



Planning, Development & Transportation

Community Development & Neighborhood Services

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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number: 313 Edwards Street, Fort Collins, 5LR.2430
Laurel School National Register Historic District
ISSUED: September 30, 2019

Mr. Steve Turner
State of Colorado Historic Preservation Officer
1200 Broadway
Denver, Colorado 80203

Dear Mr. Turner:

This report is to inform History Colorado of proposed alterations to the Maxon House, 313 Edwards Street, Fort Collins, CO 80524, a contributing building in the Laurel School Historic District (NRHP).

The alterations include: Increase rear roof height by 16” or more to accommodate a ¾ bathroom on the interior, as well as 2 new window openings, a dormer on the rear elevation, and two skylights.

Our staff review of the proposed work finds the alterations do not meet the following SOI standards for rehabilitation:

Applicable Code Standard	Summary of Code Requirement and Analysis	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p>The property will continue to serve as a residence with expanded floor space on the rear. Modifications are for continued use as a residence.</p>	Y

<p>SOI #2</p>	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p>The building is a modified I-house, where massing was historically concentrated in the I-form at the front of the house. The increased massing of the addition disrupts the historic massing of the building, turning the historic rear addition into a building section that rivals the I-form in massing and scale.</p>	<p>N</p>
<p>SOI #3</p>	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The new developments, specifically the new wall planes and dormer, are being clad to match existing, rather than be compatible but distinguishable, which may make it difficult to read the historic building vs. modifications in the future.</p>	<p>N</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Rear single-story additions were common on I-House residences, often sheltering a kitchen or other work space. This modification will refashion the T-extension off the rear, making the addition the more sizeable component of the building.</p>	<p>N</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>The front I-house portion is not being significantly modified, and historic materials and finishes on that section of the building appear to be retained.</p>	<p>Y</p>
<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>Roof replacement materials will be in-kind, although roof slope and height are changing.</p>	<p>Y</p>
<p>SOI #7</p>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p>N/A</p>

SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	N/A
SOI #9	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The modifications to the historic addition, including raising of the roof height and increased massing, will be destroying the historic roof structure of the building, and is not clearly differentiated from the historic material. The key deviation from this standard is the massing, which is transforming a modified I-House floorplan into a rectangular two-story building. Among the key impositions are changing the roof pitch and height on the rear addition, and extending the rear roof crest above the primary roof plane at the front of the property.</p>	N
SOI #10	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>The addition involves the complete demolition of the historic rear addition’s roof framing and replacement at a new pitch and height. The proposed alteration is not reversible and would require complete reconstruction of these building features in the future. Salvage of wood materials on site is encouraged.</p>	N

The sizeable modifications may endanger the property’s ability to contribute to the Laurel School Historic District, listed in the National Register of Historic Places in 1980. While the building’s historic I-House form will remain somewhat visible from the street, the significant changes in massing at the rear of the property will disrupt the building’s historic character. While the building should remain contributing and eligible for financial incentives after this project is completed, it will likely no longer be eligible for the Colorado State Register as recommended by Tatanka Historical Associates, Inc., on September 28, 2019. Additional alterations will likely render it non-contributing, and thus no longer eligible for designation or incentives.

If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com or (970) 416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Design Review Application: Large Projects

Design review is a process used to examine projects in designated historic areas or properties for architectural design and compatibility with the nearby historic built environment. Applications submitted for design review must be accompanied with specific information which adequately describes or studies the proposal. To comply with the required submittal standards, submitted documentation shall clearly illustrated the existing conditions as well as any proposed alteration(s).

Submit this form, completed, with the required submittal documentation.

Project Address:	313 Edwards Street		
Designated Fort Collins Landmark	<input type="checkbox"/>	Listed on State Register/National Register of Historic Places	<input checked="" type="checkbox"/>
Applicant Name:	Heidi Shuff (Architect, Studio S Architecture) on behalf of Claire Pederson		
Email Address:	heidishuff@gmail.com		
Phone number:	970-231-1040		
Owner Name:	Claire Pederson		
Owner Email Address:	cjpeders@gmail.com		
Owner Phone Number:	970-222-6441		

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project and its impact on a historic property or historic district, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, you could be required to submit an intensive-level survey form (at the applicant's expense).



Design Review General Application

This application should accompany your submittal of all the documents listed on the Design Review General Application Checklist. Failure to fill out these documents fully will result in delayed review.

Itemized List of Proposed Alterations (e.g. demolish rear porch; repair or replace windows)

- Demolish a portion of the existing roof at the previous rear addition (immediately behind the original house built in 1902) in order to provide code required headroom @ top of existing stairs
- _____
- _____
- _____
- _____
- _____

Materials of work (e.g. current/proposed materials of porch, windows, siding, roof, etc.)

Be specific about materials. What kind of wood? Exposure of siding?

- new 2x10 roof rafters w/ class 4 impact-resistant asphalt shingles at new (steeper pitched) rear roof
- new 2x6 stud walls w/ painted wood siding (3 1/4" exposure) and trim to match existing at new east dormer
- new vinyl windows to match existing at new east dormer and existing south gable end wall
- new aluminum clad wood skylights at west side of raised rear roof (similar to existing skylight)
- new painted aluminum attic vent at south gable end wall
- new 3 1/4" exposure wood siding at south gable end wall to match existing at area of added wall due to steeper pitched roof (ref: elevations)

Is any **partial or full demolition** required for work you are planning to do on this property?

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

By signing below, I attest that no additional exterior work, siding replacement, or window replacement will occur under this application.

Applicant Signature: Heidi Shuff Date: 9-09-19

DOOR SCHEDULE								
MARK	FROM ROOM	TO ROOM	WIDTH	HEIGHT	DOOR MATERIAL	GLASS	FINISH	COMMENTS
201	LOFT	BATH	2'-6"	6'-8"	WOOD	N/A	STN. & FIN.	

WINDOW SCHEDULE							
WINDOW TYPE	DIMENSIONS			FRAME MATERIAL	OPERATION	COMMENTS	
	WIDTH	HEIGHT	HEAD HEIGHT				
A	2'-4"	3'-9"	6'-3"	VINYL	DOUBLE HUNG		
B	2'-4"	3'-9"	6'-8"	VINYL	DOUBLE HUNG		
C	1'-9"	4'-6"		ALUM. GLAZ.	FIXED	SKYLIGHT IN NEW ROOF	

WINDOW GENERAL NOTES:

1. PROVIDE TEMPERED GLAZING PER 2018 INTERNATIONAL RESIDENTIAL CODE
2. PROVIDE LOW-E DOUBLE INSULATED GLAZING WITH U-FACTOR OF .30 MAXIMUM FOR WINDOWS AND .85 FOR SKYLIGHTS
3. NEW WINDOWS TO BE VINYL TO MATCH EXISTING
4. NEW SKYLIGHT(S) TO BE ALUMINUM CLAD WOOD
5. DESIGN INTENT IS TO MATCH THE INDICATED WINDOW SIZES AS CLOSE AS POSSIBLE WITH THE CHOSEN WINDOW MANUFACTURER
6. CONTRACTOR TO COORDINATE ACTUAL ROUGH OPENING SIZES ACCORDINGLY

FINISH NOTES:

