

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.12788**
2. Temporary resource number: **City-21**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Jack and Dora Holcomb Residence**
6. Current building name: **Lynn and Dorris Taylor Home**
7. Building address: **425 Princeton Road**
8. Owner name: **Lynn and Dorris Taylor**
- Owner organization:
- Owner address: **425 Princeton Road**
Fort Collins, CO 80525

Parcel number: **97243-22-009**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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**
NE 1/4 SW 1/4 SE 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493995** Northing: **4489254**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 9, Block 3**
Addition: **South College Heights, 7th filing** Year of addition: **1957**
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: **1092 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

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**
21. General architectural description:
Oriented to the north, this mid-1960s Ranch type home rests on a concrete foundation. The rectangular-shaped house is sided in light brown bricks and features vertical siding painted light yellow in the gable faces. The house has a side gabled roof with overhanging eaves and is clad in asphalt shingles. The primary entry is centered on the façade and is reached via three steps up to a concrete stoop. A decorative iron railing painted black is present on the west side of the stoop. The original wooden stained door has three rectangular windows arranged on a diagonal in the upper portion of the door. The storm door is dark brown metal with a centered panel of glass. East of the front door are two rectangular, horizontally oriented, aluminum slider windows. West of the entry there is a tripartite picture window of the same materials. All of these windows are flanked by decorative shutters painted light yellow with two large brown squares on each. At the northwest corner of the façade there is a single-car attached garage with a wooden door painted light yellow. The east elevation is solid brick with a louvered vent in the gable face. The west elevation is nearly identical to the opposite side of the home, however, it also includes an aluminum slider window looking into the garage. The south (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, the house has five

Architectural Inventory Form

Page 3

bedrooms and two bathrooms. Character-defining features of the Ranch type evident at 425 Princeton Road include the horizontal orientation, side gabled roof, attached garage, picture window, and decorative shutters.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This building is located on a narrow rectangular-shaped lot mid-block on Princeton Road. There is a grass front lawn and a mature deciduous tree near the driveway. A straight concrete walkway leads from the sidewalk to the front entry. The property is sited on a lot with an elevation of 5003 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1965** ☒ 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: **Jack and Dora C. Holcomb**

Source of Information: **1965 Fort Collins City Directories**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1965. An analysis of the style, building materials, and other historical records corroborate this date of construction. The presence of five bedrooms, a higher number than would normally appear in a home of this type and vintage, indicates there may have been alterations to this house. Aerial photographs do not show any visible alterations to the expected rectangular footprint of the home; therefore, these changes are likely interior alterations, perhaps the finishing or excavation of a basement.

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**

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

Architectural Inventory Form

Page 4

34. Site type(s): **Mid-1960s Ranch home**

35. Historical background:

The original owners of the home at 425 Princeton Road were Jack and Dora C. Holcomb. He worked at Mountain State Telephone and Telegraph and she was employed as a cafeteria worker across the street from their home, at O'Dea Elementary School. The Holcombs had four children: Paul, Dianne, Jeanette, and Helen. By 1970 retirees George F. and Ruth A. Arbrogast lived in the home. The couple married, in Denver, on June 14, 1924. In 1966 they moved to Fort Collins from Sunrise, Wyoming, where Ruth had been the local postmistress. The couple had one daughter, Shirley. George passed away in 1982 and Ruth died in 1995. The next owner of this house was Hari K. Iyer. In 1980 he was a student at Colorado State University. By 1990 CSU professor of biochemistry and molecular biology, Shawn Farrell, and his wife, a professor and research assistant at University of Colorado in Boulder, lived at 425 Princeton Road. It appears the Farrells may have divorced in 1994 and that Lynn remarried in 2009, becoming Lynn Taylor. She and Dorris Taylor are the current owners of the home.

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 1965 through 1990.

Obituary: Ruth A. Arbrogast. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/arboru95.jpg> -[Accessed 28 Feb 2011].

Google: Shawn Farrell.

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.

