

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000811

Date Listed: 7/2/92

Robertson, T. H., House
Property Name

Larimer
County

CO
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Poland
Signature of the Keeper

7/2/92
Date of Action

=====
Amended Items in Nomination:

Item #10: The acreage was omitted. The correct acreage is less than one.

This information was provided by Jean Conway of the Colorado SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



United States Department of the Interior
National Park Service

NATIONAL
REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: T. H. Robertson House

other names/site number: N/A

2. Location

street & number: 420 West Mountain Avenue (NA) not for publication

city, town: Fort Collins (NA) vicinity

state: Colorado code: CO county: Larimer code: 069 zip code: 80521

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
(x) private	(x) building(s)	contributing	noncontributing
() public-local	() district	<u>2</u>	<u>0</u> buildings
() public-State	() site	<u> </u>	<u> </u> sites
() public-Federal	() structure	<u> </u>	<u> </u> structures
	() object	<u> </u>	<u> </u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing: N/A

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria. () See continuation sheet.

Thomas Samuel Hunter 5/14/92
Signature of certifying official Date
State Historic Preservation Officer, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
(See continuation sheet
- () determined eligible for the National Register. () See continuation sheet
- () determined not eligible for the National Register.
- () removed from the National Register.
- () other, (explain:) _____

Bob Dolend 7/2/92

Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)
Domestic/Single Dwelling

Current Functions
(enter categories from instructions)
Domestic/Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne

Materials
(enter categories from instructions)

foundations sandstone

walls brick

roof wood shingle

other stained glass windows

Describe present and historic physical appearance.

The T.H. Robertson House and carriage house are situated immediately west of the Old Town Historic District (National Register, 1978). The residence is a two story brick dwelling with a hip roof and projecting gables. Built in 1893, it has an asymmetrical facade, an irregular floor plan, a two story polygonal bay on the west wall, and a sandstone foundation. Exterior reconstruction was completed in 1991 following period photographs which show the design of the original wrap-around porch and second story porch. The new porch replaces an enclosed porch added after 1926. The interior is currently undergoing extensive rehabilitation to return it to the original plan drafted by architects Pierce and Loveland in 1893.

Located on Mountain Avenue, one of the first residential extensions in Fort Collins, the house is predominantly Queen Anne style. It is set back 29 feet from the street consistent with the other houses in the neighborhood on a lot measuring 75 by 175 feet. The lot is informally landscaped with mature shrubs, a large evergreen and deciduous trees.

Typical of the Queen Anne style, there are a variety of window shapes found on the house including semi-circular, round, round arch, segmental arch, and flat arch with sandstone lintels. The arched windows generally have radiating voussoirs topped with a narrow sandstone cap. The sills are sandstone. The windows are primarily wood sash, all operable with their original hardware intact. There is a semi-circular attic window on the south front and a small round window high on the west wall. A stained glass window is located in the door leading onto the second story porch.

(x) See continuation sheet

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There are three exterior chimneys. The ones on the east and north have small scale decorative brickwork panels, typical of the Queen Anne style. On the roof are 6 hip knots at the peak of the gables and hip junctions. The gables are faced in fishscale shingles, and are located at the east, west, and south axis. An original ornamental wrought iron fence is found along the entire front of the property next to the sidewalk. The fence wraps around the west and east sides of the property where it meets with a wooden privacy fence which encloses the rest of the property at the rear.

Using historic photograph documentation, the new porch follows the original design with turned posts supporting the shed roof. Encircling verandas are quite common in Queen Anne style homes because they help accentuate the asymmetry of the facade. The wood porch railing has plain, closely spaced spindles topped by a handrail. The height has been raised a few inches from the original to meet current building codes. There is a decorative open frieze with panels of cross braces and pierced square blocks on each side of the posts. There are curved brackets where the bottom of the frieze joins the posts. The porch base is faced with decorative narrow vertical panels with triangular openings top and bottom. The smaller second story porch was also reconstructed with turned posts, shed roof, and narrow openwork frieze. The low porch wall was constructed higher than the original to meet current code. The outside wall facing is diamond shaped wood shingles. Projecting from the front of the walls is a small gable centered over the front porch entrance.

The colors chosen for the reconstructed porch, as well as the trim on the house, are historically appropriate for the late 1800s. The present owners found the original shades of green paint during their restoration process and were able to match them for the repainting of the house trim and porch.

The original south front door opening is tall and narrow with radiating voussoirs over the segmental arch top. There is a transom above the paneled door. Characteristic of Queen Anne style homes, the interior plan of the T.H. Robertson House was given increased freedom in its layout. On the interior, the entry hall is dominated by an intricately detailed Douglas Fir dogleg staircase exhibiting period craftsmanship with decorative balusters and turned spindles. Located under the staircase is a small coat closet.

