcel Number: **97114-09-022**
13. Boundary Description and Justification: **The site boundary corresponds to the recorded legal description/parcel limits of Larimer County Parcel No. 97114-09-022, which consists of the west 90 feet of Lot 10 in Block 61 of the original Fort Collins town plat. The rectangular lot is 90 feet wide and 115 feet deep, encompassing 10,350 ft² (0.24 acre) of land. The parcel is bounded on the south by the sidewalk paralleling West Mountain Avenue; on the west by the sidewalk paralleling North Whitcomb Street; on the east by 524 West Mountain Avenue (Parcel No. 97114-09-024); and on the north by 110 North Whitcomb Street (Parcel No. 97114-09-021). The subject parcel contains the single-family dwelling at 528 West Mountain Avenue as well as an associated two-car wood frame detached garage, a small sheet-metal clad storage shed, and what appears to be a long unused cylindrical concrete cistern, as well the surrounding yards and landscaping. The site boundary encompasses the area associated with its historic residential use beginning in 1885.**
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III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: **House:** Length: **36 ft.** x Width: **41 ft.**
Garage : Length: **Approximately 26 ft.** x Width: **20 ft.**
16. Number of stories: **1.0**
17. Primary external wall material(s): **Wood-horizontal clapboard siding**
18. Roof configuration: **Gabled - Intersecting gables**
19. Primary external roof material: **Composition shingles**
20. Special features: **Porch, canted bay window**
21. General architectural description: **(Note: Please refer to the attached captioned photographs). The primary architectural feature on this parcel is a one-story, wood frame, Folk Victorian-style single-family dwelling that lacks a basement and rests on a concrete foundation. It encompasses 1,258 ft² of living space. The original portion of the clapboard-clad building consists of two perpendicular wings forming an T-shaped footprint, and the house is covered with a moderately-pitched intersecting gable roof. A shed-roofed open front porch extends across the**

façade from the junction of the two wings. The building's fenestration consists primarily of tall, narrow double-hung windows commonly found on houses erected in the late nineteenth century. All of the windows and doors placed on the original portion of the house – all but the full-width, shed-roofed rear porch, built in 1919 - have wide painted wood surrounds with decorative crowns typical of late 19th Century domestic architecture. Having been built later (1919), the full-width, shed-roofed rear addition is fenestrated differently with three windows, each a different size and type, including a small, fixed Craftsman-type window containing three narrow, vertically-oriented panes separated by thin muntins.

The façade is composed of the prominent projecting, front-gabled west wing, to the right of which are the recessed side-gabled wing and attached full-width open front porch. The long front porch is covered by a shed extension of the side gabled roof, that is supported by plain, painted, squared wooden posts. A low wooden closed rail partially encloses the porch.

The front-gabled portion of the façade, to the left (west) of the open front porch, has a moderately-pitched roof with a distinctive wooden triangular decorative element placed at the gable's apex. A wide and tall canted bay window on the gabled portion of the façade is perhaps the dwelling's most visually impressive element. The bay window is equipped with tall, narrow 1-over-1 double-hung wood frame windows framed by decorative wood moldings with recessed rectangular panels and paired decorative brackets placed beneath its crown.

The front porch has a wooden deck (now temporarily covered by plywood), and the original porch ceiling material (probably beadboard) has been replaced by what appears to be narrow synthetic tongue-in-groove siding material attached to exposed rafters. The porch is partially enclosed by a low closed rail consisting of solid stretches of painted vertical wooden slats (not balusters) with top and bottom rails, and is attached to the roof support posts. Near its left/west end is an opening that allows access to the main entry/front door and to another, adjacent east-facing door on the side of the projecting west wing. The latter door provides access to the living room or parlor. Both entries are equipped with old, solid (no glazing), plain stained wooden doors and old painted wood frame screen doors that may be original features. Each door has a wide, painted board surround with a narrow, single pane transom light, and a decorative crown. To the right/east of the main entry are two windows, including a tandem set of double-hung, 2-over-2 sash windows separated by a wide mullion. Near the right/east end of the façade is a similar, solitary window.

The house's west elevation faces North Whitcomb Street. The elevation includes the original portion of the house as well as the west side of the attached shed-roofed rear addition. Two windows are placed on the original portion of the house, including one single and one tandem set of narrow, tall, 2-over-2 double-hung windows with original period surrounds. Near the north/rear end of the west elevation, on the side of the rear addition, is an entry within a very small, shed-roofed open porch. The porch measures approximately 6 feet wide by 4 feet deep. The porch's roof is supported by plain triangular wooden knee braces, and the small deck is semi-enclosed by small lengths of low painted wooden closed rail. The entry within the west side porch is equipped with an unglazed and stained wooden door that is covered by a modern glazed metal storm door.

The east elevation also includes the east end of shed-roofed, enclosed porch addition at the building's northeast rear corner, which is attached to of the nearly full-width rear addition. The east side of the enclosed rear corner porch is clad with painted plywood and/or wood paneling.

At its north end is an entry sealed by an unknown type of door covered by a modern glazed metal storm door. A rectangular dressed pale sandstone step is installed in front of the entry. The east elevation of the original east wing is covered by a fairly low-pitched gable roof and is fenestrated with two evenly spaced identical tall and narrow 2-over-2 double-hung windows.

The rear elevation consists of the north side of the attached, full-width, shed-roofed rear addition and of the northeast corner enclosed porch addition. The clapboard-clad, north-facing gable on the back side of the home's original west wing can be seen above the west end of the rear addition. Unlike the rest of the rear elevation (as well as the façade and side elevations) that are clad with clapboard, the north side of the northeast corner porch is covered with three painted plywood panels separated by vertical painted batten boards. Three dissimilar windows with plain painted wood surrounds are placed on this elevation; these include one large double-hung window; a tandem set of small double-hung windows, and between them, a small square fixed Craftsman-type window with three narrow vertically oriented glass panes separated by thin muntins. The east end of the rear elevation consists of the enclosed porch addition's north wall.

22. Architectural style/building type: **Folk Victorian/ single family dwelling**
23. Landscaping or special setting features: **The parcel is located on the northeast corner of West Mountain Avenue and North Whitcomb Street. It faces wide Mountain Avenue and its wide park-like median that carries the tracks of Fort Collins' first streetcar (trolley) line, built in 1907, connecting downtown with Grandview Cemetery and City Park. Concrete sidewalks extend along the front and west sides of the property, and a path of wide cut flagstone slabs leads from the sidewalk to the front porch entry. While not verified, this flagstone path may be an original or early feature of the property. Unlike most of the other parcels on the block, the subject parcel is nearly square, measuring 115 feet N-S by 90 feet E-W. Being on a corner lot, the home's façade is oriented south toward Mountain Avenue, while the garage faces, and is accessed from, North Whitcomb Street. The front yard and broad west side yard are not enclosed by a fence, and are attractively landscaped with a cropped grass lawn and a number of medium and large-sized deciduous trees which shade and partially obscure the house from view when bearing leaves. Abundant large deciduous (and some evergreen) trees are established all along the West Mountain Avenue corridor in residential lots and on the grass-covered strips between the sidewalk and the street, as well as in the wide median.**

The backyard is enclosed by a modern cedar picket privacy fence, with gates installed on the right/east side of the house, and another north of the house adjacent to the southwest corner of the detached garage. While in a state of deterioration when observed in June 2020, the backyard was partially paved with flagstone, although the eastern end of the yard is covered with grass and shaded by large deciduous trees.

24. Associated buildings, features, or objects: **Two outbuildings and one historic feature (a cistern) are located on the property behind (north of) the house:**

Garage: Located near the north end of the property and built in 1937, this building is a single-story, wood-frame, two-car detached garage with a full-width shed-roofed rear addition. The original portion of the garage measures 20 feet wide by 20 feet long and is covered by a moderately-pitched front gable roof. The building's exterior walls are clad with horizontal wood drop siding. Two large wooden (sliding?) vehicular access doors are placed on the building's west elevation. Above the doors and beneath the gable peak is a large 1-over-1, double-hung

wood frame window. The garage's south side, which faces the backyard, contains an entry near the front of the building that is now sealed with what appears to be a salvaged painted metal door from a school or other facility. The garage's south elevation also contains a large, fixed, horizontally-oriented 12-light window. At the rear end of the garage is the attached, full-width, wood frame, shed-roofed addition; it is clad with synthetic horizontal drop siding and has hinged double wooden doors with cross-bracing boards that provide access from the backyard. This addition, which appears to have been constructed after 2006, was likely designed and used as a storage shed.

Shed: Situated near the east end of the backyard, this small (approx. 8 ft wide by 6 ft deep) free-standing structure is clad with painted corrugated galvanized sheet metal, as is the extremely low-pitched shed roof. A weathered plywood door is attached with hinges to its front/west side. It was evidently built and used for storage. Its date of construction was not determined, but it likely is less than 50 years old.

Cistern: This old concrete feature is located behind the dwelling in the backyard, adjacent to the modern privacy fence. The feature is a large concrete cylinder embedded in the ground; it measures approximately 4 ft in diameter and stands about three-feet tall. It is presumably hollow and had a lid, although now there is only an irregular hole from which opportunistic plants grow. It appears to be an abandoned/disused cistern for storing water for household use when Fort Collins did not have a fully developed municipal water system in the early years after the town's founding.

IV. ARCHITECTURAL HISTORY

25. Date of Construction (Dwelling): Estimate: Actual: **1885**
Source(s) of information: **Larimer County Assessor's property records for 528 West Mountain (Parcel No. 97114-09-022); W.C. Willits' map of Fort Collins, dated May 1894; 1884 Bird's-eye view map of Fort Collins by Pierre Dastarac**
26. Architect: **Unknown**
Source(s) of information: **No information found**
27. Builder/Contractor: **Unknown (possibly Samuel E. Moore)**
Source(s) of information: **No information found**
28. Original owner: **Unknown (possibly Samuel E. Moore)**
Source(s) of information: **Insufficient information**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **The single-family dwelling at 528 West Mountain Avenue in Fort Collins was reportedly constructed in 1885, which fits with the available evidence. Comparison of the 1884 bird's-eye view map of Fort Collins created by Pierre Dastarac and the May 1894 large-scale map produced by Denver-based civil engineer W.C. Willits indicates that the Moore House was built sometime after 1884 and before May 1894. The building footprint shown on the Willits map matches the shape and placement of the extant dwelling. The Willits map indicates that there were a total of four building on the lot, including the house with an T-shaped plan in the same location as the extant house; a very small structure located adjacent to the rear elevation of the dwelling's east wing; and two rectangular-plan buildings to the east and northeast of the house.**

Sanborn Fire Insurance Company map coverage of Fort Collins began in 1886 but was very limited in scope until the first decade of the twentieth century, when a population influx and building boom occurred following construction of the beet sugar processing factory. The first Sanborn map edition to cover the 500 block of West Mountain Avenue was issued in March 1906, and was repeated and updated in successive editions, including September 1909, December 1917, December 1925, and the October 1948 (updated December 1925) edition. Unfortunately, the 1925 and 1948 Sanborn maps could not be obtained or viewed online for this investigation due to access limitations.

The 1906 Sanborn map reveals that major changes occurred to 528 West Mountain Avenue between May 1894 (when the Willits map was published), and March 1906. Sometime during this 12-year period a large, full-width rear addition was attached to the rear/north end of the original T-shaped dwelling. In order to enlarge the house it was necessary for the owner to remove the very small unidentified building shown on the 1894 Willits map located directly adjacent to the house's original rear/north elevation. Also during the period between mid-1894 and early 1906 a new small stone or concrete building with a full-width wood frame shed or porch addition was erected near the northeast corner of the enlarged home. The function of the stone and wood frame building is unknown. The two outlying wood frame buildings located in the eastern portion of the lot, which were depicted on the 1894 Willits map, were still standing in 1906. The Sanborn map from that year revealed that the northern outlying building was a 1½ story structure labeled with an address of 528 1/2, whereas the southern outlying building to the south was a single-story structure which was labeled as having a [peculiar] address of 528 1/3, suggesting they were being used as secondary residences or rentals.

