

## 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.4387**  
2. Temporary resource number: **SHF-54**  
3. County: **Larimer**  
4. City: **Fort Collins**  
5. Historic building name: **Joe and Bertha Washichek Residence**  
6. Current building name: **Underhill House**  
7. Building address: **327 South Shields Street**  
8. Owner name: **Susan S. and Keith C. Underhill**  
Owner organization:  
Owner address: **327 S. Shields Street**  
**Fort Collins, CO 80521**

Parcel number: **97104-23-002**

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

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 SE 1/4 SE 1/4 of section 10
10. UTM Reference Zone: 13  
Easting: **491850** Northing: **4492513**
11. USGS quad name: **Fort Collins** Scale: 7.5  
Year: 1984
12. Lot(s): **Lot 2 and south 10 feet of Lot 3, Block 8**  
Addition: **Scott Sherwood** Year of addition: 1925
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: **1432 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Simulated Log Siding**  
Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configuration:
19. Primary external roof material: **Wood Roof/Shake Roof**  
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:  
**Oriented to the east, this rectangular-shaped, early Ranch type home rests on a concrete foundation. The walls are manufactured log, giving the home a Rustic appearance. There is a small projecting bay nearly centered on the façade. This portion of the home includes the primary entry, a red-painted door (likely a replacement) facing south and reached by ascending a three-step, stone stoop with an iron railing.**
- The house features a hipped roof with wooden shake shingles and a squat brick chimney along the ridgeline. There is a tripartite picture window in the southern portion of the façade. There are double-hung windows elsewhere on the façade, two in the entry bay and three in the northern end of the home; these windows feature a three-over-one arrangement of lights.**
- A large stone chimney appears near the northeast corner of the home on the north side of the house. This side also features a window similar to those on the façade. The southern side of the home is not visible from the public right-of-way and dense vegetation obscures much of the back of**

## Architectural Inventory Form

Page 3

the house.

According to Larimer County Assessor Records, this home has four bedrooms and two bathrooms. There is also a finished basement of 832 square feet.

22. Architectural style:

Other architectural style: **Rustic Ranch**

Building type: **Ranch Type**

23. Landscape or special setting features:

This property is located on relatively level terrain with an elevation of around 5000 feet above mean sea level. The lot is heavily wooded with several tall pine trees and numerous bushes planted around the home. There is a parking space for a single car in the front of the home near the picture window. Additional parking is available adjacent to the rear alley.

24. Associated building, features or objects:

**Detached Garage**

The rectangular, front-gabled garage faces south and is located near the alley and adjacent to a small parking area. The walls are green vertical siding with several courses of green manufactured log near the bottom. There is a single garage door, also of green vertical siding, located in the southwestern corner of the building. There is a small window on the alley side. The roof is covered in shake wood shingles and features scalloped vertical siding in the gable face. Date of construction is unknown.

**Secondary Structure**

This rectangular, side gabled building has walls of manufactured log siding painted barn red. The building is centered along the depth of the small rear grass lawn. The roof is covered in asphalt shingles. There are at least three fixed pane windows along the south-facing facade. Date of construction is unknown.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1947**

☒ Actual ☐ Estimate

Source of Information: **City of Fort Collins building permits - Local History Archive (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Joe F. and Bertha Washichek**

Source of Information: **1948 Fort Collins Polk City Directory; City of Fort Collins building permits - Local History Archive (online)**

29. Construction history:

According to Larimer County Assessor Records, this house was constructed in 1946. From permit records it seems likely the land was purchased some time prior to September 19, 1945, when a permit to build a temporary storage building on the property was granted. It is possible 327 1/2 was the building constructed at that time, although the asphalt shingles are likely a more recent change. The permit for construction of the residence was not granted until March 21, 1947. Most materials appear to be original, although the entry door of the home is likely a replacement (date unknown).

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

## Architectural Inventory Form

Page 4

**V. HISTORICAL ASSOCIATIONS**

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 home

35. Historical background:

This house was constructed in 1947 and Joseph F. and Bertha Washichek, the original owners, lived in the home until about 1962.

Joseph Franklin Washichek was born on May 3, 1884, in Kansas. According to U.S. Census records, the couple was married sometime prior to 1910. Joe served in World War I; at the time he enlisted he was working as a vulcanizer. The Washicheks had two children, daughter Iva G. (born 1913) and son Jack N. (born 1922), both born in Kansas. By the 1930 Census the family was living in Fort Collins at 1213 Mathews Street. During the time Joe and Bertha lived at 327 South Shields, his profession was listed as either contractor or carpenter; in 1956 he worked as a carpenter at Ideal Cement in La Porte. Joe retired in 1957, but by 1960 was working at the Lyric Theater at 131 East Mountain Avenue. The Washicheks' son was a student at Colorado A&M and lived next door at 323 South Shields Street with his wife, Edna N., in 1948. He graduated in 1949 with a degree in Light Construction and Marketing. According to permit records, Jack built his own home and it is possible he also assisted with the construction of his parents' house.

