

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.12799
2. Temporary resource number: SHF-61
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Victor and Nellie Cram Residence
6. Current building name: Joseph L. and Dawn M. Huggins House
7. Building address: 919 Woodford Avenue
8. Owner name: Joseph L. and Dawn M. Huggins
Owner organization:
Owner address: 2649 E. Mulberry Street, Suite 9A
Fort Collins, CO 80524

Parcel number: 97113-26-010

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**
SW 1/4 NE 1/4 SW 1/4 SW 1/4 of section **11**
10. UTM Reference Zone: **13**
Easting: **492134** Northing: **4492550**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **West half of Lot10 & Lot 11, Block 3**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **1348 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**

Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Garage/Attached Garage
21. General architectural description:
Located on a corner lot with the corner-facing primary entrance oriented roughly to the northwest, this home rests on a concrete foundation. The entry door is wooden, painted forest green, and features two square windows set on the diagonal, with the house number "919" in large gold numbers appearing below these windows. There is a non-original storm door. This entrance is reached via a diagonal walk from the sidewalk and both the single step and front stoop appear to be concrete.

The exterior walls are covered in cream colored stucco and the home has a hipped roof with asphalt composition shingles creating the appearance of a rounded eave. The windows are steel framed and painted forest green. There is corner window, typical of homes of this vintage, on the northeast corner of the home. Wooden decorative shutters, painted forest green with heart-shape cutouts, flank most of the windows, although ivy growing on the home, in most cases, obscures the view of this feature. There is a short brick chimney.

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There is an attached (likely later addition) two-car garage along the west side of the home. An open breezeway connects the home to the garage. The breezeway entry is slightly arched and there is a section of forest green lattice work filling the portion of the arch nearest the garage.

According to the Larimer County Assessor, the home is divided into two units and features seven bedrooms and two bathrooms. Character-defining features of this early Ranch type home include horizontal orientation and steel corner windows.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This property is located on a corner lot with Woodford Avenue to the west and Gordon Street to the north. There are pine trees, juniper bushes, and a grass lawn surrounding the home. The property has an elevation of around 5000 feet above mean sea level.

24. Associated building, features or objects:

None visible

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1946**

☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online); Fort Collins building permit - Local History Archives (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Victor E. and Nellie Cram**

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

29. Construction history:

According to Larimer County assessor records, this home was constructed in 1946. The building permit for its construction was granted on June 20, 1946. The house is currently an over-under duplex and likely was constructed with this internal arrangement. The two-car garage and arched breezeway connection are later additions; date unknown.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**

32. Intermediate uses(s): **Domestic/Multiple Dwelling**

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33. Current uses(s): Domestic/Multiple Dwelling

34. Site type(s): Suburban duplex

35. Historical background:

This house was built in 1946 and the original owners were Victor E. and Nellie W. Cram. Members of the Cram family lived in the home until 1976.

Victor Elliott Cram was born October 3, 1888, in Denver to John M. Cram and Sarah Luella Clark, both of Ohio. He was the second of seven children. He graduated with a degree in veterinary medicine from Colorado A&M in 1911 and married Nellie Stiers on September 18, 1912. She was born August 7, 1887, in Amesville, Ohio. At the time of their marriage, Nellie worked as a nurse. The couple had three children—Shirley L. (born 1913); Victor E., Jr. (born 1917); and Willard Flavious (born 1920)—all of whom were born in California.

Dr. Cram earned an M.D. from the University of Kansas in 1924, moving to Fort Collins to establish his medical practice. At the time of the 1930 U. S. Census, the family lived at 1636 South College Avenue. They moved to this home in 1946 and it appears Victor Jr. was the only one of the children ever to reside at the 919 Woodford Avenue address; he and his wife Eleanor were in residence during the 1960s, and he was listed as a Lieutenant Colonel in the Air Force, retiring in 1966. Dr. Cram had a medical office in the Briggs Professional Building (147-153 Oak Street-SLR.12786) in 1956. Although he ceased his private practice in 1958, Dr. Cram served as the City of Fort Collins' health officer from 1952 to 1975. His wife, Nellie, died in 1956, and he and Margaret Brown married in 1958. The second Mrs. Cram (formerly of Manassas, Virginia) was awarded first place for her piece "Indian Pottery Maker" in the 1962 annual poetry contest of the Virginia Federation of Women's Clubs and also belonged to the Fort Collins Writers Club. She passed away in 1975, followed by Dr. Cram who died in February, 1977.

After the Cram family's departure, this property was home to a long list of residents. From the number of individuals listed in city directories during the late 1970s through the 1990s and the sheer amount of turnover, it seems likely the home was used as a rental property. Several of the occupants were noted as attending Colorado State University. Annie Lubke Norris, owner from ca. 1993 to 1997, continued the property's usage as a rental while residing elsewhere in Fort Collins. She sold the property to Braun A. Mincher in 1997. Mincher is President of PCG Telecom Group, Inc., an entrepreneur, and published author (The Secrets of Money: A Guide for Everyone on Practical Financial Literacy). Mincher transferred the property to Jensen Bantam & Mincher LLC in 2004.

The current owners are Dawn M. and Joseph L. Huggins; assessor records indicate they do not live in the home.

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 1997.

1930 US Census for Victor E. Cram.

Local History Archives: Biography file (online) for Victor E. Cram.

