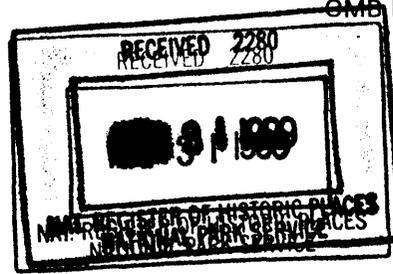


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Plummer School
other names/site number 5LR778

2. Location

street & number 2524 E. Vine Drive [N/A] not for publication
city or town Fort Collins [X] vicinity
state Colorado code CO county Larimer code 069 zip code 80524

3. State/Federal Agency Certification

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 [].)

[Signature] State Historic Preservation Officer 3/23/99 Date
Signature of certifying official/Title

State Historic Preservation Office, 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 for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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
See continuation sheet [].

[Signature] Signature of the Keeper Date
Elson K. Beall 4/29/99

Plummer School
Name of Property

Larimer County/Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

Rural School Buildings in Colorado

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
(Enter categories from instructions)

EDUCATION/school

Current Functions
(Enter categories from instructions)

RESIDENTIAL/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals
Other: Rural schoolhouse

Materials
(Enter categories from instructions)

foundation stone
walls brick

roof asphalt
other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[] B Property is associated with the lives of persons significant in our past.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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
#

Areas of Significance

(Enter categories from instructions)

Education

Architecture

Periods of Significance

1906-1949

Significant Dates

1906

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State Agency
[] Federal Agency
[] Local Government
[] University
[] Other:

Name of repository:

Plummer School

Larimer County/Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property Approximately 1.2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 497510 4493740
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patricia Maimon-Music (Edited by S. Doggett)

organization n/a date November 12, 1998

street & number 1001 Shadow Ridge Road telephone 970-493-6514

city or town LaPorte state CO zip code 80535

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Patricia Maimon-Music and Stanley I. Music

street & number 1001 Shadow Ridge Road telephone 970-493-6514

city or town LaPorte state CO zip code 80535

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS

Plummer School

Larimer County, Colorado

Section number 7 Page 1

DESCRIPTION

The 1906 Plummer School is located on the northwest corner of the intersection of East Vine Drive and County Road #9, on a parcel of land that remains unannexed by the City of Fort Collins. Railroad tracks and a switching yard, once belonging to the Colorado and Southern Railroad, are still in use to the south, just across East Vine Drive. During the early decades of the 20th century, the school served the surrounding agricultural area during the expansion of sugar beet production. Although suburban development is rapidly moving eastward from Fort Collins, the property retains a high degree of integrity in terms of location, setting, feeling, and association. The schoolhouse is in good condition and exhibits integrity in design, materials, workmanship. A non-contributing two car garage constructed in 1991, on an old cement slab, is located to the northwest of the schoolhouse. The school was listed in the Colorado State Register of Historic Properties in September, 1996.

This two-story red brick rural schoolhouse, with elements of Italian Renaissance Revival detailing, has a raised basement of locally quarried red sandstone. The rectangular plan measures 30.5 x 44.5 feet. Finials top the ridge ends of the flared eave, asphalt shingle, low pitch hipped roof. A fascia board covers the ends of the exposed, decoratively carved rafters. On the north, a red brick chimney pierces the wide overhanging eaves. On the south, a hip roof, rectangular bell tower extends above a break in the eaves. The inscription "A.D.MDCCCVI" appears below a cornice at the base of the bell tower.

Brick quoins mark the corners of the building. The lug sills are of red sandstone, as are the low, stepped walls edging the concrete steps leading up to the double door entry on the south facade. The doors are recessed within a slightly projecting arched entry. There is a four light transom above the doors. The upper portion of the doors includes single lights of etched glass. Signs reading "PLUMMER SCHOOL," "DIST.," and "NO. 26" are located on the face of the entry above the arch. At the second floor level, on the east wall, a six panel wood door opens onto a metal fire escape.

