

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.8477
2. Temporary resource number: City-26
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Glenn and Mary Kinghorn Residence
6. Current building name: Glenn and Kathleen Konen Home
7. Building address: 121 North Sherwood Street
8. Owner name: Glenn W. and Kathleen Konen
Owner organization:
Owner address: 121 N. Sherwood Street
Fort Collins, CO 80521

Parcel number: 97114-09-003

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

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 NW 1/4 NW 1/4 SE 1/4 of section **11** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **492793** Northing: **4493029**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Part of Lot 3, Block 61**
 Addition: **Fort Collins Original Town** Year of addition: **1873**
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: **1400 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
- Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Garage/Attached Garage
Porch

21. General architectural description:

Oriented to the east, this sprawling Ranch type home rests on a concrete foundation. The L-shaped house features Roman brick siding painted a tan brown. The cross-hipped roof with overhanging eaves is clad in asphalt shingles. The primary entry is centered in the portion of the façade facing Sherwood Street. This door appears to be wooden, perhaps painted red, with a long, vertically oriented, rectangular window. The storm door is metal with a screen and, it appears, an upper portion of glass. North of the front door there is a rectangular, horizontally oriented window located high on the façade, close to the eaves. South of this same entry there is a large tripartite picture window centered over an integrated stone planter near the foundation; this planter continues around the corner, also defining about half of the south-facing portion of the facade. A large brick chimney is located near the roof peak. A secondary entry, similar in appearance to the front door, is centered on the south-facing portion of the façade. This side of the house has a large fixed pane picture window east of the secondary entry. Decorative iron supports near the

Architectural Inventory Form

Page 3

southeast corner of the house and the secondary entry define a porch underneath the overhanging eaves. West of the secondary entry there is another window; it appears to be square and may be fixed pane. A single-car attached garage with a wooden door painted rusty-red faces east. This portion of the house also seems to have another door, although vehicles parked in the unpaved driveway obscured the view. Due to the heavily wooded lot, none of the other elevations of this house were visible from the public right of way.

According to Larimer County assessor records, this building contains two bedrooms and two bathrooms. Character-defining features of the Ranch type evident at 121 N. Sherwood Street include the horizontal orientation, picture windows, attached garage, original front door, and integrated planter.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located a heavily wooded rectangular-shaped lot. There is a grass lawn and several evergreen trees and bushes. A curved concrete path leads from the sidewalk to the front door. The driveway is unpaved. The property is sited on a lot with an elevation of 5003 feet above mean sea level.

24. Associated building, features or objects:

Secondary Residence

Although not visible from the public right of way, Larimer County assessor records mentioned the presence of a duplex, addressed as 121 N. Sherwood Street, behind the main house. Records indicate the building has a concrete foundation and a gable roof covered in asphalt shingles. The date of construction given for this building is 1934. It is 1608 square feet and contains a total of four bedrooms and two bathrooms.

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: **Glenn and Mary G. Kinghorn**

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. The Local History Archive contained a building permit filed to Mrs. Glenn Kinghorn in 1957 for "removal of a partition." This work likely occurred at 121 N. Sherwood Street where the Kinghorns may have lived prior to building the current main house. There are no known changes to 121 N. Sherwood Street.

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

V. HISTORICAL ASSOCIATIONS

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

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): Suburban Ranch type home.

35. Historical background:

The original owners of the house at 121 N. Sherwood Street were Glenn and Mary G. Kinghorn. Glenn was a nursery man at the Colorado State Game and Fish Department. He had a long history in local gardening, having established Kinghorn Nursery near Fishback and LaPorte avenues in 1931. In 1940 he sold the nursery property to Clayton Watkins, first president of the Colorado Nurserymen's Association, who changed the name of the facility to Fort Collins Nursery. In 1944 Kinghorn served as Assistant Director of Information for the U.S. Bureau of Reclamation. He also wrote a "Garden Gossip for Home Gardeners" column in the local Express-Courier newspaper.

By the late-1970s the owners of this house were Neil B. and Ruby C. Gabriel. He worked as an installer at Western Electric and she was a clerk in Bob's Arts and Crafts, Inc. The Gabriels had one son, Ivan.

The current owners of the house are Glenn and Kathy Konen, an architect and an elementary school teacher. He is currently a principal at The Architect's Studio. The couple has three children: Amy, Benjamin, and Joshua. The family has lived in the home since about 1987.

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 1989.

Local History Archive: Glenn Kinghorn.

Google: Glenn Kinghorn.

Google: Glenn Konen.

