

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5LR14774**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Watson-Colpitts House**
6. Current Building Name: **Not Applicable**
7. Building Address: **610 S. Loomis Ave.
Fort Collins, CO 80521**
8. Owner Name & Address: **Joseph & Jeanne McCurnin
821 S. Tennessee Pl.
Mason City, IA 50401**

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II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
NW 1/4 of the SE 1/4 of the NE 1/4 of the NW 1/4 of Section 14
10. UTM Reference Zone: **13** Easting: **492584** Northing: **4492094**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **5** Block: **4**
Addition: **Westlawn Addition** Year of Addition: **1920**
13. Boundary Description and Justification: **This legally defined parcel (971412-12-005), clearly delineated by an urban lot and block description, includes the historic buildings and their surrounding grounds.**
-

III. Architectural Description

14. Building Plan: **L-Shaped Plan**
15. Dimensions in Feet: **32' x 38'**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Wood**
18. Roof Configuration: **Gabled Roof**
19. Primary External Roof Material: **Composition Roof**
20. Special Features: **Porch, Chimney, Fence**
21. General Architectural Description: **The small one-story residence on this property faces toward the west and is of wood frame construction. Its L-shaped footprint measures approximately 32' x 38' and the building rests upon a raised concrete foundation. The home's exterior walls are clad in clapboard siding. The roof consists of two intersecting gables with exposed rafter ends and purlins, and it is finished with asphalt shingles. Toward the north end of the roof is a rectangular brick chimney. This is an exterior wall chimney that rises up the building's north wall, piercing the roof on its west-facing slope.**

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West Wall (front): The front of the house holds the main entrance, which is centered on the wall. This has a panel door and storm door, both of which appear non-historic. A raised concrete patio, or enlarged stoop, projects from the front of the house, with short, flat concrete posts at its outside corners. Two concrete steps drop down to the yard at its south end. Above the entry is a gabled hood with wood brackets. Two pairs of three-over-one double-hung sash windows flank the entrance. These have wood frames and surrounds along with wood storm windows. Shutters are fixed to the walls on either side of the windows.

North Wall (side): The north wall holds no entries. Two horizontal three-light basement windows with wood frames are present in the raised concrete foundation. On the main floor are a three-over-one double-hung sash window and a smaller pair of three-over-one double-hung sash windows. These have wood frames and surrounds along with wood screens.

East Wall (rear): The rear of the house holds a single entry into the building at its southeast corner. This is situated at grade in the concrete foundation and provides access to the main floor as well as the basement. The entrance holds a wood panel door with a single light. The rear walls hold several three-over-one double-hung sash windows with wood screens. Outside the house is an open concrete patio.

South Wall (side): The south wall holds no entries. On the basement level are windows that appear to have been enlarged for egress. The main floor holds three-over-one double-hung sash windows with wood screens.

22. Architectural Style / Building Type: **Minimal Traditional**
23. Landscaping or Special Setting Features: **This residence is located on the east side of Loomis Avenue, two properties south of Myrtle Street. This places it just north of the Colorado State University campus in an area that is heavily populated by students. All of the properties in the area are occupied by historic single-family homes, many of them used as rentals.**

The house on this property faces west and is surrounded by yard areas with minimal landscaping. A gravel driveway extends along the south side of the house from the street to a detached garage in the backyard. The rear yard is closed with a wood privacy fence that runs along the north property line and then turns south to meet the garage. Beyond the fence to the east is a grassed yard that is not only enclosed by wood privacy fencing, but also extends northward to the rear of a house that faces onto Myrtle Street. The eastern area of the property close to the alley is occupied by a paved basketball court. This entire area, from the house and garage to the alley, was historically open and formed the backyard of the house at 610 S. Loomis Ave.

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24. Associated Buildings, Features or Objects:

Garage – This small one-story wood frame building is located in the backyard southeast of the house. Facing toward the west, it has a footprint of approximately 18' x 25' and its exterior walls are finished with weatherboard siding. The gabled roof has exposed rafter ends and weathered asphalt shingles. On the west wall are two sets of folding and swinging wood doors that allow for pedestrian or vehicular access to the building. Multi-light windows with wood frames are found on the north and east walls.

