

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.8479**
2. Temporary resource number: **City-27**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Otto and Ella Horn Residence**
6. Current building name: **Bruce and Vicky Beckner Rental**
7. Building address: **125 North Sherwood Street**
8. Owner name: **Bruce A. and Vicky G. Beckner**
Owner organization:
Owner address: **5405 E. Country Road 66
Wellington, CO 80549**

Parcel number: **97114-09-002**

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 NW 1/4 NW 1/4 SE 1/4 of section **11** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **492883** Northing: **4493040**
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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **982 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
 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: **Chimney**
Porte Cochère
Porch
21. General architectural description:
Oriented to the east, this early Modern Movements style house rests on a concrete foundation. The irregularly shaped home features stucco siding. The cross-gabled roof has overhanging eaves and is covered in asphalt shingles. The primary entry is located within a recessed porch reached via three painted concrete steps and formed by the intersection of the main roof and a massive porte cochere on the south side of the house. Large piers of blonde Roman brick form the supports for this passthrough. The original door appears to be stained wood with four square windows equally spaced along its length. The storm door appears to have a wooden surround painted dark brown with a large screen. A very wide chimney of blonde Roman brick dominates the façade. There is stained horizontal siding in the gable face; a trim board painted forest green marks the bottom of this decorative feature. There is a small steel window with an unpainted brick sill, located rather high on the façade, at the northeast corner of the home. South of the chimney there is a tall fixed pane window which is part of a window wall which continues around to

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the south side of the house on the recessed porch. The trim of this corner window wall is painted forest green. The non-recessed, stucco portion of the south elevation contains two additional windows with unpainted brick sills; the details of these windows are not visible from the public right of way. On the north elevation, there is a partner steel corner window to the one on the façade. Basement window openings, a fence (or perhaps dog kennels), at least two additional window openings, and what appears to be a secondary entry are all visible on this side of the house. The west (rear) elevation of the home was not visible from the public right of way. According to Larimer County assessor records, this building contains four bedrooms and two bathrooms. Character-defining features of the Modern Movements style home at 125 N. Sherwood Street include the massive blonde Roman brick chimney, corner steel window, and corner window wall.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This house is located a heavily wooded, narrow, rectangular-shaped lot. There is a rather wide grass front lawn with several evergreen and deciduous trees and bushes. A narrow concrete path leads from the sidewalk to the front porch and another runs across the façade of the home. The property is sited on a lot with an elevation of 5002 feet above mean sea level.

24. Associated building, features or objects:

Detached Garage

The only portion of this building visible from the public right-of-way is a portion of the wooden (or vinyl) garage door. It appears to be a two-car garage and is covered in stucco similar to the main house. Aerial photographs available on the Larimer County property records website indicate this accessory building is irregularly shaped. Given this fact and the city directory mention of a building historically addressed at 125 , there may be additional housing attached to this garage.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1949** ☒ 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: **Otto H. and Ella A. Horn**

Source of Information: **1950 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1949. 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 Ella A. Horn on April 12, 1949, for construction of the house with an estimated cost of \$10,000. No exterior additions to the home are visible; however, the additional bedrooms and bathrooms may be located in the finished basement.

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): In-fill postwar construction

35. Historical background:

The original owners of the house at 125 N. Sherwood Street were Otto H. and Ella A. Horn; the 1949 building permit for construction of the home was issued to Mrs. Horn. Otto was an engineer at Dairy Gold Foods and Ella worked in alterations at the State Dry Goods. The couple had two sons and two daughters. Otto passed away on April 14, 1956, but Ella remained in the home until at least the early-1980s. During her widowhood it appears she rented out 125 to a variety of tenants; the longest occupant was another widow, Mrs. Eileen M. Scott, who lived there from approximately 1960 to 1979.

In the late-1980s Timothy P. Faust, a licensed clinical social worker with an office at 101 North Howes Street, purchased the home; he rented out 125 as well. In 1992 Faust sold the property to current owners Vicky G. and Bruce A. Beckner. According to the assessor records, the Beckners live in Wellington, so it seems likely the house is currently a rental.

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 1950 through 1989.

Ancestry: Otto H. Horn.

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.