1. ALL EXTERIOR SOFFITS TO BE PLYWOOD (PNT.) TO MATCH EXISTING (W/ PLYWOOD ASSUMED).
2. BATHROOM CABINET FINISH AND DOOR STYLE TBD BY OWNER
3. ALL INTERIOR EXPOSED METAL FINISHES (DOOR HANDLES, CABINET PULLS, PLUMBING FIXTURES, LIGHTING, ETC.) TO BE DETERMINED BY OWNER.
4. ALL INTERIOR DOORS TO BE SOLID CORE WOOD 4-PANEL DOORS TO MATCH EXST. STN. & FIN. 1" @ 1" HIGH TYP. DOOR HARDWARE TYPE & FINISH TO MATCH EXST. DOORS.
5. ALL INTERIOR BASE, DOOR & WINDOW TRIM TO BE WOOD-SIZE, DETAILING & SPECIES TO MATCH EXST. SECOND FLOOR TRIM. STN. & FIN. (DECORATIVE FLUTED TRIM ASSUMED).
6. REPLACE EXISTING CARPET AT STAIRS TO MATCH NEW LOFT CARPET.
7. PROVIDE ALTERNATE OPTION FOR NEW HARDWOOD FLOORING (IN LIEU OF CARPET) AT EXISTING STAIR AND REMODELED SECOND FLOOR TO MATCH EXISTING SECOND FLOOR WOOD FLOORING- STN. & FIN.
8. INTERIOR WALLS TO BE 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE. U.O.D. FLUR OUT INSULATED WALLS AS NECESSARY TO MATCH THICKNESS OF EXISTING ADJACENT WALLS.
9. MATCH EXISTING PLASTER TEXTURE ON ALL NEW INTERIOR WALLS. TYP.
10. SHOWER WALLS (TO CEILING HEIGHT) TO BE TILE OVER CEMENT BACKER BOARD.
11. PROVIDE SOUND BATT INSULATION AT ALL INTERIOR WALLS AND FLOORS BETWEEN BEDROOMS AND BATHROOMS AND ADJACENT SPACES AND AT NEW SECOND FLOOR.

SYSTEM NOTES

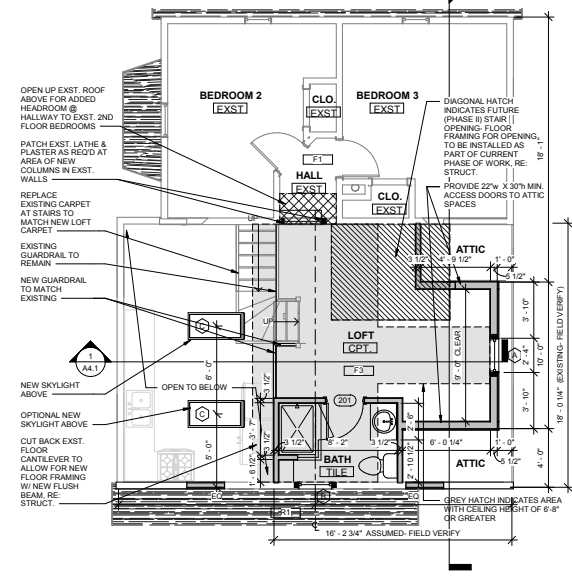
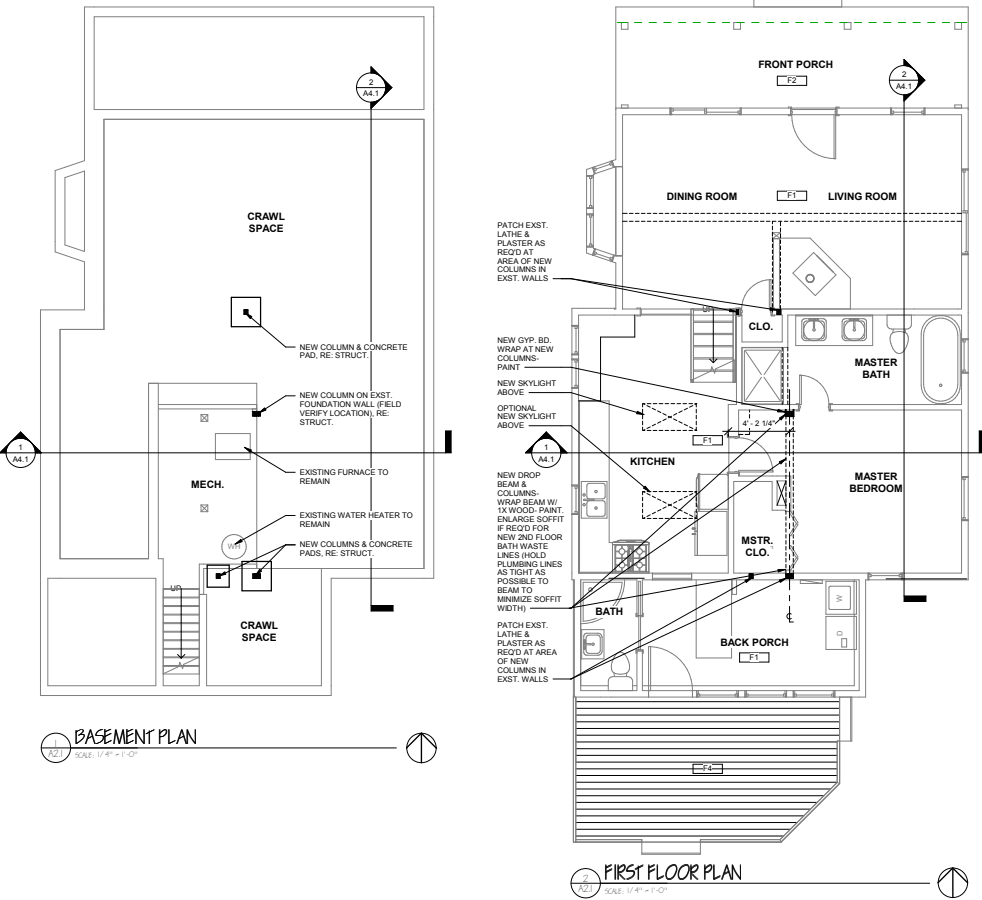
- EX11 EXISTING WINDOW TO REMAIN
- EX12 EXISTING EXTERIOR DOOR TO REMAIN
- EX13 EXISTING FASCIA TO REMAIN
- EX15 NEW WOOD TRIM BOARDS TO MATCH EXISTING- PNT. PROVIDE 1/4" X 1/2" TRIM BOARD AT ALL WINDOW AND DOOR HEADS & JAMBS. ALL WINDOW SILLS TO RECEIVE A RIPPED/DISLOPED NO. 1 HARDWOOD OR CEDAR SILLS W/ PRIMER AND 2 COATS OF EXTERIOR PAINT.
- EX16 NEW 1 X 4 CONT. WOOD FACIA TO MATCH EXST.- PNT.
- EX17 NEW 3/8" PLYWOOD NON-VENTED SOFFIT PANEL TO MATCH EXISTING AT ALL RAKE CONDITIONS. PNT. PROVIDE CONTINUOUS PRE-FINISHED METAL SOFFIT VENTS TO MATCH EXST. AT ALL EAVE CONDITIONS (COLOR TO MATCH SOFFITS). PROVIDE 2 COATS OF EXTERIOR PAINT.
- EX18 NEW WOOD CORNER BOARDS TO MATCH EXISTING (6/4" X 1/2" ASSUMED)- PNT.
- EX19 NEW 1/4" FREEZE BOARD TO MATCH EXISTING (6/4" X 5 1/2" ASSUMED)- PNT.
- EX10 NEW VINYL WINDOW W/ DOUBLE INSULATED GLAZING (REFER TO WINDOW SCHEDULE FOR WINDOW TYPE, DESIGN AND CONFIGURATION). PROVIDE FACTORY FORMED SILL PANS AND 8" WIDE MEMBRANE FLASHING AT ALL JAMBS AND HEADS PRIOR TO INSTALLING ALL WINDOWS IN ROUGH OPENINGS.
- EX111 NEW ATTIC VENT. PAINT
- EX112 EXISTING EXTERIOR RAILING TO REMAIN