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1931**
Source of Information: **City of Fort Collins, Building Permit #3114 for a Frame Residence, 19 September 1931**
26. Architect: **Unknown**
Source of Information: **Not Applicable**
27. Builder/Contractor: **Albert Rasmussen**
Source of Information: **City of Fort Collins, Building Permit #3114 for a Frame Residence, 19 September 1931**
28. Original Owner: **Paul Watson**
Source of Information: **City of Fort Collins, Building Permit #3114 for a Frame Residence, 19 September 1931**
29. Construction History: **The house and garage were constructed in 1931 and seem to have experienced very few exterior changes since that time. In 2003, the basement windows on the north were replaced with larger ones for egress. The open concrete patio to the east, along with the rear fencing and basketball court, appear to have been installed between 2012 and 2014.**
30. Original Location: **Yes**
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V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**

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33. Current Use(s): **Domestic / Multiple Dwelling**
34. Site Type(s): **Single-Family Home**
35. Historical background: **In May 1920, the Fort Collins city council approved the plat for the Westlawn Addition, which had been submitted by Caroline E. Mantz of Denver. She and her husband Charles were in the finance and real estate investment business. Caroline's father, Andrew Armstrong, was an early Fort Collins builder. The Westlawn Addition covered the six-block area north of the Colorado Agricultural College campus that was bordered by Mulberry Street, Laurel Street, Whitcomb Street and Washington Avenue. Once the plat was approved, its residential lots were made available to the public for purchase and development. Most of the homes there were constructed in the 1920s.**

In July 1931, during the depths of the Great Depression, the City of Fort Collins issued a building permit to Paul B. Watson, the owner of lot 5 in block 4, for the construction of a wood frame garage on the property. Two months later he received another permit to erect a one-story, wood-frame residence that would cost around \$3,000. Born in 1899 in Kansas, Watson moved to Colorado early in the twentieth century and during the 1920s and 1930s was farming in the Timnath area southeast of Fort Collins. It is not known if he and his wife Delia ever lived in the house on Loomis Avenue, but if they did it was for a short time. Around 1933, they were in a home on Akin Avenue. By 1940, the Watson family had moved to Denver, where Paul secured a job with the Gates Rubber Company. He and Delia died there and are buried in Crown Hill Cemetery in Wheat Ridge.

The house and garage at 610 S. Loomis Ave. were constructed in 1931 by Fort Collins building contractor Albert Vincel Rasmussen. Born there in 1902, he grew up on his family's farm south of the city in the North Fossil Creek area. During the 1920s, Rasmussen worked as a carpenter. By the end of the decade he had become a self-employed building contractor. He and his wife Edna moved to Los Angeles by 1940, where he continued to construct buildings. Albert died in California in 1987.

Around 1933, the house on Loomis Avenue was occupied by Hugh L. Leacock and his wife Frieda. He was employed as a clerk with the post office. During the 1940s, Jesse R. Trower and his wife Marie lived there. Jesse worked as a public school teacher and insurance agent.

From the 1950s to the 1970s, the property was occupied by Leola Colpitts. She was born Leola May Campbell in 1893 in Van Buren County, Iowa. In 1920, Leola married Everett M. Colpitts in Denver. They settled in Fort Collins, where he had become a foreman in the Great Western Sugar Company's beet sugar plant. By the late 1920s, they had moved to Greeley. Everett was employed there as assistant superintendent of the sugar factory, a position he retained into the

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1940s. During the late 1930s, Everett served two terms as mayor of Greeley, shepherding the city through the later years of the Depression.

Everett died in 1951 and was buried in Grandview Cemetery in Fort Collins. With her husband gone, Leola moved back to the city and into the house at 610 S. Loomis Ave., where she remained for many years. During the late 1950s, she was employed in a dormitory cafeteria on the nearby university campus. Leola died in 1982 and was buried next to her husband.

36. Sources of information:

Burial Record, Everett Marshall Colpitts, Grandview Cemetery, Fort Collins, CO.
Date of Death: 10 September 1951. Located at www.findagrave.com.