Sometime between March 1906 and September 1909, the southernmost of the wood frame buildings located on the eastern portion of the lot (528 1/3), was torn down. No changes to the property were noted on the Sanborn map edition published 8 years later, in December 1917, although on the latter map the address number 528 1/2 was removed. It is likely that the building that had been labeled 528 1/2 remained standing until c. 1939-1940, when Lot 10 was subdivided for sale and residential development, with the western 90 feet containing the extant 1885 dwelling and two-car garage and retaining the address number 528. The remainder of Lot 10 was divided into two dissimilar-sized residential lots; the larger easternmost of these new lots included half the width of a vacated alley that bisects Block 61 from north to south. In the 1940s, new houses were erected on these lots east of 528 West Mountain Avenue: the House at 520 West Mountain was built in 1940, while another at 524 West Mountain was erected in 1948 (razed and replaced in 2016 with a new 1.5-story house).

The City of Fort Collins' building permit log book entries identify other improvements to the property between c. 1919 and 1952. These improvements, in chronological order, include:

- 1919 - Owner and builder Samuel E. Moore obtained a building permit from the City of Ft. Collins (Permit No. 258, dated April 2, 1919); the description of the proposed work in the logbook states "porch on frame house, 6x24 [feet], Ruberoid roof"; this refers to the open front porch which was already in existence at that time. The 1919 building permit was likely for re-roofing this porch for an estimated cost of \$60. Mr. Moore would do the work himself.
- 1928 - Owner Jessie Moore obtained a building permit from the City of Ft. Collins (Permit No. 2153, dated August 8, 1928), for unspecified remodeling, for an estimated cost of \$700.

1937 - Owner Jessie Moore obtained a building permit from the City of Ft. Collins (Permit No. 5083, dated December 6, 1937), to “Build new two car garage of frame, 20x20 [feet], cement foundation, wood shingle roof, paint exterior, to be on rear [north] half of lot,” for an estimated cost of \$250.

1943 - Owner Jessie Moore obtained a building permit from the City of Ft. Collins (Permit No. 7548, dated October 1, 1943), to “Reroof stone cellar,” for an estimated cost of \$160. This is curious, because the dwelling rests on a concrete foundation, and no exterior cellar stairwell entry was observed when the property was surveyed in June 2020.

1952 - Owner Jessie R. Moore obtained a building permit from the Ft. Collins city government (Permit No. 12899, dated August 19, 1952), to install a “New comp[osition] roof on residence,” for an estimated cost of \$236.

Of the recorded improvements to 528 West Mountain Avenue from 1919 to 1952, only one was for new construction: the building, in 1937, of a new two-car garage near the parcel’s northern boundary. This detached garage is still extant, but a shed-roofed addition was placed on the rear/east end of the garage sometime after 2006 (based upon the garage footprint sketches on the Larimer County Assessor’s 1968, 1979 and 2006 property cards for this parcel).

The northeast corner addition is an enigma. All of the Sanborn maps as well as the 1968 and 1979 Assessor’s property records present building footprints indicating that the extant full-width rear addition to the house (41 feet long x 10 feet wide) was constructed sometime between 1895 and 1906, and consistently show that the rear addition extended the full-width of original 1885 house. However, the 1968, 1979 and 2006 Assessor’s card sketches indicate that a 9 foot-long section of the east end of the rear addition area is an enclosed porch. This was verified by visual inspection in June 2020 (see attached photographs), but is confusing, since its construction materials differ from the rest of the façade (e.g., it lacks clapboard siding), and there is a clear break in the foundation. Visually this corner porch presents a more modern appearance than the rest of the house. Perhaps the rear addition was remodeled sometime between 1952 (last building permit entry) and 1968 (earliest Assessor’s property card available) to convert the northeast corner into an enclosed porch.

Finally, the age of the small, plain, shed-roofed open porch on the dwelling’s west elevation (west side of rear addition) is undetermined, but its materials and simple design suggest it may have replaced an earlier, original porch, or that it may have been built sometime post-1952 to improve a pre-existing side entry that lacked a porch. Curiously, the small porch is not depicted on building footprint sketches included with Assessor’s property cards from 1968, 1979, or 2006. However, it is not clear if the porch was built after 2006 or if it was considered too minor a feature (dimensions are approximately 6 feet wide by 4 feet deep) to be included on these older, retired property cards.

30. Original location X Moved Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Residential – Single Family Dwelling**
32. Intermediate use(s): **None**

33. Current use(s): **Residential – Single Family Dwelling**
34. Site type(s): **House**
35. Historical background: **This modest historic residence was reportedly constructed in 1885, a little more than a decade after the platting of the Fort Collins town site. The house was erected near the corner of West Mountain Avenue and North Whitcomb Street, although at that time it occupied all of Lot 10 in Block 61 of the Fort Collins original town plat. The house's 1885 construction date appears to be correct based upon its architectural design as well as comparison of historic hand-drawn maps of Fort Collins. It is not depicted on the detailed and accurate bird's-eye view map of the city produced in 1884 by Pierre Dastarac. However, the building's footprint is clearly shown on the detailed large-scale May 1894 map of Fort Collins produced by Denver-based civil engineer W.W. Willits. At the opposite, east end of the 500 block (north side) of the block another single family dwelling was reportedly also built in 1885 on the corner of West Mountain Avenue and North Sherwood Street, and has an address of 103 North Sherwood Street. Like 528 West Mountain Avenue, the 1885 house at 103 North Sherwood Street is still extant.**

The 1894 Willits map as well as 1906 and later Sanborn fire insurance maps show the "Fort Collins Irrigation Canal" following a sinuous course through the City's northwestern quadrant, and cutting through the northwestern corner of Lot 10 in Block 61 and crossing West Mountain Avenue beneath a bridge. This canal is either no longer extant or has been replaced with a buried pipeline.

The house at 528 West Mountain Avenue was constructed during the 1880s – a period of early settlement and urban development of Fort Collins - when its population grew by nearly 50% from 1,356 residents in 1880, reaching a total head count of 2,011 by 1890. According to the City of Fort Collins' *Central Business District Development and Residential Architecture Historic Contexts* (1992), considerable real estate subdivision activity occurred during the 1880s, when no fewer than seven new residential subdivisions were platted, including four on the City's west side (west of College Avenue). 528 West Mountain Avenue is not located within any of these 1880s subdivisions, but they reflect the population influx and prospects of the town soon after it was connected to other Front Range communities and Denver by the Colorado Central Railroad in 1877. Still, by 1894, when the Willits map was published, there were very few dwellings standing west of Whitcomb Street. Bounded on the west by Whitcomb Street, the home at 528 West Mountain Avenue was at this western edge of residential development in the mid-1890s.

Construction of a massive sugar beet processing factory in 1903 on the northeastern outskirts of Fort Collins resulted in an unprecedented population influx and building boom. As the city grew outward to the south and west, and residents lived farther and farther away from the urban core, streetcar lines were constructed to provide access to/from downtown and surrounding residential areas, the cemetery, and recreational sites like City Park and Lindenmeier Lake. The first streetcar line to be built was the Mountain Avenue Line, which extended west from downtown ("Old Town") Fort Collins along the centerline of the street all the way to City Park and Grandview Cemetery which were then on the western outskirts of town. For most of its length the Mountain Avenue Line passed through wide, attractively landscaped medians, including along the 500 block of West Mountain Avenue. While the home at 528 West Mountain Avenue was constructed more than 20 years prior to its installation, it provided a very useful and convenient means of local transportation for the residents who lived there prior to the

demise of the streetcar system in the 1950s. Ironically, the streetcar system was still in operation in 1937 when the home's owner had a two-car garage built on the parcel.

As of 1902 (when the earliest available Ft. Collins city directory was published), there were only four houses on both sides of the 500 block of West Mountain Avenue. On the north side were 528 West Mountain Avenue and 103 North Sherwood Street. On the opposite, south side of the avenue were pre-1902 houses with addresses of 519 and 529 West Mountain Avenue.

Unfortunately, the original owner of the house at 528 West Mountain Avenue was not identified, nor was the home's builder, due to time constraints for conducting archival research. The earliest known occupants, based on the 1902 Fort Collins city directory, were building contractor Samuel E. Moore, his wife Edith, and their grown unmarried daughters Pearl L. Moore and Jessie R. Moore. A building contractor by trade who was 30 years old in 1885, it is unverified but possible that Samuel Moore built the West Mountain Avenue house that his family would live in for many years. The Moore family owned and occupied the home from at least as early as 1902 until c. 1968-69, when the last Moore family member to occupy the house passed away.

Samuel Moore was born in 1855, and had married Edith Tedmon, who was the sister of prominent early Fort Collins resident and businessman Bolivar "Bob" Seward Tedmon. Like other prominent and successful people profiled in Ansel Watrous' 1911 book, *History of Larimer County Colorado* (Fort Collins: Courier Printing and Publishing Co.). As a testimonial to his prominence, Bob Tedmon's biography and photo appears in Watrous' encyclopedic book among those of other noteworthy and influential residents of Fort Collins and Larimer County.

While living at 528 West Mountain Avenue, Samuel and Edith's daughter Pearl was employed in various capacities for the City of Fort Collins school system. She was a teacher and evidently served a brief stint as Superintendent of Schools c. 1909-10. It appears that in the early 1920s she worked as a special education teacher. Exactly which Fort Collins school(s) she taught at during her career could not be readily determined. Pearl lived in the Moore family's West Mountain Avenue home from at least as early as 1902 until c. 1923-24, when she either married, moved away from Fort Collins, or died.

Sadly, Mrs. Edith Moore passed away in 1904 at the young age of 47; she is buried in Fort Collins' Grandview Cemetery. She was outlived by 23 years by her husband, Samuel E. Moore. He continued to live at 528 West Mountain Avenue with his daughters until his death in 1927 at 72 years of age. He was interred alongside his wife in Grandview Cemetery.

The home was occupied by Miss Jessie R. Moore from at least as early as 1902 until her death c. 1968-1969. She spent most, if not all her life living at 528 West Mountain Avenue. Jessie was employed for at least 65 years as a teacher for the City of Fort Collins' school system and spent most of her teaching career several blocks from home at Laporte Avenue School. The monumental Laporte Avenue School building (700 Laporte Avenue; razed in 1975) was designed by noteworthy early Fort Collins architect Montezuma Fuller and built in 1907. In addition to her teaching role at the Laporte Avenue School, Jessie Moore was reportedly a beloved teacher at the Rockwood School (also known as "Andersonville School"), which was built c. 1908 to serve the children of German-Russian sugar factory workers near the small, relatively isolated ethnic residential enclave of Andersonville. Further historical information about both the Laporte Avenue and Rockwood schools and the wider history of the Poudre R1 School District

are presented in a City-sponsored historic context document titled *In the Hallowed Halls of Learning, The History and Architecture of the Poudre R1 School District Historical Context* (2004).

The number of Moore family members dwindled in the 1920s. Sometime between 1922 and 1925, Pearl Moore either got married, moved away, or died. Then, in 1927, 72-year-old patriarch and early Fort Collins resident Samuel E. Moore passed away. He was interred alongside his wife in Grandview Cemetery. From that time forward, the only Moore family member occupying the house was Jessie Moore. Within a year or two of her father's death (c. 1928-1929), Jessie Moore was sharing the West Mountain Avenue home with fellow Laporte Avenue School teacher Eva L. Armour and her mother Mrs. Louisa J. Armour (widow of William Armour). Originally from Illinois, Eva moved to Fort Collins in 1921, where she taught school for 56 years, until her retirement in 1952. Sometime around 1933-34, it appears that her mother, Louisa Armour, either passed away or moved away from Fort Collins. Eva Armour continued to live with Jessie Moore at 528 West Mountain Avenue until 1936, when she married Fort Collins optometrist Dr. Fred Evans and left to live with her husband in a residence located at 228 West Magnolia Street. Dr. Evans passed away in either 1951 or 1952. By the latter year, his widow, Eva, returned to 528 West Mountain Avenue to live again with her friend and fellow teacher Jessie Moore.