SYSTEM NOTES

- F1 EXISTING CONCRETE SLAB ON GRADE
- F3 NEW 23/32" STURD-FLOOR SUB-FLOOR OVER 5 1/2" LVLS. SYSTEMED TO EXISTING 2ND FLOOR JOISTS. RE: STRUCTURAL. PROVIDE NEW 3" POLYURETHANE CLOSED CELL SPRAY FOAM INSULATION (R=19 MIN.) AT ALL EXTERIOR RM. JOIST LOCATIONS.
- F4 EXISTING EXTERIOR DECK TO REMAIN
- R1 EXISTING ROOF TO REMAIN
- R2 NEW 30 YEAR CLASS 4 IMPACT RESISTANT ASPHALT SHINGLES OVER 30 LBS. ASPHALT IMPREGNATED BUILDING PAPER OVER 15/32" O.S.B. SHEATHING ON 2x10 RAFTERS AT 24" O.C. WITH R-4 POLYURETHANE CLOSED CELL SPRAY FOAM INSULATION.
- R3 NEW PRE-FINISHED METAL GUTTERS WITH SST HANGERS. PROVIDE PRE-FINISHED METAL 3" x 4" CORRUGATED DOWNSPOUT WITH OFFSETS AND ELBOWS AS REQUIRED TO INSTALL AT ROOF EAVES AND DISCHARGE LOCATIONS.
- R4 NEW 30 YEAR CLASS 4 IMPACT RESISTANT ASPHALT SHINGLES OVER 30 LBS. ASPHALT IMPREGNATED BUILDING PAPER OVER 15/32" O.S.B. SHEATHING ON 2x10 OVER-FRAMING OVER EXISTING ROOF FRAMING & INSULATION. RE: STRUCT.
- W1 EXISTING WOOD FRAMED EXTERIOR WALL TO REMAIN
- W2 EXISTING FOUNDATION WALL TO REMAIN
- W3 NEW 2x6 WALL FRMG @ 16" O.C. W/ R-20 BATT INSUL. VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE. 7/16" O.S.B. SHEATHING, TYXEK AIR BARRIER & WOOD HORIZONTAL LAP SIDING TO MATCH EXISTING EXPOSURE & PROFILE (3 1/4" EXPOSURE ASSUMED). PNT. TO MATCH EXST. SEE BUILDING ELEVATIONS FOR LOCATIONS.
- W4 NEW 2x4 WALL FRMG @ 16" O.C. TO PLANE OUT WITH EXST. 2x4 EXTERIOR WALL BELOW W/ R-20 POLYURETHANE CLOSED CELL SPRAY FOAM INSUL. VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE. 7/16" O.S.B. SHEATHING, TYXEK AIR BARRIER & WOOD HORIZONTAL LAP SIDING TO MATCH EXISTING EXPOSURE & PROFILE (3 1/4" EXPOSURE ASSUMED). PNT. TO MATCH EXST. SEE BUILDING ELEVATIONS FOR LOCATIONS.



715 w. mountain avenue
fort collins, colorado 80521
phone: 970.231.1040
e-mail: heidshuff@gmail.com



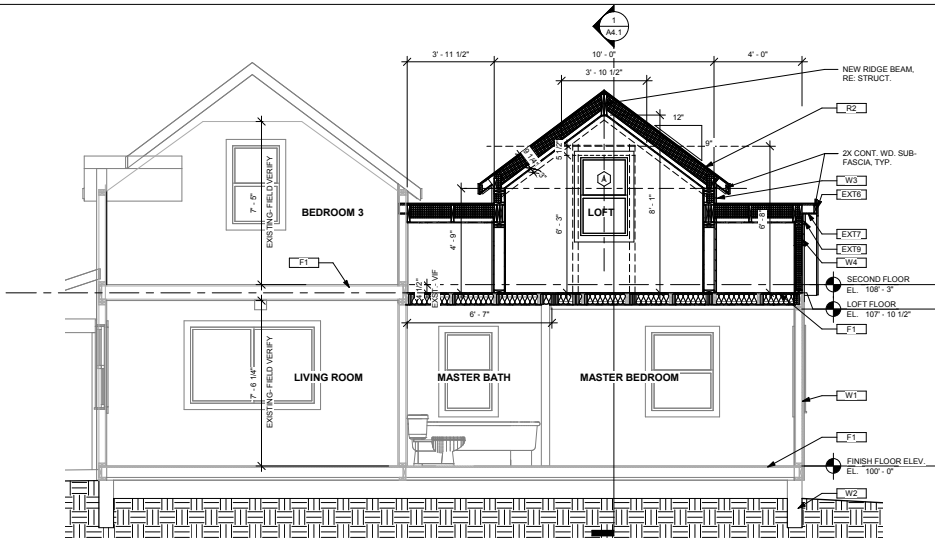
PEDERSON RESIDENCE
313 Edwards Street
Fort Collins, Colorado

No.	Description	Date
80%	CONSTRUCTION DRAWINGS	03.27.19
	CONSTRUCTION DRAWINGS	04.18.19

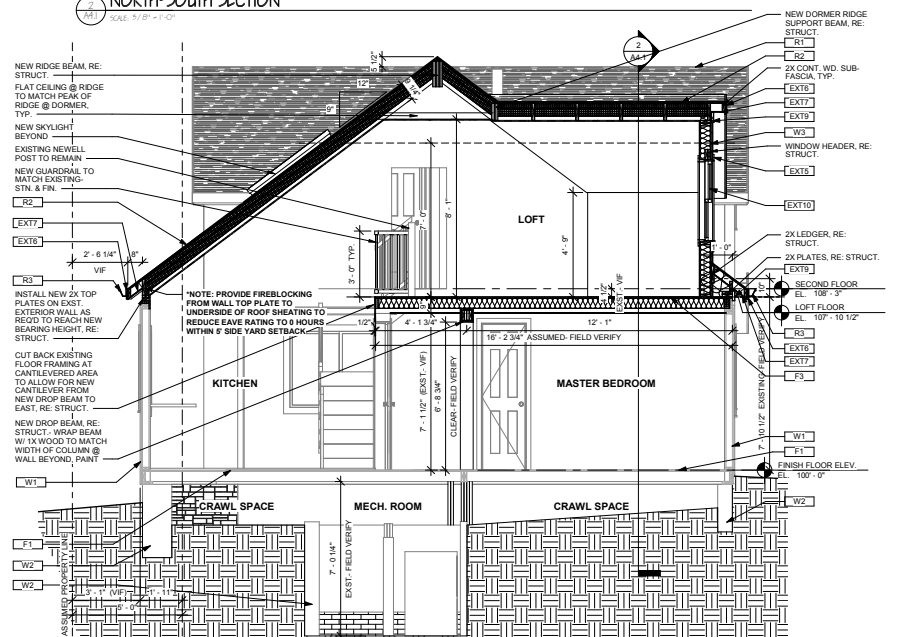
BASEMENT, FIRST AND SECOND FLOOR PLANS & SCHEDULES

Project number: 000
Date: 4.18.19
Drawn by: HMS
Checked by: HMS

A2.1



NORTH-SOUTH SECTION
SCALE: 3/8" = 1'-0"

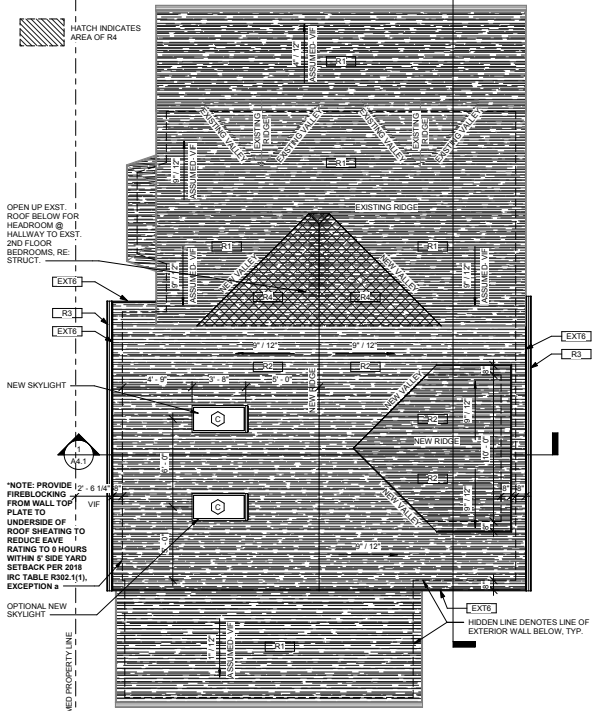


EAST-WEST SECTION
SCALE: 3/8" = 1'-0"

