

# COLORADO CULTURAL RESOURCES INVENTORY

## Loomis Addition Survey

### Historical and Architectural Reconnaissance Form

Eligibility Evaluation (OAHP use only)

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

\_\_\_\_ Determined Eligible – NR

\_\_\_\_ Determined Eligible - SR

\_\_\_\_ Needs Data

\_\_\_\_ Eligible District – Contributing

\_\_\_\_ Eligible District - Noncontributing

### IDENTIFICATION

1. Current Property Name: **QUINLAN, ROY G/KAREN G TRUST**  
 Historic Property Name **UNKNOWN**
2. Resource Classification: **Building**
3. Ownership: **Private**  
 Owner(s) contact info: **QUINLAN, ROY G/KAREN G TRUST**  
**7376 S BANNOCK DR**  
**LITTLETON, CO 80120-4204**

### LOCATION

4. Street Address: **616 W OLIVE ST**
5. Municipality: **Fort Collins, Colorado**
6. County: **Larimer**
7. USGS Quad (7.5'): **Fort Collins**                      **NAD 83**                      **WGS84**
8. Parcel Number: **9711314003**
9. Parcel Information: **Lot(s): E 46 Ft of Lots 10, 11, 14 & 15**      Block: **269**                      Addition: **Loomis**
10. Acreage: **Not required**
11. PLSS information: **Not required**
12. Location Coordinates: **Lat: 40.584674135999997**      Long: **-105.08713370700001**      **WGS 84**

### DESCRIPTION

13. Construction features (forms, materials)

Property Type: **Single Dwelling**

Stories: **1**

Architectural Style/Type: **Craftsman**

Foundation: **Concrete**

Walls: **Exterior walls are sheathed with horizontal wood clapboard siding with cornerboards and friezeboards. The attached garage and the small addition on**

the north side have horizontal wood drop siding with cornerboards. Wood shingles line gable ends on original portion of house.

Windows: South façade has two large individual 1-over-1 double-hung windows. West side has three 1-over-1 double-hung windows. East side has two small awning windows, two 1-over-1 double-hung windows, and three casement windows on the small addition. Awning windows to the basement are located in the concrete foundation. All windows are made of wood and have wood trim and slipsills.

Roof: Front-gabled roof is sheathed with composition roofing and has exposed rafter tails in the overhanging eaves. Gable ends have wood knee braces. What was originally the porch roof shares the east slope with the main gabled roof but the porch roof's west slope is slightly lower than the main roof. The porch roof's gable is clipped. The small rear addition and attached garage have their own gabled roof that is significantly lower than the main roof. The garage and addition are separated by a single-bay carport. The addition, carport, and garage all share one continuous roof.

Chimney(s): A brick exterior chimney extends up the east side. A second brick chimney projects from the ridge of the main gable of roof.

Porch(s) / Doors: A partial-width front porch with clapboard-sided knee walls and a single square wood pier is inset under the clipped gable roof. The porch was originally full-width and had its own gabled roof that projected from the south façade (see above). Much of the porch has since been enclosed and incorporated into interior living space. Front door is paneled wood with a rectangular light. The attached two-bay garage on the north side has two overhead wood doors with three lights each.

14. Landscape (important features of the immediate environment)

- Garden       Mature Plantings       Designed Landscape       Walls       Parking Lot
- Driveway       Sidewalk       Fence       Seating

14a. # of ancillary buildings: **0** (form 1417b attached for each ancillary building)

**HISTORICAL ASSOCIATIONS** *(based on visual observations and/or review of secondary sources)*

15. Historic function/use: **Single Dwelling**

Current function/use: **Single Dwelling**

16. Date of Construction: **1923**       Estimated       Actual  
 Source: **Building Records/Permits**

17. Other Significant Dates:

18. Associated NR Areas of Significance

- Agriculture       Architecture       Archaeology       Art       Commerce

- |   |   |   |  |   |
|---|---|---|--|---|
| <input type="checkbox"/> Community Planning & Development | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Economics              | <input type="checkbox"/> Education       | <input type="checkbox"/> Engineering      |
| <input type="checkbox"/> Entertainment/Rec.               | <input type="checkbox"/> Ethnic Heritage        | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Industry         |
| <input type="checkbox"/> Invention                        | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Law                    | <input type="checkbox"/> Literature      | <input type="checkbox"/> Maritime History |
| <input type="checkbox"/> Military                         | <input type="checkbox"/> Performing Arts        | <input type="checkbox"/> Philosophy             | <input type="checkbox"/> Politics/Gov't. | <input type="checkbox"/> Religion         |
| <input type="checkbox"/> Science                          | <input type="checkbox"/> Social History         | <input type="checkbox"/> Transportation         | <input type="checkbox"/> Other           |   |

19. Associated Historic Context(s) (if known): **Humstone, et al: Loomis Addition Historic Context, 2015.**

20. Retains Integrity of:     Location     Setting     Materials     Design     Workmanship     Association     Feeling

21. Notes on integrity: **The property retains good integrity in all seven aspects. Integrity of materials and workmanship are retained because the house has original wood clapboard siding and wood windows. Most windows are likely original, with the exception of the one large 1-over-1 double-hung window on the south façade that was added when the porch was enclosed. Although the porch enclosure occurred 50 years ago, it detracts from integrity of the house’s Craftsman design. The addition and attached garage at the rear are over 50 years old and do not impose on the overall design. The property retains integrity of association and feeling and is clearly recognizable as a 1920s Craftsman home with its wood siding and windows, wood shingles in gable ends, clipped gable porch roof, exposed rafter tails, and wood knee braces.**

