

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0687022

FOR NPS USE ONLY

RECEIVED OCT 24 1978

DATE ENTERED DEC 15 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Andrews House

AND/OR COMMON

LOCATION

STREET & NUMBER

324 East Oak St.

NOT FOR PUBLICATION

CITY, TOWN

Fort Collins

VICINITY OF

4

CONGRESSIONAL DISTRICT

STATE

Colorado

CODE

08

COUNTY

Larimer

CODE

069

CLASSIFICATION

CATEGORY

___DISTRICT

BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

OCCUPIED

___UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

___YES: RESTRICTED

YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

___PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

OWNER OF PROPERTY

NAME

Don G. and Merleyn A. Calvin

STREET & NUMBER

4505 S. Yosemite #409

CITY, TOWN

Denver

VICINITY OF

STATE

Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Larimer County Courthouse

STREET & NUMBER

200 Block West Oak

CITY, TOWN

Fort Collins

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (35/07/0082)

DATE

Ongoing

___FEDERAL STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historica Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 324 E. Oak St. in Fort Collins, the Andrews House is a single, detached dwelling built sometime between August 2, 1892, and August 22, 1893. The overall plan of the structure consists of one main rectangle, twenty-four by thirty-seven feet, with two smaller projections, a narrow rectangle on the southeast corner and a polygon to the south. The structure has a partial basement and one and one-half stories. The main level has 1164 square feet and sixteen bays.

The exterior is composed of sandstone, brick, and wood. The foundation is of rough cut, coursed sandstone. The main story is double brick set in stretcher bond with chamfered treatment of the corners of the polygonal projection. The brick has been sandblasted to remove the yellow paint that was applied some time after the original construction. The upper half story is of frame construction finished with cut shingles on three of its five high gables. Those over the two projections intersect below the southern peak of the main roof; a hipped corner extends to the southwest from this tiny gable. The shake shingled, irregular roof is completed by a full sized gable at the northern end finished with horizontal wooden siding and a smaller gable on the western slope. A molded cornice beneath the shallow eaves continues across the base of each of the four lower gables. Above the cornice on the lower south gable there is a decorative horizontal panel with circular motifs. The raked ends of the south, east, and west lower gables are finished with a relatively simple bargeboard with both molded and sawcut appliques as is the upper southern gable. This tiny gable contains a molded sun motif. There are two chimneys--a small one in the center of the house, another offset on the western part of the polygonal projection. Both have plain, single stacks.

The house has three porches. The covered south porch with two openings is an extension of the polygonal projection. It is elaborately decorated with cannonball porch posts, spandrels with open latticework, spoolwork fascia, a pierced porch curtain, and a relatively simple porch railing. During recent renovation the porch was raised four inches, thus shortening the porch posts and necessitating a new porch curtain which retained the same basic design as the original. The small rectangular, covered porch on the east facade contains the same decorative porch posts and curtain. The fascia and spandrels have been replaced on this porch by small centered brackets between the porch posts. The porch at the rear of the house is uncovered. At one point it was enclosed, but it is unknown whether it was enclosed at the time of the original construction. The porch also has a trap door that covers wooden stairs leading to the basement door. The porch railing has been reconstructed and is totally unlike those of the other porches. The stairs to all the porches have been reconstructed and are made of wood. At the present time the only one with railings is that on the north facade.

Three windows on the south, east, and west facades of the main level are set in semi-circular arches. The large rectangular center sash is flanked by smaller

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CONTINUATION SHEET Andrews House ITEM NUMBER 7 PAGE 2

rectangular sashes, all of clear glass. The area above the center sash is composed entirely of leaded stained glass, whereas those above the side sashes are treated with stained glass only at their perimeters. Except for the center sash on the east facade, which is double hung, the windows are fixed. The semi-circular arch is accentuated by three courses of protruding header bricks, the second course being denticulated. At both ends of the diameter of the arch are two rough cut blocks of sandstone that match the lugsills. The wooden mullions are molded. The other windows on the ground level are all double hung with a segmental arch. The slightly protruding head is composed of two courses of radiating header voussoirs. The windows on the west facade, unlike those on the east, have drip moldings extending from the radiating voussoirs. All of the windows have lugsills of red sandstone. The two windows on the upper level of the south facade form a semi-circle. Treated with leaded stained glass at their perimeters, they originally opened from the mullion in between, but are now fixed. The other windows on this level are simple double hung windows.