SYSTEM NOTES	
EX11	EXISTING WINDOW TO REMAIN
EX12	EXISTING EXTERIOR DOOR TO REMAIN
EX13	EXISTING FASCIA TO REMAIN
EX15	NEW WOOD TRIM BOARDS TO MATCH EXISTING. PNT. PROVIDE 1/2" X 3/4" TRIM BOARDS AT ALL WINDOW AND DOOR HEADS & JAMBS. ALL WINDOW SILLS TO RECEIVE A RIPPEL-SLOPED NO. 1 REDWOOD OR CEDAR SILLS W/ PRIMER AND 2 COATS OF EXTERIOR PAINT.
EX16	NEW 1 X 6 CONT. WOOD FASCIA TO MATCH EXIST. PNT.
EX17	NEW 3/8" TYP. WOOD NON-VENTED SOFFIT PANEL TO MATCH EXISTING AT ALL RAKE CONDITIONS. PNT. PROVIDE CONTINUOUS PRE-FINISHED METAL SOFFIT VENT TO MATCH EXST. AT ALL EAVE CONDITIONS (COLOR TO MATCH SOFFITS). PROVIDE 2 COATS OF EXTERIOR PAINT.
EX18	NEW WOOD CORNER BOARDS TO MATCH EXISTING (84" X 3 1/2" ASSUMED). PNT.
EX19	NEW 1 X FRIEZE BOARD TO MATCH EXISTING (84" X 5 1/2" ASSUMED). PNT.
EX10	NEW VINYL WINDOW W/ DOUBLE INSULATED GLAZING (REFER TO WINDOW SCHEDULE FOR WINDOW TYPE, DESIGN AND CONFIGURATION). PROVIDE FACTORY FORMED SILL PANS AND 3" WIDE MEMBRANE FLASHING AT ALL JAMBS AND HEADS PRIOR TO INSTALLING ALL WINDOWS IN ROUGH OPENINGS.
EX111	NEW ATTIC VENT. PAINT
EX112	EXISTING EXTERIOR RAILING TO REMAIN

- ROOF GENERAL NOTES:**
- ALL NEW ASPHALT SHINGLES SHALL BE CLASS 4 IMPACT RESISTANT PER LOCAL AMENDMENTS TO 2018 IRC (SEC. R905.2.4.2)
 - PROVIDE PRE-FINISHED MTL. DRIPEDGE FLASHING @ ALL EAVE CONDITIONS.
 - PROVIDE & INSTALL 3/4" WIDE SELF-ADHERED SECONDARY UNDERLAYMENT AT ALL EAVES & VALLEYS & AT ROOF SLOPES LESS THAN 12:12 PITCH.
 - PROVIDE & INSTALL PRE-FINISHED METAL GUTTERS & DOWNSPOUTS. COLOR TO MATCH TRIM/FASCIA COLOR.
 - PROVIDE CONTINUOUS VENTING W/ INSECT SCREEN AT NEW RIDGES & PRE-FIN. MTL. ROOF JACKS TO MATCH ROOFING COLOR AS NECESSARY FOR THE REMAINDER OF THE REQUIRED ROOF VENTILATION.
 - PROVIDE VENTING W/ INSECT SCREENS AT ALL SOFFIT CONDITIONS.
 - PROVIDE CONTINUOUS INSULATION Baffles FOR VENTILATION AT EAVE CONDITIONS.

SYSTEM NOTES	
F1	EXISTING SUBFLOOR OVER 2X WOOD JOISTS TO REMAIN
F2	EXISTING CONCRETE SLAB ON GRADE
F3	NEW 2X12" STURDIFLOOR SUB-FLOOR OVER 5 1/2" LVLS SISTERED TO EXISTING 2X6 FLOOR JOISTS. RE: STRUCTURAL. PROVIDE NEW 1" POLYURETHANE CLOSED-CELL SPRAY FOAM INSULATION (R-16.0) AT ALL EXTERIOR RM JOIST LOCATIONS.
F4	EXISTING EXTERIOR DECK TO REMAIN
R1	EXISTING ROOF TO REMAIN
R2	NEW 30 YEAR CLASS 4 IMPACT RESISTANT ASPHALT SHINGLES OVER 30 LBS. ASPHALT IMPREGNATED BUILDING PAPER OVER 15/32" O.S.B. SHEATHING ON 2X10 RAFTERS AT 24" O.C. WITH R-49 POLYURETHANE CLOSED CELL SPRAY FOAM INSULATION.
R3	NEW PRE-FINISHED METAL GUTTERS WITH SST HANGERS. PROVIDE PRE-FINISHED METAL 3" X 4" CORRUGATED DOWNSPOUT WITH OFFSETS AND ELBOWS AS REQUIRED TO INSTALL AT ROOF EAVES AND DISCHARGE LOCATIONS.
R4	NEW 30 YEAR CLASS 4 IMPACT RESISTANT ASPHALT SHINGLES OVER 30 LBS. ASPHALT IMPREGNATED BUILDING PAPER OVER 15/32" O.S.B. SHEATHING ON 2X WD. OVERFRAMING OVER EXISTING ROOF FRAMING & INSULATION. RE: STRUCT.
W1	EXISTING WOOD FRAMED EXTERIOR WALL TO REMAIN
W2	EXISTING FOUNDATION WALL TO REMAIN
W3	NEW 2X6 WALL FRMG @ 16" O.C. W/ R-20 BATT INSUL., VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE. 7/16" O.S.B. SHEATHING. TYVEK AIR BARRIER & WOOD HORIZONTAL LAP SIDING TO MATCH EXISTING EXPOSURE & PROFILE (3 1/4" EXPOSURE ASSUMED). PNT. TO MATCH EXST. - SEE BUILDING ELEVATIONS FOR LOCATIONS.
W4	NEW 2X6 WALL FRMG @ 16" O.C. TO FRAME OUT WITH EXST. 2X4 EXTERIOR WALL BELOW W/ R-20 POLYURETHANE CLOSED CELL SPRAY FOAM INSUL., VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE. 7/16" O.S.B. SHEATHING. TYVEK AIR BARRIER & WOOD HORIZONTAL LAP SIDING TO MATCH EXISTING EXPOSURE & PROFILE (3 1/4" EXPOSURE ASSUMED). PNT. TO MATCH EXST. - SEE BUILDING ELEVATIONS FOR LOCATIONS.



ROOF PLAN
SCALE: 1/8" = 1'-0"

PEDERSON RESIDENCE
313 Edwards Street
Fort Collins, Colorado

No.	Description	Date
80%	CONSTRUCTION DRAWINGS	03.27.19
	CONSTRUCTION DRAWINGS	04.18.19