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- ☐ 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: **1949**

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

42. Statement of Significance:

This house, constructed in 1949, 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. This pattern was particularly prevalent in the years immediately following the end of World War II. Architecturally, this house represents a transitional home, with influences from both older historic and the Modern Movements style. For example, the stucco siding, rather squat form, and unpainted window sills are more akin to the Tudor or English Norman cottage influences evident on Minimal Traditional homes of the pre- and early-postwar periods. The massive porte cochere, recessed porch, and overhanging eaves seem to be borrowed from earlier houses by Frank Lloyd Wright and other architects imitating his work. However, this house also exhibits Modern Movements influences which include the massive blonde Roman brick chimney, corner steel window, and corner window wall. 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 or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1949, this transitional Modern Movements style house exhibits a relatively 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. It seems unlikely a house built in 1949 originally had four bedrooms and two bathrooms, so interior alterations are suspected. It is important to remember, interior changes are never considered in determinations of eligibility for listing a resource as a Fort Collins Landmark. The building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

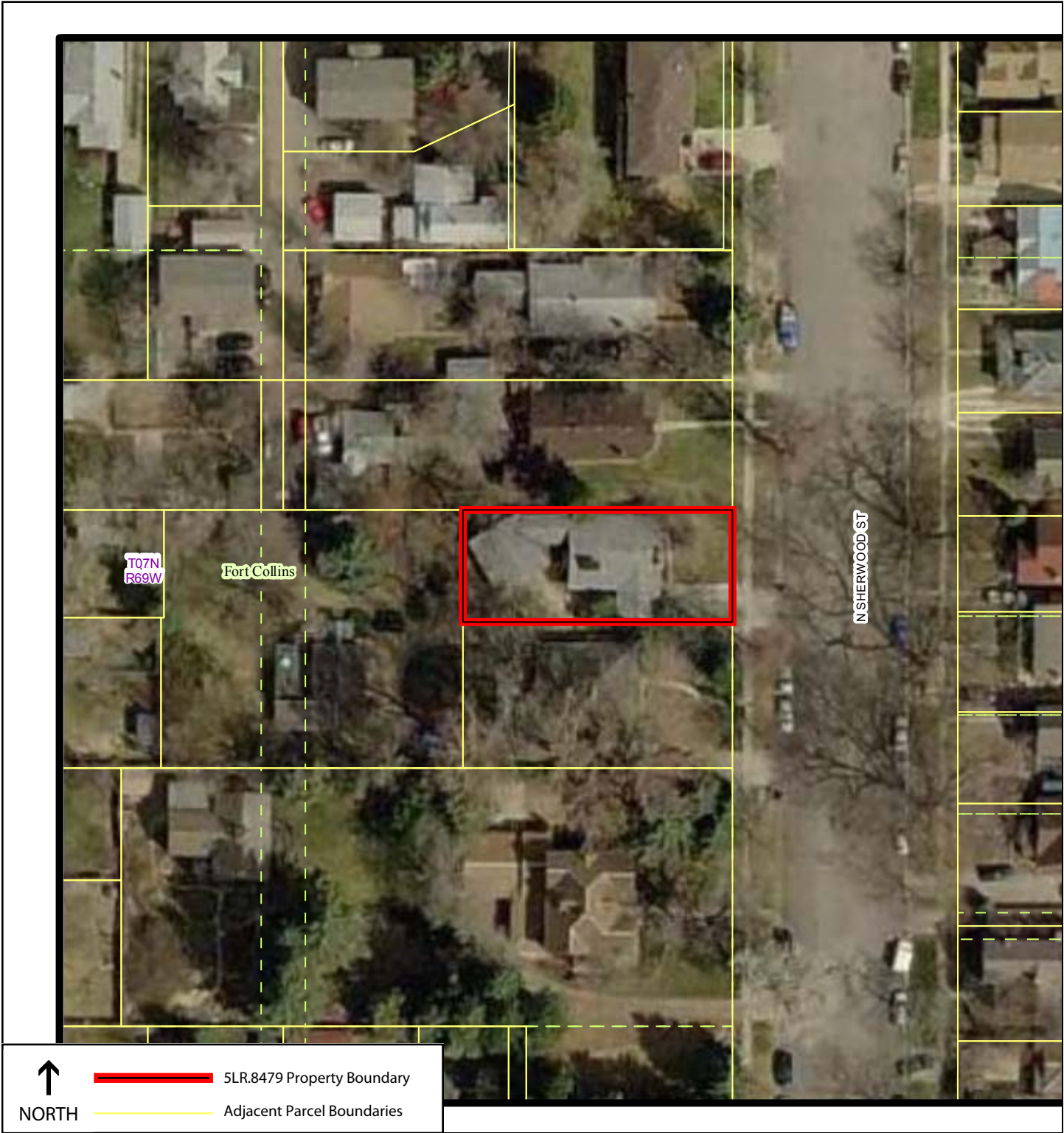
44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
Local landmark eligibility field assessment: ☒ Individually 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): **sherwoodstn0125 - 1.tif through sherwoodstn0125 - 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**

