
LOOMIS ADDITION



SURVEY REPORT

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Volume II of a two-volume report on the Loomis Addition

PREPARED FOR THE CITY OF FORT COLLINS
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PREPARED BY

HUMSTONE CONSULTING

MARY M. HUMSTONE

RHEBA MASSEY

LUKE ANDERSON

FORT COLLINS, CO

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Cover photo: 700 block of West Oak Street, view northwest (Rheba Massey, 2016).

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CHAPTER 1 - INTRODUCTION

The Loomis Addition Historic Resource Survey is Phase II of a project sponsored by the City of Fort Collins to identify, record and protect significant properties in the 15-block Loomis Addition, one of the earliest additions to Fort Collins' original town plat. The first phase of this project was the development of a historic context, funded through a Certified Local Government grant (CO-14-016) and completed in 2015.

The purpose of the survey is to provide a thorough understanding of the properties that exist in the Loomis Addition today: when they were built, how they were used, how they have changed over the years, and what they look like today. This information will be used by residents and the City of Fort Collins to determine which properties are eligible for individual listing in the National Register of Historic Places, the State Register of Historic Properties or as Fort Collins Landmarks, and whether there is potential for one or more national, state, or local-level historic districts within the Loomis Addition. A second purpose of the survey is to provide property owners with architectural and historical information about their properties, in the hope that this information will inspire them to preserve and protect these historic resources.

This project was funded in part by a grant from the State Historical Fund (#2016-M1-031) with matching funds provided by the City of Fort Collins. The project involved conducting a reconnaissance-level survey of 250 properties using OAHF Form 1417, and conducting an intensive-level survey of 32 properties using OAHF Form 1403, as well as photographing and mapping all 282 properties. Both primary and ancillary buildings were included in the survey. The project also involved neighborhood residents in the survey process through public meetings and volunteer opportunities.

The project was conducted by Humstone Consulting, a Fort Collins historic preservation consulting firm, employing the firm's principal, Mary Humstone; senior researcher Rheba Massey; and survey assistant Luke Anderson. The survey began in February, 2016, with most of the field work taking place between April and November, 2016. Impetus for this project came from POOTH (Protect Our Old Town Homes), a group of Old Town home owners who love the charm and community of their neighborhoods and want to protect and maintain the characteristics that make Old Town a great place to live. POOTH founding members Meg Dunn and Gina Janett were active participants in the project.

This survey report is Volume II of a two-volume report on the Loomis Addition. Volume I, the "Loomis Addition Historic Context," was completed in 2015. The "Loomis Addition Historic Context" provides detailed information on the history and architecture of the Loomis Addition, in the context of Fort Collins and U.S. history.

The survey found that 85% of homes in the Loomis Addition were constructed prior to World War II, and 94% are more than 50 years old. Houses in the Loomis Addition represent a range of architectural styles and building forms, from late Victorian Queen Anne and Classic Cottages, to Craftsman Bungalows, Period Revivals, and the more contemporary Minimal Traditional, Ranch and Usonian. In spite of some recent demolitions, the Loomis Addition retains excellent overall historic character. Close to 75% of the properties retain enough historic integrity to be included in a local

landmark district, and close to 50% could qualify, or are already listed individually, as local landmarks. Eighty-nine properties were found to be individually eligible for listing in the State Register of Historic Properties, with 45 of these also individually eligible for listing in the National Register of Historic Places, due to their outstanding architectural integrity.



Figure 1-1: Patterson House, 121 N. Grant; individually eligible for the National Register of Historic Places (Mary Humstone, 2016)

CHAPTER 2 - PROJECT AREA AND HISTORICAL SUMMARY

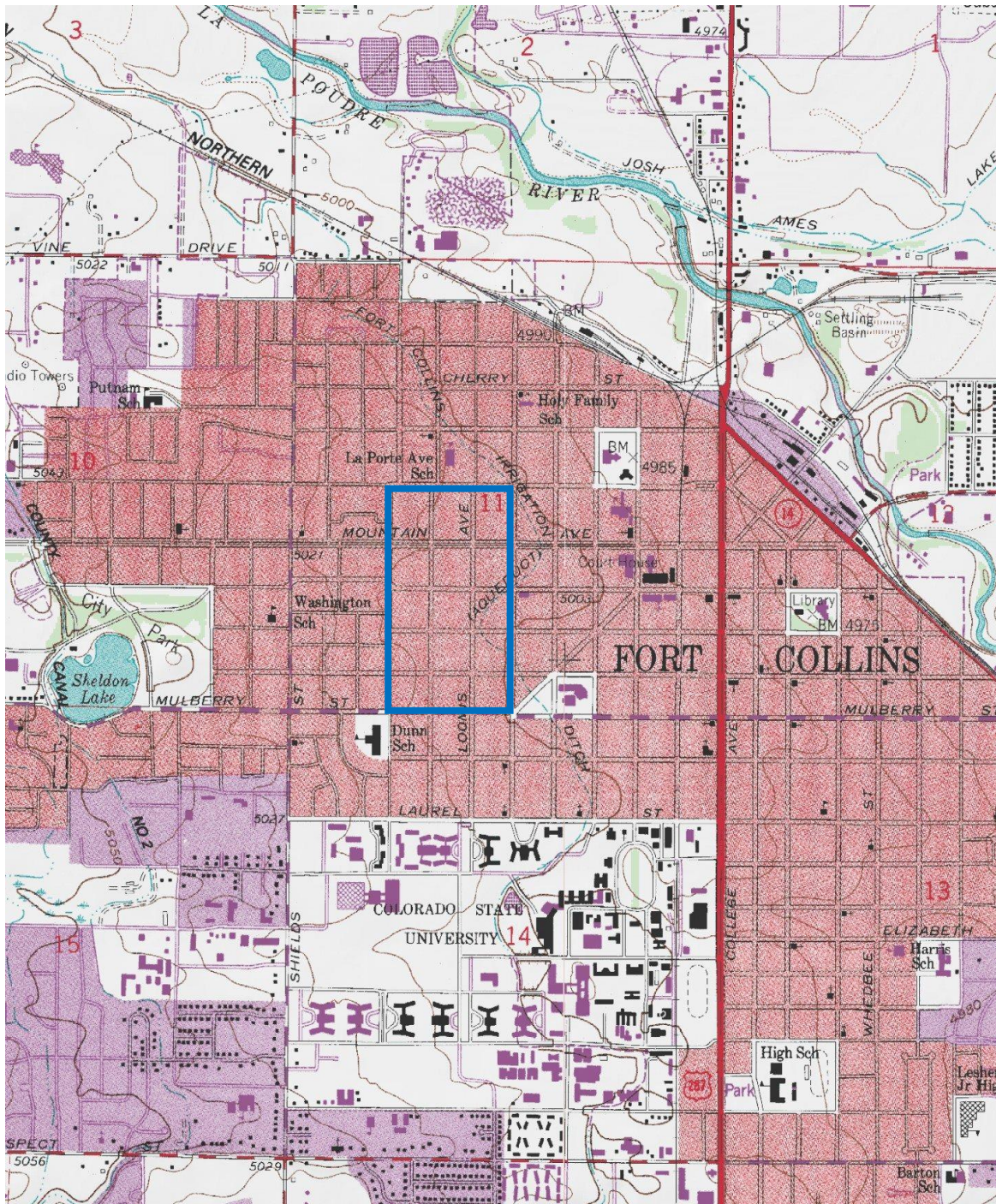


Figure 2-1: USGS Fort Collins Quadrangle, WGS84, T7N, R69W, showing boundary of survey area

PROJECT AREA

The Loomis Addition comprises fifteen blocks roughly equidistant between downtown Fort Collins and City Park. The project area lies within the SW $\frac{1}{4}$ of Section 11, Township 7N, Range 69W of the Sixth Principal Meridian, and within USGS Fort Collins Quadrangle Map (Figure 2-1). Platted in 1887, the Loomis Addition is one of the oldest additions to the City of Fort Collins' original plat of 1873 (called "Original Town"). It is bounded by Laporte Avenue on the north, Mulberry Street on the south, Whitcomb Street on the east, and Washington Avenue on the west.

The neighborhood is aligned on a grid of wide, paved streets lined with mature deciduous trees including cottonwood, apple, maple, locust, walnut, and chestnut. The centerpiece of the Loomis Addition is Mountain Avenue, with its wide, landscaped median, mature trees, trolley line and stylish homes. The Loomis Addition is not easily distinguishable from the surrounding subdivisions, since adjacent blocks, especially to the east and the north, contain similar architectural styles and landscaping,

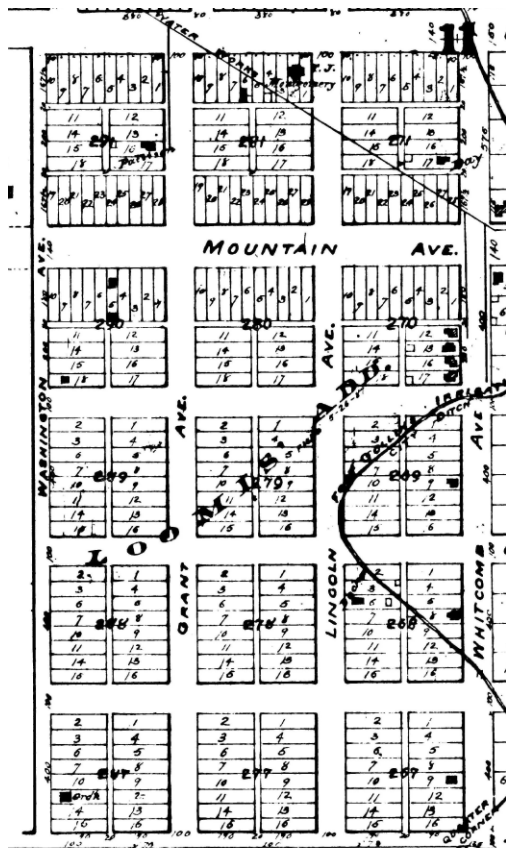


Figure 2-2: Loomis Addition, from "Fort Collins, Larimer County, Colorado," W.C. Willets, 1894 (City Engineer's Office).

The block layout of the Loomis Addition is distinct in that the three blocks north of Mountain Avenue feature "H"-shaped alleyways, and the three blocks south of Mountain Avenue have "T"-shaped alleys. The three "H"-shaped alley blocks are slightly larger than the other twelve blocks. The remaining blocks were platted with a single alley running north-south down the middle of each. Lot sizes vary by block but are generally 40'-50' wide by 180'-190' deep. The narrowness of the lots gives the neighborhood a dense, urban feel, while their depth provides substantial space for gardens. Instead of or in addition to lawns, most yards are landscaped with a variety of evergreen trees, ash trees, juniper bushes, lilac bushes, roses, and fruit trees including apples, pears, and cherries. Gardening is an on-going tradition in this area which boasts many well tended flower and vegetable gardens.

Sidewalks are laid along all streets of the district except the south side of Magnolia Street between Loomis and Grant. While most sidewalks are concrete, some sections retain their historic sandstone slabs, obtained from the quarry at Stout, west of Fort Collins. The street widths, landscaping, and sidewalks all contribute to the historic character of the neighborhood, as do the setbacks which are generally uniform. Although there are a few wood or metal fences, most front yards are not fenced, leaving

them open to the sidewalk and contributing to the neighborhood feel. Wood privacy fences of varying heights are used to screen many of the back yards. Another noticeable feature of the neighborhood is the absence of power and cable lines, most of which are well hidden in the alleys, with poles largely concealed by trees.

The Loomis Addition is almost entirely residential, with only one commercial-style building (700 West Mountain), one bed & breakfast, and a few businesses operating out of homes.

The home size in the neighborhood is modest on most streets, with larger homes scattered throughout the 15-block area. Houses range from one to two stories, and the vast majority are single family homes. With a few exceptions, the houses present a fairly uniform appearance, although no two houses are exactly alike. A significant number of houses have been added on to, with most additions to the rear of the original building. A distinctive feature of the neighborhood is the well used front porches, a marked contrast with later suburban neighborhoods whose defining façade feature is a prominent attached garage.

Several properties retain barns, sheds, and chicken coops, some of which match the house in overall design and materials. Houses on the north side of Mountain Avenue have especially stylized outbuildings. Many barns were built in the first several decades after the Loomis Addition was platted, some at the same time as the construction of the house and others as later additions to the property. Garages range from small buildings designed to accommodate a Model T or Model A car to more modern, two-car buildings.

HISTORICAL SUMMARY

Note: This historical summary is excerpted from the "Loomis Addition Historic Context."