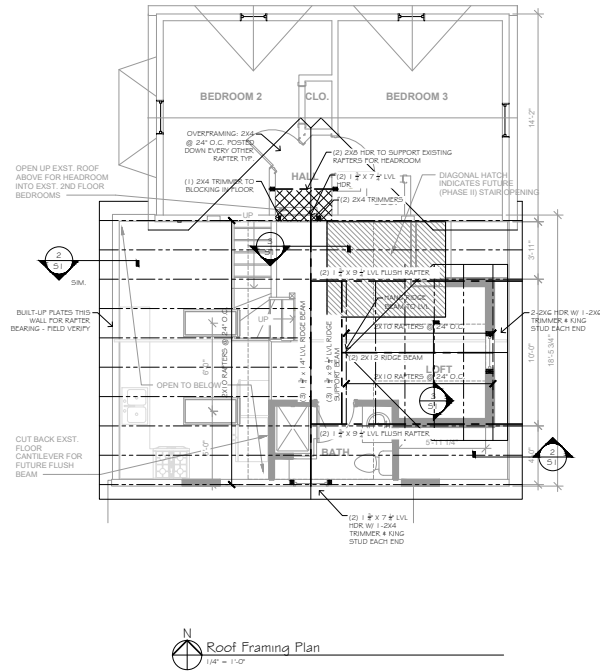
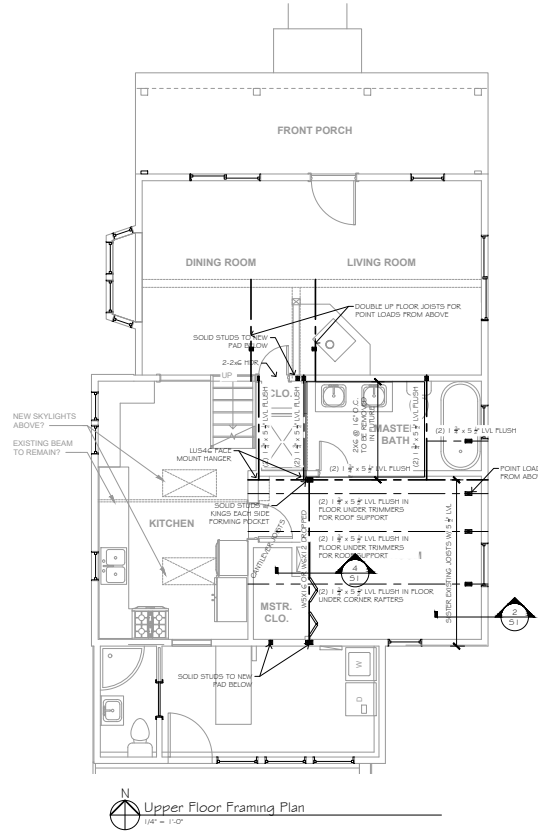
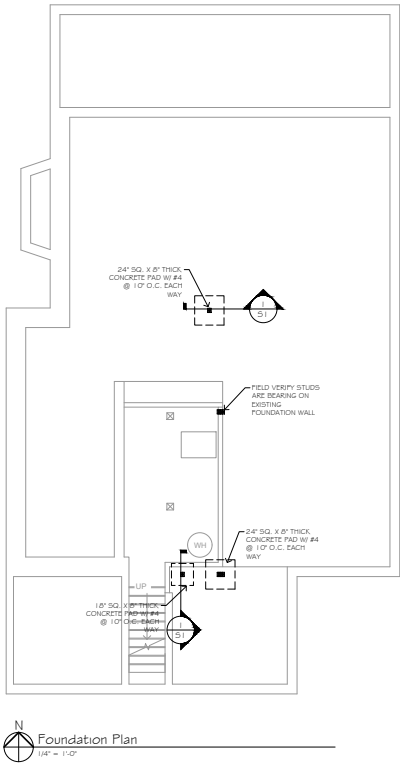
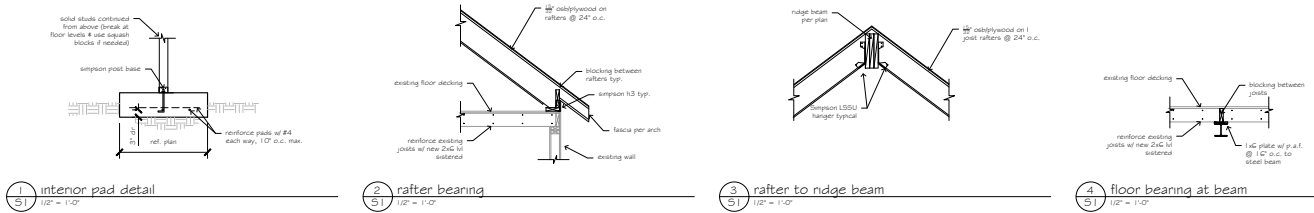
ROOF PLAN & BUILDING SECTIONS

Project number	000
Date	4.18.19
Drawn by	HMS
Checked by	HMS

A4.1

structural notes:

- a. general:
 1. all construction shall be in accordance with the international residential code (2018 edition) and in accordance with all applicable esha regulations.
 2. all exterior walls, interior shear walls and interior bearing walls as noted on the plan shall be constructed as outlined in e602.10.3 method 3: 7/16" osb or plywood one side with min. 1/2" gypsum wall board (method 3) on the opposite side.
- b. design:
 1. foundation design is based on assumed bearing values.
 maximum bearing capacity = 1500 psf
 minimum dead load = n/a
 2. design live loads: roof snow load $PF = 30$ psf; floor load = 40 psf main, 30 psf bedrooms; wind $Vult = 140$ mph (nominal 3s); exp. c; seismic design category b.
- c. foundation specifications
 1. all footings to bear on native undisturbed soil.
- d. materials
 1. foundation concrete: $f_c = 3000$ psi foundation; minimum of 5-1/4 bags of type i-ii portland cement per cubic yards are entrained with GR-2 1/8" air.
 2. reinforcing steel: $f_y = 60$ ksi (60 grade). all reinforcing shall be placed in accordance with all recommendations including minimum laps, spacings and corner bars.
 3. wood - framing lumber shall be stress graded Hem-Fir, no. 2 or better.
 b. laminated veneer lumber (LVL) shall be stress graded as follows: bending - 2600psi; tension parallel to grain - 1850psi; compression parallel to grain - 2700psi; horizontal shear - 285psi; compression perpendicular to grain - 500psi; modulus of elasticity - 1900ksi.
 LVL member sizes are net; lumber sizes are nominal.
 1. timber connectors called for on the drawings are as manufactured by Simpson company. connectors by other manufacturers may be used if the load capacity is equal to or greater than the connector specified. use manufacturer's furnished nails and bolts.
 g. fasten all wood members with common nails according to the building code unless otherwise noted.
 h. roof sheathing shall be 15/32" sheathing rated for exterior use with an APA span rating of 32/16. nail roof sheathing with 8d nails at 4" on center at panel edges and 12" on center in the field u.n.c.
 j. floor sheathing shall be 23/32" plywood with an APA rating of 48/24. glue and nail to framing with 8d nails at 6" on center at panel edges, 8" on center in the field u.n.c.
 k. exterior wall sheathing shall be 7/16" osb or plywood nailed to framing with 8d nails spaced at 6" on center at panel edges, 12" on center in the field minimum u.n.c.



Drawings, specifications, general notes and outline specifications are instruments of service and shall remain the property of TD Structural Engineering, Inc. Copies of these documents retained by the client are for the clients use in the construction of the project for which these documents were prepared. Any use of these documents, in whole or in part, by any means whatsoever to construct any other project or the use of these documents, in whole or in part, as stock plans or prototype design for multiple building projects is strictly prohibited, except with the specific written consent of TD Structural Engineering, Inc. of Northern Colorado.



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

(Page 1 of 19)



I. Identification

1. Resource Number: **5LR2430**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Henry and Elizabeth Maxon House**
6. Current Building Name: **Not Applicable**
7. Building Address: **313 Edwards St.
Fort Collins, CO 80524**
8. Owner Name & Address: **Claire Pederson
313 Edwards St.
Fort Collins, CO 80524**

Architectural Inventory Form

(Page 2 of 19)

II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
NW 1/4 of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section **13**
10. UTM Reference Zone: **13** Easting: **493785** Northing: **4491238**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **7** Block: **16**
Addition: **Craft's Resubdivision of the Lake Park Addition** Year of Addition: **1890**
13. Boundary Description and Justification: **This legally defined parcel (97133-20-007), clearly delineated by an urban lot and block description, includes the historic house and its surrounding grounds.**
-

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **27' x 32'**
16. Number of Stories: **1½**
17. Primary External Wall Material(s): **Wood**
18. Roof Configuration: **Gabled Roof**
19. Primary External Roof Material: **Composition Roof**
20. Special Features: **Dormer, Porch, Fence**
21. General Architectural Description: **This small 1½-story residence is of wood frame construction and has a rectangular footprint measuring approximately 27' x 32'. This does not include the front and rear porches. The taller front portion of the house is side-gabled, and behind that is the lower rear area. Facing toward the north, the building appears to rest upon a sandstone and concrete foundation. Its exterior walls are finished with narrow weatherboard siding. The roof consists of the two primary intersecting gables, finished with boxed eaves and composition shingles.**

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North Wall (front): The façade of the house is symmetrical and has a full-width open porch. This rests upon a raised concrete foundation and is reached by way of a concrete step up from the front sidewalk. Four square wood posts support the outer edge of the porch's shed roof, which is finished with exposed rafter ends and composition shingles. Slightly off-center on the primary wall of the building is the main entrance, which has a wood panel door with an arched light. To the east of that is a one-over-one double-hung sash window and to the west is a two-light sliding window. Above the porch roof are two wall dormers, each containing a small narrow one-over-one double-hung sash window. All of the windows have what seem to be wood frames and surrounds. The double-hung windows appear to be original and are covered by storm windows.