Burial Record, Leola Campbell Colpitts, Grandview Cemetery, Fort Collins, CO.
Date of Death: 23 September 1982. Located at www.findagrave.com.

Burial Records, Paul B. Watson and Delia Watson, Crown Hill Cemetery, Wheat Ridge, CO. Located at www.findagrave.com.

City of Fort Collins Building Permits, 610 S. Loomis Ave., Frame Garage (#3031), 9 July 1931; Frame Residence (#3114), 19 September 1931; Reroof (#7318), 5 April 1943; Basement Windows in North Foundation (#B0301470), 2 April 2003.

Death Record, Social Security Death Index, Albert Rasmussen, Orange County, CA, July 1987.

Delayed Certificate of Birth, Leola May Campbell, Iowa State Department of Health, Division of Vital Statistics, Issued 30 October 1951 (Date of Birth: 23 September 1893).

Draft Registration Record, Albert Vincel Rasmussen, Los Angeles, CA, 1942.

Draft Registration Record, Everett Marshall Colpitts, Greeley, CO, 1942.

Draft Registration Record, Paul B. Watson, Denver, CO, 1942.

Fire Insurance Maps of Fort Collins, Sanborn Map Company, 1925-1963.

(Note: The area of this property was not mapped in the earlier editions and the 1963 map was not available due to the COVID-19 pandemic.)

Fort Collins City Directories, Listing for Paul B. Watson, 1933.

Fort Collins City Directories, Listings for Albert V. Rasmussen, 1929 & 1933.

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Fort Collins City Directories, Listings for 610 S. Loomis Ave., 1933-1973.

Fort Collins Express-Courier

Mention of Construction of Five-Room Dwelling at 610 S. Loomis Ave., 28 February 1932.

Fort Collins Topographic Quadrangle Maps, US Geological Survey (1908, 1960, 1969, 1984)

Greeley City Directories, Listings for Everett and Leola Colpitts, 1928.

Greeley Daily Tribune

"Mayor Colpitts Congratulated by Bradfield," 5 April 1939, p. 1.

Larimer County Assessor's Office, Real Estate Appraisal Cards for 610 S. Loomis Ave. (Parcel #971412-12-005), Photographs Dated 1948 & 1969. (Note: The cards were not available due to the COVID-19 pandemic, but the photographs were located at www.history.fcgov.com.)

Larimer County, Clerk & Recorder's Office, Title Records (Lot 5, Block 4, Westlawn Addition)

(Note: County records requiring in-person research were inaccessible due to the COVID-19 pandemic.)

Marriage Record, Everett M. Colpitts and Leola M. Campbell, Denver, CO, 29 June 1920.

Plat of the Westlawn Addition to the City of Fort Collins, Approved 27 May 1920, Larimer County Clerk and Recorder.

US Census Records, Albert Rasmussen, North Fossil Creek, Larimer County, CO, 1910-1920; Fort Collins, CO, 1930; Inglewood, Los Angeles, CA, 1940.

US Census Records, Caroline E. Mantz, Denver, CO, 1920.

US Census Records, Jesse and Marie Trower, Fort Collins, CO, 1930-1940.

US Census Records, Leola M. Campbell / Leola M. Colpitts, Van Buren County, IA, 1900-1910; Fort Collins, CO, 1920; Greeley, CO, 1930-1940.

US Census Records, Paul and Delia Watson, Timnath, CO, 1920-1930; Denver, CO, 1940.

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VI. Significance

37. Local landmark designation:

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- 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)
- 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 distinguished group of properties
- 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

Analysis of Fort Collins Significance: Based upon the results of this study, including the detailed discussion of integrity below, the property at 610 S. Loomis Ave. is found to be eligible for designation as a City of Fort Collins landmark under one of the criteria described in the municipal code.

The property is eligible under Criterion C in relation to its architecture for embodying the identifiable characteristics of a type, period and method of construction. The house is an excellent example of a Minimal Traditional residence dating from the period prior to World War II. Both the house and garage are virtually unchanged from when they were constructed in 1931.