The Loomis Addition was platted in 1887 by Abner Loomis, an early leader in the development of Fort Collins. At the time, the subdivision was surrounded by open lands to the west and south, and only sparse development to the east and the north. The neighborhood developed slowly, with only 35 houses built by 1900. However, in the first two decades of the 20th century, the Loomis Addition, along with all of Fort Collins, experienced a growth spurt. With two major rail lines, expansion of Colorado Agricultural College, construction of a sugar beet factory and the introduction of streetcars, Fort Collins became an agricultural and transportation hub. The city's population almost tripled from about 3,000 in 1900 to 8,755 by 1920.

The opening of a streetcar line down Mountain Avenue in 1907 connected the Loomis Addition with the business center of Fort Collins, making it a very desirable place to live. More than 150 homes were built in the Loomis Addition during the period 1900-1919. By 1920, a majority of the lots on Laporte, Mountain, Oak and Olive had been developed, and every block in the addition contained at least a few houses.

The Loomis Addition and other outlying neighborhoods south and west of downtown catered to the middle and upper class, with houses ranging from small, four-to-six-room cottages to large, two-story homes. A study of occupations of residents in the early 1900s reveals that the Loomis Addition was primarily a middle-class neighborhood with residents working a variety of jobs. While there were one accountant, one architect, a professor, a few attorneys and doctors, and several business proprietors living in the neighborhood, the majority of residents identified themselves as laborers and clerks. Also common were workers associated with transporting goods including draymen, teamsters, expressmen, and stockmen. Several women worked as bookkeepers, nurses, teachers, dressmakers and seamstresses, and stenographers. The area was home to many carpenters and contractors as well as stone masons, brick layers, plasterers, and painters. Several contractors built homes in the Loomis Addition and lived in them for short periods while constructing other homes.

The Loomis Addition continued to grow through the mid-1920s, before growth slowed to almost a halt during the Depression years of the 1930s. Only 11 houses in the Loomis Addition date from 1930-1939, although building records and permits show that houses were being remodeled during this period, often to provide extra space for renters. This trend continued after World War II, when Fort Collins experienced a housing shortage. By the end of the war, the Loomis Addition was close to being built out, with only a dozen or so available lots. The last three houses built on existing lots in the addition were in 1959. In 1964, a ranch-style house was built on a newly created lot at the corner of Whitcomb and Olive Streets. This completed the build-out of the Loomis Addition. By this time, many new subdivisions with more popular suburban-style streets, lots, and houses, were being built south of Old Town, and older neighborhoods like the Loomis Addition began to decline. A 1989 report on the West Side Neighborhood, an area encompassing 20 subdivisions west of College Avenue between the Poudre River and Mulberry Street (including the Loomis Addition), noted that the area had changed from predominantly owner-occupied neighborhoods to renter-dominated, and that housing values were significantly lower than the Fort Collins average.

By the 1990s, the Loomis Addition and other close-in neighborhoods were beginning to recover. Attracted by low housing prices and proximity to Old Town, both young families and adults without children began to invest in the neighborhood. Houses gradually have been restored to single-family, owner-occupied homes, and additions and other remodeling projects have taken place. This popularity is now creating a spike in real estate prices and a tear-down trend. Seventeen houses in the Loomis Addition have been demolished and replaced since 1990, with three demolished during the course of this survey project.¹

¹ Survey forms for two of the three demolished properties were prepared as part of this project. 1417 forms for 201 S. Grant and 204 S. Grant indicate that the buildings are no longer extant. 201 S Grant was demolished before the property was surveyed. 204 S. Grant was demolished after it had been surveyed, and the revised 1417 form indicates that the building was demolished. 815 W. Oak was demolished at the start of the survey project and no form was prepared.

CHAPTER 3 - METHODOLOGY

OBJECTIVES AND SCOPE OF WORK

The objectives of this project were to 1) survey every property in the 15-block Loomis Addition; 2) conduct intensive-level surveys of 32 properties (approximately 10%); 3) identify candidates for local, state and national designation; 4) identify potential historic districts; and 5) inform owners of the historic and architectural significance of their properties and encourage their preservation.

FILE SEARCH AND PREVIOUS SURVEYS AND DESIGNATIONS

This area had been previously surveyed in 1980-1982 and 1998-2001 (Eastside and Westside Neighborhoods Cultural Resources Survey). The OAHP Compass Database was consulted for previous survey information, as were the files of the City of Fort Collins Historic Preservation Office. These files yielded minimal survey information for approximately 275 properties within the district, most of it out of date. In addition, Colorado State University historic preservation students under the leadership of Professor Janet Ore surveyed some Loomis Addition properties in 2013, and these survey forms and supporting materials were also consulted. Smithsonian numbers were requested for those properties that did not yet have numbers assigned to them.

Prior to this survey, 26 properties in the Loomis Addition had been listed as Local Landmarks, seven of them as part of the Whitcomb Street Historic District. One additional local landmark designation was approved during the course of the project, bringing the current total to 27. There are currently no National or State Register-listed properties within the survey area.

ANTICIPATED RESULTS

The Loomis Addition Historic Context was prepared before conducting a thorough survey of the study area, leaving some questions unanswered. Although an attempt was made to provide preliminary information about construction dates and styles, this information was based on cursory surveys of the area, and needed to be verified. Furthermore, the extent to which properties had retained integrity was difficult to ascertain through a cursory survey.

City staff, consultants and neighborhood residents have been aware for several years of the threat to historic homes in the Loomis Addition and surrounding neighborhoods. The entire West Side neighborhood has come under intense pressure over the past 20 years, as historic neighborhoods, especially those within walking or biking distance to Old Town, have become more attractive to homeowners. Real estate prices have skyrocketed, and many older homes on the West Side have been demolished and replaced with new, larger homes. We expected to find that some homes had been greatly expanded, and that homes were continually threatened with demolition. Three historic homes were demolished during the course of this survey.

PUBLIC PARTICIPATION

A major goal of this project was to interest residents and property owners in the survey, and to engage them in learning more about their historic homes. This process had been introduced with the Loomis Addition Historic Context, which was presented to the public at a workshop November 13, 2014, attended by about 70 neighborhood residents. Following a presentation on the history

and context of the Loomis Addition, participants were invited to visit information stations where they could learn from historians how to research the history of their houses, get information about the financial and other benefits of the Fort Collins Landmarks program, learn about rehabilitation techniques from preservation contractors, and ask questions about the Loomis Addition.

To introduce Phase II, the Historic Resources Survey, the City of Fort Collins sent a letter, brochure, and sample survey form to each property owner in the survey area, describing the project, giving contact information for the consultants, and inviting residents to a kick-off neighborhood meeting. About 20 Loomis Addition residents attended the meeting, which was held at the City of Fort Collins office building at 281 North College Avenue on April 21, 2016. At the meeting, Gina Janett, a Loomis Addition resident and founder of POOTH, spoke to the group about the reasons for conducting the survey. Resident Bill Whitley explained why he landmarked his Loomis Addition property and the financial benefits he received from the City of Fort Collins, and resident Susan Hoskinson spoke about the history of her home and her block, and the excitement of conducting research. The consultant team then explained the survey process and offered the opportunity for participants to suggest properties for intensive survey, and/or to volunteer to help with the survey. In addition to those attending the meeting, Humstone Consulting responded to about 20 Loomis Addition residents who had questions about the project after receiving the mailing from the City.

A second meeting was held on May 10, 2016, specifically to train residents who wanted to learn how to research their own homes, and/or to volunteer with the project. Rheba Massey prepared and distributed handouts and presented “How to Research the History of Your Historic Home” to approximately 15 residents. Four residents at the meeting volunteered to help with the project.

A final meeting to share results of the survey was held on November 29, 2017.

Humstone Consulting also introduced the project to the Fort Collins Landmark Preservation Commission at their meeting on April 13, 2016, and presented a final report on the project on December 20, 2017. In addition to an initial start-up meeting, the consultant team had several meetings with the City, History Colorado and POOTH during the course of the project.

PARTICIPANTS

The Humstone Consulting team consisted of Mary Humstone, Principal; Rheba Massey, Senior Researcher; and Luke Anderson, Survey Assistant. In addition to the Consultants, the following people were involved in this project:

- Karen McWilliams, Historic Preservation Planner, City of Fort Collins
- Heather Peterson, National and State Register Historian, History Colorado
- Amy Unger, Survey and CLG Grants Coordinator, History Colorado
- Meg Dunn, POOTH
- Gina Janett, POOTH
- Bill Whitley, Neighborhood Volunteer
- Shelley Terry, Neighborhood Volunteer
- Jan Waskom, Neighborhood Volunteer
- Gae Kelly, Neighborhood Volunteer

Consultants would also like to acknowledge the assistance provided by Maren Bzdek, Kaitlin Dorn, and Cassandra Bumgarner of the City of Fort Collins Historic Preservation Office; Tim Morales, GIS

Programmer/Analyst, City of Fort Collins; Lesley Struc and staff and volunteers at the Archive at the Fort Collins Museum of Discovery; and the Loomis Addition property owners who generously shared their time and information with us.

CHAPTER 4 - SURVEY PROCESS

SELECTION OF PROPERTIES FOR INTENSIVE SURVEY

One of the first tasks was to identify the 32 properties for intensive survey. In consultation with the City of Fort Collins (City), History Colorado (HC), and the neighborhood group POOTH (Protect Our Neighborhood Homes), Consultants developed the following criteria:

- Historic and/or architecturally significant
- Good overall integrity
- Diversity in date of construction and style
- Diversity in location within the Loomis Addition
- Potential for a small historic district within the Loomis Addition
- Perceived threat of demolition
- Owner consent

With the help of POOTH, Consultants developed a tentative list of 42 properties which were then researched, field-checked, and photographed, and submitted to the City and HC for approval. From an initial list of 42, a list of 32 properties was eventually compiled.

Finding 32 properties that owners would consent to have intensively surveyed proved to be more challenging than anticipated. The City required a signed consent form, and many property owners did not respond to a letter of request from the City. Follow-up letters, phone calls, and announcements at public meetings and through the media were required in order to get the requisite number of permissions. Some of the properties that were volunteered for the survey did not meet the criteria of historic and/or architectural significance and were thus disqualified. Eventually the team collected 29 signed permissions; the remaining three properties were surveyed from the public right-of-way only.

RECONNAISSANCE SURVEYS

Reconnaissance surveys were mainly carried out by Survey Assistant Luke Anderson from June to September, 2016. Consultants used an Excel spreadsheet to collect basic data (from the Loomis Addition Context project and other sources). This data was merged into the individual OAHP 1417 Reconnaissance Survey forms. Block-by-block GIS maps showing building outlines and the context of each building on its block were provided by the City, and used as sketch maps. These maps were incorporated into the forms. Properties were identified on these maps with arrows, and individual ancillary buildings were also identified as needed.

The forms were then printed and field-checked on site. Fieldwork included examination of each building for overall style, design elements, architectural features, materials, roof types, additions and other alterations, landscaping/setting and integrity, with the understanding that only features that could be seen from the public right-of-way could be recorded. Photographs were taken of all visible elevations, special architectural features, and ancillary buildings. Maps were field-checked and corrected as needed. In some cases, additional research was conducted to confirm a construction date (through assessor records and/or building permits) or a change to a building (usually by comparing the present building with assessor photographs from the 1940s and 1960s).

Forms were updated in the office, photographs labeled by street, address, and photographer, and the spreadsheet updated. All forms were reviewed and edited by Mary Humstone before being submitted to the City. Although the original project proposal listed 312 addresses in the Loomis Addition, two of these addresses were found to not exist, and a third, 603 W. Magnolia, was incorporated into 403 S. Whitcomb, bringing the total number of properties to 309.

Several months into the project, the City requested that the Consultants use a customized OAHP Form 1417 for this project. The new form required more information than was originally requested, so Consultants met with the City and History Colorado to work out an amendment to the contract to fit this additional work into the budget. The parties decided that Consultants would not be required to complete 1417 survey forms for 14 not-yet-surveyed properties built after 1979, nor for 13 not-yet-surveyed properties already listed as local landmarks. This amendment reduced the total number of reconnaissance survey forms required from 277 to 250, and the total number of properties surveyed to 282. The 13 local landmarks that were not formally surveyed in this project were evaluated for their potential to contribute to historic districts.

INTENSIVE-LEVEL SURVEYS

Intensive-level surveys were managed by Senior Researcher Rheba Massey. Four volunteers from the neighborhood were recruited to help with researching the history of the properties, and were given training at a community workshop on May 10, 2016, as well as one-on-one training with Massey. Volunteers, overseen by Massey, helped research the history of five Loomis Addition properties. The rest of the properties were researched by Massey, Anderson and Humstone, using Larimer County Tax Assessor records and maps, building permits, newspaper articles, vertical files in the Fort Collins Museum of Discovery Archives, obituary files at the Poudre Valley Public Library, grantor/grantee records, Larimer County and Fort Collins history books, earlier survey forms, photographs, oral histories, and personal interviews with current owners. All but three of the current owners of intensive survey properties were interviewed personally by the Consultants.