East Wall (side): This side wall holds no entries into the house. The narrow wall on the front portion of the building holds a two-light sliding window on the main floor and a one-over-one double-hung sash window on the upper floor. The rear area of the house has two one-over-one double-hung sash windows. All of the windows have what seem to be wood frames and surrounds. The double-hung windows appear to be original and are covered by storm windows.

South Wall (rear): The rear wall of the house holds the building's only other entrance, which provides access into an enclosed porch. The porch walls are finished with wood siding with scalloped lower edges. Its shed roof is covered with standing seam metal panels. The entrance contains a storm door (the primary door inside that could not be viewed). To the east of the entry is a band of three single-light windows, and to the west is a small octagonal window. Outside the porch is a non-historic open wood deck with a wood rail. The small area of exposed wall on the main body of the house east of the porch appears to hold a window that may be boarded closed.

West Wall (side): This side wall holds no entries into the house. The narrow wall on the front portion of the building holds a three-sided bay on the main floor that contains four one-over-one double-hung sash windows. Above that, the upper floor has a single one-over-one double-hung sash window. The rear area of the house has one pair and one single one-over-one double-hung sash windows. All of the windows have what seem to be wood frames and surrounds. The double-hung windows appear to be original and are covered by storm windows.

22. Architectural Style / Building Type: **I-House**
23. Landscaping or Special Setting Features: **This residence is located on the south side of Edwards St., four lots east of Mathews St. The house faces north onto a small yard planted with grass and flower gardens, and bisected by a concrete sidewalk. A tree lawn is found along the street frontage. The backyard is bordered by wood privacy fencing. Mostly planted with grass, the rear yard also contains a flagstone patio. Historic residences surround the property in all directions.**

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-
24. Associated Buildings, Features or Objects: **Garage – This small wood frame building with a footprint of 12' x 20' is located in the southeast corner of the property along the rear alley. Facing toward the west, its west wall holds a pair of early wood swinging doors that permitted vehicular access. On the north wall facing the house is a pedestrian entrance containing a wood panel door. East of that is a two-light window with wood frames. The building's exterior walls are finished with rolled asphalt with a faux brick pattern. The garage has a gabled roof with asphalt shingles and exposed rafter ends.**
-

IV. Architectural History

25. Date of Construction: Estimate: **1904-05** Actual:
- Source of Information: **Fort Collins City Directories, Listings for 313 Edwards St., 1903-06**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Thomas H. Robertson**
- Source of Information: **Warranty Deed, Jesse A. Harris to Thomas H. Robertson, 17 October 1903**
29. Construction History:

House (ca. 1904-05) – Archival documentation shows that the house was built sometime between 1904 and 1905. According to the 1943 Sanborn Map, its current footprint was in place by that time. In the past fifty years, changes to the house have included replacement of the front door and a few of the windows. However, most of the windows appear to be original. The historic screened front porch has been modified. This originally had a low closed rail with screens above, and the posts were supported by low battered pedestals, probably of concrete. The pedestals and rail have been removed, the entry moved from the west to the north, and the porch has a new concrete floor. The rear porch is early but may have been remodeled in recent decades.

Garage (ca. 1920) – This small building appears to date from around 1920 and has experienced few if any changes.

30. Original Location: **Yes**

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V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Single Dwelling**
34. Site Type(s): **Single-Family Home**
35. Historical background: **Located on the south edge of Fort Collins southeast of the Colorado Agricultural College grounds, the Lake Park Addition was surveyed and recorded in 1881, making it one of the first expansions of the city since its founding almost a decade earlier. The addition consisted of more than forty residential blocks surrounding a planned body of water to be known as Park Lake. The lake, which never came to be, occupied the area bordered by Park Street (no longer in existence but aligned with today's Buckeye Street) on the north, Mathews Street on the east, Prospect Road on the south, and College Avenue on the west. Running east and west from the center point of the lake was Lake Street, and the planned lake was what gave this thoroughfare its name. Today the area of the lake is occupied by the south half of the old Fort Collins High School, the CSU trial flower gardens to the west, and the two blocks of historic residences to the south.**

Block 16 in the Lake Park Addition was originally designed to be occupied by four large lots, with two on either side of a north-south alley. However, in 1888 the Craft's Subdivision of the Lake Park Addition changed the layout of some of the blocks. At that time, block 16 was replatted to consist of twenty small lots divided by an east-west alley. Craft's Resubdivision was filed in 1889, but did not result in any changes to the block. The purpose of replatting this northern area of the Lake Park Addition was to create smaller, more affordable lots that could be sold on installment plans. Despite its affordability, the addition was separated from the developed area of town by a buffer of vacant land east of the college campus. As a consequence, the Lake Park Addition developed at a modest pace through the 1890s and early 1900s.

In October 1903, Jesse A. Harris sold vacant lot 7 in block 16 for \$150 to Fort Collins businessman and banker Thomas H. Robertson, who had married into the prominent Loomis family. The first record of a house on the property at 313 Edwards Street is found in the 1906 Fort Collins city directory. Because the property does not appear in the 1903 or 1904 directories and no directory is available for 1905, this suggests that the lot was developed in 1904 or 1905. Robertson still owned the property at that time and it appears that he developed the house with the intent of renting or selling it. Rather than living there, the Robertson family resided in a much larger and more ornate Queen Anne style house at 420 Mountain Avenue (that property, site #5LR998, is listed in the National Register of Historic Places).

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The first occupants of the house at 313 Edwards Street were Henry and Elizabeth Maxon, along with their daughter Nellie. Originally from Ohio, the Maxons had recently moved to Fort Collins from their farm in Custer County, Nebraska, where they had been living for years. Prior to moving to the house on Edwards they were living at 631 Peterson Street. Henry was a Civil War veteran who served from 1863 to 1865 with the 4th West Virginia Cavalry and then the 1st Ohio Cavalry. By the time they settled into the house on Edwards, Henry and Elizabeth were around sixty years old and he was suffering from asthma. Retired from farming, in September 1906 the *Weekly Courier* reported that his name had been put forward by members of the Grand Army of the Republic for a job as a school janitor. However, he was not hired for the position and appears to have never worked again.

In addition to their daughter Nellie, Henry and Elizabeth had another daughter by the name of Mary, who also went by Mamie. She had married in 1905 and settled with her husband in Nebraska. The Maxons purchased the house on Edwards Street from Thomas Robertson in April 1908. Nellie studied at the Colorado Agricultural College and continued to live with her parents through at least 1917. By 1909, she was the assistant chief operator for the Colorado Telephone Company's Fort Collins exchange and by the mid-1910s had become the chief operator for the Mountain States Telephone & Telegraph Company.

By 1920, Mamie was widowed and had returned from Nebraska to live with her aging parents, together with her son Merlin. In Fort Collins, she took a job as a telephone company clerk. Henry died in 1926 and was buried in Grandview Cemetery. Elizabeth continued to reside in the house with Mamie and Merlin, and during the 1920s Mamie remarried. Her new husband, Hiram Thompson, was a native of Georgia and worked as a carpenter. During the late 1920s and early 1930s, they lived with Elizabeth. Around 1933, Hiram and Mamie moved to the mountains and Elizabeth was joined in the house by Nellie and her husband, Archie Gifford, a mill foreman in the Great Western Sugar Company factory. Elizabeth died in 1936 and was buried next to her husband.