Windows on the south are wood framed, 1/1 double hungs. The majority of the windows on the east and west are wood framed, 8/8 double hungs. The window frames were restored circa 1977. There are no window or door openings on the north.

The building's exterior remains essentially intact, with the exception of a reduction in the size of one second floor window on the east and the addition of a doorway to allow for a fire escape on the east. An escape chute, installed at an unknown date, was later removed. The existing wrought iron fire escape was installed in the late 1970s. Circa 1977, deteriorated window and door frames were restored, as were the stepped walls at the entry steps.

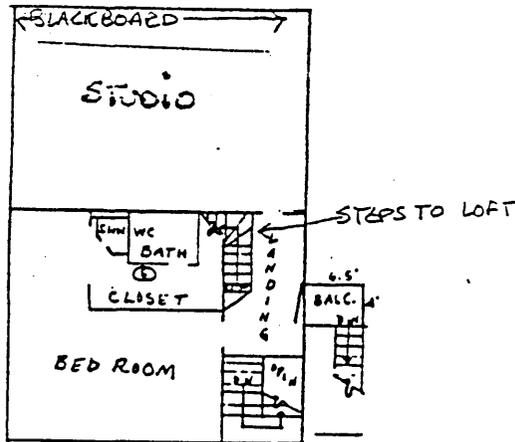
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS
Plummer School
Larimer County, Colorado

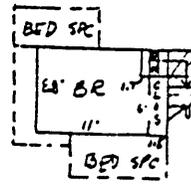
Section number 7 Page 2

FLOOR PLAN



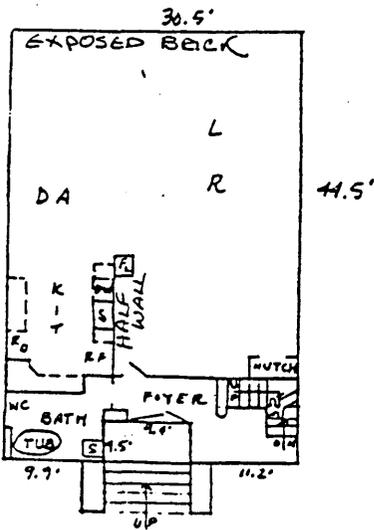
SECOND FLOOR

± 1357.3 SQ. FT.



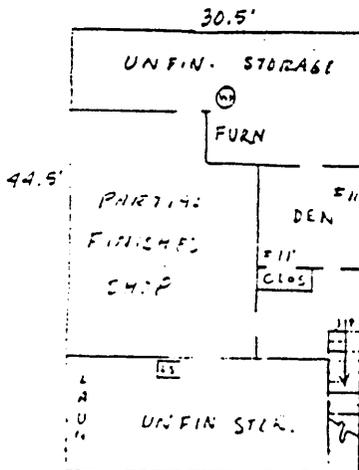
FINISHED LOFT/ATTIC

± 112.6 SQ. FT.



FIRST FLOOR

± 1315.0 SQ. FT.



BASEMENT

± 1357.3 SQ. FT.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS
Plummer School
Larimer County, Colorado

Section number 7 Page 3

Interior

Interior trim and the original five and six panel interior doors are of pine. Removal of a large blackboard exposed the brick on the north wall of the first floor classroom space. The blackboard remains in what was the second floor classroom. The staircase and balustrade leading to the second floor retain much of their original material. Floors are carpeted. The original wood floor is known to exist on the second floor. Ceilings are 12' high. Light fixtures, believed to be original, remain.

On the first floor, a bathroom is located in what is assumed to have been a cloakroom. Along the west side of the classroom, a half wall approximately 10' long provides for a kitchen area. On the second floor, the wood frame that originally surrounded a sliding partition used to divide the classroom has been filled with drywall, and a bathroom has been added. Stairs adjacent to the bathroom lead to a partial loft.