Data for the intensive surveys was entered into a customized 1403 survey form provided by the City of Fort Collins. All three project personnel participated in the intensive-level architectural surveys, examining each property for overall style, plan, design elements, architectural features, materials, roof types, additions and other alterations, landscaping, and setting. Photographs were taken of all elevations, architectural features, and ancillary buildings, and sketch maps were field-checked for accuracy. Field notes and photographs were used to write detailed narrative architectural descriptions. Photographs were labeled by street, address, and photographer, and a selection of photographs of each property was inserted into the 1403 form, along with a GIS map of the appropriate block, field-checked and corrected as needed, with the property and ancillary buildings identified.

Massey compiled most of the construction and social histories of the properties. Humstone reviewed and edited all forms before submitting them to the City. The field work was conducted between April and November, 2016, with writing continuing through March, 2017.

The results of both the reconnaissance and intensive surveys were used to update the Excel spreadsheet with information about architectural style, materials, integrity, and eligibility for National, State or Local designation.

ARCHITECTURAL STYLES AND BUILDING FORMS

For the Loomis Addition Historic Resources Survey, the “Field Guide to Colorado’s Historic Architecture and Engineering” (OAH, 2008) was used as a guide to the architectural styles and building forms and the “Colorado Cultural Resource Survey Lexicon Tables” were used to the extent possible to identify features of the buildings. Because of the need to adhere to a set lexicon, there are a few inconsistencies in terminology between the survey forms and the Loomis Addition Historic Context. For example, in the Loomis Addition Historic Context, the authors used the term “Classic Cottage” to describe late Victorian-era, one-story, square or rectangular houses with hipped roofs and a front dormer; “Classic Cottage Variant” for similar houses with a windowless front gable; and Pyramidal Cottage for the Hipped-roof Box house form. In the Loomis Addition Survey, late Victorian-era, one-story hipped-roof houses that exhibit Classical elements such as pediments and columns, and/or flared eaves, are classified as Classic Cottages, whereas the simpler houses of this form are classified as Hipped-roof Cottages. The Consultants avoided using the term “Hipped-roof Box,” since it implies something less than a home.

Late Victorian and post-Victorian styles found in the Loomis Addition include Queen Anne, Eastlake, and Edwardian. The Loomis Addition Context used the term “Free Classic” instead of Edwardian. Houses from this era that do not have features of a specific style were labeled “Late Victorian” in the Survey, and “Folk Victorian” in the Context.

Early 20th century styles in the Loomis Addition include Craftsman and Period Revival (Colonial, Tudor, Dutch Colonial and Mediterranean). Both one-story Craftsman Cottages and one-and-a-half story Bungalows are included under the Craftsman umbrella. Foursquare (also called “American Foursquare”) houses in the Survey include some houses with Period Revival features. However, these are generally identified as Foursquare since the cubic form is the dominant visual feature of the houses. Later 20th century house styles and forms include Minimal Traditional, Ranch and Usonian. More information on the architectural styles and building forms is included in Chapter 5: Survey Results.

EVALUATION

The 250 properties surveyed at the reconnaissance-level (form 1417) were given preliminary evaluations of significance and integrity under national and state register and local landmark criteria, and were evaluated both as individual resources and as contributors to a potential historic district. Because the reconnaissance survey evaluates the property from the public right-of-way only, and does not include historical research other than what is readily available, the evaluation of these properties is subject to further study and review. Form 1417 includes the following caveat:

Note: eligibility recommendation based solely on architectural reconnaissance except as noted above. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAH Historical/Architectural Properties: Intensive Level/Evaluation form (OAH form #1403).

The 32 intensive-survey properties were also evaluated for significance and integrity under national and state register and local landmark criteria, both as individual resources and as contributors to a potential historic district. In the case of these properties, adequate information

was available to make determinations of significance and integrity. Consultant's determinations of eligibility were reviewed by the City of Fort Collins and History Colorado, and revisions were made accordingly.

Initially, the Consultants considered two areas of significance in evaluating historic resources in the Loomis Addition: "architecture" and "community planning and development." Following review of the draft survey forms and draft survey report, History Colorado staff determined that the Loomis Addition context, which was written prior to the survey, did not make an adequate case for significance in community planning and development. History Colorado did agree that the Loomis Addition had significance in architecture. However, in order to qualify for a national or state historic district with significance in architecture, properties must retain a high degree of architectural integrity. History Colorado staff determined that "in many cases . . . replacement siding, windows, and porch changes" negatively affected the historic buildings, and that design integrity was impacted by alterations over time, especially large additions, even when they were not visible from the public right-of-way.²

The City of Fort Collins determined "community planning and development" to be an appropriate area of significance for the Loomis Addition on the local level, since development of the Loomis Addition was a major milestone in the early growth of the city, and the neighborhood's growth mirrored the early development of the city. Under local landmark criteria, properties were evaluated for historical, social and cultural significance as well as architectural significance, and therefore a significantly larger number of properties qualify for local landmark designation and were evaluated as contributing to a potential local landmark district.

² Memo from Heather Peterson, National and State Register Historian, OAHP, History Colorado, September 8, 2017.

CHAPTER 5 - SURVEY RESULTS

The Loomis Addition comprises 309 individual properties. A total of 282 properties were surveyed in this project, resulting in completion of 250 Reconnaissance Survey (1417) forms and 32 Intensive Survey (1403) forms. Properties in the Loomis Addition that were not surveyed are 14 properties built after 1979 and 13 previously designated local landmarks. In addition to the main building (dwelling) on each property, 295 ancillary buildings were surveyed. In all, 577 individual resources were surveyed.

SUMMARY OF RESOURCE FEATURES

CONSTRUCTION DATES

After its peak growth ended around 1925, the Loomis Addition continued to grow slowly through the 1950s, with an average of 14 houses added each decade from the 1930s through the 1950s. Only one house was constructed in the 1960s, the end of the period of historic significance for this neighborhood. Of the 309 houses in the Loomis Addition, 290 of them were built during the neighborhood's period of significance.

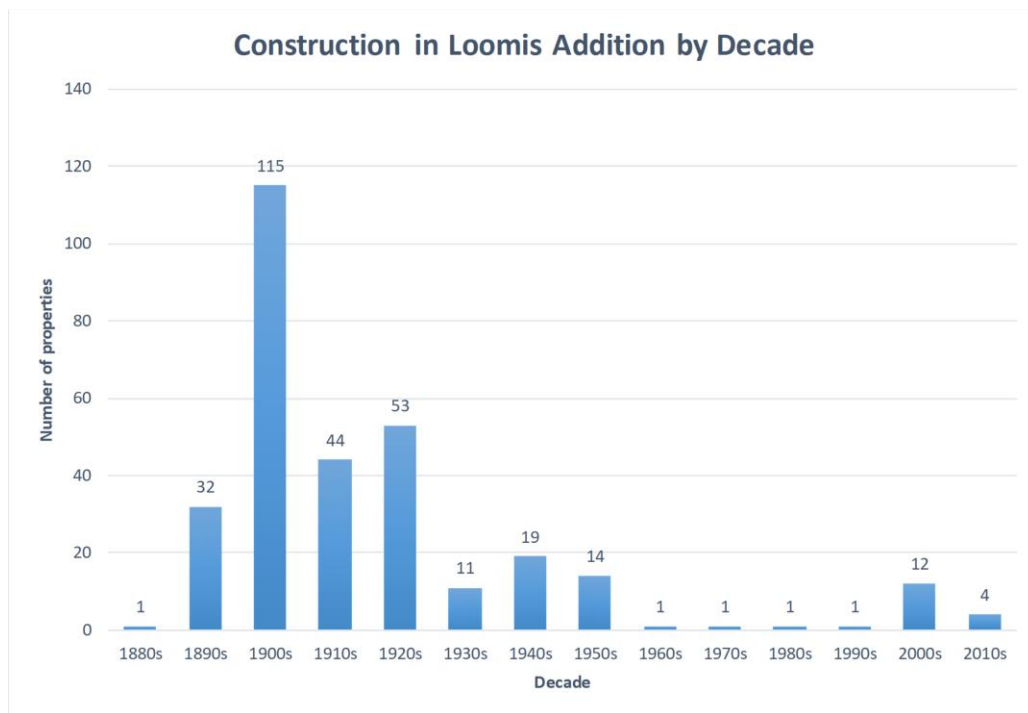


Figure 5-1: House construction by decade

The 1970s, 1980s, and 1990s saw almost no new construction for the Loomis Addition (only one house per decade), although some additions to houses were built during this period. The current trend of demolition and new construction began in 2003, with 16 new houses built from 2003 to 2016. Demolition, construction, and remodeling are actively occurring in the neighborhood at the time of this writing.

ARCHITECTURAL STYLE/BUILDING FORM

The growth of the Loomis Addition can be read in its architectural styles. The 309 houses in the Loomis Addition represent 28 different architectural styles and building forms. These were grouped into twelve general styles/forms for analysis. As shown on the table below, the four most common house styles or forms are Classic Cottages and their variants (70), Queen Anne Cottages and variants (including Edwardian) (67), and Craftsman style, including Bungalows and Craftsman Cottages (56). Almost half of the houses remaining in the Loomis Addition today were built before 1910, which explains the preponderance of these late 19th and early 20th-century styles.

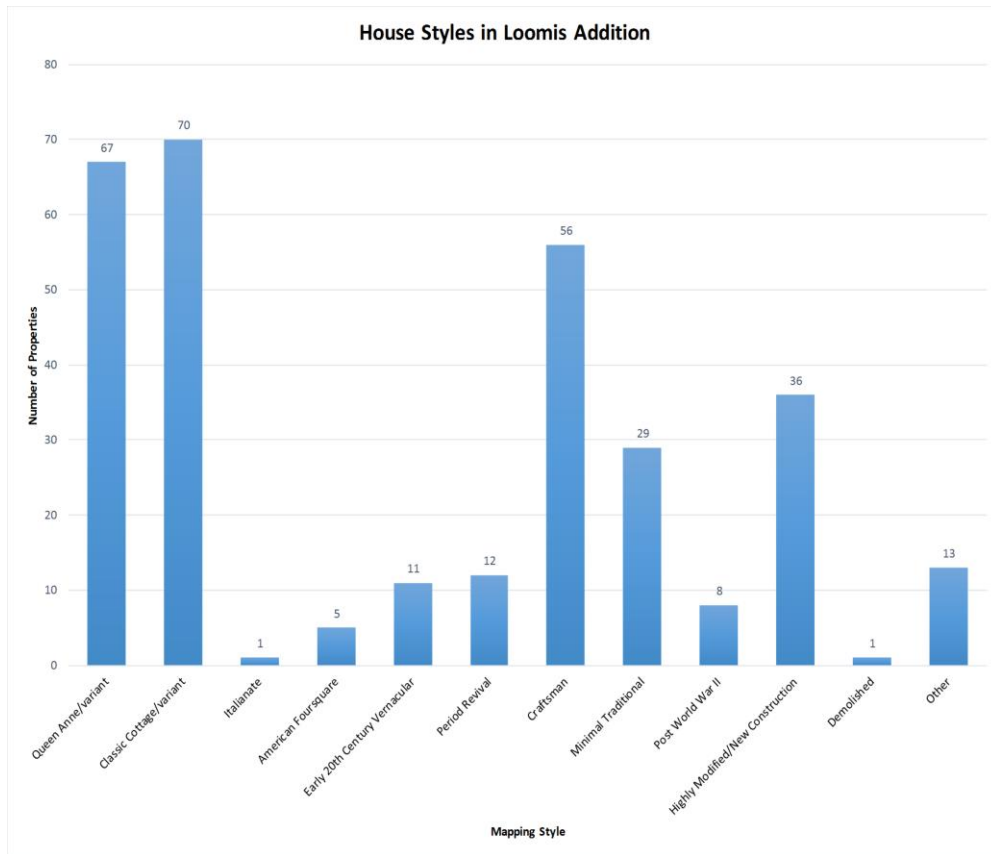


Figure 5-2: House styles in the Loomis Addition



Figure 5-3: Row of Classic Cottages, 600 block Laporte Ave. (Carly-Ann Anderson, 2014)

The predominant house style in the Loomis Addition (23% of all houses) is some variation of the **Classic Cottage**, a one-story house with a square or rectangular floor plan, hipped (often pyramidal) roof, a front dormer and often an inset or attached full-length front porch. As its name implies, the Classic Cottage may exhibit classical details such as porch columns and pedimented dormers, but harks to the Victorian era with decorative shingles in the gable

ends of the dormers and bay windows. Windows may be topped with round or segmental arches. The houses, built of brick or wood, were the mainstay of the middle class, the 4- or 5-room cottages referred to in numerous Fort Collins building reports of the early 20th century. Rows of similar Classic Cottages are found in the Loomis Addition especially along Laporte Avenue. Variations include hipped, gabled, shed, pedimented and wall dormers and flared eaves on the main and dormer roofs. Classic Cottages in the Loomis Addition date from 1892 to 1913.