Jessie Moore retired from teaching c. 1949, and about the same time Mrs. Evans moved to another residence at 319 South College Avenue. Following Jessie Moore's death in 1968 or 1969 the house remained under the ownership of the Moore's extended family, specifically Thelma M. and Duane C. Bartels who were relatives of Pearl L. Moore's husband, Clyde Bartels. The Bartels owned it at least until 1979 (based on 1968 and 1979 Assessor's property cards). City directories indicate that it sat vacant for several years, until 1976. Reflecting a city-wide trend, from 1976 until 1987, 528 West Mountain Avenue was used as a multi-tenant rental property primarily occupied by students attending Colorado State University. The property was sold to current owners Jason and Misha Green in May 2020.

At an undetermined date in the late 20th Century, three Fort Collins elementary schools built in the mid-1950s were renamed in honor of beloved educators, including Jessie R. Moore. Formerly called Western Elementary School, Moore Elementary School at 1905 Orchard Place serves as a memorial to her many decades of dedication and service to public education and the community of Fort Collins.

36. Sources of information:

Beier, Harold

1958 *Fort Collins, History and General Character*. Research and Survey Report, Part 1. Prepared by Harold Beier, Community Development Consultant, Fort Collins, Colorado, for the City of Fort Collins Planning and Zoning Board, April 1958.

City of Fort Collins

Building Permit information for 528 West Mountain Avenue, derived from Log of Building Permits, c. 1919 – c. early 1950s, in collection of the Fort Collins Discovery Museum Local History Archive. Available through the Fort Collins History Connection website.

Fort Collins City Directories, for the years 1925 through 2018 (with gaps). From the collection of the Fort Collins Discovery Museum Local History Archive.

Fort Collins Coloradoan

1978 Obituary of Eva Armour Evans, dated January 29, 1978. From the obituaries collection of the Fort Collins Discovery Museum Local History Archive.

Larimer County Assessor

2020 Property information record for 528 West Mountain Avenue, Fort Collins (Parcel No. 97104-14-022). Larimer County Assessor's website, accessed online, May 3, 2020.

Larimer County Assessor

2006 Property record card for 528 West Mountain Avenue, Fort Collins (Parcel No. 97104-14-022). From the collection of the Fort Collins Discovery Museum Local History Archive.

Larimer County Assessor

1978 Property record card for 528 West Mountain Avenue, Fort Collins (Parcel No. 97104-14-022). From the collection of the Fort Collins Discovery Museum Local History Archive.

Larimer County Assessor

1969 Property record card for 528 West Mountain Avenue, Fort Collins (Parcel No. 97104-14-022). From the collection of the Fort Collins Discovery Museum Local History Archive.

Simmons, R. Laurie and Thomas H. Simmons

1992 *City of Fort Collins Central Business District Development and Residential Architecture Historic Contexts*. Prepared by Front Range Research Associates, Inc. for the City of Fort Collins Planning Department, November 1992.

Watrous, Ansel

1911 History of Larimer County, Colorado. Fort Collins: Courier Printing and Publishing Company

Willits, W.C.

1894 [Map of] Fort Collins, Larimer County, Colorado. Prepared in May 1894 by Civil Engineer W.C. Willits of Denver. From the collection of the Fort Collins Discovery Museum Local History Archive.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No **X** Date of designation: **Not Applicable**
Designating authority: **Not Applicable**

38. Applicable Eligibility Criteria:

National Register
Fort Collins Register

- | | | |
|-----------------------------|--|--|
| <input type="checkbox"/> A. | <input type="checkbox"/> 1. | Associated with events that have made a significant contribution to the broad pattern of our history; |
| <input type="checkbox"/> B. | <input checked="" type="checkbox"/> 2. | Associated with the lives of persons significant in our past; |
| <input type="checkbox"/> C. | <input checked="" type="checkbox"/> 3. | 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 |
| <input type="checkbox"/> D. | <input type="checkbox"/> 4. | 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 criteria

Needs additional research under standards: ☐ A/1 ☐ B/2 ☐ C/3 ☐ D/4

39. Area(s) of significance: **Education, Architecture**
40. Period of significance: **1885 – c. 1968-69**
41. Level of significance: National _____ State _____ Local **X**
42. Statement of significance:

Previous Evaluation: The Moore House (528 West Mountain Avenue) was included in a 1998-1999 City of Fort Collins-sponsored reconnaissance survey of all historic age (≥ 50 years old) properties in the “Westside neighborhood area” which extended west from Mason Street and north of Prospect Road. Abbreviated documentation and preliminary significance evaluations (for both NRHP and Local Landmark eligibility) were made of each property. 528 West Mountain Avenue was assigned site number 5LR.8026 and was evaluated in June 1998 by historian Jason Marmor as potentially individually eligible for Local Landmarking and as contributing to a potential but undefined historic residential district.

Current Evaluation: The Moore House embodies both historical and architectural significance in accordance with Fort Collins Register Criterion 2 for association with a person of importance in our past, and with Criterion 3 for embodying the distinctive characteristics of a Late 19th Century Folk Victorian single-family dwelling in Fort Collins. The property is not associated with a significant trend in Fort Collins history per Fort Collins Register Criterion 1; for example, it was built during a decade of growth (the 1880s) that was large in terms of the percentage increase (48%), but consisted of only 655 newcomers. Fort Collins Register Criterion 4 is irrelevant with respect to this property.

In terms of Fort Collins Register Criterion 2, the residential property at 528 West Mountain Avenue was the long-term, if not life-long, home of Miss Jessie R. Moore, who spent a long career as a teacher in Fort Collins. Her career spanned many decades, from at least as early as 1902 and almost certainly earlier, until c. 1949, when she retired. Miss Moore spent an undetermined amount of time teaching at the Rockwood School, educating the children of German-Russian farm laborers living at the ethnic enclave of Andersonville. However, Jessie spent most of her teaching career at the Laporte Avenue School in the westside residential area of Fort Collins, not far from her home on West Mountain Avenue. In addition to having her long

career as an educator of young people in Fort Collins during the late 19th and early 20th centuries, Jessie Moore was beloved by students and teachers alike. In recognition of her contributions to the school district and community, the City of Fort Collins renamed the West Side School (built in 1956) in her honor as Moore Elementary School. Although the significant work (teaching) that Jessie Moore performed took place in schools including the Rockwood School and the Laporte Avenue School, her West Mountain Avenue home was the long-time residence of a locally significant and beloved person in Fort Collins history. Additionally, Jessie Moore's home is situated in the neighborhood that was populated with a succession of her pupils at the Laporte Avenue School.

In terms of Fort Collins Register Criterion 3, the residence at 528 West Mountain Avenue is a relatively well-preserved and locally rare example of a modest, wood frame Folk Victorian house built in the mid-1880s. While not architecturally elaborate, it exhibits clear traits of the style including a prominent and ornate canted bay window on the façade; a gable with decorative apex elements; and tall but narrow double-hung wood sash windows. The garage, built in 1937, is unusual as a two-car type built in the 1930s during the Great Depression in a modest residential area.

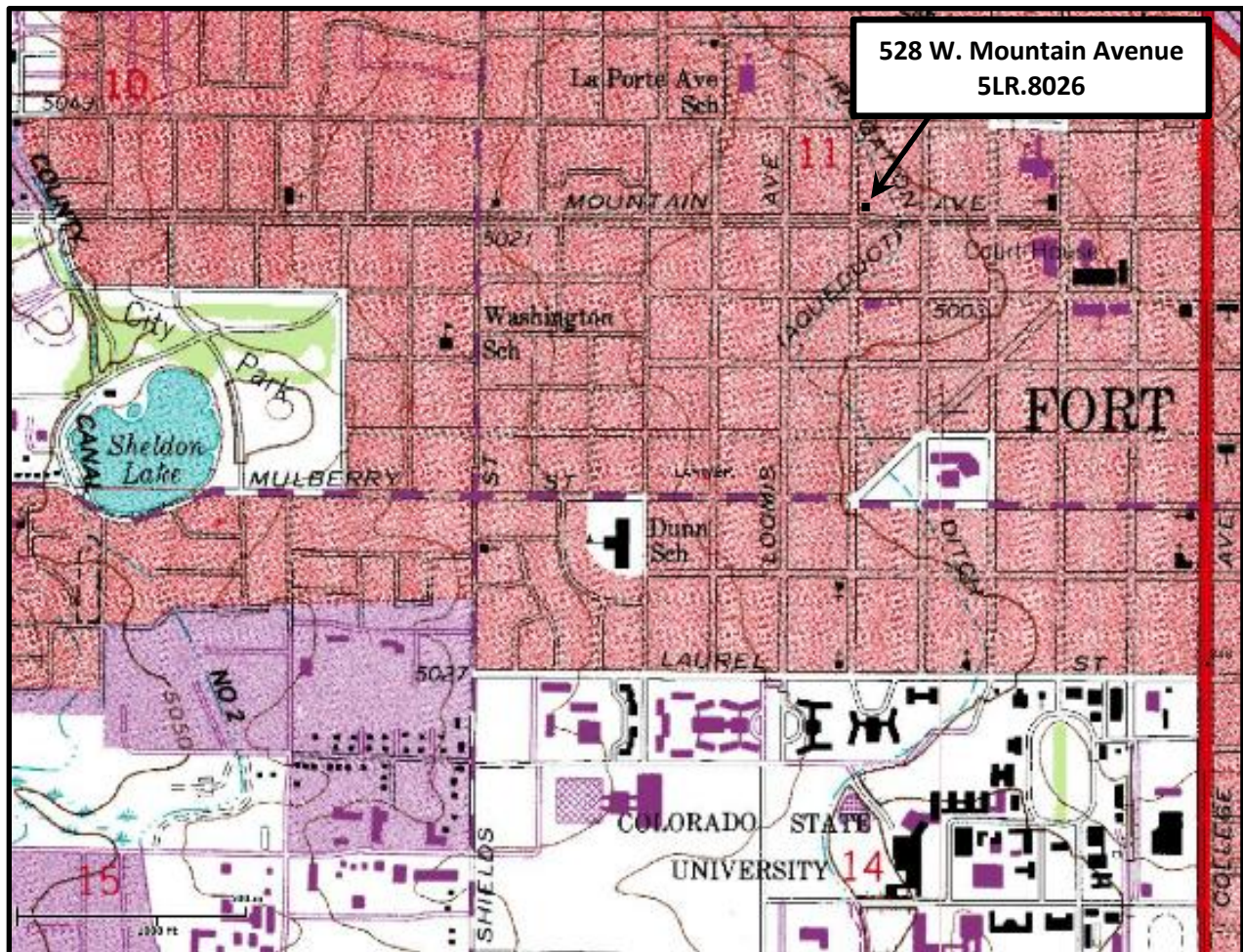
43. Assessment of historic physical integrity related to significance: **The Moore House exhibits a high level of architectural integrity, including the original core of the building as well as exterior modifications that are ≥50 years old. It was originally built as a T-shaped structure in 1885, but by 1906 it had been enlarged with a full-width or nearly full-width rear addition that resulted in its current shape. Non-historic (post-1970) changes to the house include replacement of the original front porch ceiling and closed rail, and dismantling of the wood porch deck. The other major change concerns the northeast corner enclosed porch which appears to have been added or altered substantially. This corner porch is sided crudely with painted plywood, and has a modern door and storm door on its east end. Nevertheless, this rear corner porch is barely visible from the street and does not detract from the property's historic appearance and character.**