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SKETCH MAP



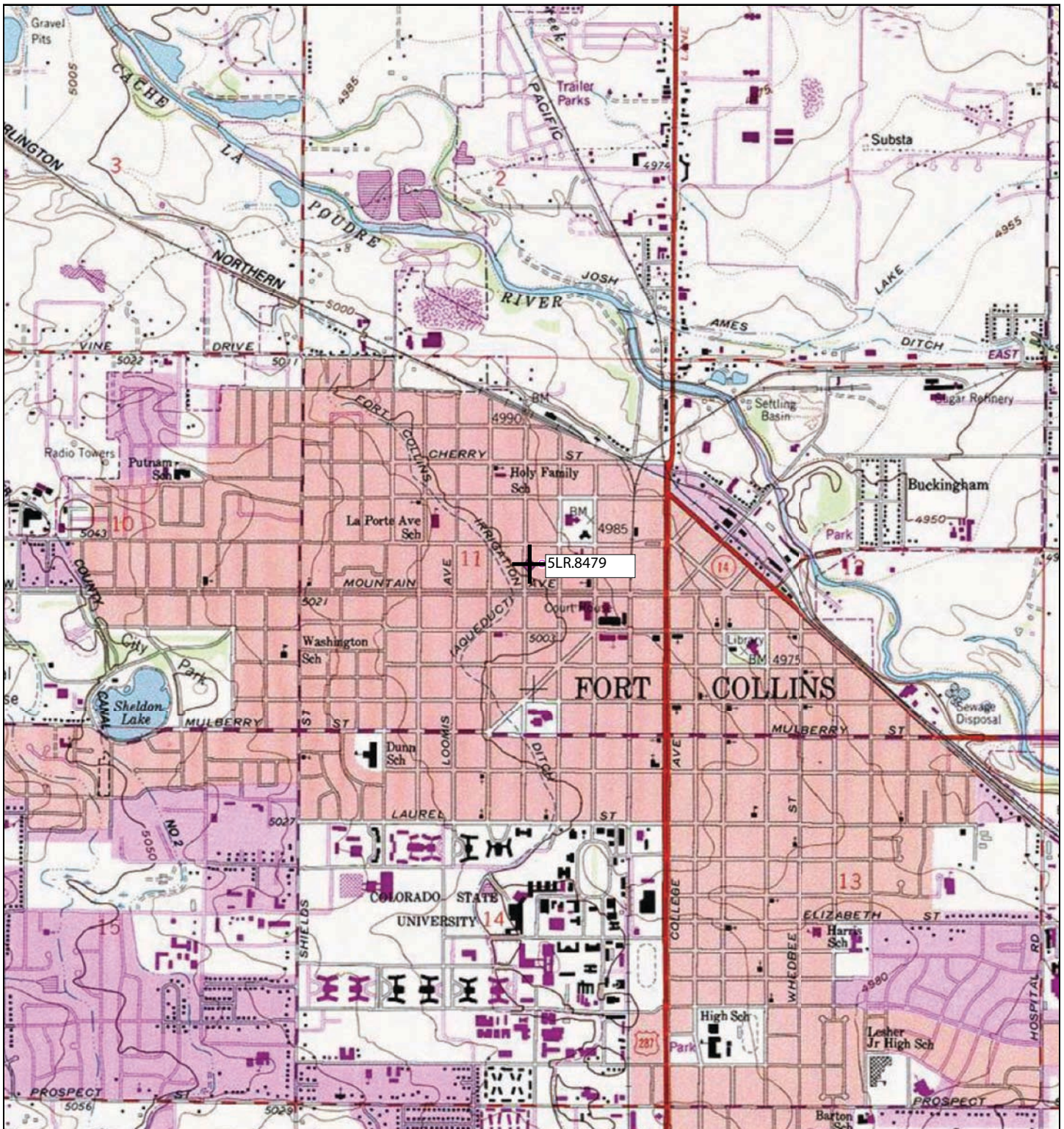
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LOCATION MAP



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

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