Other late Victorian house styles fall into the general category of **Queen Anne/variant** (22%), with variants including Eastlake and Edwardian, and vernacular examples identified simply as “Late Victorian.” Queen Anne cottages in the Loomis Addition are one or one-and-a half stories, with steeply pitched hipped roofs with one or more lower cross gables, at least one of which is front-facing. The facades are asymmetrical with entrances offset to one side. The houses are built of brick or wood, with patterned brickwork and decorative wood shingles especially in the gable ends, and multiple, often ornate, chimneys. These houses are also recognizable by their decorative Queen Anne windows, with an upper sash containing small panes of colored glass. **Edwardian** houses (Figure 5-4) are post-Victorian residences similar to the Queen Anne style in form and massing but with more subdued ornamentation. These houses feature multi-gabled roofs, asymmetrical massing, simple surfaces, classical detailing and occasionally wrap-around porches. Queen Anne and Edwardian houses in the Loomis Addition date from 1887 to 1922.



Figure 5-4: Edwardian house at 209 S. Loomis St. (Carly-Ann Anderson, 2014).

Craftsman-style cottages and bungalows

comprise about 18% of the houses in the Loomis Addition. The houses feature front- or side-gabled or hipped roofs. On the side-gable houses the front slope of the roof usually has a gable- or shed-roofed dormer, and the roofline often extends to create a full-length, inset porch. Gable-front houses (Figure 5-5) generally have an off-set, gable-roofed partial-width porch. Gable ends are decorated with knee braces (a reference to an older method of purlin roof framing), and the rafter tails below the wide eaves are left exposed instead of boxed into cornices, another way of featuring the construction of the house instead of covering it up. Exterior sheathing may be brick, clapboard, shingle or stone, and gable ends are often decorated with half-timbering or patterned shingles. Craftsman homes usually feature earth tones that blend in with, rather than stand out from, the natural environment. Porch supports of brick or wood are wide, square piers, often battered (angling in at the top). Craftsman windows are usually double-hung, with the upper sash divided by vertical muntins, forming anywhere from 3 to 7 vertical panes. Art glass and beveled glass may be featured in select windows and doors. Bungalows and Craftsman Cottages were popular houses for small urban residential lots from the early 20th century until World War I. In the Loomis Addition these houses date from 1906 to 1945.



Figure 5-5: Craftsman cottage, 110 N. Loomis. (Luke Anderson, 2016)



Figure 5-6: Dutch Colonial Revival house, 722 W Mountain (Mary Humstone, 2016)



Figure 5-7: Minimal Traditional house, 408 S. Washington (Luke Anderson, 2016)

Other popular early-20th-century building styles and forms such as **Period Revivals** and **American Foursquares**, are only minimally represented in the Loomis Addition. There are five Foursquare houses, four of them on Mountain Avenue, and twelve Period Revival homes including seven Colonial Revival, four Dutch Colonial Revival, one English-Norman Cottage and one Mediterranean Revival. These houses date from 1903 to 1937.

The majority of houses built from the early 1930s to the mid-1950s are categorized as Minimal Traditional, the name given to modest homes built in large numbers immediately preceding and following World War II. Minimal Traditional houses are very compact one-story buildings, generally square in plan with gable roofs. They contain a minimum of three major rooms and a maximum of five. The plan is generally two rooms wide, with minimal use of hallways. These houses represent a transition from the Craftsman and period cottage to early ranch-style homes.

The first ranch-style house was built in the Loomis Addition in 1948, and several others followed. An unusual house style, not identified in the Loomis Addition Historic Context, is the Usonian-style as represented by the house at 106 N. Washington Street. The Usonian style was originally developed by Frank Lloyd Wright and later adopted by other architects. Usonian houses were designed as simple, affordable homes for the middle class. Common elements of the Usonian style found in 106 N. Washington include: dominant horizontal lines, flat roofs with wide overhangs, one story with no attic or basement, integrated windows, hidden entrances, flat planes and surfaces and central hearths. This house has excellent architectural integrity and is one of 45 properties in the Loomis Addition evaluated as individually eligible for the National Register of Historic Places.



Figure 5-8: Usonian-style house, 106 N. Washington (Mary Humstone, 2016)

The nineteen houses built in the Loomis Addition after 1965 were classified in the survey as **“highly modified/new construction.”** Only four of these houses were surveyed (the original house at 204 S. Grant was surveyed before it was demolished and replaced in 2017). The majority of these houses are two-story “neo-traditional” homes, with elements of historic styles and forms such as American Foursquare, Craftsman and Queen Anne, but oversized massing and proportions out of scale with the styles they are based on and with other houses on the block.

Detailed information about the house styles found in the Loomis Addition can be found in the “Loomis Addition Historic Context” (see Chapter 8).



Figure 5-9: Neo-traditional house built in 2006, 821 W. Mountain (Mary Humstone, 2016)

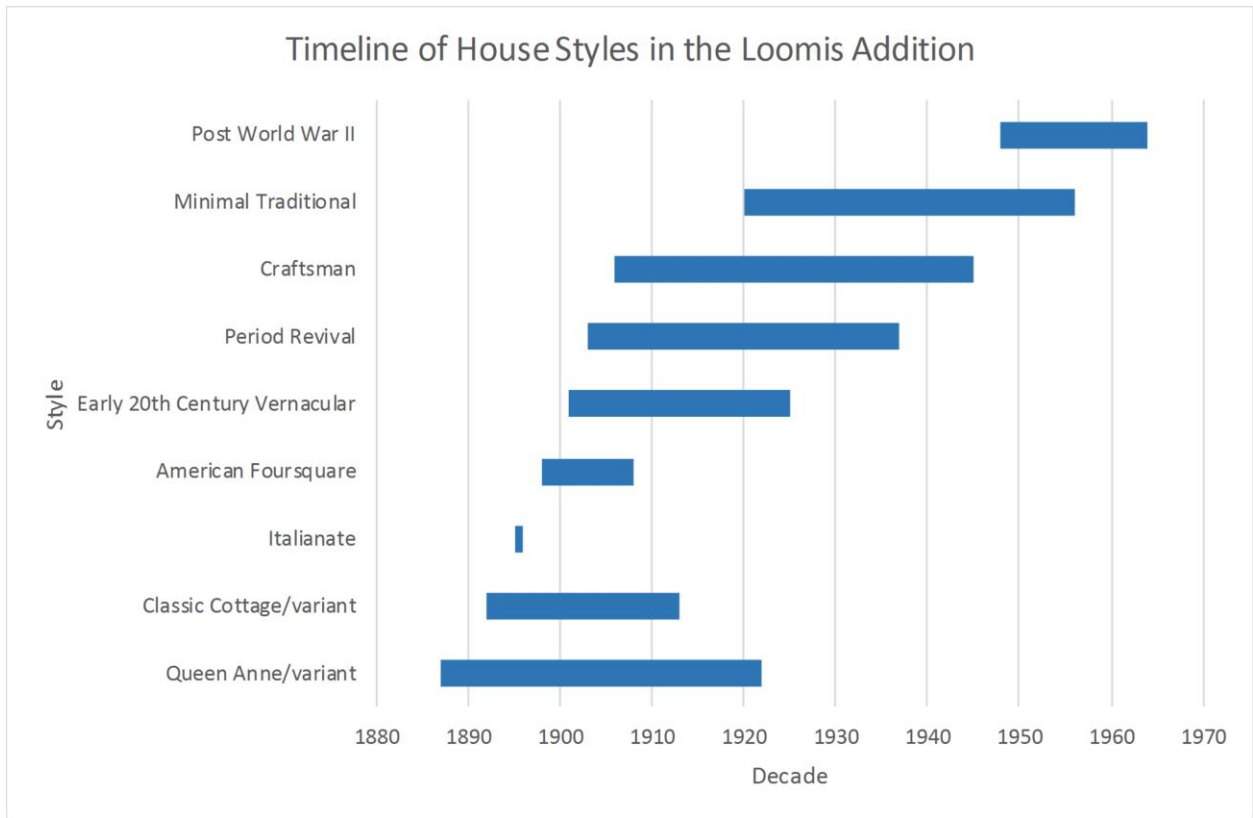


Figure 5-10: Timeline of house styles in the Loomis Addition



Figure 5-11: House styles in the Loomis Addition

MODIFICATIONS TO EXISTING BUILDINGS



Figure 5-12: Map showing location of highly modified, newly constructed and demolished houses in the Loomis Addition

As is to be expected given their age, most houses in the Loomis Addition have been altered over the years. Modifications include basic remodeling such as replacement of roof sheathing and/or siding (with stucco, or asbestos, vinyl, aluminum or wood siding), window replacement (with wood, aluminum or vinyl), and enclosing or glassing-in porches. Additions range from front or back porches and dormers to large, multi-room and multi-story additions above and behind the original building. Research conducted on construction history for the intensive-level surveys revealed that many properties were altered during the historic period (pre-1964), with the addition of a back porch, creation of a basement apartment, or construction of a garage. A second wave of additions occurred with the revival of the Loomis Addition starting in the 1970s. With the trend for larger houses starting in the 1980s, many houses were added onto with multi-room and multi-story additions. Of the 36 properties classified as "highly modified/new construction," 17 are historic houses that were modified to the point that their historic character is no longer recognizable.

ANCILLARY BUILDINGS

As part of the survey project, all ancillary buildings (except small, portable sheds) were surveyed and recorded on property survey forms. The 282 properties surveyed in the Loomis Addition contain 295 ancillary buildings, primarily garages but also carriage houses, backyard barns, chicken houses, sheds, workshops, studios, guest houses and even an ice house. Of the 295 ancillary buildings, 136 were determined to contribute to the historic character of the property.

In the first few decades of development, some Loomis Addition properties included carriage houses, barns and chicken houses. According to building permit records, the 1920s was the peak

time for garage construction in the Loomis Addition, with some barns being repurposed as garages or demolished to make room for a new structure. Garage construction continued through the 1940s, with garages getting larger as cars grew in size. With its alley access for every lot, the Loomis Addition was well suited to accommodate the automobile. The 1925 Sanborn Fire Insurance map shows that almost every lot with a dwelling on it also had a garage or other outbuilding on the alley. Some of the barns and garages appear to have later been repurposed as apartments. Many historic garages were demolished in the 1980s and replaced with new 2-car garages.

ROOF TYPES, BUILDING MATERIALS AND BUILDING HEIGHTS

Houses in the Loomis Addition are about equally split between hipped (110) and gabled (117). There are 4 gambrel-roofed Dutch Colonial Revival-style houses, and 42 gable-on-hip roofs, the predominant Queen Anne roof type.

The vast majority of houses in the district are wood-frame construction, with exterior sheathing ranging from clapboard siding, shingles or stucco to more contemporary materials such as fire-retardant shingles, vinyl or aluminum. About 20% of the houses are brick (see Figure 5-13).

Two-thirds of the houses (206) are one story in height. Sixty-two are one-and-a-half stories, 38 are two stories and one is two-and-a-half stories (see Figure 5-14).