VII. NATIONAL AND FORT COLLINS REGISTER ELIGIBILITY ASSESSMENT

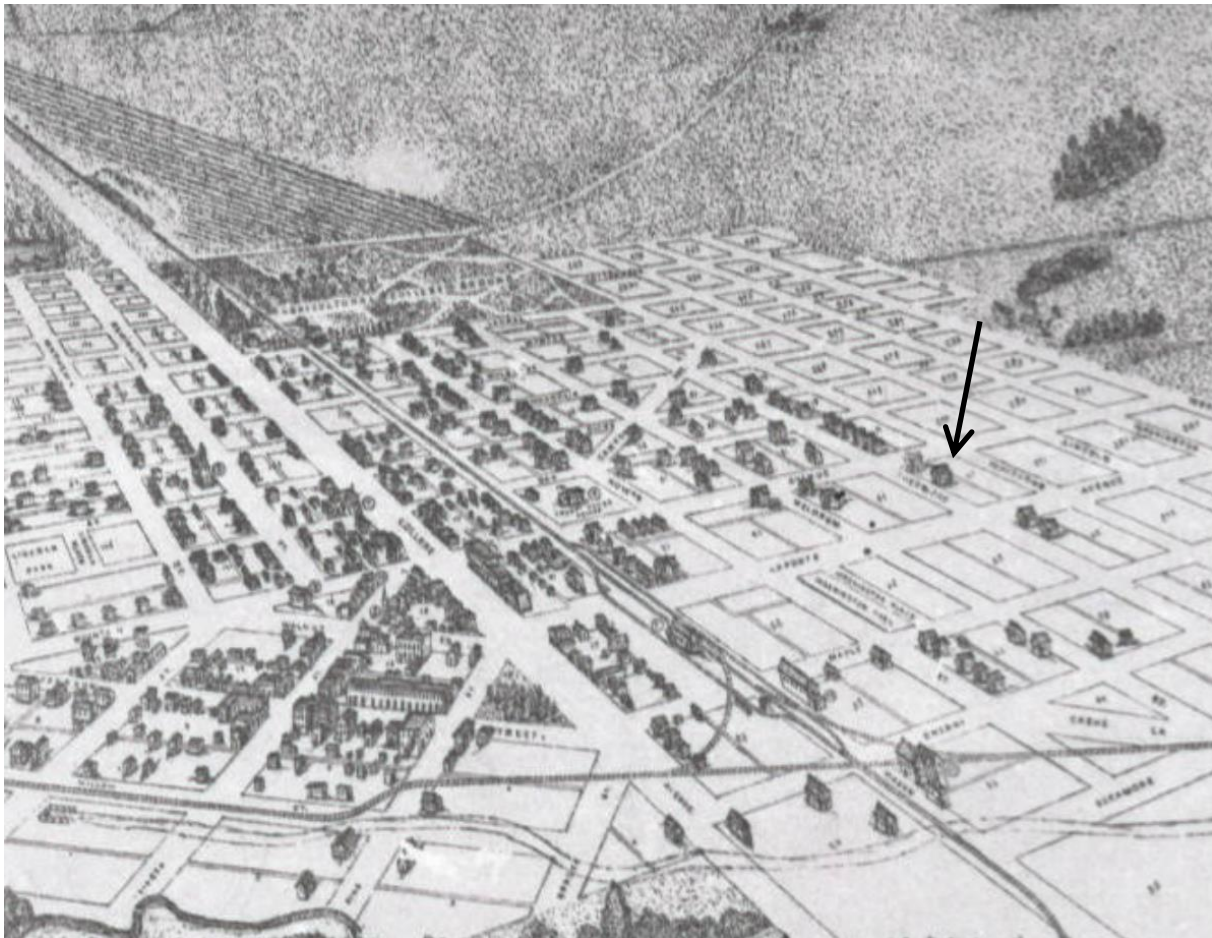
44. Eligibility field assessment:
National:
Eligible ☐ Not Eligible ☒ Need Data ☐
Fort Collins:
Eligible ☒ Not Eligible ☐ Need Data ☐
45. Is there district potential? Yes ☒ No ☐
Discuss: **A potential historic district analysis was beyond the scope of the investigation.**
If there is district potential, is this building: Contributing ☒ Non-contributing ☐
46. If the building is in existing district, is it: Contributing ☐ Non-contributing ☐

VIII. RECORDING INFORMATION

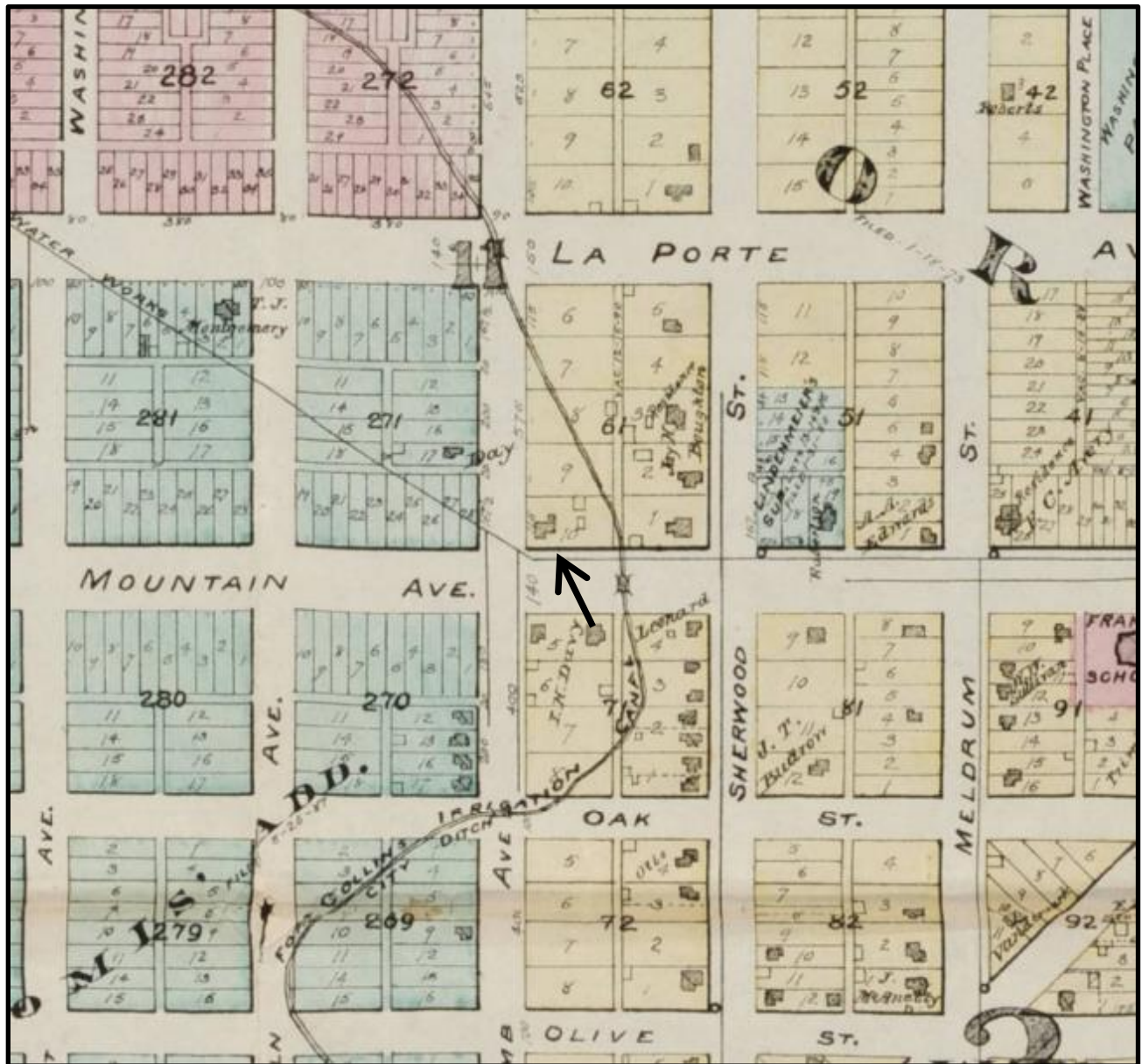
- 48. Photograph numbers: **5LR.8026-#1-74**
Negatives or digital photo files curated at: **City of Fort Collins, Development Review Center (Current Planning) - Historic Preservation Department, 281 N. College Avenue, Fort Collins, CO 80524**
- 49. Report title: **No report produced**
- 50. Date(s): **June 28, 2020**
- 51. Recorder(s): **Jason Marmor**
- 52. Organization: **RETROSPECT**
- 53. Address: **332 East Second Street, Loveland, CO 80537**
- 54. Phone number(s): **(970) 219-9155**



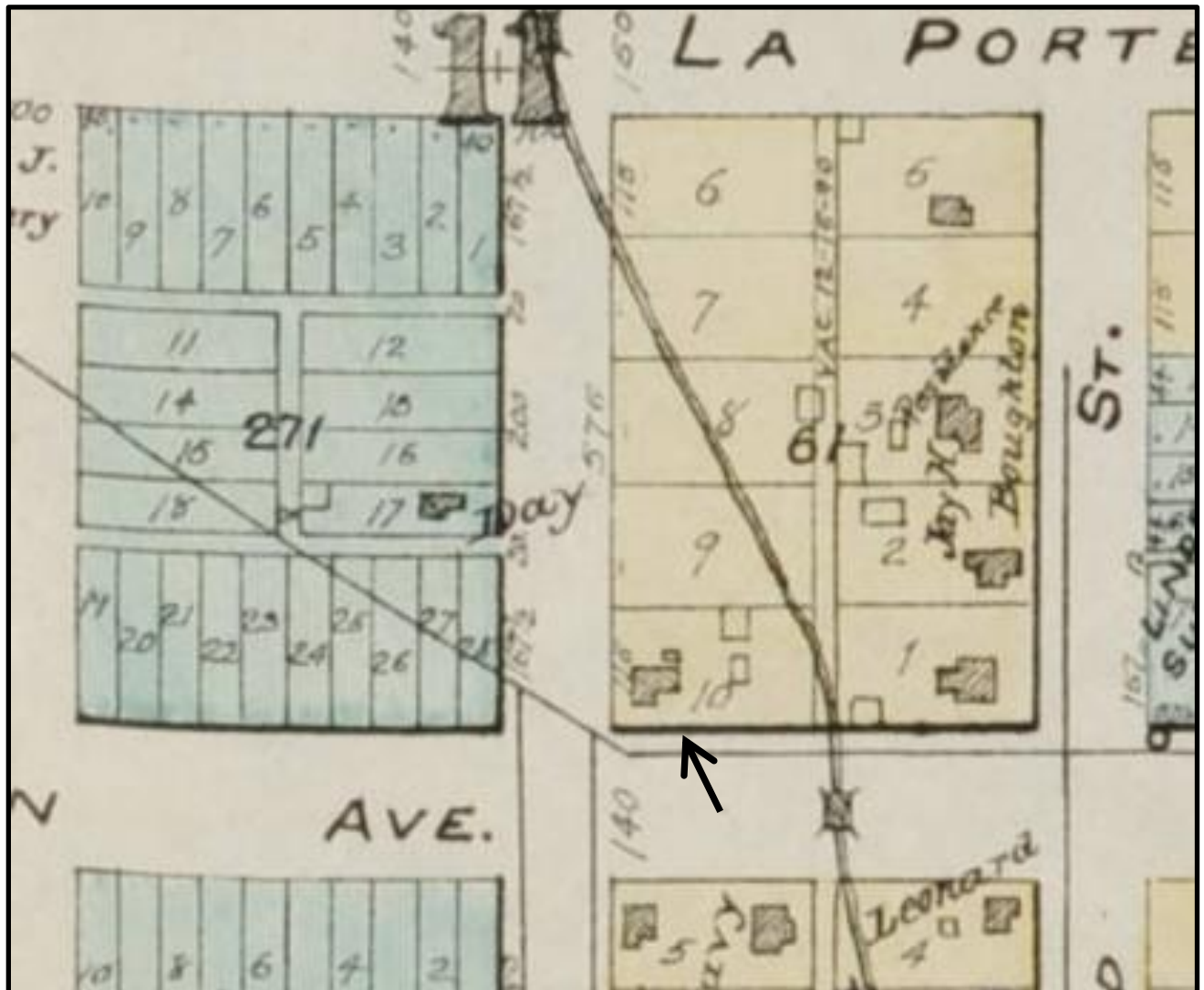
+Location of 528 West Mountain Avenue, Fort Collins (5LR.8026), shown on a portion of the U.S. Geological Survey 7.5' **Fort Collins, Colorado** topographic quadrangle map (1960; Photorevised 1984).



