

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.8755
2. Temporary resource number: SHF-57
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Robert and Annie Dowdy Residence
6. Current building name: Sally Ann Thoms House
7. Building address: 410 Wayne Street
8. Owner name: Sally Ann Thoms
Owner organization:
Owner address: 410 Wayne Street
Fort Collins, CO 80521

Parcel number: 97113-25-009

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 SW 1/4 SW 1/4 SW 1/4 of section **11**
10. UTM Reference Zone: **13**
Easting: **492036** Northing: **4492500**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 9 & west half of Lot 8, Block 2**
Addition: **Kenwood Heights** Year of addition: **1924**
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: **1481 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

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**
Fence
21. General architectural description:
Oriented to the west, this blonde brick home rests on a concrete foundation. It has a somewhat irregular plan with at least two gabled bays on the rear and a screened porch (possible addition) on the north side of the house. It has a cross-gabled roof covered in red asphalt shingles. There are two chimneys, one located on the roof's ridgeline nearer the north end of the home and the second closer to the center of the house (partially obscured by a large tree).
- The primary entry is through a solid wooden door, painted dark red, which is located in a compound arched opening centered on the facade. This door is reached by three steps that appear to be concrete. The entry stoop surface is painted dark red and there is a decorative iron railing. The brick in the large gable face on the façade is arranged in a basket-weave pattern; this section of the home also features a louvered vent.**

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A tall fence obscures most of the rear of the property. However, the gable faces of the two rear bays, each featuring vertical siding with a scalloped edge, are visible. The north side screened porch appears to have walls of vertical siding. All of this siding is painted cream to match the wooden trim elsewhere on the home. All of the home's windows appear to be double-hung; the light pattern was not immediately evident, as all visible windows were open when the fieldwork was completed. They appear in single, double, and quadruple arrangements on various sides of the home. The four window set on the house's façade is capped with a maroon fabric awning. There is a small pad driveway in front of the south end of the house, but the home does not possess an attached garage.

According to Larimer County Assessor records, this house has two bedrooms and one bathroom. Character-defining features of the English Norman Cottage style evident at 410 Wayne Street include the arched door, roof shape featuring a gabled entry, multi-light windows, and decorative brick work.

22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on the northeast corner of Wayne and Magnolia streets. The lot is relatively level and is approximately 5000 feet above mean sea level. There is a grass lawn and several mature trees. A concrete sidewalk leads up to the property's front door which is flanked by potted plants. There is a pad driveway located near the southwest corner of the home.

24. Associated building, features or objects:

Garage/Secondary Residence

The rectangular building is constructed of horizontal siding painted the same cream color as the main house's wooden trim. The detached garage portion of the building has a shed roof and tall barn-like doors with prominent "X" braces. It faces onto Wayne Street and has a concrete driveway running to the street. The residential portion of the building is mostly obscured by a tree. However, it appears to feature a front gable roof and an open porch. It faces south, overlooking the rear yard. The entire roof of the building is covered in red asphalt shingles like those on the main house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1946** ☒ Actual ☐ Estimate
Source of Information: **Larimer County Assessor Records (online); City of Fort Collins building permits - Local History Archive (online).**

26. Architect: **Unknown**
Source of Information:

27. Builder: **Robert H. Dowdy**
Source of Information: **Local History Archive clipping file: Fort Collins Coloradoan, April 12, 1953.**

28. Original Owner: **Robert H. and Annie L. Dowdy**
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 home was constructed in 1946. A permit issued to R.H. Dowdy to build a residence on this site on March 27, 1946, further substantiates that date of construction. Additional permits were issued to erect a fence (February 4, 1947) and insulate the building in the rear (August 18, 1948). Historic images taken in 1948 and 1968 highlight slight changes to the home over time. In 1948 the house featured a large fixed-pane picture window on the façade and a single-car garage at the southwest corner of the home. There was a change to this window by 1968, with the installation of a window similar to the current version, but capped with a metal awning. The single -car garage still appeared in the 1968 image; this area must have been filled in for living space sometime post-1968, although the pad driveway still remains. The most dramatic change to the property has been to the landscaping. The lot featured no or few trees in the historic images, giving a clear view

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of the tall chimney adjacent to the garage. It appears the screened in porch on the rear may be an addition; date unknown. There also has been a change to the design and materials for the front railing, estimated date: 1990s or later.

