

## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1

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.12775**
2. Temporary resource number: **SHF-44**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Clark and Ann Livingston Residence**
6. Current building name: **Conway-Sibbald House**
7. Building address: **1320 Morgan Street**
8. Owner name: **Carrie A. Conway-Sibbald and Michael R. Sibbald**
- Owner organization:
- Owner address: **1320 Morgan Street**  
**Fort Collins, CO 80524-4215**

Parcel number: **97134-08-065**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible            | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment:        | <input type="checkbox"/> Individually eligible            | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment:        | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible            | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

Fort Collins Post-World War II Survey

**HISTORITECTURE**

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
SE 1/4 NE 1/4 SW 1/4 SE 1/4 of section **13** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **494627** Northing: **4490924**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 65**  
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1165 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Garage/Attached Garage**  
**Fence**  
**Porch**
21. General architectural description:  
**Oriented to the west, this Ranch type home with a barn-like appearance rests on a concrete foundation. The L-shaped house features vertical siding painted barn red. The home has a cross-gabled roof and is covered in asphalt shingles. The primary entry faces south and is located near the ell of the two wings of the home. The details of this door are not visible from the public right of way. There is a recessed porch centered on the façade between the one-car attached garage at the southwest corner and the front-gabled projection at the northwest corner. The porch supports are basic square wooden beams painted white. The south-facing wall of the projecting bay of the house features two double-hung windows, both with decorative shutters painted light green. The façade of this bay has three additional windows, also with shutters; a small square one is located in the gable peak. On the south elevation there is an external wooden staircase painted white. There appears to be a door, painted red to match the siding, at the top of this staircase. The north elevation features three openings. There are two double-hung windows**

# Architectural Inventory Form

Page 3

with shutters closest to the street. The third opening, perhaps a secondary entry, is obscured by the wooden privacy fence. The east (rear) elevation was not visible from the public right of way. Character-defining features of this type evident at 1320 Morgan Street include: horizontal orientation, gabled roof, and attached garage. The vertical siding painted red with white trim, external stairs to the above-garage storage, L-shaped form, white latticework fence enclosing the side yard, and weather vane give this property its barn-like appearance.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The lot has an elevation of nearly 5000 feet above mean sea level. There is a grass lawn surrounding the home. There are many mature deciduous trees on the lot, including what appears to be a large birch in the front yard. A flower (and perhaps vegetable) garden is visible in the back/ side yard. There is a low split rail-type fence along the façade of the house.

24. Associated building, features or objects:

**Shed**

A small rectangular building of vertical siding painted barn red to match the house has a side gabled roof covered in asphalt shingles. It is located south of the house in the rear garden.

## 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: **Clark and Ann J. Livingston**

Source of Information: **1960 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 known changes to this home. However, it is interesting to note the difference in siding between the projecting gable section and the rest of the house.

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

## V. HISTORICAL ASSOCIATIONS

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

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

## Architectural Inventory Form

Page 4

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

34. Site type(s): Suburban Ranch

35. Historical background:

The history of this property has been associated with a number of individuals involved with education. The original owners of the home at 1320 Morgan Street were Clark and Ann J. Livingston. Clark served in the Army during World War II, fighting in the European theater. The couple married on June 9, 1947, in La Crosse, Wisconsin, immediately following Ann's graduation with an undergraduate degree in Physical Education from the University of Wisconsin. Clark transferred from La Crosse State Teachers College to Colorado A & M, earning a bachelor degree in botany in 1951 and a masters degree in plant pathology in 1953. He worked toward a Ph.D. at the University of Minnesota before returning to teach and conduct research on potato diseases at Colorado State University. The Livingstons purchased this home in 1960, living here until at least 1970 with their children, Kay Ann and Thomas. Clark earned his doctorate in 1966. Ann also earned a masters from CSU; her degree was in counseling and guidance. Over her professional career she taught gym at Leshner and Lincoln middle schools, retiring when she was a counselor at Boltz Junior High after twenty-eight years of service to the district. Clark retired from CSU on May 20, 1986, after teaching at the university for over thirty-one years. Ann Clark died after an accident in Milwaukee, Wisconsin, on August 30, 1988.

From 1975 to 1980 the owners of this house were Michael and Patricia Ditullio. Michael was the Assistant City Manager and Patricia taught at Moore Elementary School. The couple had two sons, Dino and Mike. The next owner of the home was Kathryn Wynn Fender, another educator; she owned the Tender Loving Care Pre-school. In 1985 Fender sold the house to Keith D. and Debra A. Hickox, the longest-term owners since the Livingstons. Patricia M. and Robert A. Jones purchased this property in 2005, quickly selling to Carrie A. Conway-Sibbald. A quit claim deed later in 2005 added Michael R. Sibbald to the title. The Sibbalds still own the house.

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 1960 through 1985.