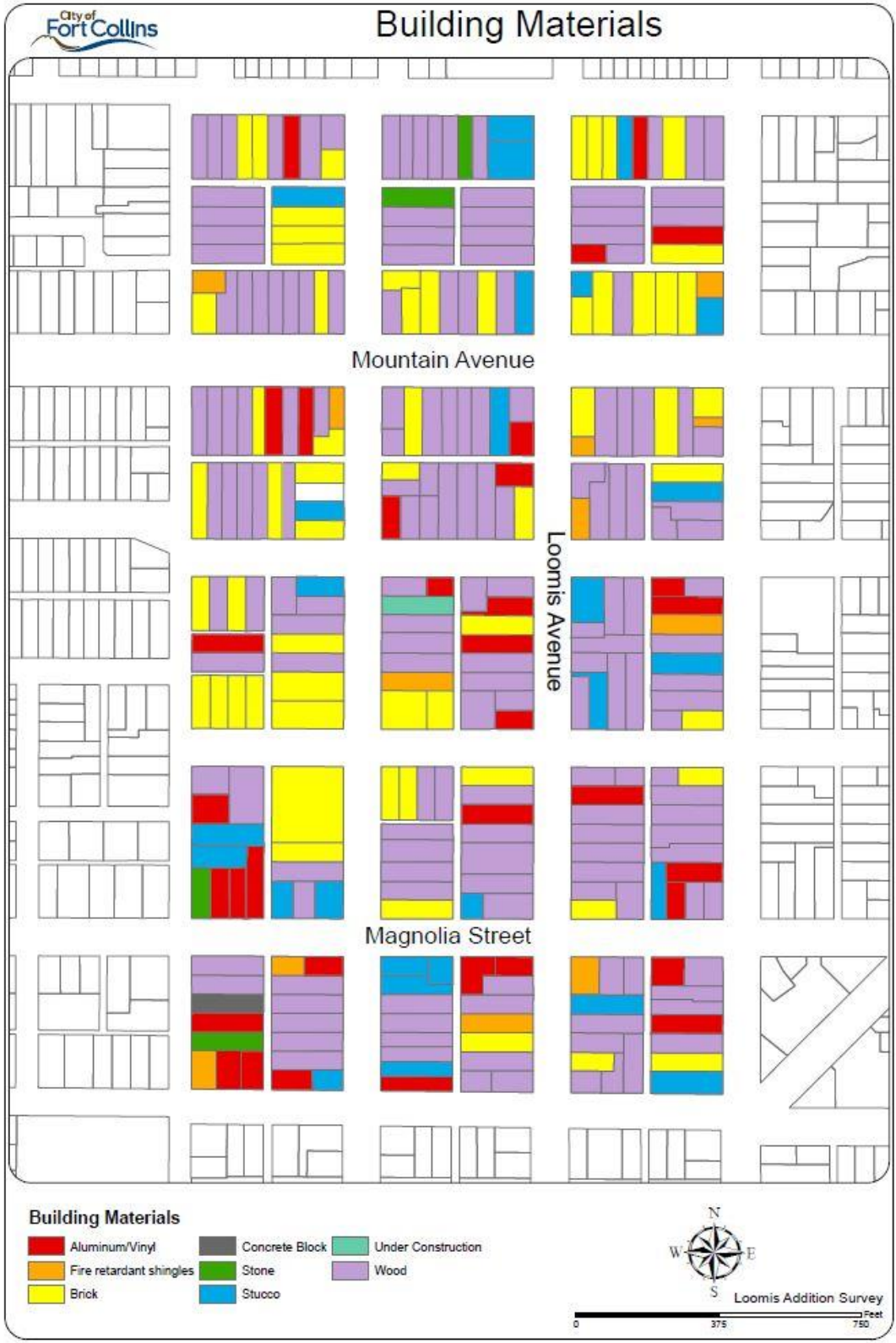


Figure 5-13: Building materials in the Loomis Addition



Figure 5-14: Building heights in the Loomis Addition

ADDITIONAL HISTORICAL INFORMATION

Through the research conducted for the 32 intensive-survey forms, Consultants were able to better understand how buildings changed over the years, as well as the social history of the Loomis Addition. Research conducted on construction history for the intensive-level surveys revealed that many properties were altered during the historic period (pre-1964), with the addition of a back porch, creation of a basement apartment, or construction of a garage. Most garages were constructed between 1920 and 1940. A second wave of building occurred with the revival of the Loomis Addition starting in the 1970s. During this time, many older outbuildings such as garages, chicken coops and stables were demolished to make way for new two-car garages or in some cases guest houses or studios. With the trend for larger houses starting in the 1980s, many houses were added onto with multi-room and multi-story additions. In addition, many houses changed hands in the first 15 years of the 21st century.

As noted in the Historic Context, several contractors built homes in the Loomis Addition and lived in them for short periods while constructing other homes. This practice was evident from examining the city directories and grantor/grantee records which showed a known local builder residing in a home for a year or so, before selling it to another buyer. Research also revealed more information about local builders, such as Roy Portner, who built three homes in the Loomis Addition (800 West Mountain (1904), 815 (changed to 813) W. Mountain (1905) and 817 W. Mountain (1905). Research conducted for the survey revealed the names of several builders and contracting companies in addition to Portner, including Charles Roys, Roys and Hampton, W.L. Gault, A.J. Hood, W. T. Dimick, and Charles Button, builder of the Northern Hotel.

The Loomis Addition Historic Context describes the Loomis Addition as a middle-class neighborhood populated primarily by merchants, clerks, and builders, and this was confirmed by the research conducted on the intensive-survey properties. Loomis Addition residents and property owners worked for the Great Western Sugar Company, Colorado and Southern Railroad, First National Bank, Poudre Valley Creamery and other firms. They were employed by city, county and federal governments, as well as Colorado State University. Some served as city aldermen or county commissioners. They were owners of local businesses such as Collins Cash Clothing Store, Maxwell Shoe Company, Pete's Barber Shop, Poudre Valley Bottling Works, Meyer Leather Store, S.T. Meyer Saddlery and Owl Drugstore. Pete Widger of 106 N. Washington owned and ran the Silver Grill Restaurant (started by his father) for many years. Inventor J.D. Forney and his wife Rachel of 400 S. Grant developed Forney Industries, a local manufacturing business. Jim and Donna Reidhead of 707 W. Mountain were founding partners in The Cupboard, a local kitchen store. Jim was also active in historic preservation development in the 1980s and 1990s.

In the 20th century, the Loomis Addition was home to several Colorado State University professors, including Dr. Maury Albertson and Dr. Audrey Faulkner of 731 W Olive. Albertson, who was instrumental in establishing the CSU International Center and was the director of Colorado State University Research Foundation (CSURF), had a key role in developing the Peace Corps. He served as a consultant to the World Bank, the United Nations Development Program, USAID, UNESCO, and other agencies. His second wife, Dr. Audrey Faulkner, was a faculty member in the School of Social Work at Rutgers University in New Jersey for 22 years and was an expert in social work practice, community development, social welfare, and women's issues and aging.

The in-depth research conducted for the intensive survey also revealed that many homes were owned solely by women, and that several women operated businesses out of their homes. The

Patterson House (121 N. Grant Avenue) has had a total of eight female owners over its 130-year history. 817 W. Mountain has had four female owners, including current owner Shelly Terry who has owned the property since 1989. Margaret Demmel, who owned 201 S. Grant in the 1930s, was a landlord for multiple houses in Fort Collins in the mid-20th century. Sarah Love built her house at 622 W. Mountain and resided there for many years. Four generations of the Oakes family resided at 708 W. Mountain, including two female owners. Former Fort Collins City Council member Gina Janett has owned her home at 730 W Oak since 1998.

One property was found to have been a maternity home from the late 1910s through the early 1920s. Before Fort Collins had a hospital with adequate obstetric facilities (pre-1925), women had their babies at home, usually attended by a neighbor or family member who acted as a midwife. Articles in the *Fort Collins Courier* from 1916 to 1922 also refer to babies born in “maternity homes,” usually residences owned by nurses. Mrs. Parker’s Maternity Home at 132 N. Loomis was one of seven documented maternity homes that existed in Fort Collins in the early 19th century, and the only one in the Loomis Addition.

Other female entrepreneurs include Edith Holsinger and Phyllis Pando. Edith Holsinger owned the property at 210 S. Grant, where she and her husband James started a business selling second-hand furniture and furnishings. Their business eventually expanded into food and livestock (apples, apple cider, cider vinegar, chickens) and even cars. In 1939 they bought a building on Linden St. for their second-hand store called “Holsingers.” During the Depression they bought whole houses full of furniture from people who were moving to California to find work. Phyllis Pando made and sold draperies out of the basement of her house at 223 S. Whitcomb.

Although some properties had long-term owner-residents, many were rented to a series of tenants. For example, 817 W Oak Street was rented to a series of local businesspeople from 1913 until 1943, including Fred Treadway, who worked at the sugar factory; Robert Barber, an oil driller, and his wife Sylvia; Charles M. Knapp, an insurance agent, and his wife Ina; Carl F. Turnblom, also an insurance agent, and his wife Edna; Mrs. Emma Honstein and her daughter Rachel, who was a clerk at J.L. Honstein, Butcher; and Raymond L. Sanders, a mail carrier, and his wife Mary. Elza M. Spoon, also a mail carrier, and his wife Anna Mabel, lived in the house from 1943 through 1971. (For more about the social history of the Loomis Addition, see *Loomis Addition Historic Context*, Chapter 7.)

EVALUATION OF LOOMIS ADDITION PROPERTIES

EXISTING HISTORIC DESIGNATIONS

There are 27 designated Fort Collins Landmarks in the Loomis Addition, seven of which are part of the Whitcomb Street Historic District. There are no National Register-listed nor State Register-listed properties, and no national or state historic districts. Table #1 (Appendix) lists the existing Fort Collins Landmarks.

SUMMARY OF EVALUATIONS

As noted above, evaluations of the 250 properties surveyed at the reconnaissance-level are subject to further research. However, based on reconnaissance and intensive survey of 282 properties, plus consideration of 13 designated Fort Collins landmarks not included in the survey, Consultants determined that the Loomis Addition retains excellent overall historic character. Seventy-two percent of the properties (221 properties) retain enough historic integrity to be included in a local landmark district, and 55% (170 properties) would contribute to a state or national historic district. One-hundred-twenty-one properties that have not yet been designated could qualify individually as local landmarks. Forty-five properties were found to be individually eligible for listing in the National Register of Historic Places due to their outstanding architecture, and 89 properties were deemed individually eligible for the State Register of Historic Properties (see Figure 5-15).

Of the 32 properties surveyed at the intensive level, Consultants determined that four were eligible for individual listing in the National Register of Historic Places; twelve were eligible for individual listing in the State Register of Historic Properties; and 20 were eligible as Fort Collins Landmarks. Thirty of the 32 properties would contribute to a local landmark district and 28 would contribute to a national or state historic district.

Maps showing the location of properties evaluated as individually eligible for National and State Register-listing, local landmark-eligible properties and district-contributing properties are included in the Appendix.



Figure 5-15: map showing location of properties in the Loomis Addition evaluated as potentially individually eligible for the National Register of Historic Places and the State Register of Historic Properties, as well as existing and eligible Fort Collins Landmarks and properties contributing to a national, state or local historic district.

DETERMINING CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Very few homes in the Loomis Addition remain intact, which is not surprising considering the history of the neighborhood. Following a period of decline starting in the 1950s, the neighborhood began to be rediscovered in the 1980s and 1990s, when many properties changed hands. Most of these new homeowners added onto the small, 4-6 room cottages that make up the majority of houses in the Addition. Most of these additions were constructed at the rear of the house, leaving the facades more or less intact. The impact of additions on the overall historic character of the house is a major factor in evaluating contributing and non-contributing resources.

As noted above, 72% of the properties (221 properties) retain enough historic integrity to be included in a local landmark district, and 55% (169 properties) would contribute to a state or national historic district. In reviewing the draft *Loomis Addition Survey Report*, History Colorado staff determined that the project area could not be considered for the National or State Registers as a historic district under Criterion A with an area of significance in community planning and development, but could be considered under Criterion C with an area of significance in architecture. The City of Fort Collins determined that properties could be considered for a local landmark district with significance in community planning and development as well as architecture, which resulted in more properties being eligible at the local level.

Under architectural significance, alterations that result in a determination of non-contributing include:

1. Major changes to the front of the building, including addition of a story, enclosure of a porch and changes to the roofline and/or dormers. Screening or glassing of a previously open porch does not necessarily result in a determination of non-contributing, although changes in the porch roof and supports may render the building non-contributing (Figures 5-17 and 5-16).



Figure 5-17: 611 Laporte. Porch altered during period of significance; contributing (Mary Humstone, 2016)



Figure 5-16: 817 Laporte. Porch enclosed with siding and picture windows since 1968; non-contributing (Luke Anderson, 2016)

2. Additions to the rear of the building that are out of scale with the original and easily visible from the public right-of-way (Figures 5-19 and 5-18).



Figure 5-19: 128 N. Loomis. Small, one-story rear addition not easily visible from public ROW; contributing (Luke Anderson, 2016)



Figure 5-18: 119 N. Loomis. Two-story addition at rear of house is larger than original portion of house and clearly visible from public ROW; non-contributing (Luke Anderson, 2016)

3. Changes to exterior cladding that occur after 1968 (the date of available photographs from the Larimer County Assessor's Office), that significantly alter the appearance and workmanship of the building. This does not include recent replacement of siding matching the original in material and profile (Figures 5-20 and 5-21).