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**

34. Site type(s): **Suburban home**

35. Historical background:

This house was built in 1946 and Robert H. and Annie L. Dowdy, the original owners, who lived in the home until 1984.

Robert Hambleton Dowdy was born on Christmas Day, 1891, in Charlie, Texas, to Henry F. and Amanda E. Dowdy. At the age of eighteen, he married Annie Lacy Kiser (born New Year's Eve, 1892, in Tennessee). The couple's only child, Lorene Bessie Dowdy, was born in Texas on January 11, 1913. While records indicate Robert registered for the draft during World War I, it is not clear whether he actually served. At the time of the 1920 U.S. Census, the family lived in Petrolia, Texas. In 1930 they lived in Duncan, Oklahoma, where Robert owned and operated a commercial and home construction company. He retired at the age of fifty-four, moving his family to Fort Collins. However, he continued some building work when they arrived in town. He not only built his own home at 410 Wayne Street but also erected a home for his daughter and her husband at 634 South Grant Avenue and the Trail Theater at 148 West Mountain Avenue. In 1952 he went into partnership with W.F. Aydelotte, his son-in-law, to run this movie house and by 1954 the two were partners in the Aggie Theater at 204 South College Avenue. Robert retired a second time in 1957. Both Robert and Annie passed away in Fort Collins; she died in November, 1983 and he died on October 18, 1984.

Vicki Bailey, William V. Whirly, and their son Blake lived in the house from ca 1990 to 1998; Vicki worked in the career department at the Larimer County Vocational Technical School (Voc-Tech Center). Wayne Dale Rodgers and his mother, Elizabeth A. Rodgers, purchased the home in 1998 for \$169,700. The current owner is Sally Ann Thoms; she bought the home in 2002.

36. Sources of information:

Larimer County tax assessor records (online).

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1948 through 1990.

Google search for Robert H. Dowdy: <http://familytreemaker.genealogy.com/users/m/c/a/Margaret-Mcarthur/GENE10-0034.html> [Accessed September 7, 2010].

Ancestry.com family tree for Robert H. Dowdy: <http://trees.ancestry.com/tree/6982558/person/-1178610999> [Accessed September 7, 2010].

Clipping file at Local History Archive: *Fort Collins Coloradoan*, April 12, 1953.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

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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
- ☐ 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: **1946**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

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This home is historically important for its long-term association with Robert H. and Annie L. Dowdy, the original owners who lived in the property for nearly forty years. Robert Dowdy moved to Fort Collins to retire from the construction business, but ended up building this house, a home for his daughter and son-in-law, and the Trail Theater. Architecturally, this house is a good example of the English Norman Cottage style. Character-defining features include the arched door, roof shape featuring a gabled entry, multi-light windows, and decorative brick work. This housing style was most popular in the 1920s and 1930s, often chosen as an alternative to the Bungalow. This level of historical and 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, the home qualifies for listing as a Fort Collins Landmark, demonstrating an early postwar pattern of infill, self-built housing and the tendency to erect such homes in prewar housing styles.