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Directly east of the main hallway, through original Douglas Fir pocket doors, is the front parlor which has two windows and a fireplace on the east wall. The large window located on the south wall is seven feet tall and five feet wide. The upper part of the window is in the shape of a dome. The window on the east wall is double-hung as are the majority of windows in the house. The fireplace was closed in, possibly during the 1920s, and is no longer functional. Owing to faint outlines on the wall, the current owners have determined that all original fireplace mantles were removed at an unrecorded date. The owners have replaced the mantles with period antiques designed to compliment the interior woodwork of the house. On the north side of the room the owners have reconstructed a partial wall and pocket doors which once existed, but were removed in the 1920s. The new doors were selected to match the original pair on the west wall. The front and back parlor rooms have oak overlay floors which were installed during the 1920s. All other floors in the house have been restored by removing shag carpeting from the 1970s to reveal fir floors throughout the house except in the entry and dining room, which have maple floors. All ceilings throughout the downstairs are uniformly ten feet high. All ceiling and picture moldings were removed ca. 1950s as evidenced by shadows on the walls.

To the north is the adjoining back parlor room or sitting room which has three entrance doors. One door leads in from the dining room, one door from the rear of the house, and a set of pocket doors leads into the front parlor. Two double-hung windows are on the east wall and the fireplace and antique mantle are located on the west wall. The back parlor walls, like all walls in the home, have original lathe and plaster. The Douglas Fir woodwork is original throughout the entire house, except in the master bedroom, kitchen window and doors and new parlor doorway. The new woodwork is Douglas Fir and replicates the profile of the original. The area north of the back parlor is where the back addition begins. This addition was completed prior to 1905 and it converted the back porch into a small hallway, enclosed the entrance to the basement stairway, and created a small pantry room. The pantry was remodeled in the 1970s and converted into a bathroom which is furnished with a period toilet and sink from architectural salvage yards. In 1990 the current owners also added wainscoting to the rear entry hall.

West of the downstairs bathroom and hallway is the kitchen which was completely remodeled in the 1950s, and again in 1990 by the present owners to add additional cupboard space and several new appliances. In 1990, wainscoting was added in the kitchen and hallway to replace the original which was removed during the 1950s.

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Wall paneling is common in Queen Anne homes so the owners felt they needed to replace the wainscoting in order to reinforce the overall feel of the house. The west wall of the kitchen has two large windows added in the 1950s remodeling. There is an original window found on the north kitchen wall.

On the east side of the kitchen are two doorways, one which leads to the hallway and to the back parlor, and one which leads into a steep and narrow stairway leading directly to the second story. This stairway is believed to have been used by servants.

South of the kitchen is the dining room which is illuminated by a pre-1905 west bay addition. Perhaps the most spacious room in the old house, it features the original built-in china cabinet with all its original hardware, spoon carved Douglas Fir and walnut wooden panels, and beveled glass doors with a japanned finish. The early dining room fixtures, including a chandelier and two side matching globes, are being stored in the basement and will be reinstalled once interior restoration has been completed. A doorway on the south wall leads into the main entryway and staircase.

On the second floor of the house are four bedrooms and two bathrooms. All bedrooms have closets, and the ceiling height for the second floor is uniformly eight feet. The floors on the second story, like most floors in the home, are made of solid fir and have been carefully restored by the current owners. All rooms in the house, except in the master bedroom, retain their original Douglas Fir baseboard trim, door and window heads, and wood frame construction. The present owners have saved pieces of the original wallpaper and plan to use it as their guide when wall papering the home.

The doorway leading to the southeastern bedroom retains its original transom window, and the room is brightened by a window on the south wall. The bedroom measures approximately 12' x 13' and is adjoined by the upstairs porch and sitting room. This small rectangular room opens up to the upper balcony by way of a door, accented by Queen Anne style stained glass window, on the south wall. The circular window is high on the west wall.

Directly north of the southeastern bedroom is the northeastern bedroom which also has an original transom window in the entry doorway. The room measures approximately 10' x 13' and has two windows on the east wall and maple floors. Located in the upstairs hallway is a ceiling door to the unfinished attic.

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The southwestern master bedroom is approximately 12' x 13' without the western exposure bay addition. The woodwork in this bedroom was removed during the 1960s and the current owners replaced it in 1990 with Douglas Fir wood of the same look and quality of the original woodwork throughout the house. To the east of the room is a bathroom which has one entrance. The bathroom, added in 1990 by the present owners, has an old porcelain claw-foot bathtub and period fixtures. Outside the bathroom is an antique corner sink, installed in 1991, a common feature in homes of this age.