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:

Architectural Inventory Form

Page 5

- ☐ 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 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:

This house, constructed in 1960, is one of only two homes on this block constructed during the postwar period. It illustrates the Fort Collins pattern of significant in-fill construction, rather than the erection of large new residential subdivisions further out from the urban core, constructed during the postwar period. Architecturally, this house represents a Ranch type home. Character-defining features include the horizontal orientation, picture windows, attached garage, original front door, and integrated planter. While an unusual housing type for this particular neighborhood, it is one of many similar Ranch type houses constructed in Fort Collins. The level of architectural significance for this resource is not sufficient for this property to qualify for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties. However, the resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1960, this Ranch type house 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 this home. The building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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.**

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): **sherwoodstn0121 - 1.tif through sherwoodstn0121 - 3.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): **11/19/2010**
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

SKETCH MAP



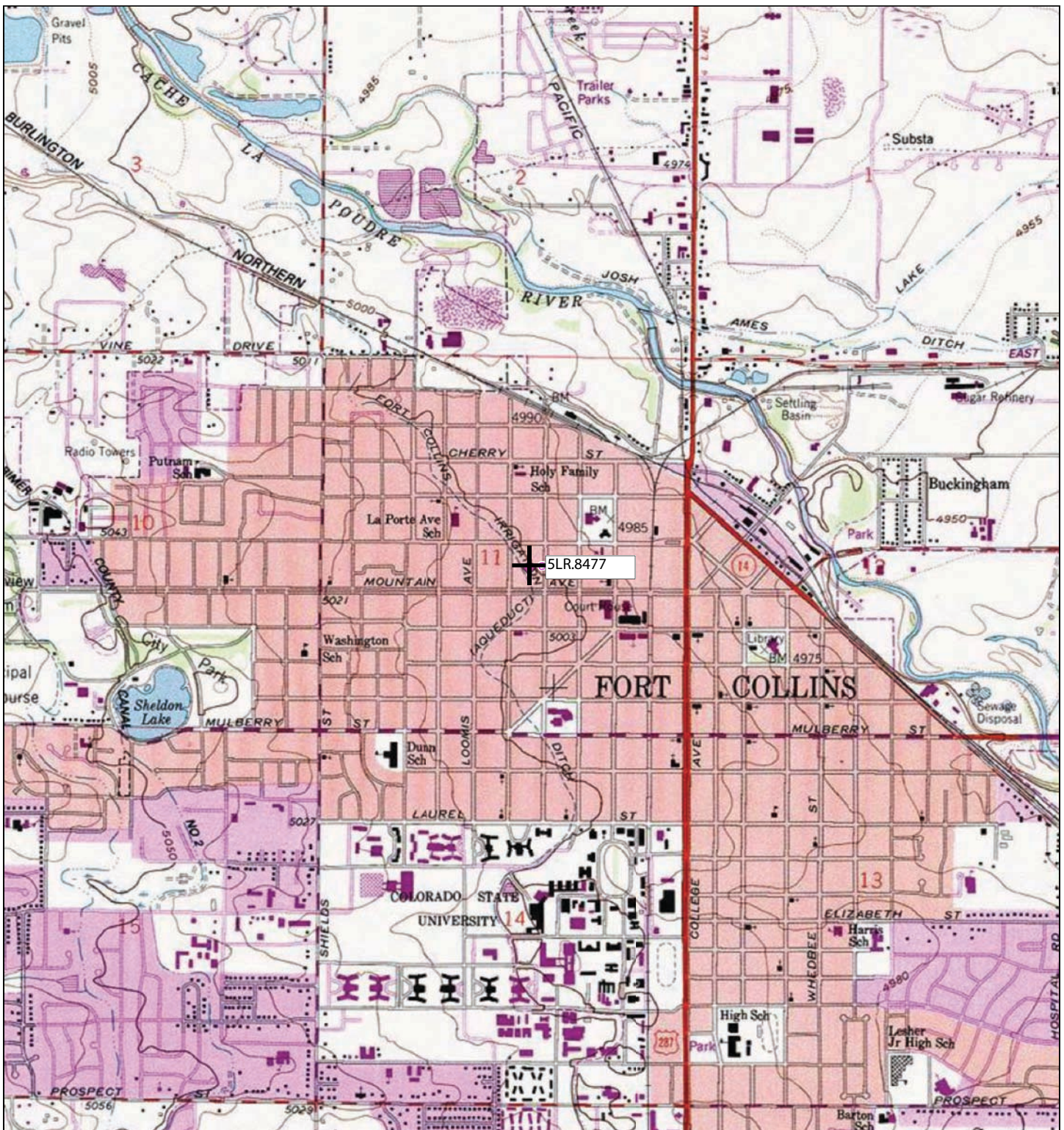
Fort Collins Post-World War II Survey

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