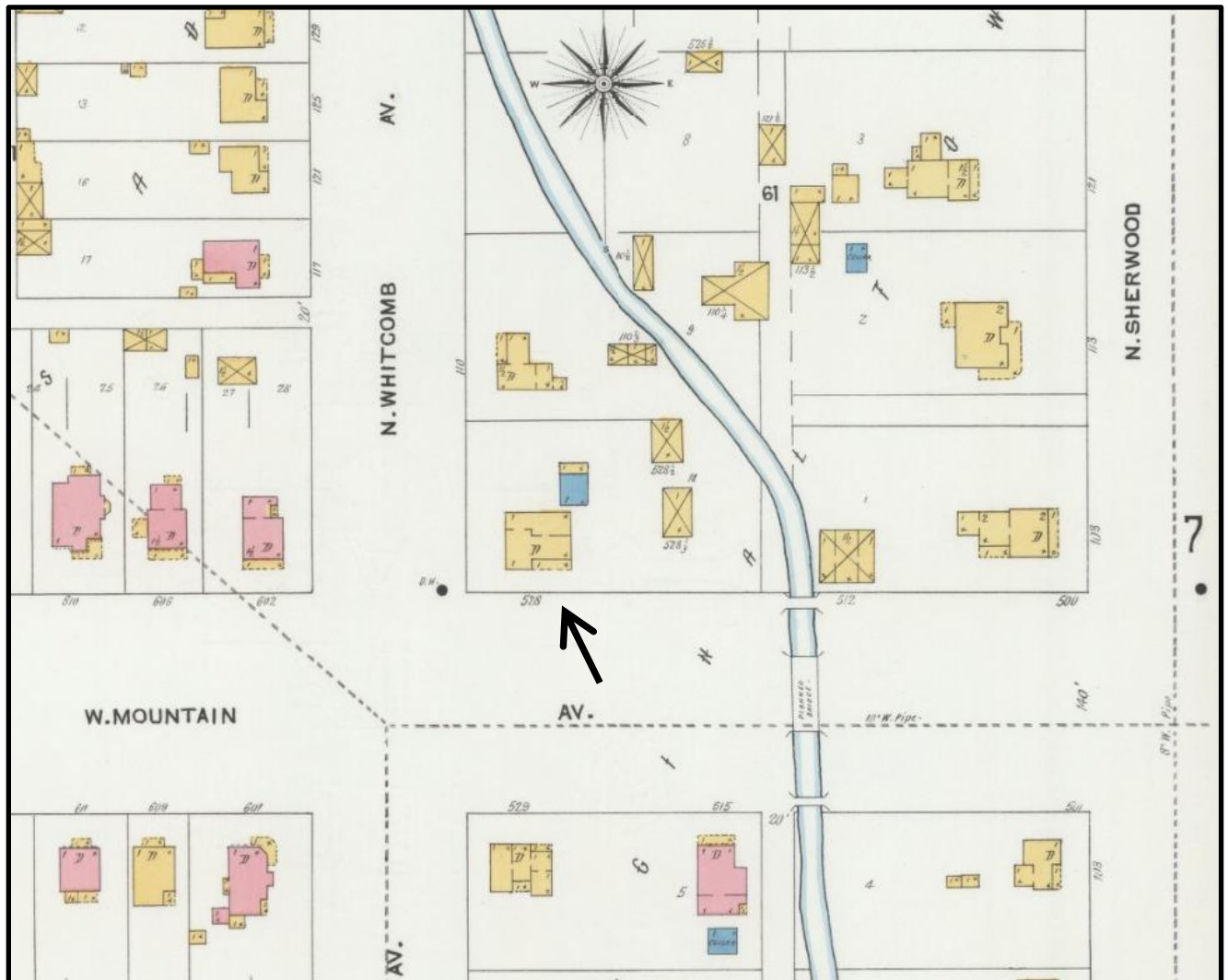
Portion of 1884 Bird's-eye view map of Fort Collins produced by Pierre Dastarac. Arrow points to location where 528 Mountain Avenue was built not long after the map was completed.



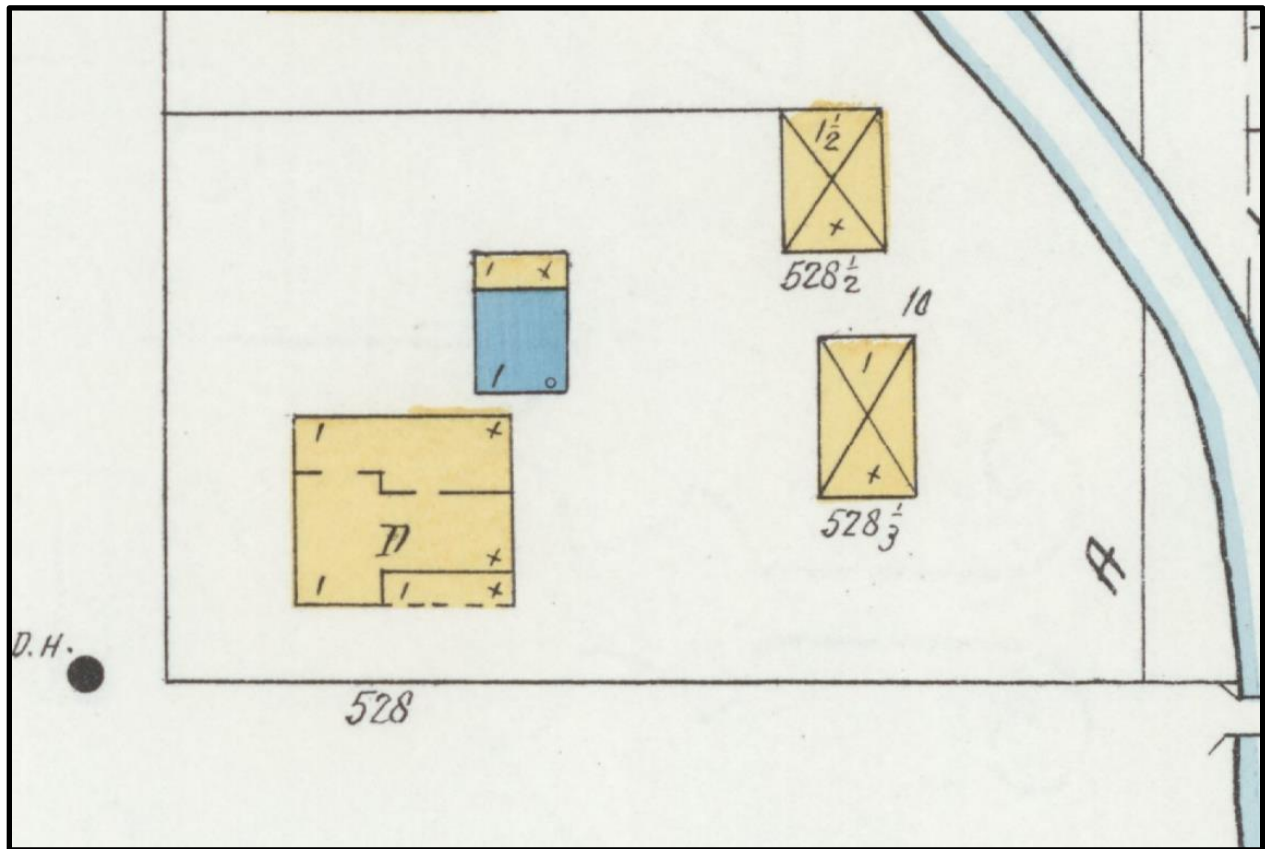
Portion of large-scale map of Fort Collins created in May 1894 by Civil Engineer W.C. Willits of Denver.
Arrow points to the dwelling at 528 West Mountain Avenue.



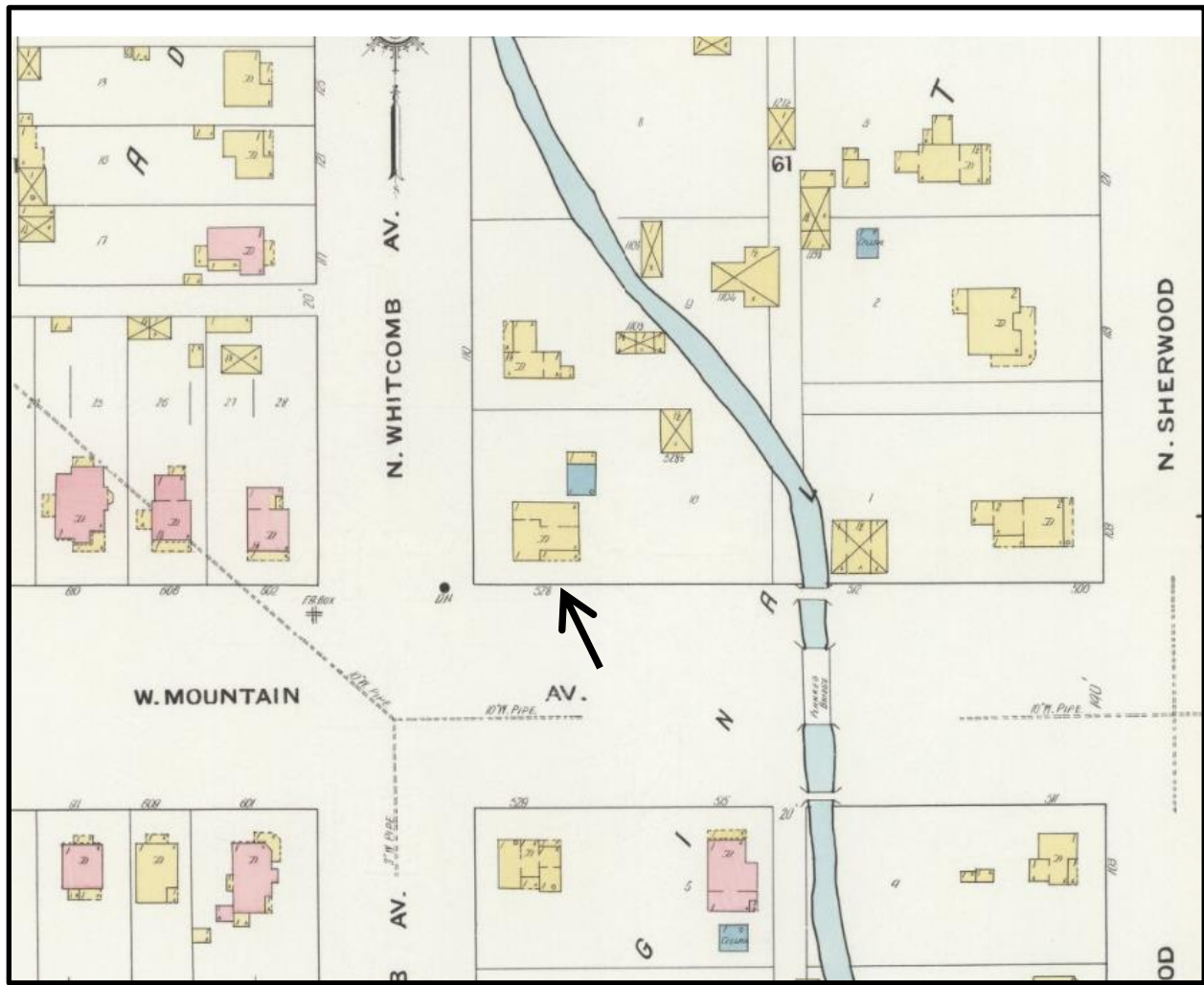
Closer view of portion of large-scale map of Fort Collins, created in May 1894 by Civil Engineer W.C. Willits of Denver. Arrow points to the dwelling at 528 West Mountain Avenue. Note three other structures depicted on parcel (Lot 10) prior to Lot 10 being split into three contiguous but dissimilar-sized parcels now occupied by houses at 520 and 524, as well as the earlier home at 528 West Mountain Avenue.