22. Sources:

**Humstone, et al: Loomis Addition Historic Context, 2015;**

**Fort Collins History Connection Website, <http://history.poudrelibraries.org/>;**

**Larimer County Assessor Records**

**FIELD RECOMMENDATIONS: POTENTIAL ELIGIBILITY FOR HISTORIC DESIGNATION**

*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 OAHP Historical / Architectural Properties: Intensive Level / Evaluation form (OAHP form # 1403).*

Individually Eligible - Local Landmark?       yes     no     needs data     officially designated

Individually Eligible - State Register?       yes     no     needs data

Individually Eligible - National Register?       yes     no     needs data

Contributes to a Potential National, State and/or Local Historic District?       yes     no     needs data

**RECORDING INFORMATION**

Recorded by:                      **Luke Anderson**

Date: **August 9, 2016**

Affiliation/Organization:      **Humstone Consulting**

Phone Number: **970.420.5275**

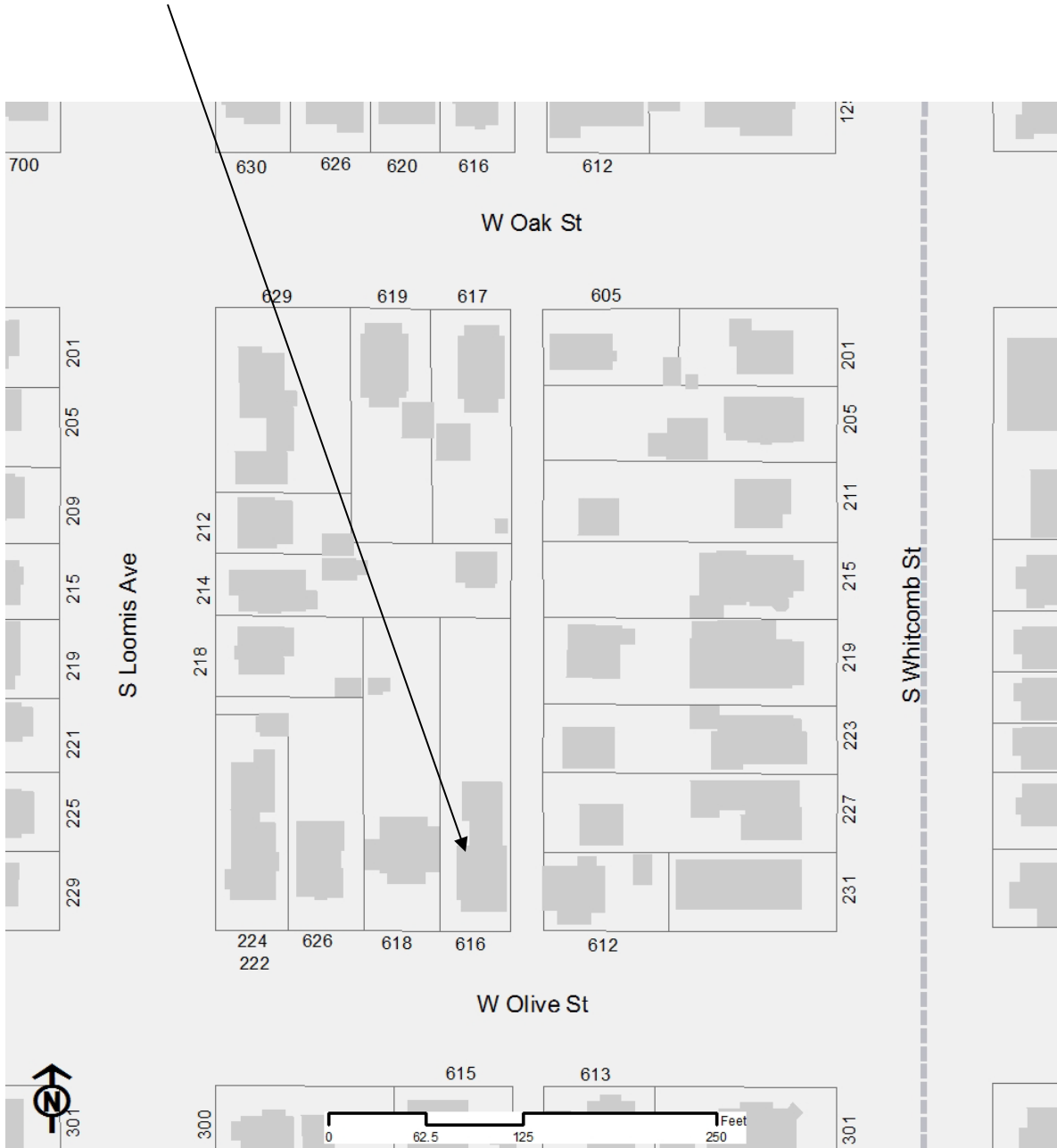
Report title:                      **Loomis Addition Survey Report**

Project Sponsor:                **City of Fort Collins/Historic Preservation Division**

Photo Log:                        **woliv616.01.la, woliv616.02.la, woliv616.03.la**

### SKETCH PLAN

*based on 2014 GIS data, field checked from public ROW*



PHOTOGRAPHS



616 W Olive St., south façade and east side (Luke Anderson, August 2016)



616 W Olive St., west side and south façade (Luke Anderson, August 2016)



616 W Olive St., east and north sides showing rear addition, carport and garage (Luke Anderson, August 2016)



USGS Fort Collins Quadrangle (NAD83; WGS84)