Houses of this type were affordable and across the country represent the transition from bungalows and period cottages to early ranch houses. Characteristic features of the Minimal Traditional style on the house at 610 S. Loomis Ave. include its boxy appearance with minimal decorative details, one-story massing, rectangular plan on a raised concrete foundation, intermediate-pitched and side-gabled roof, wood siding, gabled hood over the centered main entry, and three-over-one windows (those on the front include decorative shutters, which are also characteristic of the style).

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Reconnaissance of the Westlawn Addition found that it holds at least one dozen Minimal Traditional houses that exhibit variations within the style. Some of these exhibit good integrity and others have been modified through the construction of additions and the removal or replacement of original character-defining features. Fort Collins has an undefined but noticeable number of Minimal Traditional houses standing in its historic neighborhoods that developed during the 1920s and 1930s. Whether the house at 610 S. Loomis Ave. is the best example of these is unknown – this would require a citywide study to determine.

What is clear is that the house is virtually unchanged since it was constructed, it retains and continues to exhibit all of the characteristics of the style, and the same can be said of the garage. Consequently, the property is an excellent example of this style of architecture dating from this particular period in the city's history. It embodies the identifiable characteristics of a type, period and method of construction, making it locally eligible under Criterion C.

In addition to its style, the house and garage were constructed by Fort Collins builder Albert Rasmussen, who was active during the 1920s and 1930s. While the property presents one good example of his work, without a thematic study of his projects it is difficult to determine whether it is distinguishable from the work of other builders by its characteristic style and quality. Even without a comparative study, the quality of his work is visually apparent on this single property.

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

39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**

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41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **Based upon the archival research and field documentation completed for this project, this property was found to have been developed in 1931. This places its construction during the depths of the Great Depression, a time when few houses were erected in Fort Collins. The residence was one of many built starting in the early 1920s in the Westlawn Addition just north of the Colorado Agricultural College campus, with this being one of the later properties to be developed there.**

The property may be individually eligible for the SRHP and/or NRHP under Criterion C on the local level in the area of Architecture. This is in relation to its good integrity, unaltered appearance, and its embodiment of the identifiable characteristics of the Minimal Traditional style. The detached garage is also an excellent and unaltered example of a wood-frame outbuilding that dates from the same period as the house.

While the property may be eligible on these levels, due to the more stringent standards of the SRHP and NRHP this would need to be determined through the completion of a broader look at the Minimal Traditional style in Fort Collins and the North Campus area in particular. More than two dozen residences of this type are known to exist in the Westlawn Addition alone. In other words, additional data is needed for a firm determination to be made. The property would contribute to a historic district if one were established in this area. The site does not appear to be individually eligible under Criteria A, B or D.

43. Assessment of historic physical integrity related to significance: **The Minimal Traditional house and detached garage on this property were constructed in 1931 and have remained largely unaltered. Evaluation of the integrity of this property must be considered in light of the seven aspects of integrity, as defined by the US Department of the Interior:**

Location – The house and garage have not been moved and are in their original locations. The aspect of location is very good.

Setting – The historic residential neighborhood has remained largely unchanged since it first developed in the 1920s, and the property is still surrounded by single-family homes dating from that era.

On the site, the front and rear yards have experienced several changes. While the raised concrete patio in front of the house is historic, the steps and sidewalk to the west were abandoned prior to the late 1960s in favor of the current steps to the south. Changes to the rear yard, completed between 2012 and 2014, include the installation of wood fencing that interrupts its extension to the east and reorients a grassed area toward the back of a house that faces Myrtle Street. A

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basketball court was also installed at the east end of the original yard close to the alley. These changes shortened the rear yard to about one-third of its historic length. While the aspect of setting has been somewhat diminished, the buildings on the site have not been negatively impacted as a result.

Design – All of the original exterior design details on the house and garage have been retained and remain exposed to view. These include their massing, orientation on the property, and wood frame construction. In addition, all of the elements are in place that define the house as a Minimal Traditional residence. The aspect of design is very good.

Materials – All of the original materials used to construct the house and garage and that date from their period of development remain in place and are exposed to view. The aspect of materials is very good.

