

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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



I. IDENTIFICATION

1. Resource number: 5LR.12774
2. Temporary resource number: SHF-43
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Truman and Betty Harsha Residence
6. Current building name: Wendy Mosher and John McKay House
7. Building address: 1300 Morgan Street
8. Owner name: Wendy Mosher and John McKay
Owner organization:
Owner address: 1300 Morgan Street
Fort Collins, CO 80524

Parcel number: 97134-08-060

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NE 1/4 NE 1/4 SW 1/4 SE 1/4 of section **18** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **494675** Northing: **4491046**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 60**
Addition: **University Acres, 2nd filing** Year of addition: **1959**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1502 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
Fence
Roof Treatment/Flared Eave
Porch
21. General architectural description:
Oriented to the west, this Ranch type home with Asian influences rests on a concrete foundation. The rectangularly shaped house features both vertical siding painted slate gray and distinctive white stone. The home has a side-gabled roof with overhanging, dramatically flared eaves and is covered in asphalt shingles. The primary entry is located within a recessed porch centered on the façade. An integrated stone planter defines the front edge of this entry porch. The wooden porch supports, branching off from a basic square wooden beam, have stylized curved shapes. These supports are painted to match the vertical siding. The front door, with its storm door painted a striking hue of red, is located at the southwest corner of this porch. A large picture window dominates the remainder of the façade inside the porch. The southwestern corner of the façade

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features half wall siding in white stone with this facing extending upward to cover the entire façade in the portion of this bay closest to the front porch. A front-gabled roof is centered on the vertical siding part of the bay and features two four by four-lite windows with aluminum storm windows. On the opposite side of the front porch there is another projecting bay with a front-gable roof and a stylized diamond-patterned rectangular window above the half-wall height stone siding. This siding extends southward to form a low wall in front of the northern half of the front porch. A small monitor-roofed decorative feature appears along the ridgeline of the main roof. The south elevation contains two windows like those which appear on the façade and has horizontal siding in the gable face. The north elevation features an attached two-car garage and large stone chimney. The gable face above the garage has horizontal siding and there is a stylized pendant (or perhaps a free-hanging vent) in the gable peak. A wooden privacy fence blocks the view of the east (rear) elevation, although the gabled roof of a covered patio was visible from the public right of way. According to Larimer County assessor records, the home has three bedrooms and three bathrooms. Character-defining features of this type evident at 1300 Morgan Street include: horizontal orientation, gabled roof, attached two-car garage, and large chimney. The dramatically flared eaves, use of irregularly cut stone, red storm door, pagoda-like front gabled roofs, and curved porch supports all give this property its Asian appearance.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The house is located on a spacious corner lot at East Pitkin and Morgan streets. The lot has an elevation of nearly 5000 feet above mean sea level. There is a grass lawn surrounding the home. The front juniper bushes have been cut into rounded shapes. Geraniums bloom inside the integrated planter. A concrete walk leads from the sidewalk to the front entry.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1960** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Truman, Jr. and Betty J. Harsha**

Source of Information: **1962 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1960. An analysis of the style, building materials, and other historical records corroborate this date of construction. There are no indications, either field observations or official records, of any changes to this property

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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31. Original use(s): Domestic/Single Dwelling

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Corner-lot Ranch

35. Historical background:

The Harsha family has been associated with the property at 1300 Morgan Street for nearly its entire fifty-one year history. Truman Harsha, Jr. and his wife Betty Jane purchased the house in 1962. Truman was born October 15, 1921. He served as an officer in the Army during World War II, fighting in the Pacific theater. In 1949 he earned a bachelor degree in Civil Engineering from Oklahoma State University. In 1962, the year he and Betty purchased this house, Truman was a partner at H & B Furniture. He later was a furniture salesman at Montgomery Ward. The Trumans had four children: Truman III, Douglas, Kathy, and James. In 1966 the younger Truman was listed as a student at Colorado State University. In 2010 Betty Harsha sold this house to current owners Wendy Mosher and John McKay.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1962 through 1982.

Obituary: Truman Harsha. <http://www.tributes.com/show/Truman-Harsha-88336467> [Accessed 31 December 2010].