Robert G. and Bernice T. Spotts owned 327 South Shields Street from 1964 until the early 1990s. Robert was born on September 6, 1922, in Pennsylvania. During World War II he served in the U.S. Army, enlisting on November 17, 1942, in Newark, New Jersey. The Spotts had three children, Robert A. (born circa 1946), Richard (born 1950), and Sherrylynn (born 1957). Robert worked with automobiles, employed as a mechanic at Ghent Motors from the 1960s to the mid-1970s when he was the owner of Choice Auto Body. All of the children remained in the home while studying at either Colorado State University or the University of Northern Colorado (Sherrylynn). The couple retired by 1987, and Robert died on April 19, 1994, in Fort Collins.

Douglas D. Walker (born May 5, 1961) lived in the home in 1991 while serving as a graduate research assistant at Colorado State University. Walker earned all three of his degrees from the university: a B.S. in Watershed Science in 1983, an M.S. in Civil Engineering in 1986, and a Ph.D. in Agricultural Engineering in 1994. The same year he earned his final degree, Walker and his wife Dori Ann sold the home to Christopher J. Cole and Janet Pfisterer. Cole, born in 1958, formerly lived in Boulder and Pfisterer (born September 19, 1959) lived in various locations along the east coast in the 1980s and early-1990s.

The current owners, Keith C. and Susan S. Underhill, purchased the home in August 2010.

Over the years the accessory building, addressed as 327 1/2 South Shields Street, also was occupied. Some of the residents have included:

1950: Frank Erpelding, a partner in Frank's Western Sporting Goods, and his wife Mae;  
 1952: Darrell E. Johnson, a partner in Spic & Span Bakery, and his wife Wilma;  
 1954: Mrs. Vera Dalrymple, a receptionist at Fishback Studio;  
 1956-1959: Henry Deines, a staff member at Colorado A&M/Colorado State University, and his wife Mary D.;  
 1960: Richard Semwick, a CSU student;  
 1962: Arthur Sheets and J. Noel Reisbeck, a student;  
 1970: Jack Snyder and his wife Patricia S., a service control clerk at Ghent Motors;  
 1976: Peter Greene;  
 1980: P. Nicholas;  
 1987: Glenn R. Stewart, a conductor with Union Pacific; and

## Architectural Inventory Form

Page 5

1993-1994: Keith O'Donnell.

## 36. Sources of information:

Larimer County tax assessor records (online).

Fort Collins City Directory. Fort Collins: Maurer &amp; Maurer; Omaha: R.L. Polk &amp; Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1946 through 1992.

1930 US Census for Joe Washichek.

WWI Draft Registration Cards for Joseph Franklin Washichek.

U.S. Public Records Index, Volume 2 for Robert G. Spotts.

Social Security Death Index for Robert G. Spotts.

U.S. World War II Army Enlistment Records, 1938-1946 for Robert G Spotts.

U.S. Public Records Index, Volume 3 for Douglas D. Walker.

U.S. Public Records, Volume 1 and 2 for Christopher J. Cole.

U.S. Public Records, Volume 1 and 2 for Janet Pfisterer.

Google search for Jack N. Washichek: [http://www.cm.caahs.colostate.edu/about\\_us/files/CM\\_historybook.pdf](http://www.cm.caahs.colostate.edu/about_us/files/CM_historybook.pdf) [Accessed 20 August 2010].Google search for Google Search for Douglas D. Walker: [http://xanalytica.com/links/CV\\_Walker\\_Oct09.pdf](http://xanalytica.com/links/CV_Walker_Oct09.pdf) [Accessed 10 September 2010].

Larimer County building permit to Jack N. Washichek – 1946 (323 South Shields Street).