Two identical doors on adjacent walls open into the house from the east side of the south porch. They are set in segmental arches with the same treatment as the double hung windows on the same facade. The doors have light transoms above them as well as the door in the center of the porch on the east facade and are hinged from the top. The upper panel of the door is inset with a rectangular sash of clear glass edged with multi-colored stained glass. The lower half of the door consists of one rectangular panel inscribed with a flowery motif set above six square panels with decorative circular motifs. The door that is centered within the east porch has two round headed clear lights and two plain wooden panels below. The door on the north facade is of more modern origin and adds nothing to the historic integrity of the design.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1892-present

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Andrews House is primarily significant as an outstanding example of Victorian architecture in the City of Fort Collins. The house has the basic rectangular shape and floor plan of the Eastlake cottage style and is one of the most elaborate in town. The cannonball porch posts and spoolwork fascia, both resembling furniture elements, exemplify the Eastlake style as do the high gables covered with cut shingles, the highly decorative appliques on the bargeboard, and the flowery, inscribed panels. So outstanding is this structure's characteristics that it was the first residence designated a Fort Collins City Landmark, the honor coming on July 6, 1976.

Although the names of the architect and builder have been lost with the passage of time, it is known that the structure was erected between 1892 and 1893. The house originally served as a single family dwelling, then from 1902 to 1920 as a rental property, again as a single family dwelling, and since 1962 a rental property. The house has recently been renovated, the upper half story now serving as an apartment, the main floor for business offices.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Swanson, Evadene, Fort Collins Yesterdays (Fort Collins, Colorado: By the Author, 620 Mathews #115, 1975).
Fort Collins City Directory 1902-1920.
 Avery House file on the Andrews House--File #20.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/5 acre

QUADRANGLE NAME Fort Collins, Colorado

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 13 493860 4492550

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lot 22
 Block 141
 City of Fort Collins

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Laurel Ware/Graduate Student

ORGANIZATION

Colorado State University

DATE

December 5, 1977

STREET & NUMBER

710 Whedbee

TELEPHONE

(303) 493-7291

CITY OR TOWN

Fort Collins

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur C. Hammond

TITLE

State Historic Preservation Officer

DATE

October 13, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

William H. Braxton

DATE

12-15-78

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

William H. Braxton 12-15-78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Mosman House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Larimer

DATE RECEIVED: 6/16/00 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/31/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 78000865

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

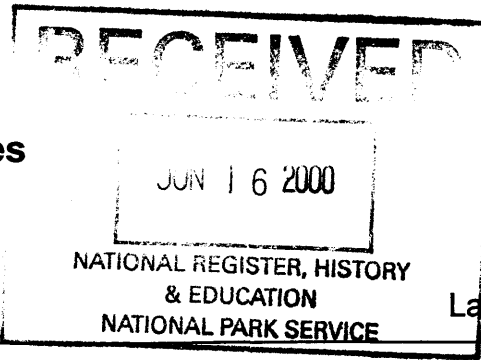
RECOM. / CRITERIA Accept

REVIEWER Gordon Beall DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior
National Park Service



Name Change

National Register of Historic Places
Continuation Sheet

Section number ___ Page 1

Mosman House
Larimer County, CO

The building was listed in the National Register on December 15, 1978 under the historic name "Andrews House" with no architect information. The purpose of this amendment is to change the property's historic name to the "Mosman House," reflecting the owners at the time of construction, and to provide an architect for the building. The following pages offer documentation to substantiate the requested changes.