The following year, in May 1937, Mamie Thompson petitioned the district court in Larimer County for a determination of her interest in the property at 313 Edwards Street. Her parents had died without wills and the court determined that upon Henry's death years earlier, the property was split between Elizabeth ($\frac{1}{2}$ interest) and Mamie and Nellie (each with a $\frac{1}{4}$ interest). With Elizabeth gone, the court declared that ownership of the property was evenly divided between the two sisters. Two months later, in July 1937, Nellie relinquished her half-ownership to Mamie.

Archival records show that by 1940, Hiram and Mamie were in their early sixties and had returned to the house on Edwards. He died in 1943 and was buried in Grandview Cemetery. Mamie continued to live in the home into the early 1960s, and died in 1964. One year prior to her death, in August 1963, she sold the

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property to Effie Etta McGuire. While little is known about her, what is clear is that Effie continued to live in the house through the 1960s and during that time rented rooms to a number of students attending Colorado State University. Among them was her son Thomas. The building continued to house college students into the 1970s.

36. Sources of information:

Burial Records, Henry and Elizabeth Maxon, Grandview Cemetery, Fort Collins, CO. Henry's Date of Death: 11 October 1926. Elizabeth's Date of Death: 2 March 1936. Located at www.findagrave.com.

Burial Record, Hiram and Mamie Thompson, Grandview Cemetery, Fort Collins, CO. Hiram's Date of Death: 17 May 1943. Mamie's Date of Death: 16 July 1964. Located at www.findagrave.com.

City of Fort Collins Building Permits, 335 E. Magnolia St., 1936-1949.

Civil War Veterans Schedules and Pension Records, National Archives and Records Administration, Records for Henry C. Maxon, Private, 4th West Virginia Cavalry and 1st Ohio Cavalry, 1863-1865.

Fire Insurance Maps of Fort Collins, Sanborn Map Company, 1943.

Fort Collins City Directories, Listings for 313 Edwards St., 1902-1972.

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

Fort Collins Weekly Courier

"That Janitorship," 5 September 1906, p. 2.

"Local News," 22 September 1910, p. 10.

Historic Building Inventory Record, 313 Edwards Street, Fort Collins, CO (#5LR2430). Prepared by Jason Marmor, January 1998.

Larimer County Assessor, Real Estate Appraisal Cards and Photographs, Parcel 97133-20-007, County Assessor's Office and Fort Collins Museum of Discovery Archives, 1948-2019.

Larimer County, Clerk & Recorder's Office, Title Records (Lot 7, Block 16, Craft's Resubdivision of the Lake Park Addition)

Warranty Deed, Jesse A. Harris to Thomas H. Robertson, 17 October 1903 (Book 180, Page 476).

Warranty Deed, Thomas H. Robertson to Henry C. Maxon, 14 April 1908 (Book 246, Page 283).

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Court Decree, Petitioner Mary Myrtle Thompson, 24 May 1937 (Book 673, Page 161).

Warranty Deed (1/2 interest), Nellie Frances Gifford to Mary Myrtle Thompson, 8 July 1937 (Book 680, Page 11).

Court Decree, Mary Myrtle Thompson v. Lena Jones et al, 8 February 1938 (Book 673, Page 485).

Warranty Deed, Mary Myrtle Thompson to Effie Etta McGuire, 16 August 1963 (Book 1218, Page 107).

Laurel School Historic District (#5LR463), National Register of Historic Places Nomination Form, Prepared by James S. Kane, 28 June 1979.

“The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900.” Fort Collins History and Architecture, Fort Collins History Connection, Located at www.history.fcgov.com/contexts/railroad.

T. H. Robertson House (Site #5LR998), National Register of Historic Places Nomination Form, Prepared by Michelle Crow and Cindy Breen, 31 January 1992.

United States Federal Census, Henry and Elizabeth Maxon, Mary and Nellie Maxon, Custer County, NE, 1900; Fort Collins, CO, 1910-1930.

United States Federal Census, Hiram and Mamie Thompson, Fort Collins, CO, 1930-1940.

United States Federal Census, Thomas H. Robertson, 1900-1910, Fort Collins, CO.

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

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

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- 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: In Fort Collins, a property may be eligible for local designation even when it is found to be ineligible for the more stringent State and National Registers of Historic Places. In this case, the property at 313 Edwards Street was designated a contributing element of the National Register-listed Laurel School Historic District (#5LR463) when it was established in 1979. This study has determined that the property not only remains a contributing element of the district, but is also eligible for individual designation as a City of Fort Collins landmark.

The property's eligibility falls under criterion C as it embodies the identifiable characteristics of the I-House style of architecture. According to History Colorado's *Field Guide to Colorado's Historic Architecture and Engineering*, these characteristics include a rectangular plan that is two rooms wide and one room deep, a central passage at the front entry, a side-gabled primary roof, and a lack of ornamentation. In many cases, the houses were enlarged with porches and one-story additions to the rear. In Colorado, most of these houses were of wood frame construction and were erected between 1875 and 1910. All of these characteristics describe the Maxon House at 313 Edwards Street.

A search of the state's COMPASS database showed that there are currently no listings for I-House style buildings within the city of Fort Collins. Although unrecorded examples are likely to exist, this suggests that the style appears to be a rare resource in the community. Described in detail below, the house has experienced some alterations over the past fifty years, primarily to its front porch and some of its windows. While these changed various aspects of its appearance, the house and detached garage are largely intact and retain a good level of architectural integrity. In addition, the pair of dormers that appear on the façade represent a unique design feature that is not commonly seen. Today the property's original architecture remains visible and it continues to convey much about its age and style.

38. Applicable National Register Criteria:

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

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- 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

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1904-05**

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

42. Statement of significance: **Based upon the extensive archival research and field documentation completed for this project, this property was found to have been developed around 1904-05, during a period of economic and neighborhood expansion in Fort Collins. It was one of many houses, most of them modest in scale, that were built around that time in the Lake Park Addition. The house at 313 Edwards Street was listed as a contributing element of the National Register-listed Laurel School Historic District (#5LR463) when it was established in 1979, and it is determined to still contribute to the district today.**

Due to the visual impact of several non-historic changes described below, especially changes to the porch and the placement of a sliding window on the front of the house, it appears that the property is not individually eligible for the National Register of Historic Places. However, it may be eligible for the Colorado State Register of Historic Properties. It is not eligible under Criterion A because it was not found to have been adequately associated with an important historic event or pattern of events. Throughout its historic period, it was owned by a single family with a modest background, and as such the property also does not meet the standard for eligibility under Criterion B. There is no indication that the property might be eligible under Criterion D.

In relation to Criterion C, the house retains many elements of its early twentieth century style and detailing as an I-House, it exhibits a relatively good level of integrity for SRHP listing, and there are currently no other recorded buildings of this style in Fort Collins. It is also an interesting variant of the style with its pair of dormers on the façade. The property conveys a good sense of its original historic architecture, including materials, workmanship and design, and would seem to qualify as eligible for the SRHP under Criterion C.