Google search for Victor E. Cram: <http://www.gustner-wright-genealogy.com/tree/gp3085.htm> [Accessed 22 September 2010].

Local History Archives: Clipping file - Fort Collins Coloradoan, April 1962.

US Phone and Address Directories, 1993-2002: for Annie Lubke Norris.

Google search for Braun A. Mincher: <http://www.linkedin.com/in/braunmincher> and http://www.amazon.com/s?ie=UTF8&rh=n%3A283155%2Cp_27%3ABraun%20Mincher&field-author=Braun%20Mincher&page=1 [Accessed 23 September 2010].

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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- ☐ 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:

This property is historically important for its association with longtime resident Victor E. Cram, who served as City of Fort Collins' health officer from 1952 to 1975 and lived in the house from its construction in 1946 until 1976. Architecturally, it represents an early Ranch type home and something of

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a transition between pre- and postwar domestic architecture. The stucco covering, curved eaves, picturesque corner entry, and shutters with heart cutouts lend the house an appearance more akin to the English Norman Cottage and Tudor styles prevalent prior to the outbreak of World War II. Yet, the horizontal orientation and steel windows represent common features of Ranch type homes built during the postwar period. The levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, it qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1946, this residential duplex exhibits a moderately high level of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The most notable alteration is the construction of the two-car attached garage and the open breezeway linking the garage to the home. This building retains sufficient physical integrity to convey its architectural and historical 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): **woodfordave0919 - 1.tif through woodfordave0919 - 3.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
218 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



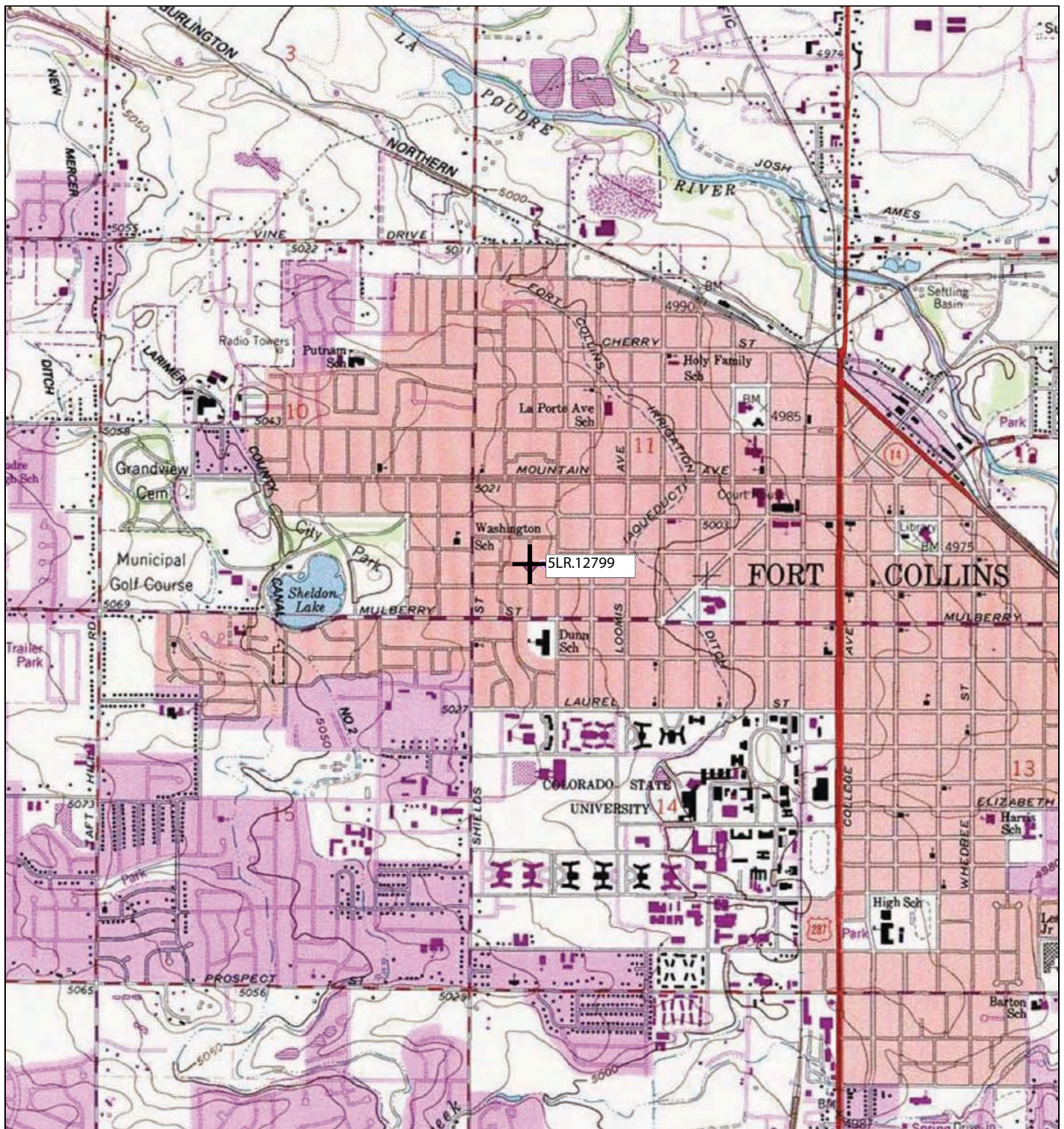
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LOCATION MAP



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

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