North of the master bedroom is a second bathroom accessed through a door with an original transom window. The room has been wainscoted by the present owners to reflect the original look of the bathroom, as shadows on the walls reflect. The bathroom is furnished with appropriate fixtures and a porcelain claw-foot tub. In the hallway to the bathroom is a built-in Douglas Fir linen closet. A second corner sink, original to the house, is located just north of the bathroom. Directly east of the bathroom and corner sink is a short hallway with a built-in linen closet and small laundry closet.

The northwest bedroom is presumed to have been the servant's room because it had never been wallpapered. No picture molding is evident on any of its walls, and it is very plain. The room measures 7' x 13' and is illuminated by a northern exposure window. East of the servant's bedroom is the back staircase which goes directly to the kitchen and is lit by two large windows on the north and east walls.

The main addition to the house occurred before 1905 and includes the west bay addition and back hallway where the back porch once existed, and the west addition to the kitchen. Other alterations include the 1970s conversion of the main floor pantry into a half bathroom, the removal of some woodwork and the fireplace mantels, and the closing in of one of the fireplaces. The wall and pocket doors between the front and back parlors were removed in the 1920s and later reconstructed in 1990 by the present owners.

The interior restoration of the T.H Robertson House has been extensive owing to previous neglect of the building. The restoration work has spanned from January 1989 to the present. The current owners have carefully stripped the many layers of wallpaper off the walls and plan to wallpaper with historically appropriate wallpaper when the restoration process is finished. The house has been

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completely rewired and the plumbing has also been entirely replaced. The many layers of paint on the woodwork have also been removed to restore the original natural look that it was intended to have. In addition, the woodwork will be re-stained and varnished. All carpeting in the house was removed and the floors were refinished. Insulation was added to the basement and attic to make the house more energy efficient. The original hardware within the house was cleaned, and the paint was taken off so that the fine detailing could be revealed. The front veranda was reconstructed in 1991 closely following period photographs which show the original porch in 1894.

The restoration process has successfully recovered the form and details of the house which had been lost or removed throughout the years. The time period which the house is being restored to spans from the building's construction in 1893 to the early 1900s when the major additions were made.

Although the house does not retain all of its original integrity, the altered elements have been carefully reconstructed in accordance to the original intent of the architects and builders. The accurately recovered elements that had been altered by later work greatly enhances its historic correctness by bringing the house back to a specific time period.

The original one and one half story carriage house, dating from between 1906 and 1925, still stands at the northeast corner of the property. It has a gabled roof with fishscale and straight cut shingles on the gable faces. The double hung wood sash windows have sandstone sills. The carriage house contributes to the feeling and association of time and place for the Robertson House. The original cedar roof shingles have been replaced in kind on both the residence and carriage house. Period photographs of the 1890s show an outhouse situated several feet behind the house. This is now gone.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide locally
Applicable National Register Criteria A B C D
Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions) Period of Significance Significant Dates

Architecture	1893	1893
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Cultural Affiliation

N/A

Significant Person	Architect/Builder
N/A	Pierce & Loveland

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The T.H. Robertson House meets National Register Criterion C for its representation of the work of very skilled local craftsmen and because it represents a type, period, and method of construction. Constructed in 1893, the Robertson Home is highly representative of the late Victorian period Queen Anne style in Fort Collins. At the time it was built, Fort Collins was just beginning its development westward to the foothills from the central business district.

Mountain Avenue was so named because of its view of the Rocky Mountain Front Range. It was platted by Franklin Avery in 1872 as a part of the "New Town" extending west from "Old Town". Avery made both Mountain and College Avenues (the two major cross streets) 140 feet wide, while other streets were 100 feet wide. His foresight in planning such wide streets was to become very advantageous in the future with the arrival of the automobile, trolley, and other modes of transportation. Mountain Avenue still enhances the character of Fort Collins which, in the 1890s, had recently emerged as the agricultural center of Northern Colorado. This was partially due to the growing Colorado A & M College (now Colorado State University) and the readily available water supply of the Cache La Poudre River. Those who settled in the Fort Collins area were generally independent-minded farmers and entrepreneurs, eager to explore the new opportunities of the West.

(x) See continuation sheet

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T. H. Robertson House

The T. H. Robertson House is significant as an excellent representative of the building style that was taking place in Fort Collins during the late 1800s. The building, one of the larger Queen Anne homes in the city, incorporates typical elements of the style. These include an asymmetrical massing with a complex

roofline, an irregular plan, decorative shingles, a wraparound porch, multiple gables, decorative bargeboard, and the use of a variety of materials and contrasting textures.