## 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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

## Architectural Inventory Form

Page 6

- ☐ 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: **1947**

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

42. Statement of Significance:

This house is architecturally important as an example of an infill home constructed early in the postwar period. Given its construction date, this house features some characteristics which are holdovers from the prewar period, namely its Rustic appearance as evidenced in the materials (manufactured log siding, stone chimney and stoop, wood shake shingles), the alley access (rather than attached garage), and full basement. Slight nods to the Ranch type include the horizontal orientation and picture window. However, this level of architectural significance is not sufficient for the property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this building qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1947, this residential building exhibits a high level of 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 entry door is likely a replacement, but otherwise there appear to be few changes. This home retains sufficient integrity to convey its 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.**

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

Fort Collins Post-World War II Survey

HISTORITECTURE

**Architectural Inventory Form**

Page 7

- 
47. Digital photograph file name(s): **shieldssts0327 - 1.tif through shieldssts0327 - 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): **08/26/2010**
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**

Fort Collins Post-World War II Survey

**HISTORITECTURE**



## Architectural Inventory Form

Page 8

## SKETCH MAP



Fort Collins Post-World War II Survey

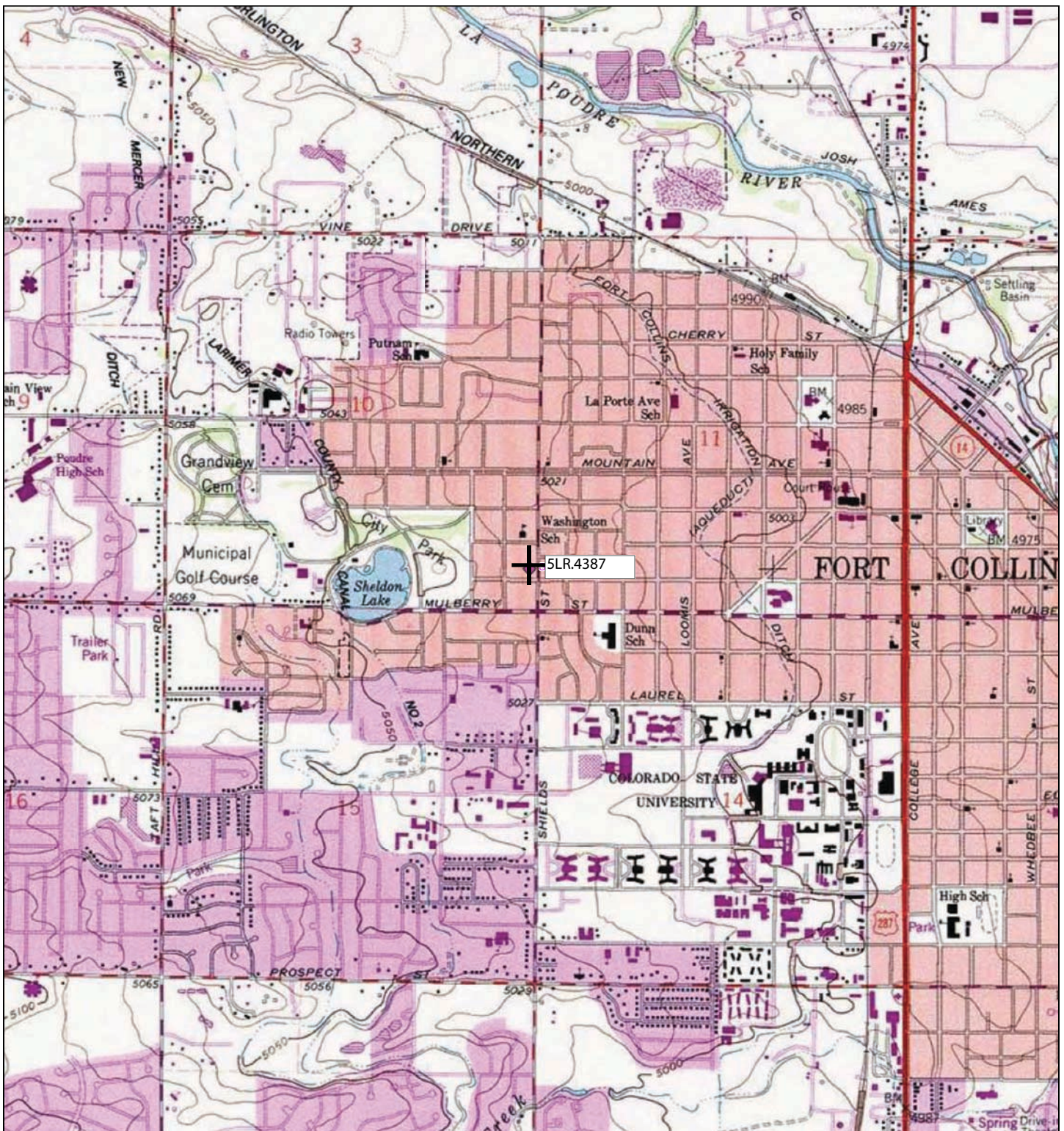
HISTORITECTURE



## Architectural Inventory Form

Page 9

## LOCATION MAP



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

Fort Collins Post-World War II Survey