Figure 5-21: 712 W. Oak. Siding replaced with same material and profile as original; contributing (Luke Anderson, 2016)



Figure 5-20: 608 W. Magnolia. Original wood siding was replaced with wide-lap synthetic siding, changing the character of the house; non-contributing (Luke Anderson, 2016)

4. Changes to the size and location of window and door openings that are visible from the public right-of-way, and obvious replacement of significant windows with inappropriate replacements. Window replacements do not necessarily preclude a building from being contributing; it depends on the impact of the replacement on the overall character of the façade, and whether this is the only change to the building (Figures 5-22 and 5-23).



Figure 5-22: 722 W, Mountain. Windows on façade have been replaced, but are consistent with overall design and the rest of the house retains good integrity; contributing (Mary Humstone, 2016)



Figure 5-23: 700 W. Mountain. Windows and openings have been altered and the building's original false-front façade has been altered; non-contributing (Mary Humstone, 2016)

CHAPTER 6 - RECOMMENDATIONS

The Loomis Addition Survey revealed several potential national or state historic districts and local landmark districts, as described below. It is recommended that residents and the city seek designation of several areas within the Loomis Addition as National Register Historic Districts and/or Local Landmark Districts. These designations would recognize the historic character and integrity of the neighborhood, and would bring well deserved recognition to one of Fort Collins' finest collections of historic houses.

NATIONAL-STATE HISTORIC DISTRICTS

The Loomis Addition retains a significant number of houses dating from its origins in the 1880s through the 1960s. It retains the feeling and association of an early 20th century neighborhood. The survey revealed several areas with a high concentration of properties that would contribute to a National Register Historic District. Following are two potential districts:

1. The 600-800 blocks of Mountain Avenue: 39 of 59 properties facing Mountain Avenue on the north and south sides of the street were determined contributing to a potential national or state historic district. This core area could be supplemented by including the two half-blocks to the north of the 800 block of Mountain (8 additional contributing buildings) and the half-block to the south of the 700 block of Mountain (9 of 12 contributing). This larger district includes 45 properties that are individually eligible for the state or national registers. (Shown in blue on map, Figure 6-1.)
2. The 200 and 300 blocks of South Grant Street: 23 of 32 properties on both sides of the street of these two blocks were determined contributing to a potential national historic district. If the four properties at the corner of Grant and Oak were eliminated from the boundary, the percentage of contributing buildings would increase. (Shown in red on map, Figure 6-1.)

Recommended working boundaries for these two districts are illustrated below.



Figure 6-1: Potential national, state and/or local historic districts: proposed working boundaries.

WORKING STATEMENT OF SIGNIFICANCE

The Mountain Avenue and Grant Street Historic Districts within the Loomis Addition are significant at the local level under Criterion C, with significance in architecture. The period of significance begins in 1887 when the Loomis Addition was platted and extends to 1964 when the last lot was built on.

Houses in the Mountain Avenue and Grant Street Historic Districts represent the range of styles and building forms, from Queen Anne to Usonian, found in middle-class neighborhoods in Colorado in the late 19th and the first half of the 20th century. The house size in the neighborhood is generally modest, with larger homes found on the north side of Mountain Avenue. Houses range from one to two stories, and the vast majority are single-family homes. With a few exceptions, the houses present a fairly uniform appearance, although no two houses are exactly alike. A distinctive feature of the neighborhood is the well used front porches, a marked contrast with later suburban neighborhoods whose defining façade feature is a prominent attached garage. Several properties retain contributing barns, sheds, and chicken coops, distinguishing this neighborhood of deep, narrow lots from later suburban tracts. The houses in these two districts retain excellent integrity, of location, setting, feeling and association. Minor alterations to some of the buildings affect integrity of design, materials and workmanship.

FORT COLLINS LANDMARK DISTRICTS

In addition to considering National Register Historic Districts, it is recommended that residents and the City seek local landmark districts to preserve the historic character of areas within the Loomis Addition. Local landmark districts provide the best protection against future demolitions and incompatible changes to buildings. The two districts described above would make excellent local landmark districts. In addition, possible districts to consider include:

1. 600 and 700 blocks of Laporte (south side): 14 of 18 properties contributing. This district could be extended to the south, encompassing 7 additional contributing properties. (Shown in orange on map, Figure 6-2.)
2. 600 – 800 blocks of West Oak Street: 47 of 63 buildings contributing. (Shown in purple on map, Figure 6-2.)
3. 600-800 blocks of West Olive Street: 41 of 52 properties contributing. This could also be extended to the south along Whitcomb, Loomis, Grant and Washington Streets, , encompassing 21 additional contributing properties. (Shown in green on map, Figure 6-2.)



Figure 6-2: Potential local historic districts: proposed working boundaries.

WORKING STATEMENT OF SIGNIFICANCE: LOCAL DISTRICTS

The local landmark districts within the Loomis Addition are significant under Criterion A, with significance in Community Planning and Development, and Criterion C, with significance in architecture. The period of significance begins in 1887 when the Loomis Addition was platted and extends to 1964 when the last lot was built on.

Community Planning and Development: The Loomis Addition is significant as an early Fort Collins residential development that has endured and prospered for most of its 130 years. When the Loomis Addition was platted in 1887, it was an important milestone in the growth of Fort Collins. As one of the earliest additions to the city's original plat of 1873, the Loomis Addition signaled that the small agricultural community that had built up around a short-lived military fort was growing in population, expanding in land area and was here to stay. The Loomis Addition, and especially Mountain Avenue which runs through its center, soon became an important new focus for residential development, served by the streetcar and leading the way to Grandview Cemetery and what would become City Park. The fifteen blocks of the Loomis Addition retain their original gridiron layout of streets and lots, have remained residential, and contain a large percentage of original houses that represent the growth and development of Fort Collins during its first century. The Loomis Addition spans the latter three (out of four) National Park Service-defined periods of suburban development: streetcar suburbs, 1888 to 1928; early automobile suburbs, 1908 to 1945; and post-World War II and early freeway suburbs, 1945 to 1960.³

Architecture: Houses in the Loomis Addition represent the range of styles and building forms, from Queen Anne to Usonian, found in middle-class neighborhoods in Colorado in the late 19th and the first half of the 20th century. The house size in the neighborhood is generally modest, with larger homes found on the north side of Mountain Avenue. Houses range from one to two stories, and the vast majority are single-family homes. With a few exceptions, the houses present a fairly uniform appearance, although no two houses are exactly alike. A distinctive feature of the neighborhood is the well used front porches, a marked contrast with later suburban neighborhoods whose defining façade feature is a prominent attached garage. Several properties retain contributing barns, sheds, and chicken coops, distinguishing this neighborhood of deep, narrow lots from later suburban tracts. The houses in these two districts retain excellent integrity, of location, setting, feeling and association. Minor alterations to some of the buildings affect integrity of design, materials and workmanship.

³ David L. Ames and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Documentation and Evaluation for the National Register of Historic Places*. (Washington, DC: U.S. Department of the Interior, National Park Service, 2002). <http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>, accessed August 12, 2014.

INDIVIDUAL DESIGNATIONS

In addition to pursuing historic district designations, it is recommended that the City of Fort Collins and POOTH follow up on this survey by encouraging those whose properties are individually eligible for designation at the national, state and local level to pursue these designations. One hundred-twenty-one properties that have not yet been designated could qualify individually as local landmarks. Eighty-nine properties are potentially eligible for the State Register of Historic Properties, and of 45 of those are also eligible for individual listing in the National Register of Historic Places.

With the Colorado Preservation Tax Credits and local incentives, property owners can benefit greatly by designating their properties. Tables 3 and 4 in the Appendix list the properties eligible for individual designation.



Figure 6-3: Properties eligible for individual designation

OTHER RECOMMENDATIONS

In addition to pursuing formal historic designation of areas of the Loomis Addition, it is recommended that POOTH and the City continue to educate residents about historic architecture and the value of their historic homes. Many changes are made inadvertently, because the owners did not realize what features of their homes were historic. Workshops, walking tours, and architectural consultations will help residents preserve the historic character of their neighborhood. Workshops specifically for realtors help them to understand what it means to own a historic home, and they can in turn pass this information on to prospective buyers. POOTH has developed a workshop for realtors on buying and selling historic homes, and the benefits of landmarking a building in Fort Collins.

In addition, the City and POOTH could explore a Conservation District covering the entire Loomis Addition. Conservation Districts are an alternative mechanism for protecting older, residential neighborhoods that may not qualify for historic district status:

Increasingly, local jurisdictions are turning to conservation districts in an effort to address neighborhood development concerns—whether mansionization, the proliferation of vacant parcels and parking lots, disinvestment, or commercial encroachment. Through the use of a preservation-based design review process and/or special planning and zoning controls tailored to address specific development concerns, conservation districts offer an alternative mechanism for protecting older, residential neighborhoods that may not qualify for historic district status.⁴

⁴ Rebecca Lubens and Julia Miller, "Protecting Older Neighborhoods through Conservation District Programs." *Preservation Law Reporter*, Jan – Mar 2002-2003. <http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=7273cba5-f16a-94ba-0905-1a3d66430805>, accessed November 15, 2017.

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CHAPTER 8 - APPENDIX

TABLE 1: DESIGNATED FORT COLLINS LANDMARKS IN THE LOOMIS ADDITION

Site #	Number	Street	Property name
5LR.7701	131	N LOOMIS AVE	Howard Carriage House
5LR.7704	145	N LOOMIS AVE	Howard House
5LR.7726	301	S LOOMIS AVE	D. Watrous House & Garage
5LR.8804	105	S WHITCOMB ST	Crow Residence
5LR.8807	113	S WHITCOMB ST	Jones Residence
5LR.8808	117	S WHITCOMB ST	Woods Residence
5LR.8810	121	S WHITCOMB ST	Garbutt Residence
5LR.8812	125	S WHITCOMB ST	Isbell Residence
5LR.8814	129	S WHITCOMB ST	Montgomery Residence
5LR.9682	601	W MOUNTAIN AVE	Aaron Kitchel House
5LR.8036	618	W MOUNTAIN AVE	Croze-Scott-Dickey House
5LR.8039	628	W MOUNTAIN AVE	Sadler House
5LR.8040	629	W MOUNTAIN AVE	Schenk House
5LR.8043	704	W MOUNTAIN AVE	Giddings House
5LR.8047	714	W MOUNTAIN AVE	Thode Property
5LR.8049	718	W MOUNTAIN AVE	J.M. Morrison House & Carriage House
5LR.8061	808	W MOUNTAIN AVE	Clippinger House
5LR.8063	810	W MOUNTAIN AVE	John & Edna Squires House
5LR.8067	816	W MOUNTAIN AVE	Isaac W. Bennett House
5LR.430	616	W MULBERRY ST	Sheldon House
5LR.8242	612	W OAK ST	Van Sickle Residence
5LR.8255	716	W OAK ST	William & Clair Blair House & Garage
5LR.8257	720	W OAK ST	Leo & Hilda Ritter Property
5LR.8272	832	W OAK ST	W.E. Mahood House
5LR.8337	717	W OLIVE ST	William & Eva Stroud House & Garage
5LR.8339	723	W OLIVE ST	Parsons/Morgan House & Attached Garage
5LR.8341	730	W OLIVE ST	Winslow-Guard House

**TABLE 2: NATIONAL REGISTER AND STATE REGISTER-ELIGIBLE PROPERTIES
IN THE LOOMIS ADDITION⁵**

Site #	Number	Street	National Register Eligible	State Register Eligible	Form Type
5LR.7568	611	LAPORTE AVE		X	1417
5LR.7569	615	LAPORTE AVE		X	1417
5LR.7574	631	LAPORTE AVE	X	X	1417
5LR.7578	721	LAPORTE AVE		X	1417
5LR.7589	821	LAPORTE AVE	X	X	1417
5LR.7389	119	N GRANT AVE		X	1403
5LR.740	121	N GRANT AVE	X	X	1403
5LR.7392	125	N GRANT AVE	X	X	1417
5LR.7395	129	N GRANT AVE	X	X	1417
5LR.7694	110	N LOOMIS AVE	X	X	1417
5LR.7703	139	N LOOMIS AVE		X	1417
5LR.13898	106	N WASHINGTON AVE	X	X	1403
5LR.13899	122	N WASHINGTON AVE	X	X	1417
5LR.8699	128	N WASHINGTON AVE	X	X	1417
5LR.8787	117	N WHITCOMB ST		X	1417
5LR.7406	112	S GRANT AVE		X	1417
5LR.7407	113	S GRANT AVE	X	X	1417
5LR.7408	116	S GRANT AVE	X	X	1417
5LR.7416	205	S GRANT AVE		X	1417
5LR.7421	217	S GRANT AVE	X	X	1417
5LR.7422	218	S GRANT AVE	X	X	1417
5LR.7424	231	S GRANT AVE		X	1403
5LR.7425	309	S GRANT AVE	X	X	1417
5LR.7426	316	S GRANT AVE	X	X	1417
5LR.7427	318	S GRANT AVE	X	X	1417
5LR.7428	319	S GRANT AVE	X	X	1417
5LR.7430	323	S GRANT AVE	X	X	1417
5LR.7437	409	S GRANT AVE	X	X	1417
5LR.7711	115	S LOOMIS AVE		X	1417
5LR.7713	201	S LOOMIS AVE	X	X	1417
5LR.13905	212	S LOOMIS AVE	X	X	1417
5LR.7717	214	S LOOMIS AVE	X	X	1417
5LR.7723	225	S LOOMIS AVE	X	X	1417
5LR.7725	300	S LOOMIS AVE		X	1417
5LR.7726	301	S LOOMIS AVE	X	X	1417
5LR.7727	304	S LOOMIS AVE		X	1417