43. Assessment of historic physical integrity related to significance:

Constructed in 1946, this residential building exhibits a fairly 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. The most obvious change has been the conversion of the original single-car garage to living space. This building retains sufficient physical integrity to convey its historical and 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.**

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): **waynest0410 - 1.tif through waynest0410 - 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**

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SKETCH MAP



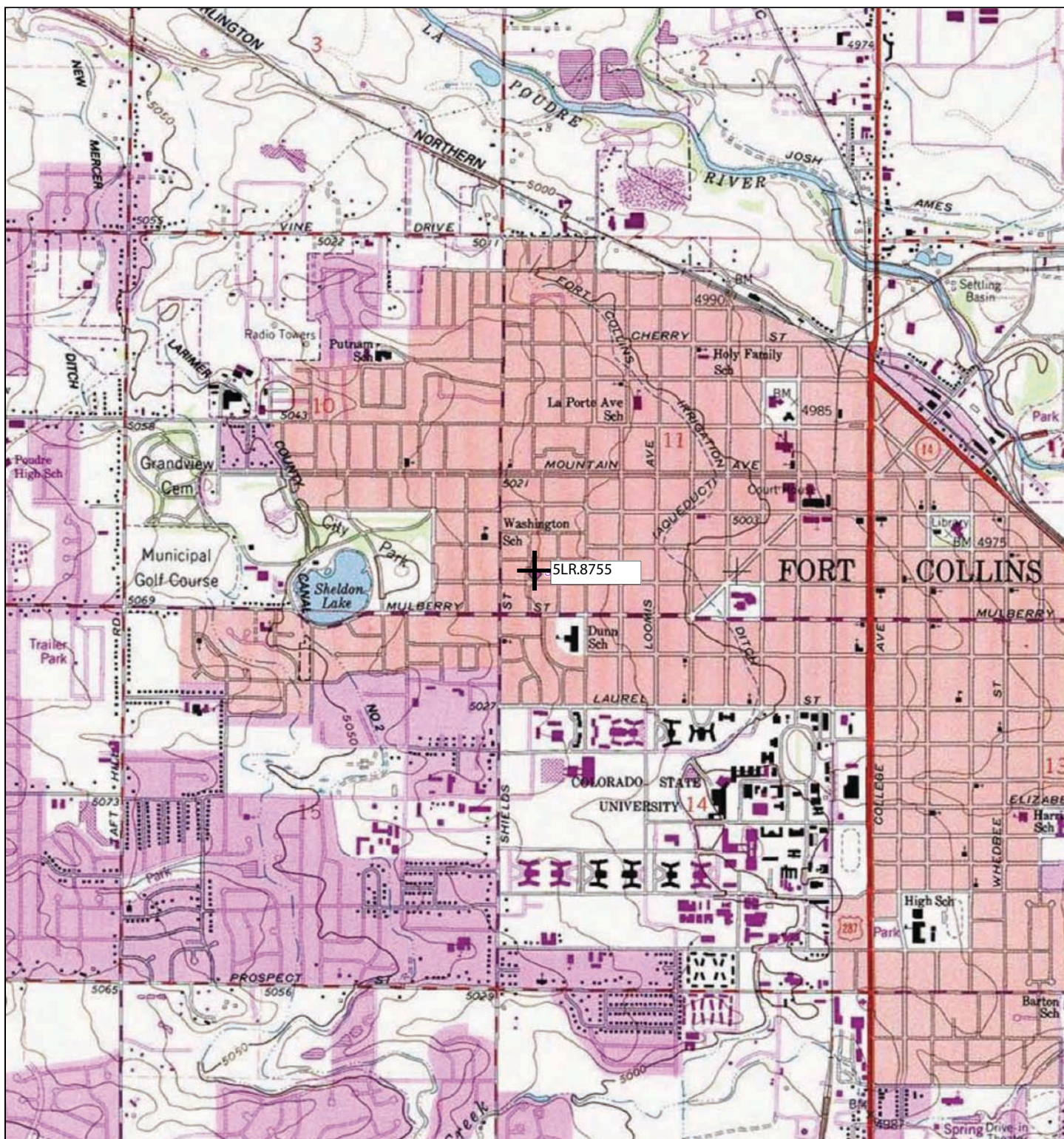
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LOCATION MAP



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

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