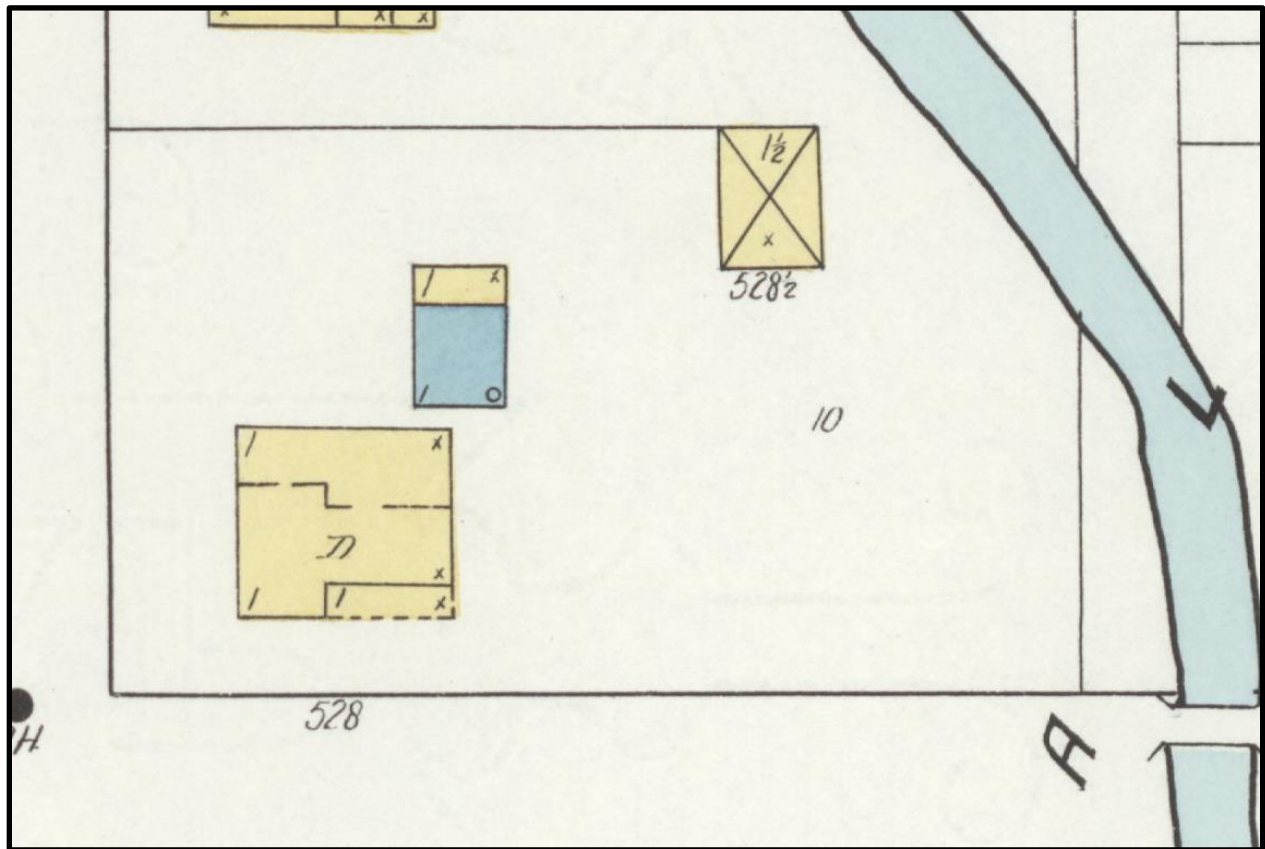
Portion of Sanborn Fire Insurance Company map of Fort Collins (Sheet 6), March 1906, showing the 500 block of West Mountain Avenue including the property at 528 West Mountain Avenue (arrow added). The 1906 Sanborn map edition is the earliest edition to include coverage of the 500 block of West Mountain Avenue.



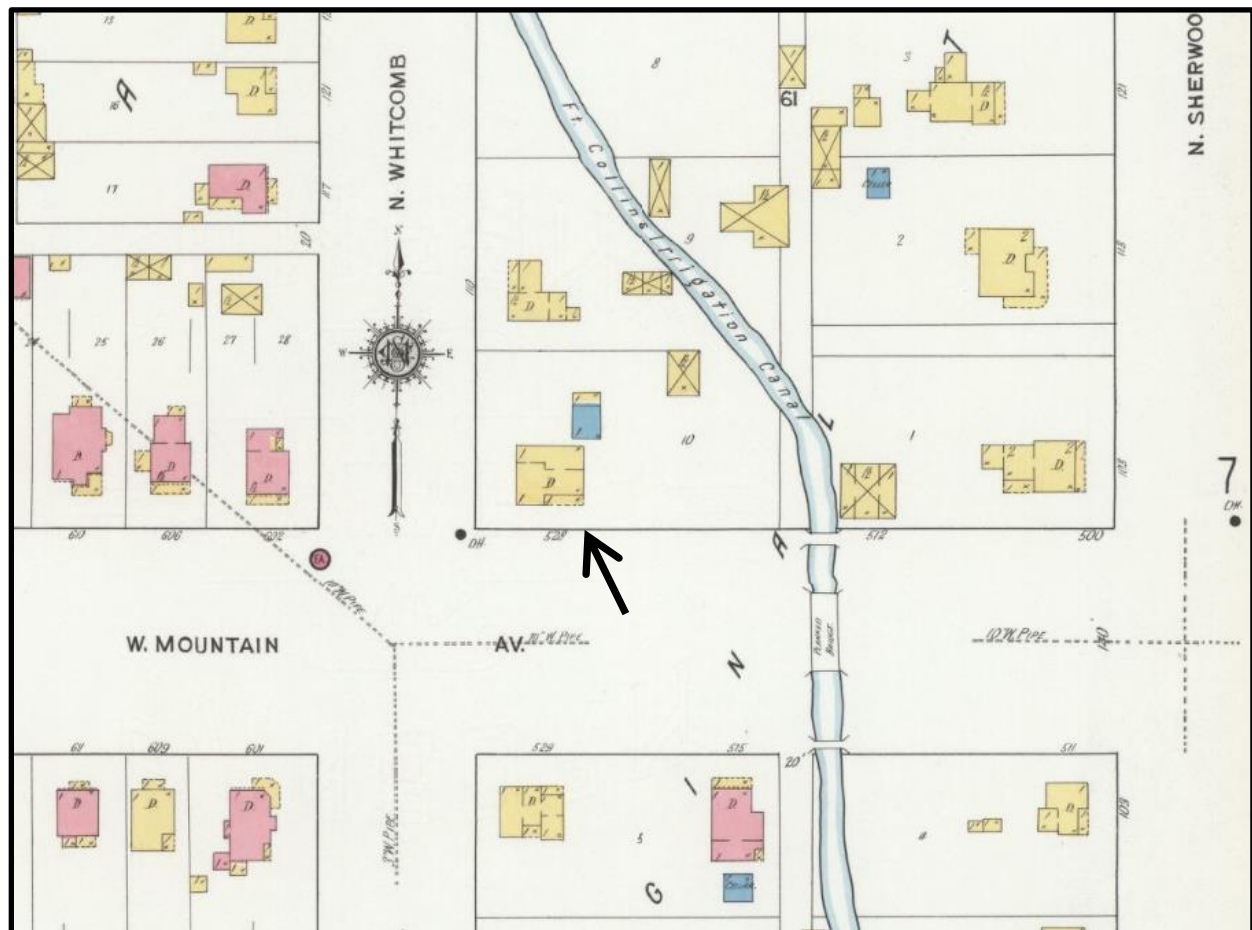
Close-up of 528 West Mountain Avenue as shown on March 1906 Sanborn fire insurance map of Fort Collins (Sheet 6). Note: yellow colored structures are wood-frame construction while blue indicates stone construction. All of the buildings are single story except for the northernmost, which is a 1.5-story structure.



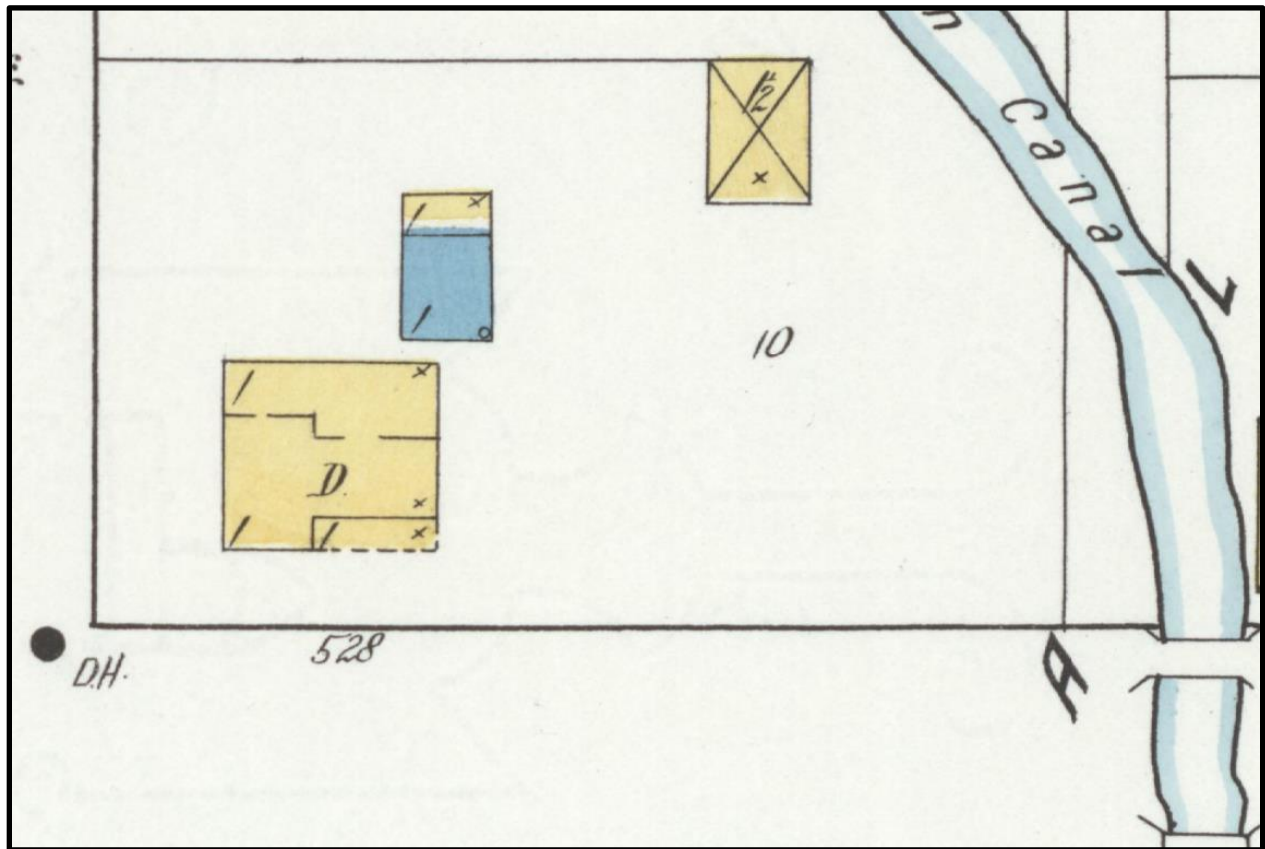
Portion of Sanborn Fire Insurance Company map of Fort Collins (Sheet 6), September 1909, showing the 500 block of West Mountain Avenue including the property at 528 West Mountain Avenue (arrow added). Curiously, this 1909 map was not updated to show the new Mountain Avenue streetcar line built in 1907 along the street's centerline.