⁵ LL denotes Local Landmark Nomination Form (where no survey form was prepared)

Site #	Number	Street	National Register Eligible	State Register Eligible	Form Type
5LR.7734	318	S LOOMIS AVE		X	1417
5LR.7736	323	S LOOMIS AVE		X	1403
5LR.7743	411	S LOOMIS AVE		X	1417
5LR.13910	412	S LOOMIS AVE		X	1417
5LR.13912	420	S LOOMIS AVE		X	1417
5LR.13913	424	S LOOMIS AVE	X	X	1417
5LR.7752	429	S LOOMIS AVE		X	1417
5LR.8808	117	S WHITCOMB ST		X	LL
5LR.8829	231	S WHITCOMB ST	X	X	1417
5LR.13918	411	S WHITCOMB ST	X	X	1417
5LR.13922	421	S WHITCOMB ST		X	1417
5LR.7820	600	W MAGNOLIA ST		X	1403
5LR.9682	601	W MOUNTAIN AVE		X	1417
5LR.8034	614	W MOUNTAIN AVE		X	1417
5LR.8036	618	W MOUNTAIN AVE		X	1417
5LR.996	622	W MOUNTAIN AVE		X	1403
5LR.8039	628	W MOUNTAIN AVE	X	X	1417
5LR.8040	629	W MOUNTAIN AVE	X	X	1417
5LR.8043	704	W MOUNTAIN AVE		X	1417
5LR.8045	708	W MOUNTAIN AVE	X	X	1403
5LR.8046	711	W MOUNTAIN AVE	X	X	1417
5LR.8049	718	W MOUNTAIN AVE	X	X	1417
5LR.8052	723	W MOUNTAIN AVE		X	1417
5LR.8054	727	W MOUNTAIN AVE		X	1417
5LR.8056	731	W MOUNTAIN AVE		X	1417
5LR.8059	805	W MOUNTAIN AVE	X	X	1417
5LR.8060	806	W MOUNTAIN AVE	X	X	1417
5LR.8061	808	W MOUNTAIN AVE	X	X	1417
5LR.8063	810	W MOUNTAIN AVE		X	1417
5LR.8066	814	W MOUNTAIN AVE		X	1403
5LR.8067	816	W MOUNTAIN AVE	X	X	1417
5LR.8068	817	W MOUNTAIN AVE		X	1403
5LR.8071	824	W MOUNTAIN AVE	X	X	1417
5LR.8072	825	W MOUNTAIN AVE	X	X	1417
5LR.8074	828	W MOUNTAIN AVE		X	1417
5LR.8143	710	W MULBERRY ST	X	X	1417
5LR.8154	828	W MULBERRY ST	X	X	1417
5LR.8245	619	W OAK ST		X	1403
5LR.8252	708	W OAK ST		X	1417
5LR.8253	712	W OAK ST	X	X	1417
5LR.8254	713	W OAK ST		X	1417
5LR.8255	716	W OAK ST		X	LL
5LR.8257	720	W OAK ST	X	X	1417

Site #	Number	Street	National Register Eligible	State Register Eligible	Form Type
5LR.8260	800	W OAK ST		X	1417
5LR.8261	807	W OAK ST	X	X	1417
5LR.8265	813	W OAK ST		X	1417
5LR.8268	817	W OAK ST	X	X	1403
5LR.8270	822	W OAK ST	X	X	1417
5LR.8272	832	W OAK ST		X	LL
5LR.8336	712	W OLIVE ST		X	1417
5LR.8337	717	W OLIVE ST		X	LL
5LR.8341	730	W OLIVE ST		X	LL
5LR.8343	816	W OLIVE ST		X	1417

TABLE 3: LOCAL LANDMARK-ELIGIBLE PROPERTIES IN THE LOOMIS ADDITION

Site #	Number	Street	Form
5LR.7568	611	LAPORTE AVE	1417
5LR.7569	615	LAPORTE AVE	1417
5LR.7572	623	LAPORTE AVE	1403
5LR.7574	631	LAPORTE AVE	1417
5LR.7577	719	LAPORTE AVE	1417
5LR.7578	721	LAPORTE AVE	1417
5LR.7589	821	LAPORTE AVE	1417
5LR.7389	119	N GRANT AVE	1403
5LR.740	121	N GRANT AVE	1403
5LR.7392	125	N GRANT AVE	1417
5LR.7393	127	N GRANT AVE	1417
5LR.7394	128	N GRANT AVE	1417
5LR.7395	129	N GRANT AVE	1417
5LR.7694	110	N LOOMIS AVE	1417
5LR.7697	122	N LOOMIS AVE	1417
5LR.7700	128	N LOOMIS AVE	1417
5LR.7702	132	N LOOMIS AVE	1403
5LR.7703	139	N LOOMIS AVE	1417
5LR.13898	106	N WASHINGTON AVE	1403
5LR.8693	110	N WASHINGTON AVE	1417
5LR.8695	116	N WASHINGTON AVE	1417
5LR.13899	122	N WASHINGTON AVE	1417
5LR.8699	128	N WASHINGTON AVE	1417
5LR.8787	117	N WHITCOMB ST	1417
5LR.7406	112	S GRANT AVE	1417
5LR.7407	113	S GRANT AVE	1417
5LR.7408	116	S GRANT AVE	1417
5LR.7412	127	S GRANT AVE	1417
5LR.7413	200	S GRANT AVE	1417
5LR.7416	205	S GRANT AVE	1417
5LR.7421	217	S GRANT AVE	1417
5LR.7422	218	S GRANT AVE	1417
5LR.7424	231	S GRANT AVE	1403
5LR.7425	309	S GRANT AVE	1417
5LR.7426	316	S GRANT AVE	1417
5LR.7427	318	S GRANT AVE	1417
5LR.7428	319	S GRANT AVE	1417
5LR.7429	322	S GRANT AVE	1403
5LR.7430	323	S GRANT AVE	1417
5LR.7431	326	S GRANT AVE	1417
5LR.7437	409	S GRANT AVE	1417

Site #	Number	Street	Form
5LR.7439	413	S GRANT AVE	1417
5LR.7440	414	S GRANT AVE	1417
5LR.7441	416	S GRANT AVE	1417
5LR.7443	420	S GRANT AVE	1417
5LR.7444	426	S GRANT AVE	1417
5LR.7711	115	S LOOMIS AVE	1417
5LR.7713	201	S LOOMIS AVE	1417
5LR.7715	209	S LOOMIS AVE	1403
5LR.13905	212	S LOOMIS AVE	1417
5LR.7717	214	S LOOMIS AVE	1417
5LR.7723	225	S LOOMIS AVE	1417
5LR.7725	300	S LOOMIS AVE	1417
5LR.7727	304	S LOOMIS AVE	1417
5LR.7728	307	S LOOMIS AVE	1417
5LR.7734	318	S LOOMIS AVE	1417
5LR.7736	323	S LOOMIS AVE	1403
5LR.7742	409	S LOOMIS AVE	1417
5LR.7743	411	S LOOMIS AVE	1417
5LR.13910	412	S LOOMIS AVE	1417
5LR.13911	416	S LOOMIS AVE	1417
5LR.13912	420	S LOOMIS AVE	1417
5LR.13913	424	S LOOMIS AVE	1417
5LR.13914	428	S LOOMIS AVE	1417
5LR.7752	429	S LOOMIS AVE	1417
5LR.8711	312	S WASHINGTON AVE	1417
5LR.8712	316	S WASHINGTON AVE	1417
5LR.8718	408	S WASHINGTON AVE	1417
5LR.13929	412	S WASHINGTON AVE	1417
5LR.8721	418	S WASHINGTON AVE	1417
5LR.8823	219	S WHITCOMB ST	1417
5LR.8829	231	S WHITCOMB ST	1417
5LR.8835	309	S WHITCOMB ST	1417
5LR.13918	411	S WHITCOMB ST	1417
5LR.13922	421	S WHITCOMB ST	1417
5LR.7820	600	W MAGNOLIA ST	1403
5LR.7825	617	W MAGNOLIA ST	1417
5LR.7830	800	W MAGNOLIA ST	1417
5LR.7836	828	W MAGNOLIA ST	1417
5LR.8034	614	W MOUNTAIN AVE	1417
5LR.996	622	W MOUNTAIN AVE	1403
5LR.8044	707	W MOUNTAIN AVE	1403
5LR.8045	708	W MOUNTAIN AVE	1403
5LR.8046	711	W MOUNTAIN AVE	1417
5LR.8048	715	W MOUNTAIN AVE	1417
5LR.8052	723	W MOUNTAIN AVE	1417

Site #	Number	Street	Form
5LR.8054	727	W MOUNTAIN AVE	1417
5LR.8056	731	W MOUNTAIN AVE	1417
5LR.8057	800	W MOUNTAIN AVE	1417
5LR.8059	805	W MOUNTAIN AVE	1417
5LR.8060	806	W MOUNTAIN AVE	1417
5LR.8066	814	W MOUNTAIN AVE	1403
5LR.8068	817	W MOUNTAIN AVE	1403
5LR.8071	824	W MOUNTAIN AVE	1417
5LR.8072	825	W MOUNTAIN AVE	1417
5LR.8074	828	W MOUNTAIN AVE	1417
5LR.8033	611-613	W MOUNTAIN AVE	1417
5LR.8143	710	W MULBERRY ST	1417
5LR.8154	828	W MULBERRY ST	1417
5LR.8244	617	W OAK ST	1417
5LR.8245	619	W OAK ST	1403
5LR.8248	629	W OAK ST	1417
5LR.8249	630	W OAK ST	1417
5LR.8250	700	W OAK ST	1417
5LR.8251	706	W OAK ST	1403
5LR.8252	708	W OAK ST	1417
5LR.8253	712	W OAK ST	1417
5LR.8254	713	W OAK ST	1417
5LR.13926	726	W OAK ST	1403
5LR.8260	800	W OAK ST	1417
5LR.8261	807	W OAK ST	1417
5LR.8262	810	W OAK ST	1417
5LR.8264	812	W OAK ST	1417
5LR.8265	813	W OAK ST	1417
5LR.8268	817	W OAK ST	1403
5LR.8270	822	W OAK ST	1417
5LR.8333	616	W OLIVE ST	1417
5LR.8336	712	W OLIVE ST	1417
5LR.8338	718	W OLIVE ST	1417
5LR.8342	731	W OLIVE ST	1403
5LR.8343	816	W OLIVE ST	1417

TABLE 4: NATIONAL/STATE/LOCAL DISTRICT ELIGIBLE PROPERTIES

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.7566	601	LAPORTE AVE		X	1417
5LR.7567	607	LAPORTE AVE	X	X	1417
5LR.7568	611	LAPORTE AVE	X	X	1417
5LR.7569	615	LAPORTE AVE	X	X	1417
5LR.7570	617	LAPORTE AVE		X	1417
5LR.7572	623	LAPORTE AVE	X	X	1403
5LR.7574	631	LAPORTE AVE	X	X	1417
5LR.7575	711	LAPORTE AVE		X	1417
5LR.7576	715	LAPORTE AVE	X	X	1417
5LR.7577	719	LAPORTE AVE	X	X	1417
5LR.7578	721	LAPORTE AVE	X	X	1417
5LR.7579	723	LAPORTE AVE		X	1403
5LR.7582	801	LAPORTE AVE		X	1417
5LR.7586	817	LAPORTE AVE		X	1417
5LR.7587	819	LAPORTE AVE		X	1417
5LR.7589	821	LAPORTE AVE	X	X	1417
5LR.7389	119	N GRANT AVE	X	X	1403
5LR.740	121	N GRANT AVE	X	X	1403
5LR.7392	125	N GRANT AVE	X	X	1417
5LR.7393	127	N GRANT AVE	X	X	1417
5LR.7394	128	N GRANT AVE		X	1417
5LR.7395	129	N GRANT AVE	X	X	1417
5LR.7694	110	N LOOMIS AVE	X	X	1417
5LR.7695	118	N LOOMIS AVE		X	1417
5LR.7697	122	N LOOMIS AVE	X	X	1417
5LR.7699	127	N LOOMIS AVE		X	1417
5LR.7700	128	N LOOMIS AVE	X	X	1417
5LR.7701	131	N LOOMIS AVE		X	1417
5LR.7702	132	N LOOMIS AVE	X	X	1403
5LR.7703	139	N LOOMIS AVE	X	X	1417
5LR.7704	145	N LOOMIS AVE		X	1417
5LR.13898	106	N WASHINGTON AVE	X	X	1403
5LR.8693	110	N WASHINGTON AVE	X	X	1417
5LR.8695	116	N WASHINGTON AVE	X	X	1417
5LR.13899	122	N WASHINGTON AVE	X	X	1417
5LR.8699	128	N WASHINGTON AVE	X	X	1417
5LR.8785	111	N WHITCOMB ST	X	X	1417
5LR.8787	117	N WHITCOMB ST	X	X	1417
5LR.8789	121	N WHITCOMB ST		X	1417
5LR.7406	112	S GRANT AVE	X	X	1417