Obituary: Ann J. Clark. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/livian88.jpg> [Accessed 31 December 2010].

Google Search: Livingston Clark.

## 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.

## Architectural Inventory Form

Page 5

- ☒ 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.

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 with a barn-like appearance. Character-defining features include horizontal orientation, gabled roof, and attached garage. The vertical siding painted red with white trim, external stairs to the above-garage storage, L-shaped form, white latticework fence enclosing the side yard, and weather vane give this property its barn-like appearance. This house is one of many Ranch homes within 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. There are no known changes to the home. 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

Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 6

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

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 resource would be considered contributing.**

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

☒ Yes ☐ No ☐ N/A

46. 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): **morganst1320 - 1.tif through morganst1300 - 4.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**



## Architectural Inventory Form

Page 7

## SKETCH MAP



Fort Collins Post-World War II Survey

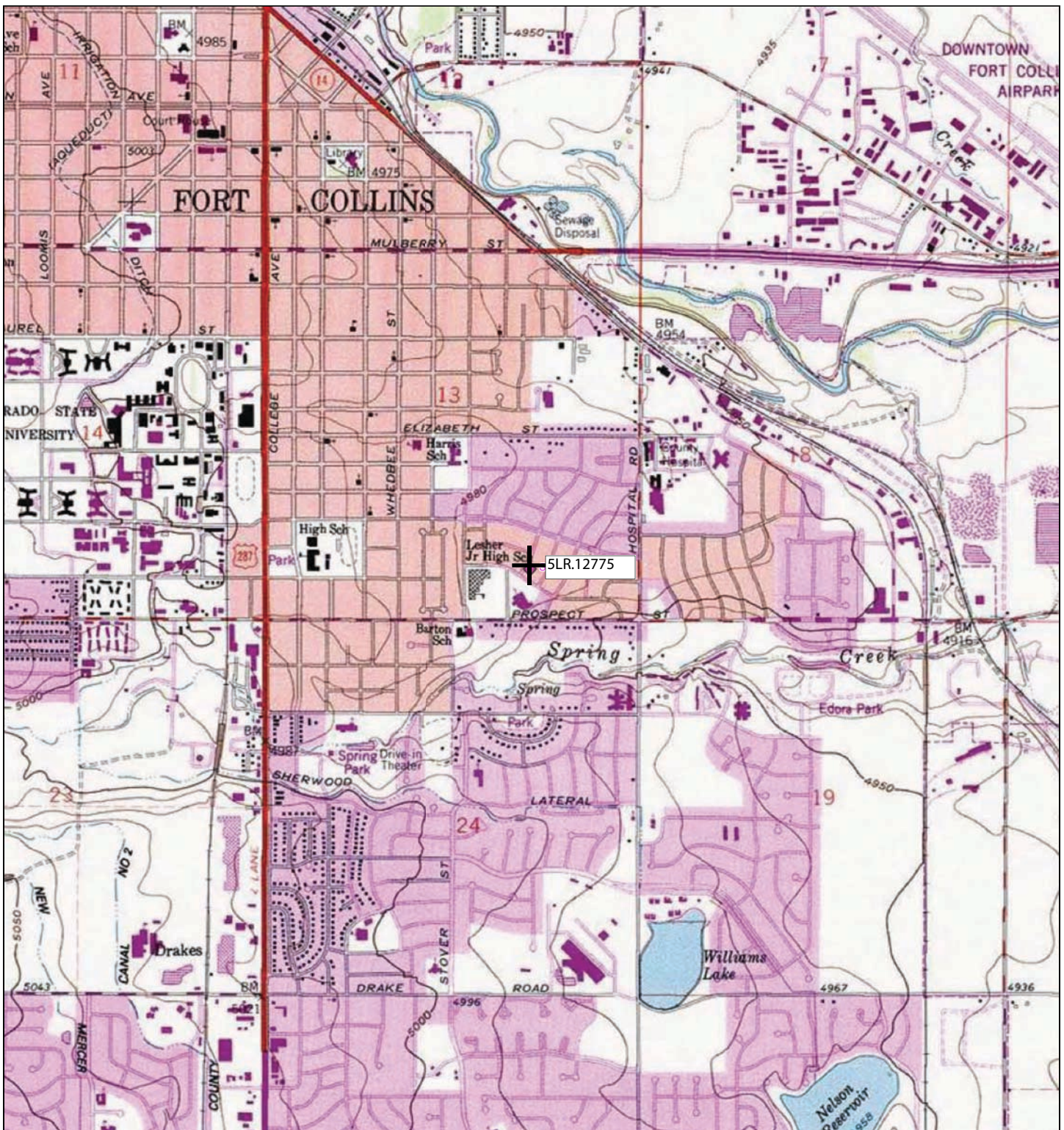
HISTORITECTURE



## Architectural Inventory Form

Page 8

## LOCATION MAP



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

Fort Collins Post-World War II Survey