The architecture in Fort Collins often lacked the flamboyance that characterized much of the Victorian era construction in other larger Colorado cities such as Denver and Pueblo. However, the city has several brick Queen Anne style homes that are distinctive within Fort Collins' architectural history. While all are Queen Anne in style, they vary in detail and massing. The prominent Fort Collins architect Montezuma Fuller designed a home for himself at 226 West Magnolia Street and is believed to have designed the Andrews House at 324 E. Oak Street. Both houses are good examples of the mixing of Queen Anne and Eastlake styles and both are listed in the National Register. Frederick Baker, mayor of the city for four terms, built his home at 304 East Mulberry Street. The house, also listed in the Register, is one of the few local examples of the Queen Anne style. While the Robertson House is also an example of local adaptation of the Queen Anne style, it is distinctive from the others because of its large size and unusual porch features, most notably its slender turned wood supports and the open frieze of crossbracing with pierced square blocks.

This building, although slightly altered, has integrity of workmanship, materials, design, setting, feeling and association. When changes were made within the house, its historic integrity was foremost in the minds of its present owners. The T.H. Robertson House not only has architectural significance for its design but also for the artistic craftsmanship of the interior details: the ornate design of the staircase, the beveled glass door in the china cabinet, the stained glass window in the door on the upper balcony, the carved woodwork throughout the house, and the intricate fixtures and hardware. The original Douglas Fir carved woodwork in the doors and set of original large pocket doors, which have been restored to their original finish, show the work of an artist. This home is a simple and conservative example of the Queen Anne design and is artistic in its simplicity.

The exterior has remained in excellent condition. The wrought iron fence is in excellent condition, and the windows are mostly original with glass intact. The superior quality of the reconstructed porch and its meticulous attention to historic detail through photo documentation make it a positive, albeit new, contribution to the overall integrity of the house.

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T. H. Robertson House

The T.H. Robertson House was designed and constructed by Pierce and Loveland, well-known local contractors. The stone work was done by M.F. Thomas and the brickwork was completed by Goodrich and Son, both Fort Collins residents. In addition to the contractors who helped construct the Robertson house are the anonymous artisans who labored on the house and whose work is well represented and appreciated today.

The original owner of the house was Thomas Hugh Robertson, a Fort Collins banker and businessman. He and his wife Lelia Loomis Robertson were two strong fibers woven into the tapestry of early Fort Collins business and society. Robertson, born in 1859 in Virginia, moved to Fort Collins in 1882 where he opened a shoe business and a clothing store. He married Lelia Loomis, daughter of Abner Loomis, a prominent 19th century Fort Collins businessman. Lelia was in the second graduation class from Colorado Agricultural College (Colorado State University) in 1885. The Robertsons were very active in business, community and social activities in Fort Collins and their home was the scene of many community and social gatherings.

9. Major Bibliographical References

(x) See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

- Primary location of additional data:**
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Specify Repository:

10. Geographical Data

Acreeage of property: _____

UTM References

A 1|3 4|9|2|9|7|0 4|4|9|2|7|6|0
Zone Easting Northing

B | | | | | | | | | | |
Zone Easting Northing

C | | | | | | | | | | |
Zone Easting Northing

D | | | | | | | | | | |
Zone Easting Northing

() See continuation sheet

Verbal Boundary Description

Lot 19, Block 51, according to Lindenmeier's Subdivision of Lots 13, 14 and 15.

() See continuation sheet

Boundary Justification

The boundary includes the extent of the current owner's property.

() See continuation sheet

11. Form Prepared By

Name/Title: Michelle Crow & Cindy Breen

Organization: Colorado State University

Street & Number: 324 East Oak Street

City or Town: Fort Collins

Date: 1/31/92

Telephone: (303) 493-6842

State: CO Zip Code: 80524

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Major Bibliographical References

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Swanson, Evadene Burris. Fort Collins Yesterdays. Fort Collins: Don-Art Printers, 1975.

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C

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Section number Photo Page 1 T. H. Robertson House

Photo Log

Information the same for all photos

1. T. H. Robertson House
2. Larimer County Colorado
3. Michelle Crow
4. December 1991
5. Rose Thompson, owner

Photo #

1. S front elevation, restored front porch - View N
2. S front elevation with old porch before 1990 - View N
3. S front elevation - View NE
4. East side of porch - View W
5. South front and East side - View NW
6. N rear - View S
7. Street scene North side Mountain Avenue - View NE
8. West bay - View NE
9. Carriage house - View NW
10. Street scene North side Mountain Avenue - View W
11. Same as 10 - View W
12. Same as 10 - View NE
13. West side - View E
14. East side door - View W
15. Porch detail
16. Front door detail
17. Iron fence, front of property - View E
18. East chimney - View W
19. Stairway
20. Pantry detail
21. Second floor doorways
22. Stairway
23. Stairway
24. Bay window interior
25. Photocopy of historic photo showing original front porch

T. H. ROBERTSON HOUSE Map 1 of 2
 420 West Mountain Avenue