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43. Assessment of historic physical integrity related to significance: **The wood frame house on this property was constructed around 1904-05 and the garage seems to date from around 1920. Over the following decades these appear to have remained largely unaltered. During the past fifty years, the house has experienced some changes. These have included replacement of the front door, the installation of sliding windows in a few select locations where double-hung windows previously existed, and modifications to the front porch. Most of the house's windows appear to be original, although they are now covered with storm windows. The front porch has experienced the removal of its battered pedestals, screens, and closed rail. It also rests upon a new concrete floor. The porch is now entered from the north rather than the west. Despite these changes, the porch retains other elements of its historic character, including its full width, square posts, shed roof, and exposed rafter ends.**

The historic house and single-car garage are in their original locations and continue to stand among residences of similar age, so the aspects of location and setting are intact. The house retains many of its original features, including its symmetrical façade, full-width open porch, double dormers, and 1½-story side-gabled orientation with a lower intersecting gable to the rear. All of the double-hung sash windows appear to be original and the narrow weatherboard siding remains on the house. The property retains a good level of integrity in the aspects of design, materials, workmanship, feeling and association. Characteristics of the front porch that have been partially impacted by non-historic alterations include the aspects of design and materials. However, for the house as a whole these aspects are largely intact. Overall, the property exhibits a level of integrity that allows it to convey its origins in the early twentieth century and its association with its architectural style and its historic owners and occupants.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible for SRHP**
45. Is there National Register district potential? **N/A**

Discuss: **This property is located within the National Register-listed Laurel School Historic District.**

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

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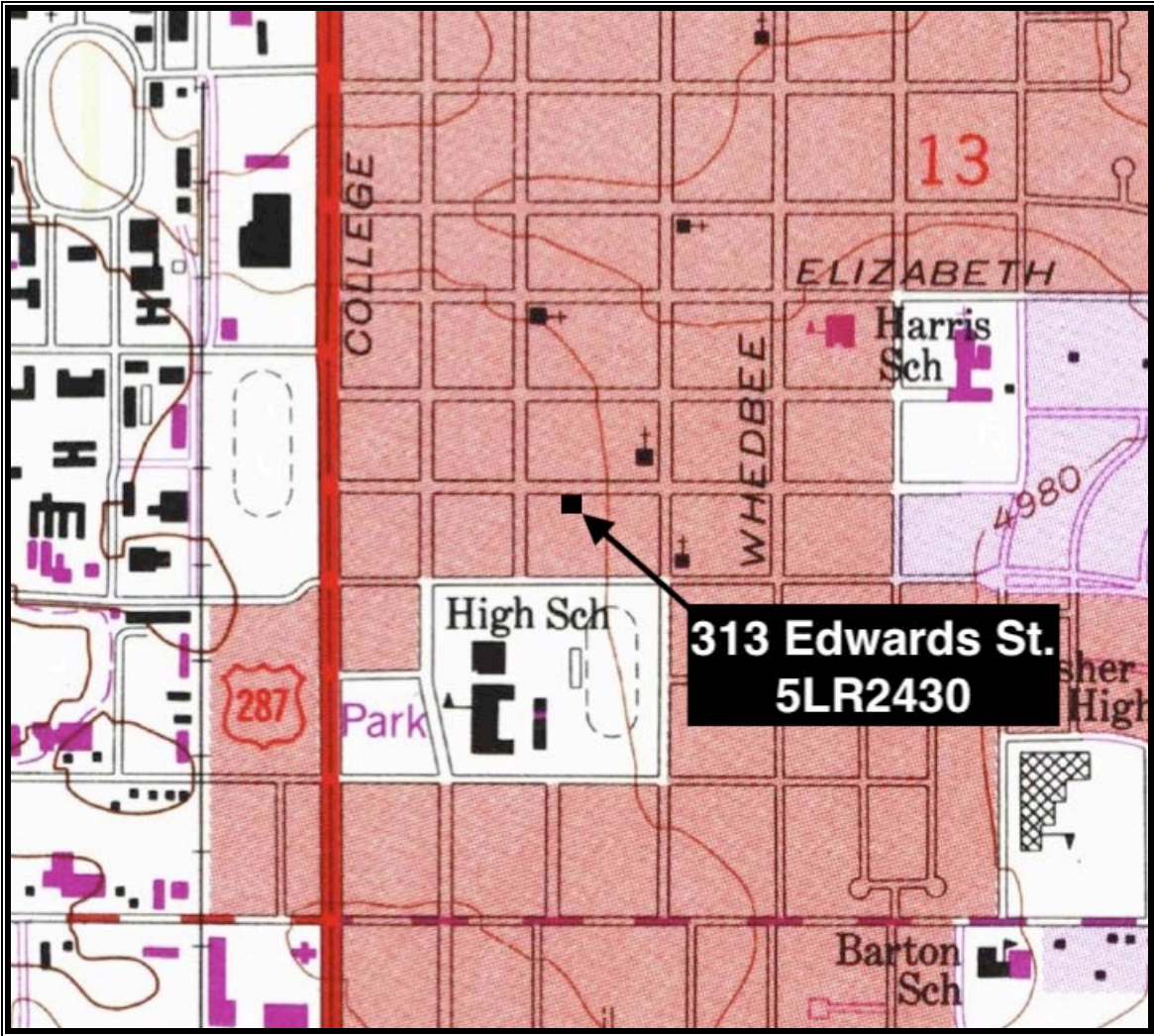
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VIII. Recording Information

47. Photograph numbers: **#7695-7703**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Documentation of the Property at 313
Edwards Street, Fort Collins, CO**
49. Date(s): **28 September 2019**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970 / 221-1095**

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Site Location Map



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

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Aerial Site Diagram



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Historic Photographs



Historic View of the House, 1948
Fort Collins Museum of Discovery, Historic Assessor's Card
View to the Southwest

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Historic Photographs



Historic View of the House, 1969
Fort Collins Museum of Discovery, Historic Assessor's Card
View to the Southeast

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Current Photographs



Front of the House, View to the Southwest



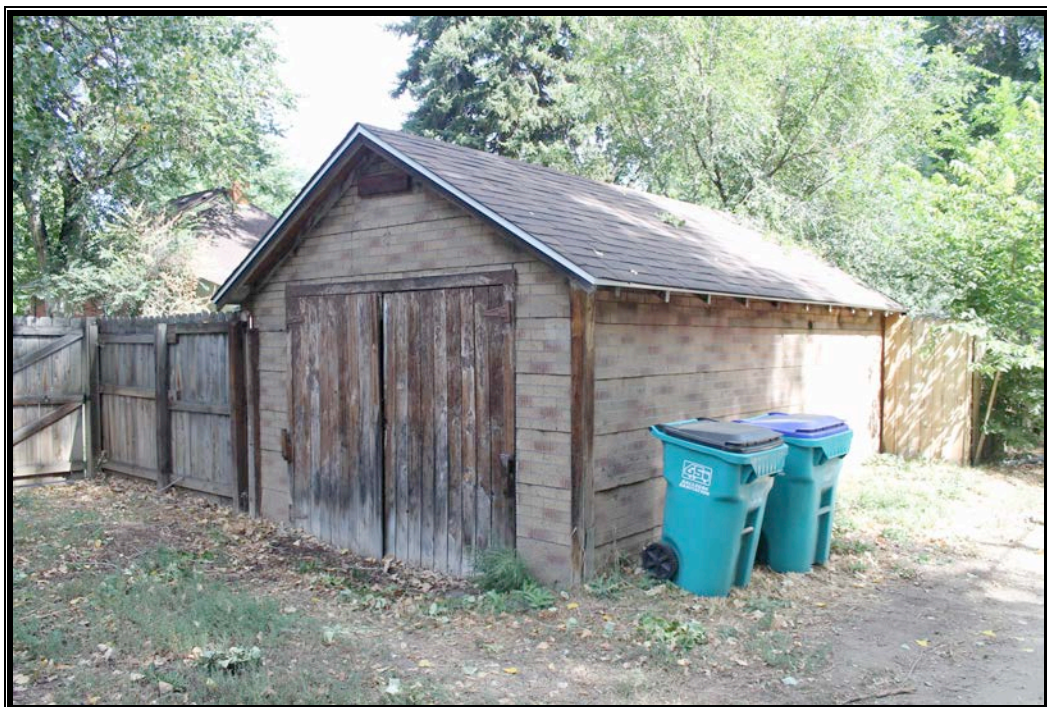
Front of the House, View to the Southeast

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Current Photographs



Rear of the House, View to the North



View of the Garage from the Alley, View to the Northeast

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Current Photographs



View of the Garage from the Rear Yard, View to the South