Workmanship – The carpentry and other skills that it took to construct the buildings on this site remain intact and apparent to view. The aspect of workmanship is very good.

Feeling – The historic house and garage on the property continue to convey a sense of when they were built, how they might have evolved, and how they were used. Together they clearly read as an early twentieth-century residential property. The aspect of feeling is very good.

Association – This historic residential property is clearly associated with the development of the Westlawn Addition during its early years, presents one example of the work of a particular builder, and represents the occupants who lived there over the decades. The aspect of association is very good.

Despite a moderate diminishment of the setting, particularly to the rear of the house, this property retains a very good level of integrity. Its integrity allows it to convey its architectural style and historic residential use during the period between 1931 and 1970. The house and garage are in remarkably original condition, expressing particularly high integrity in the areas of design, materials and workmanship. Analysis has resulted in a conclusion that the property's integrity supports Fort Collins significance and landmark eligibility. Even though this is a modest home, its integrity also appears to support State Register and National Register significance.

VII. National Register Eligibility Assessment

- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| 45. Is there National Register district potential? | Yes |

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Discuss: It appears that the Westlawn Addition holds an adequate collection of residential properties dating from the 1920s and 1930s that exhibit good integrity and might allow for the creation of a National Register district. It may also qualify as a City of Fort Collins or State Register district.

If there is National Register district potential, is this building contributing: **Yes**

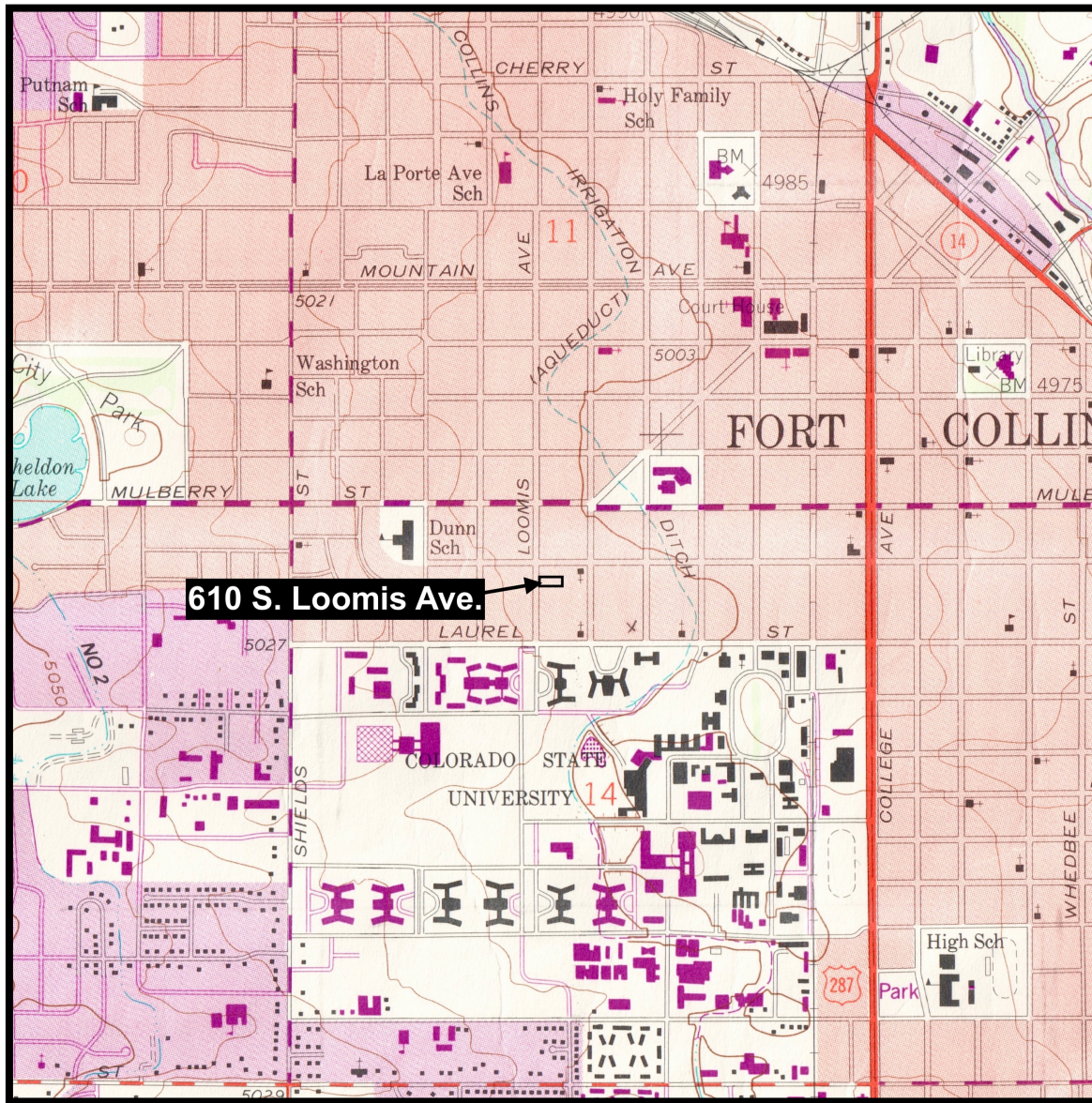
46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#8342-8348 & #8399-8409**
Negatives filed at: **Tatanka Historical Associates, Inc.**
P.O. Box 1909, Fort Collins, CO 80522
48. Report title: **Intensive-Level Documentation of 610 S. Loomis Ave.**
49. Date(s): **10 June 2020**
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 / 689-4855**