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Rebecca C. ... State Historic Preservation Officer *June 5, 2000*
Signature of certifying official / title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

Section 1

Historic Name: Mosman House [erroneously listed as Andrews House]
Other Name/Site No.: 5LR473 (NRIS #78000865)

Address: 324 East Oak Street, Fort Collins, Larimer County, Colorado

Section 8

Architect: Fuller, Montezuma [erroneously indicated as unknown]

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Mosman House
Larimer County, CO

Historical Background

The following notice appeared in the *Fort Collins Courier* on the third of September 1891:

W. O. Mosman is building a very handsome \$3,000 stone cottage on Oak street between Matthews and Peterson for his own use. Mr. M. W. Fuller made the plans and will superintend the erection of the building.

Apparently the house was under construction before the property legally changed hands. A warranty deed dated the following month (5 October 1891) indicates that Mrs. Margaret Mosman purchased Lot 22, Block 141 [324 East Oak] from J. A. C. Kissock for three hundred dollars. The house must have gone up quickly as an advertisement appearing on February 13th 1892 in the *Fort Collins Express* for "M. W. Fuller, Architect and Builder" lists one of his references as "W. O. Mosman's New Cottage."

M. W. Fuller is Montezuma Fuller, Fort Collins' first, most renown and most prolific architect. Arriving in Fort Collins in 1880, Fuller lived and worked in the city until his death in 1925. During that time he designed and/or built 74 residences, commercial buildings, churches and schools in the city. He also designed numerous other buildings in Larimer and Weld Counties. Several of Fuller's architectural contributions to the city are listed in the National Register. These include the McHugh-Andrew House, 202 Remington; the Peter Anderson House, 300 South Howe; the Montezuma Fuller House, 226 West Magnolia; the Kissock Block, 115-121 East Mountain Avenue; and the Avery Block on the corner of Mountain and College (a contributing element to the Old Town Historic District). Other notable Fuller designs are the Laurel Street School, 330 E. Laurel; the German Congregational Church, 201 Whedbee; and the Avery Building on North College Avenue.

William O. Mosman and his wife Margaret contracted with Montezuma Fuller to design and build their Eastlake-inspired stone cottage. Mosman and his five brothers moved to Fort Collins in the early 1880s from New York. In 1883, W. O. purchased a half interest in W. S. Bernheim's dry good business. He prospered in the dry goods and mercantile business, eventually opening a store of his own at the corner of Jefferson and Linden Street. W. O. and his brothers were also very active in North Park, especially near Walden, Colorado. The Mosmans owned a cattle ranch and W. O. owned a general store in Walden with his brother Eugene, which opened in 1889. At various times, W. O. served as U. S. Commissioner for Colorado and as a Justice of the Peace in Walden. In April 1891, W. O. sold a half-interest in his Fort Collins store to a Mr. S. S. Eddy of Boulder County. The new store was then known as Mosman and Eddy. In October of that same year, his wife purchased the lot at 324 East Oak. In 1899, a warranty deed transferred ownership of the property from Margaret Mosman to Amelia Tigner. The following year, Margaret Mosman reacquired the property along with the west half of Lot 23. Margaret deeded the property to her husband in 1905, and later that same year he sold it to Herman Schroeder. The 1902 and 1904 city directories indicate that tenants, and not the owners, occupied the house.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

Mosman House
Larimer County, CO

When the property was listed in the National Register in 1978, it was called the Andrews House. Confusion regarding the name could have resulted from the fact that a member of the Andrews family owned the house for several years. James H. Andrews, while occupying the house next door at 322 East Oak (also a Fuller design), purchased 324 East Oak in 1963. Andrews, and eventually his widow, retained ownership of the house until 1970. The house located at 322 East Oak has also been known as the Andrews House, often being referred to as "Andrews House #2." This association with the Andrews family is an appropriate one, as city directories provide adequate evidence of the house's affiliation with the Andrews family. Despite some missing years, city directories show a member of the family living at the 322 East Oak address for over sixty years.

BIBLIOGRAPHY

Baume, Lawrence and Wilson, Holly. "Research Project: 324 East Oak Street, Fort Collins, Colorado." (typewritten paper, Colorado State University, spring 1983). On file at the Preservation Office, Colorado Historical Society.

Fort Collins Courier. 3 September 1891, p. 1 (column 2).

Fort Collins Express. 13 February 1892, page 8 (advertisement for M. W. Fuller).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Mosman House
Larimer County, CO

1894 City Map