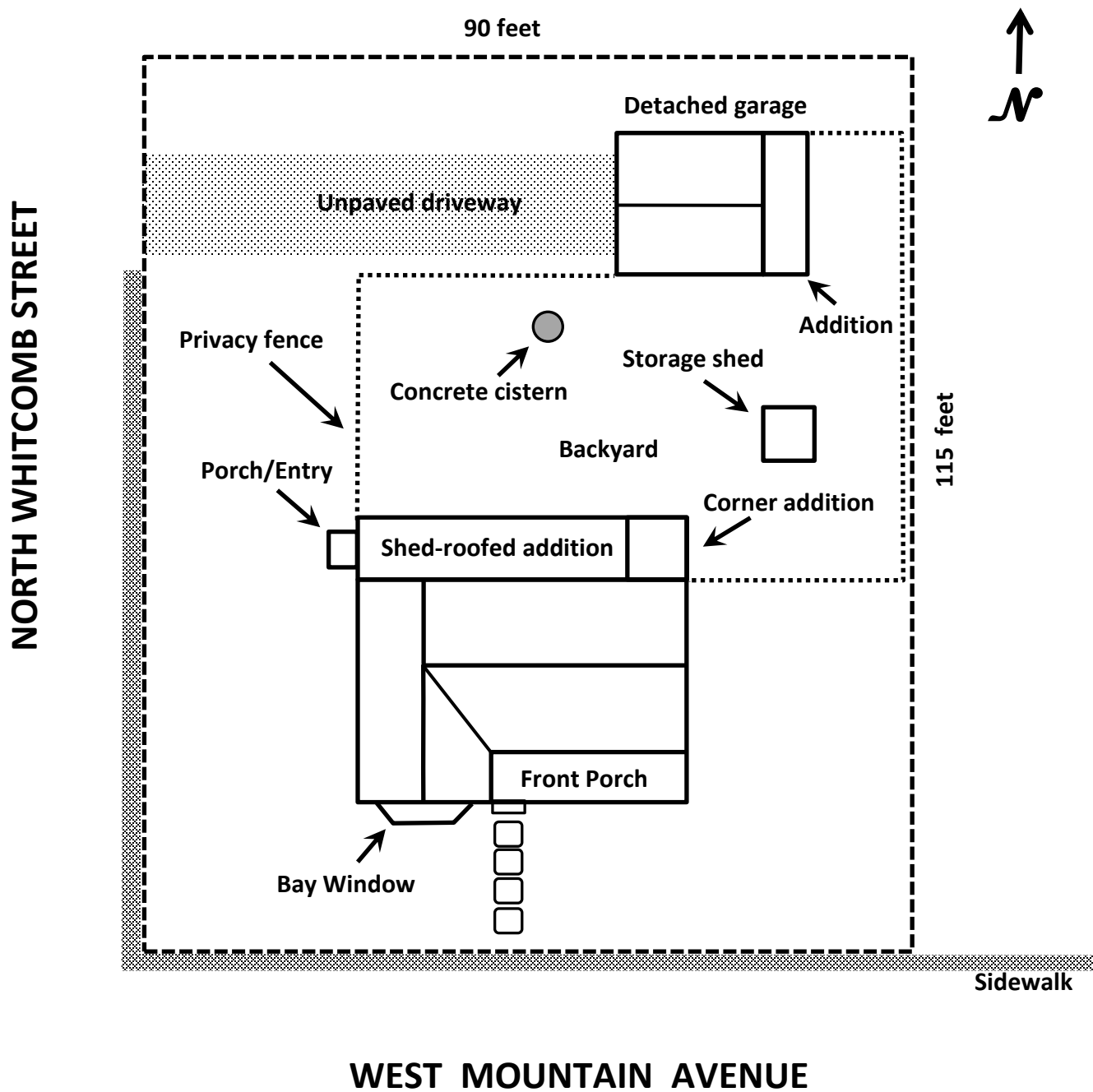
Close-up of 528 West Mountain Avenue as shown on September 1909 Sanborn fire insurance map Of Fort Collins (Sheet 6). Note the disappearance of a small wood frame building shown and labeled "528 1/3" on the March 1906 Sanborn map edition.



Portion of Sanborn Fire Insurance Company map of Fort Collins (Sheet 6), December 1917, showing the 500 block of West Mountain Avenue, including the property at 528 West Mountain Avenue (arrow added). Despite its existence for a decade by December 1917, this Sanborn map edition still omits the Mountain Avenue streetcar line.



Close-up of 528 West Mountain Avenue as shown on December 1917 Sanborn fire insurance map of Fort Collins (Sheet 6). No building removals or new construction have occurred on the lot in the 8-year time span following publication of the previous (September 1909) edition of Sanborn's fire insurance atlas for Fort Collins.



Sketch map of 528 West Mountain Avenue, Fort Collins (5LR.8026), based on field examination in June 2020. Trees not shown.



1968 Larimer County Assessor property card photograph of 528 West Mountain Avenue, Ft. Collins, looking northeast.



1979 Larimer County Assessor property card photograph of 528 West Mountain Avenue,
Ft. Collins, looking northeast.



Recent undated photo of property when trees are dormant, provided by the City of Fort Collins Historic Preservation Department. View looking northwest. Note the low white picket fence extending from the house's east elevation, that was replaced by a 6 ft-tall cedar picket privacy fence.



528 West Mountain Avenue, looking northeast.



528 West Mountain Avenue, looking northwest.



528 West Mountain Avenue, façade, looking north.



528 West Mountain Avenue, left/west portion of façade, looking northwest.



528 West Mountain Avenue, bay window on west side of façade, looking northwest.



528 West Mountain Avenue, close-up of ornate brackets on bay window.



528 West Mountain Avenue, front porch, looking west-northwest.



528 West Mountain Avenue, front porch entry, looking north.



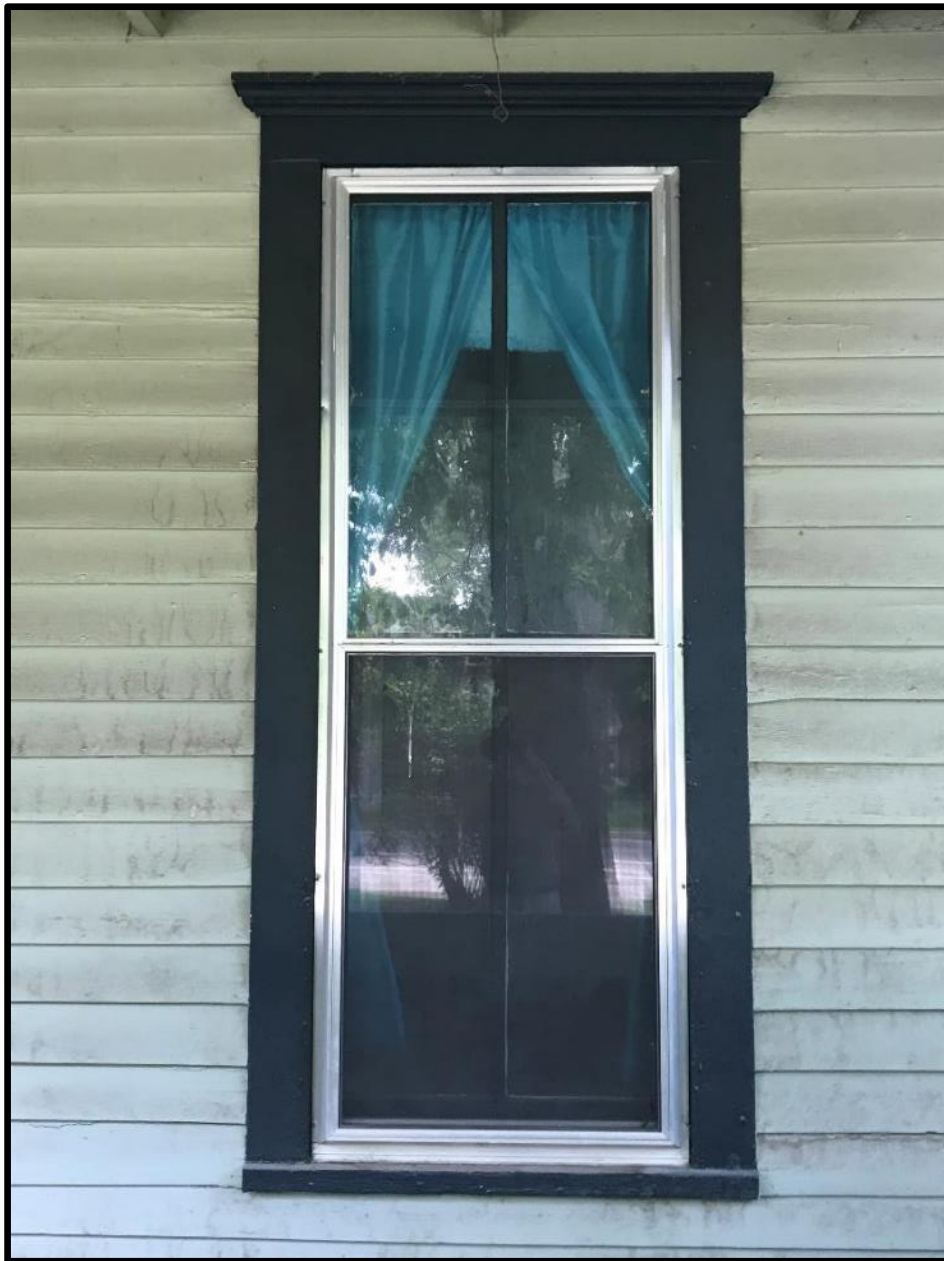
528 West Mountain Avenue, front porch, looking northeast.