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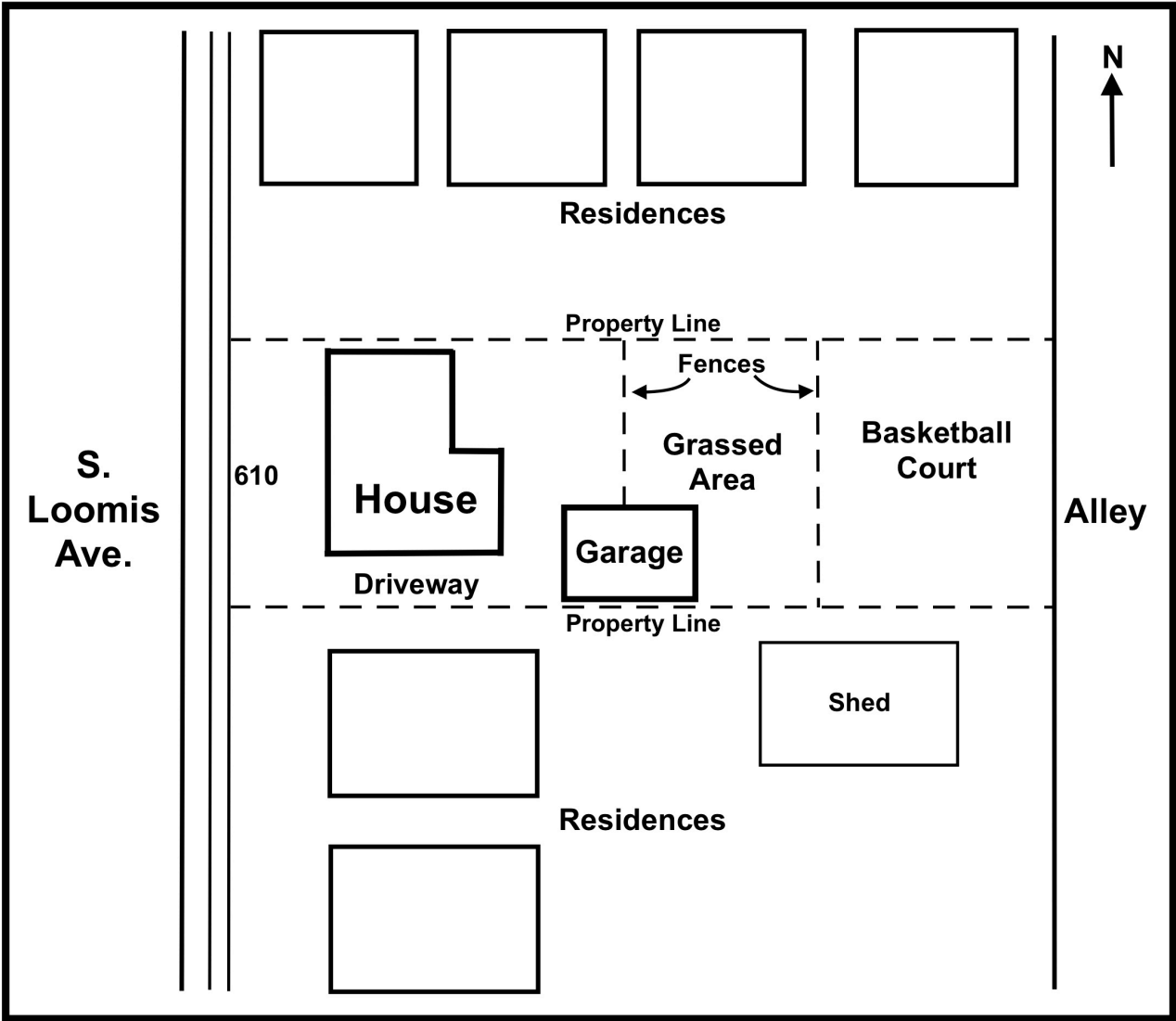
Site Location Map