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

Architectural Inventory Form

Page 5

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: **1965**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this building represents a basic mid-1960s Ranch type home. Character-defining features include its horizontal orientation, side gabled roof, attached garage, picture window, and decorative shutters. This is one of many similar Ranch homes within the South College Heights 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, this resource does qualify for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1965, 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 visible changes to the exterior of this home. The resource 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
 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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears at least some portion of the South College Heights subdivision may be a good candidate for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.**

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **princetonrd0425 - 1.tif through princetonrd0425 - 2.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): **12/14/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80212-8822
53. Phone number(s): **(303) 390-1638**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 7

SKETCH MAP



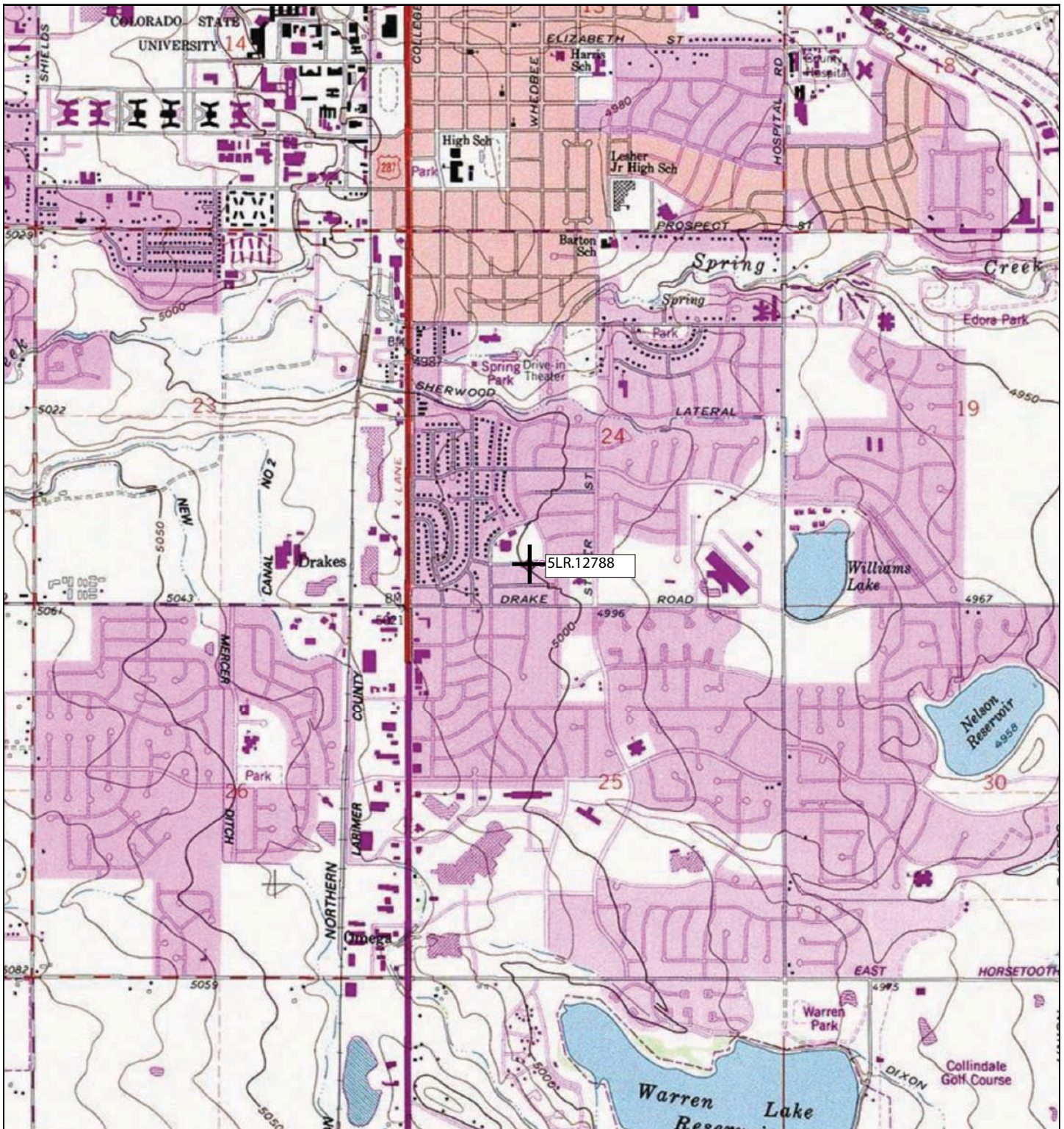
Fort Collins Post-World War II Survey

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

HISTORITECTURE