528 West Mountain Avenue, original front door, looking north.



528 West Mountain Avenue, tandem window on façade, to right of main entry to dwelling.



528 West Mountain Avenue, solitary window on façade, within front porch.



528 West Mountain Avenue, second, east-facing entry within front porch, looking west.



528 West Mountain Avenue, synthetic tongue-in-groove ceiling of front porch.



528 West Mountain Avenue, interior of front porch, looking west.



528 West Mountain Avenue, flagstone walkway and dressed stone steps to front porch entry, looking north.



528 West Mountain Avenue, close-up of front porch steps.



528 West Mountain Avenue, rear and west elevations, looking southeast.



528 West Mountain Avenue, entry with porch near rear end of west elevation, looking east.



528 West Mountain Avenue, west entry and porch, looking northeast.



528 West Mountain Avenue, tandem windows on west elevation.



528 West Mountain Avenue, single original window on west elevation.



528 West Mountain Avenue east elevation, looking west-southwest.



528 West Mountain Avenue, original windows on east elevation.



528 West Mountain Avenue, single original window on east elevation.



528 West Mountain Avenue, northeast corner addition, looking southwest.



528 West Mountain Avenue, northeast addition and east elevation, looking south-southwest.



528 West Mountain Avenue, northeast addition with east-facing entry, looking west.



528 West Mountain Avenue, carved sandstone step at entry to northeast addition.



528 West Mountain Avenue, juncture of rear elevation and northeast elevation.



528 West Mountain Avenue, rear view, looking south-southeast.



528 West Mountain Avenue, rear/north elevation, looking southwest.



528 West Mountain Avenue, rear/north elevation, looking southwest.



528 West Mountain Avenue, eastern portion of rear/north elevation, looking south.



528 West Mountain Avenue, western portion of rear/north elevation, looking SSW.



528 West Mountain Avenue, rear/north elevation, looking southeast.



528 West Mountain Avenue, west end of rear/north elevation, looking south.



528 West Mountain Avenue, gable on rear/north elevation, looking south.



528 West Mountain Avenue, tandem windows at west end of rear/north elevation looking south.



528 West Mountain Avenue, small fixed window on rear/north elevation looking south.



528 West Mountain Avenue, large window near east end of rear/north elevation, looking south.



528 West Mountain Avenue, large window near east end of rear/north elevation, looking south.



528 West Mountain Avenue, detached two-car garage, looking east.



528 West Mountain Avenue, detached garage, looking east.



528 West Mountain Avenue, detached garage, looking east.



528 West Mountain Avenue, detached garage, looking east.



528 West Mountain Avenue, gable on front/west elevation of garage, looking ENE.



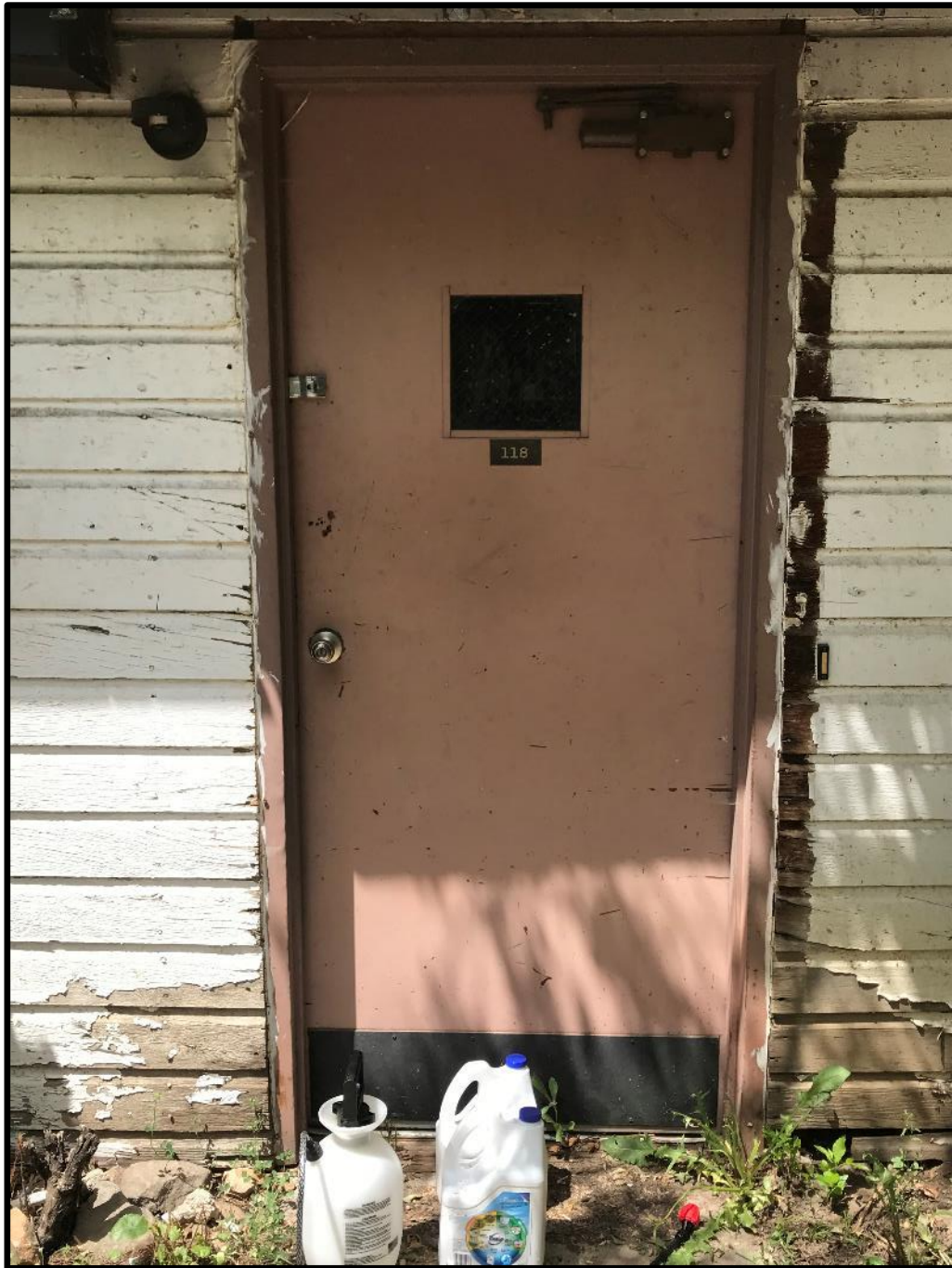
528 West Mountain Avenue, one of two garage doors on west elevation, looking east.



528 West Mountain Avenue, south side of detached garage, looking north.



528 West Mountain Avenue, wide window on south side of garage, looking northeast.



528 West Mountain Avenue, north side entry to detached garage, looking south. Door is non-original.



528 West Mountain Avenue, close-up of wide fixed window on south side of garage, looking north.



528 West Mountain Avenue, SE corner of detached garage, looking northwest.



528 West Mountain Avenue, sheet metal-clad shed in backyard, looking northeast.



528 West Mountain Avenue, sheet metal-clad shed in backyard, looking southeast.



528 West Mountain Avenue, sheet metal-clad shed in backyard, looking east.



528 West Mountain Avenue, backyard, looking southwest.



528 West Mountain Avenue, backyard, looking southwest.



528 West Mountain Avenue, looking northeast (garage in distance).



528 West Mountain Avenue, rustic fire ring and flagstone paving in backyard.



528 West Mountain Avenue, northwest corner of backyard with modern deck, looking NW.



528 West Mountain Avenue, old concrete cistern in backyard, looking west-northwest.



528 West Mountain Avenue, close-up of concrete cistern. In backyard.



Undated (late 19th-early 20th Century) image of women, possibly teachers in Fort Collins schools.
Provided by the City of Fort Collins Historic Preservation Department.



Laporte Avenue School, 700 Laporte Avenue, where Jessie R. Moore was employed from at least as early as c. 1915 until the mid-1930s. The building was designed by prominent Fort Collins architect Montezuma Fuller and built in 1907. It was razed in 1975.



Rockwood (Andersonville) School, which was located on the east side of Lemay Avenue between Lincoln Street and Vine Drive.

Appendix:

Analysis of the Architectural Character of the 500 Block of West Mountain Avenue

The following is a brief discussion of the architectural character of the north side of the 500 block of West Mountain Avenue. The word “block” is used here in a non-legal sense, and refers to the row of properties along one side or end of a platted block adjacent to a roadway. Due to the wide paved travel lanes and a wide, crowned/slightly elevated and thoroughly landscaped median forming the West Mountain Avenue corridor, 528 West Mountain Avenue is primarily visible to pedestrians from short stretches of the sidewalks along the north side of West Mountain Avenue and North Whitcomb Street, and to motorists and bicyclists traveling westbound on West Mountain Avenue. The property’s visibility is improved greatly during the late fall and winter, when deciduous trees that partially obscure the house from view have shed their foliage. Because of its relative visual isolation, this analysis will focus entirely on the north side of the 500 block of West Mountain Avenue.

Block 61 of the 1874 Fort Collins town site plat was originally bisected by a north-south oriented alley, and divided into ten large, rectangular parcels arranged with five contiguous lots on each side of the central alley. The north side of the 500 Block of West Mountain Avenue was composed of two of these lots: Lot 1 east of the alley, and Lot 10 west of the alley (note: Lot 10 contains 528 West Mountain Avenue). Circa the late 1930s, Lots 1 and 10 were subdivided and the southern portion of the alley was vacated and incorporated into two of the newly defined residential lots. It is likely that at that time the “Fort Collins Irrigation Canal” was also abandoned or piped underground to accommodate home construction.

The block contains six (6) contiguous residential properties containing single-family houses and duplexes built from 1885 to 2016. All of these dwellings are of wood frame construction, and include three 1-story, one 1.5-story, and two 2-story buildings. The following table provides information about the residential properties in the north side of the 500 block of West Mountain Avenue, based on field observations as well as Larimer County Assessor’s online property records.

Residential properties in the 500 Block (north side) of West Mountain Avenue, Fort Collins

Address	Stories	Roof Type	Wall Material	Year built/ Remodeled	Architectural Style and/or Form
103 N. Sherwood St.	2.0	Hip	Wood Frame	1885/No	Foursquare variant/Side-by-Side Duplex
508 W. Mountain Ave.	2.0	Hip	Wood Frame	2000/No	No style; pseudo-Victorian
516 W. Mountain Ave.	1.0	Hip	Wood Frame	1951/No	Ranch/Over-Under-Duplex
520 W. Mountain Ave.	1.0	Gable-side gable	Wood Frame	1940/No	Minimal Traditional
524 W. Mountain Ave.	1.5	Gable-front gable	Wood frame	2016/No	No Style
528 W. Mountain Ave.	1.0	Gable-intersecting gable	Wood frame	1885/No	Folk Victorian

As shown in the table above, four of the six residences on the north side of the 500 block of West Mountain, including one with the primary elevation facing North Whitcomb Street, are more than 50 years old at this time (June 2020), while the other two are modern, 21st Century buildings. The dwellings reflect the block's pattern of development. At the east and west ends of the block are residences (103 North Sherwood Street and 528 West Mountain Avenue, respectively) built in 1885, both of which retain very good to excellent architectural integrity. In the central portion of the block are two contiguous properties with very well-preserved historic homes constructed in 1940 and 1951. Both of these 20th Century houses are excellent examples of modest Minimal Traditional and immediate Post-World War II Ranch-style domestic architecture. Located between the 1885 residences and the 20th Century homes discussed above are fairly large (1.5 and 2-story) dwellings built in 2000 and 2016. The large 2-story house at 506/508 West Mountain Avenue was designed as a faux-19th Century house with numerous period decorative details and a very prominent two-story turret with a steep conical roof.

Despite the presence of two modern residences on the block, the remaining buildings clearly show the episodic history of homebuilding and architectural stylistic differences from different time periods in the City's history. It contains two very well-preserved but architecturally dissimilar Late 19th Century (1885) wood frame houses, including the single-story subject property at 528 West Mountain Avenue and a two-story duplex at 103 North Sherwood Street. While not verified for this analysis, both houses likely are rare surviving examples of residential architecture from the time period 1877 to 1900, which is defined in the City of Fort Collins' *Central Business District Development and Residential Architecture Historic Contexts* (1992), as "The Railroad Era, Colorado Agricultural College, and the Growth of the City."

The block's historic buildings all retain very good to excellent architectural integrity, and convey historical and architectural character that is both consistent with the surrounding Westside residential area of Fort Collins and contains two surviving very early Fort Collins residences.

**PHOTOGRAPHS OF THE STREETScape AND INDIVIDUAL PROPERTIES OF THE
NORTH SIDE OF THE 500 BLOCK OF WEST MOUNTAIN AVENUE
IN FORT COLLINS, COLORADO**

**Images Are Arranged from West to East Beginning with Streetscape Views
Followed by Photos of Individual Properties**





West end of 500 Block of W. Mountain Ave., with 528 W. Mountain Ave. in center, looking north.



West end of 500 Block of W. Mountain Ave., with 528 W. Mountain Ave. at left, looking ENE.



West end of 500 Block of W. Mountain Ave., with 528 W. Mountain Ave. at left, looking NE.



West end of 500 Block of West Mountain Avenue, looking northwest.



Middle of 500 Block of W. Mountain Ave., looking west-northwest.



524 West Mountain Avenue, looking north.



520 West Mountain Avenue, looking northwest.



516 West Mountain Avenue, looking northeast.



508 (or 506) West Mountain Avenue, looking northeast.



103 North Sherwood Street showing south elevation facing West Mountain Avenue, looking northeast.



103 North Sherwood Street, looking northwest.