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

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Applicable City of Fort Collins landmark criteria:

- ☐ 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- ☐ 2. The property is associated with the lives of persons significant in history; or
- ☒ 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1960**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this home represents a 1960s Ranch type home. Character-defining features include horizontal orientation, gabled roof, attached two-car garage, and large chimney. The dramatically flared eaves, use of irregularly cut stone, red storm door, pagoda-like front gabled roofs, and curved porch supports all give this property its Asian appearance. This Ranch home is one of many within high-quality, attractive houses of this buildig type in the University Acres subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, the property qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1960, this residential building exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. The building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
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45. Is there National Register district potential: ☒ Yes ☐ No ☐ Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the University Acres subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins historic district. If listed under Criterion C: Architecture, this**

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resource would be considered contributing.If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A**VIII. RECORDING INFORMATION**47. Digital photograph file name(s): **morganst1300 - 1.tif through morganst1300 - 5.tif**Digital photographs filed at: **Historic Preservation Program, City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80522**48. Report title: **Fort Collins Post-War Survey**49. Date(s): **08/30/2010**50. Recorder(s): **Mary Therese Anstey**51. Organization: **Historitecture, LLC**52. Address: **PO Box 181095
Denver, CO 80218-8822**53. Phone number(s): **(303) 390- 1638**

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SKETCH MAP



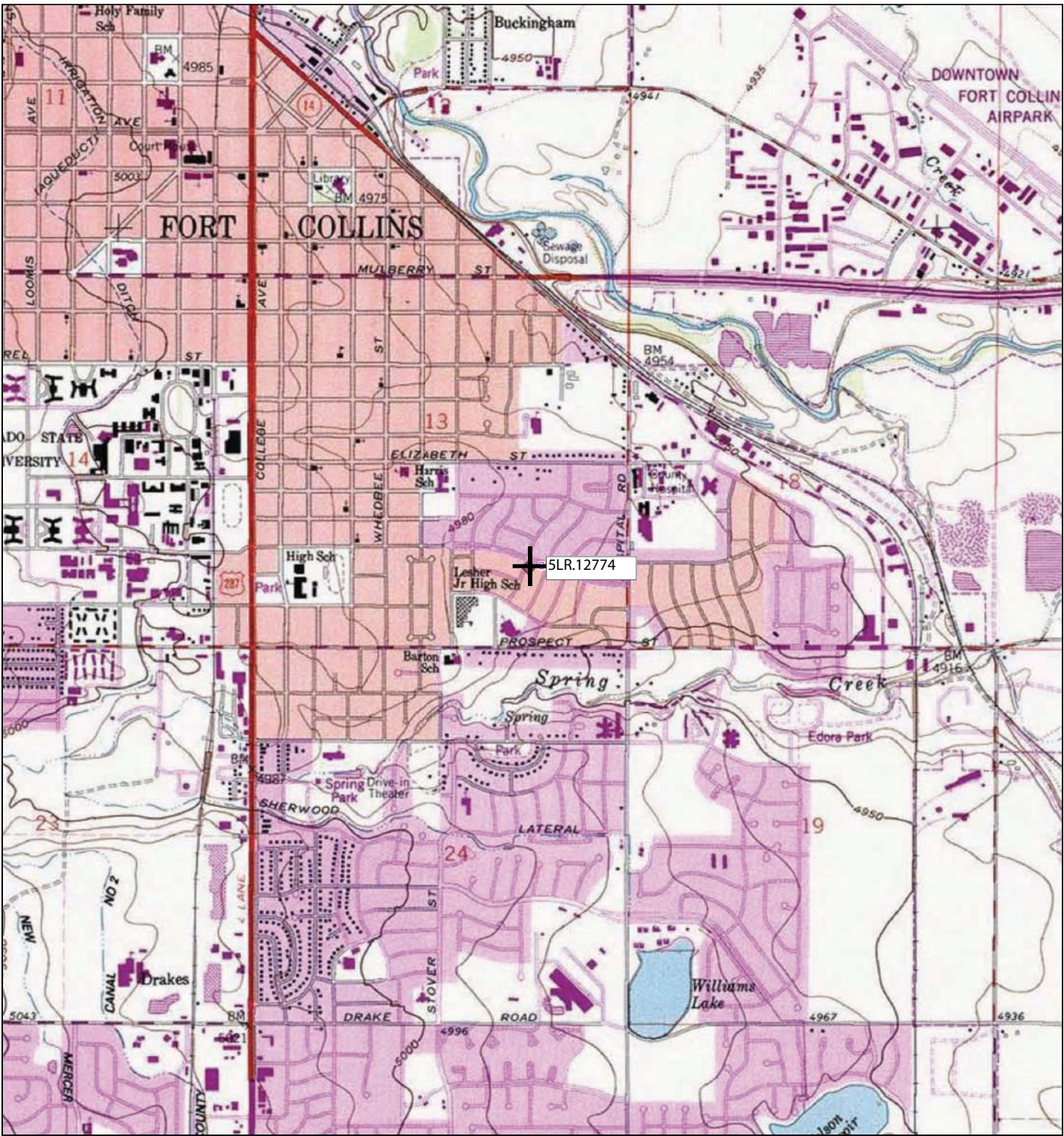
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LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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