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.7407	113	S GRANT AVE	X	X	1417
5LR.7408	116	S GRANT AVE	X	X	1417
5LR.7412	127	S GRANT AVE	X	X	1417
5LR.7413	200	S GRANT AVE		X	1417
5LR.7414	201	S GRANT AVE	X	X	1403
5LR.7416	205	S GRANT AVE	X	X	1417
5LR.7418	209	S GRANT AVE		X	1417
5LR.7419	210	S GRANT AVE	X	X	1403
5LR.7420	213	S GRANT AVE	X	X	1417
5LR.7421	217	S GRANT AVE	X	X	1417
5LR.7422	218	S GRANT AVE	X	X	1417
5LR.7424	231	S GRANT AVE	X	X	1403
5LR.7425	309	S GRANT AVE	X	X	1417
5LR.7426	316	S GRANT AVE	X	X	1417
5LR.7427	318	S GRANT AVE	X	X	1417
5LR.7428	319	S GRANT AVE	X	X	1417
5LR.7429	322	S GRANT AVE	X	X	1403
5LR.7430	323	S GRANT AVE	X	X	1417
5LR.7431	326	S GRANT AVE	X	X	1417
5LR.7432	330	S GRANT AVE	X	X	1403
5LR.13900	401	S GRANT AVE		X	1417
5LR.7435	404	S GRANT AVE		X	1417
5LR.7437	409	S GRANT AVE	X	X	1417
5LR.7439	413	S GRANT AVE	X	X	1417
5LR.7440	414	S GRANT AVE	X	X	1417
5LR.7441	416	S GRANT AVE	X	X	1417
5LR.7443	420	S GRANT AVE	X	X	1417
5LR.7444	426	S GRANT AVE	X	X	1417
5LR.13902	106	S LOOMIS AVE		X	1417
5LR.7711	115	S LOOMIS AVE	X	X	1417
5LR.13904	119	S LOOMIS AVE		X	1417
5LR.7713	201	S LOOMIS AVE	X	X	1417
5LR.7715	209	S LOOMIS AVE		X	1403
5LR.13905	212	S LOOMIS AVE	X	X	1417
5LR.7717	214	S LOOMIS AVE	X	X	1417
5LR.13907	222	S LOOMIS AVE		X	1417
5LR.7723	225	S LOOMIS AVE	X	X	1417
5LR.7724	229	S LOOMIS AVE		X	1417
5LR.7725	300	S LOOMIS AVE	X	X	1417
5LR.7726	301	S LOOMIS AVE	X	X	1417
5LR.7727	304	S LOOMIS AVE	X	X	1417
5LR.7728	307	S LOOMIS AVE	X	X	1417
5LR.13908	312	S LOOMIS AVE		X	1417

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.7732	315	S LOOMIS AVE		X	1417
5LR.7733	317	S LOOMIS AVE		X	1417
5LR.7734	318	S LOOMIS AVE	X	X	1417
5LR.7735	320	S LOOMIS AVE	X	X	1417
5LR.7736	323	S LOOMIS AVE	X	X	1403
5LR.7739	331	S LOOMIS AVE	X	X	1417
5LR.13909	406	S LOOMIS AVE	X	X	1417
5LR.7742	409	S LOOMIS AVE	X	X	1417
5LR.7743	411	S LOOMIS AVE	X	X	1417
5LR.13910	412	S LOOMIS AVE	X	X	1417
5LR.13911	416	S LOOMIS AVE	X	X	1417
5LR.13912	420	S LOOMIS AVE	X	X	1417
5LR.7748	421	S LOOMIS AVE		X	1417
5LR.13913	424	S LOOMIS AVE	X	X	1417
5LR.7750	427	S LOOMIS AVE		X	1417
5LR.13914	428	S LOOMIS AVE	X	X	1417
5LR.7752	429	S LOOMIS AVE	X	X	1417
5LR.8706	214	S WASHINGTON AVE		X	1417
5LR.8707	218	S WASHINGTON AVE		X	1417
5LR.8710	308	S WASHINGTON AVE		X	1417
5LR.8711	312	S WASHINGTON AVE	X	X	1417
5LR.8712	316	S WASHINGTON AVE	X	X	1417
5LR.8715	400	S WASHINGTON AVE		X	1417
5LR.8718	408	S WASHINGTON AVE	X	X	1417
5LR.13929	412	S WASHINGTON AVE	X	X	1417
5LR.8721	418	S WASHINGTON AVE	X	X	1417
5LR.8804	105	S WHITCOMB ST	X	X	LL
5LR.8807	113	S WHITCOMB ST	X	X	LL
5LR.8808	117	S WHITCOMB ST	X	X	LL
5LR.8810	121	S WHITCOMB ST	X	X	LL
5LR.8812	125	S WHITCOMB ST	X	X	LL
5LR.8814	129	S WHITCOMB ST	X	X	LL
5LR.8816	201	S WHITCOMB ST		X	1417
5LR.8823	219	S WHITCOMB ST	X	X	1417
5LR.13916	223	S WHITCOMB ST	X	X	1403
5LR.8828	227	S WHITCOMB ST	X	X	1417
5LR.8829	231	S WHITCOMB ST	X	X	1417
5LR.8832	301	S WHITCOMB ST	X	X	1403
5LR.8833	305	S WHITCOMB ST	X	X	1403
5LR.8835	309	S WHITCOMB ST	X	X	1417
5LR.8837	313	S WHITCOMB ST	X	X	1417
5LR.8838	317	S WHITCOMB ST		X	1417
5LR.13918	411	S WHITCOMB ST	X	X	1417

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.13920	415	S WHITCOMB ST		X	1417
5LR.13922	421	S WHITCOMB ST	X	X	1417
5LR.7820	600	W MAGNOLIA ST	X	X	1403
5LR.7823	612	W MAGNOLIA ST		X	1417
5LR.7825	617	W MAGNOLIA ST	X	X	1417
5LR.7830	800	W MAGNOLIA ST	X	X	1417
5LR.7831	804	W MAGNOLIA ST		X	1417
5LR.7833	818	W MAGNOLIA ST	X	X	1417
5LR.7834	820	W MAGNOLIA ST	X	X	1417
5LR.7835	826	W MAGNOLIA ST		X	1417
5LR.7836	828	W MAGNOLIA ST	X	X	1417
5LR.9682	601	W MOUNTAIN AVE	X	X	1417
5LR.8031	609	W MOUNTAIN AVE		X	1417
5LR.8032	610	W MOUNTAIN AVE		X	1417
5LR.8034	614	W MOUNTAIN AVE	X	X	1417
5LR.8036	618	W MOUNTAIN AVE	X	X	1417
5LR.8037	619	W MOUNTAIN AVE		X	1417
5LR.996	622	W MOUNTAIN AVE	X	X	1403
5LR.8038	623	W MOUNTAIN AVE		X	1417
5LR.8039	628	W MOUNTAIN AVE	X	X	1417
5LR.8040	629	W MOUNTAIN AVE	X	X	1417
5LR.8043	704	W MOUNTAIN AVE	X	X	1417
5LR.8044	707	W MOUNTAIN AVE	X	X	1403
5LR.8045	708	W MOUNTAIN AVE	X	X	1403
5LR.8046	711	W MOUNTAIN AVE	X	X	1417
5LR.8047	714	W MOUNTAIN AVE	X	X	1417
5LR.8048	715	W MOUNTAIN AVE	X	X	1417
5LR.8049	718	W MOUNTAIN AVE	X	X	1417
5LR.8050	719	W MOUNTAIN AVE	X	X	1417
5LR.13930	722	W MOUNTAIN AVE	X	X	1403
5LR.8052	723	W MOUNTAIN AVE	X	X	1417
5LR.8054	727	W MOUNTAIN AVE	X	X	1417
5LR.8056	731	W MOUNTAIN AVE	X	X	1417
5LR.8057	800	W MOUNTAIN AVE	X	X	1417
5LR.8059	805	W MOUNTAIN AVE	X	X	1417
5LR.8060	806	W MOUNTAIN AVE	X	X	1417
5LR.8061	808	W MOUNTAIN AVE	X	X	1417
5LR.8062	809	W MOUNTAIN AVE		X	1417
5LR.8063	810	W MOUNTAIN AVE	X	X	1417
5LR.8065	813	W MOUNTAIN AVE		X	1417
5LR.8066	814	W MOUNTAIN AVE	X	X	1403
5LR.8067	816	W MOUNTAIN AVE	X	X	1417
5LR.8068	817	W MOUNTAIN AVE	X	X	1403

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.8071	824	W MOUNTAIN AVE	X	X	1417
5LR.8072	825	W MOUNTAIN AVE	X	X	1417
5LR.8073	827	W MOUNTAIN AVE	X	X	1417
5LR.8074	828	W MOUNTAIN AVE	X	X	1417
5LR.8033	611-613	W MOUNTAIN AVE	X	X	1417
5LR.430	616	W MULBERRY ST	X	X	LL
5LR.8143	710	W MULBERRY ST	X	X	1417
5LR.8151	820	W MULBERRY ST		X	1417
5LR.8154	828	W MULBERRY ST	X	X	1417
5LR.8242	612	W OAK ST	X	X	LL
5LR.8243	616	W OAK ST	X	X	1417
5LR.8244	617	W OAK ST	X	X	1417
5LR.8245	619	W OAK ST	X	X	1403
5LR.8248	629	W OAK ST	X	X	1417
5LR.8249	630	W OAK ST	X	X	1417
5LR.8250	700	W OAK ST	X	X	1417
5LR.8251	706	W OAK ST	X	X	1403
5LR.8252	708	W OAK ST	X	X	1417
5LR.8253	712	W OAK ST	X	X	1417
5LR.8254	713	W OAK ST	X	X	1417
5LR.8255	716	W OAK ST	X	X	LL
5LR.8256	719	W OAK ST		X	1417
5LR.8257	720	W OAK ST	X	X	1417
5LR.13926	726	W OAK ST	X	X	1403
5LR.8259	730	W OAK ST	X	X	1403
5LR.8260	800	W OAK ST	X	X	1417
5LR.8261	807	W OAK ST	X	X	1417
5LR.8262	810	W OAK ST	X	X	1417
5LR.8263	811	W OAK ST		X	1417
5LR.8264	812	W OAK ST	X	X	1417
5LR.8265	813	W OAK ST	X	X	1417
5LR.8267	816	W OAK ST		X	1417
5LR.8268	817	W OAK ST	X	X	1403
5LR.8269	818	W OAK ST		X	1417
5LR.8270	822	W OAK ST	X	X	1417
5LR.8271	826	W OAK ST		X	1417
5LR.8272	832	W OAK ST	X	X	LL
5LR.8330	612	W OLIVE ST		X	1417
5LR.8331	613	W OLIVE ST		X	1417
5LR.8332	615	W OLIVE ST	X	X	1417
5LR.8333	616	W OLIVE ST	X	X	1417
5LR.8334	618	W OLIVE ST	X	X	1417
5LR.8336	712	W OLIVE ST	X	X	1417

Site #	Number	Street	Contributes to National/State District	Contributes to Local Landmark District	Form
5LR.8337	717	W OLIVE ST	X	X	LL
5LR.8338	718	W OLIVE ST	X	X	1417
5LR.8339	723	W OLIVE ST	X	X	LL L
5LR.8340	725	W OLIVE ST	X	X	1417
5LR.8341	730	W OLIVE ST	X	X	LL
5LR.8342	731	W OLIVE ST	X	X	1403
5LR.8343	816	W OLIVE ST	X	X	1417
5LR.8344	820	W OLIVE ST		X	1417
5LR.8345	824	W OLIVE ST	X	X	1403