**USGS Fort Collins 7.5' Topographic Quadrangle
1960 (photorevised 1984)**

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Site Diagram



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Current Photographs



Front of the House, View to the Northeast



Back of the House, View to the West

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Current Photographs



Front of the Garage, View to the East



Back of the Garage, View to the Southwest

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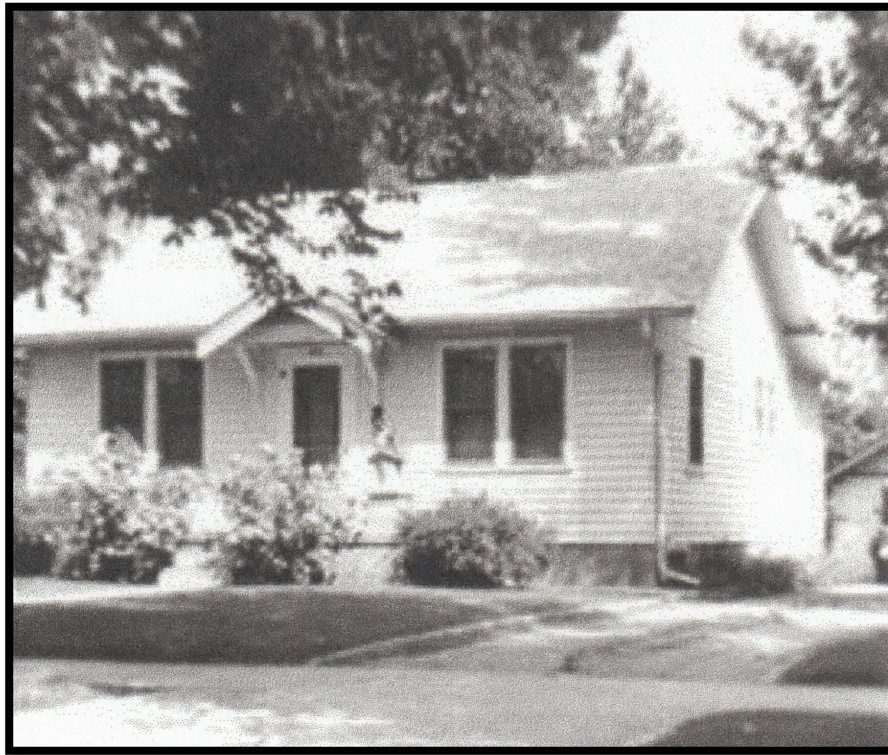
Current Photographs



The Property from the Alley, View to the West

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Historic Photographs



Larimer County Assessor, 1948



Larimer County Assessor, 1969