After closing in 1960, the school sat vacant much of the time until purchased for use as an antique shop in 1977. The building was plumbed and rewired at that time, and a new gas furnace was installed in the basement. Interior spaces were created as indicated on the following page. The school now serves as a residence/art studio.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS
Plummer School
Larimer County, Colorado

Section number 8 Page 4

SIGNIFICANCE

The 1906 Plummer School is significant under Criterion A for Education and Criterion C for Architecture as a rare Colorado example of a two-story rural schoolhouse with elements of Italian Renaissance Revival detailing. During much of the time that Plummer School served the educational needs of the surrounding agricultural area, many of its students were the children of recent immigrants who worked in the nearby sugar beet fields. The building meets the registration requirements of the Schoolhouse Property Type as defined in the Multiple Property Documentation Form - Rural School Buildings in Colorado.

Although there is no architect of record, it is possible that this small two-room schoolhouse was designed by Montezuma Fuller, who is credited with several school buildings of similar construction in the Fort Collins area, including the much larger 1906 Laurel Street school. Another possibility is that the school plan books, in wide circulation at the time, provided the inspiration for the building. Whatever the source, the small but "expressively designed" Plummer School provided a striking contrast with the modest buildings typically found in the surrounding agricultural area.

After its closing in 1960, the interior modifications, particularly those on the first floor, have enabled the building to accommodate new uses without significantly compromising the original open feeling of the classroom space. Over the years, the repairs to the exterior have preserved the building's architectural integrity and its ability to convey its original use as a rural schoolhouse.

Historical Background

School District #26 was established June 9, 1882. Although a circa 1904 photo does not specifically note the location, it is known that the small one-story red brick schoolhouse pictured was replaced by the 1906 two-story building. The one-story schoolhouse is believed to have been located on or near the same site.

Plummer school was constructed on land donated by James Ezra Plummer, an early arrival in the Colorado mining districts. He packed mining equipment into Black Hawk during the 1860s and is reported to have been the first sheriff appointed in the Colorado Territory. After spending several years farming in Iowa, Plummer returned to Colorado in 1882 and established a farm on a quarter section of land east of Fort Collins, where he lived until his death in 1897. (Watrous)

As was often the case with rural schools, it was not until 1917 that the district obtained title to the site. At that time, one of Plummer's sons, Denver Newton Plummer, officially deeded the 400' wide x 180' deep site associated with Plummer School to District #26 for the sum of \$300.00. The deed included the then common stipulation that Plummer or his heirs retained the right to repurchase the land if the district ceased to use the property for school purposes, with the district retaining the right to remove any buildings or improvements.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS

Plummer School

Larimer County, Colorado

Section number 8 Page 5

During the early decades of the 20th century, the agricultural area surrounding Plummer School experienced rapid development related to the expansion of sugar beet production. In 1935, *Second Hoeing*, a critically acclaimed, fictionalized account of life in the sugar beet fields of northeastern Colorado was written by Hope Williams Sykes who taught at the school from 1923 to 1925.

Sykes, attended Colorado Agricultural College (now Colorado State University) and taught at Plummer School from 1923 to 1925. After her marriage, Sykes and her husband built a filling station/home across the road from Plummer School where she continued to gather material for her book over a four year period. After its eventual publication in 1935, Sykes' fictionalized account of German-Russian beet farmers and their children was widely acclaimed as an accurate portrayal of the harsh conditions existing in the sugar beet fields during the 1920s and 1930s. Among the congratulatory responses received by Sykes was a letter from then First Lady, Eleanor Roosevelt. (Kloberdanz)

In 1960, the consolidation of schools in Larimer County resulted in the closure of Plummer School. In 1962, members of the Plummer family deeded the school site to a Marvin Smith who by then owned the balance of the quarter section. Since 1971, the ownership of the schoolhouse has changed several times, and the building has functioned as an antique shop, an office, and a residence/art studio. (McDermott)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS
Plummer School
Larimer County, Colorado

Section number 9 Page 6

BIBLIOGRAPHY

Ahlbrant, Arlene and Kathryn Stieben. *History of Larimer County*. Dallas, Texas: Curtis Media Corporation, 1987.

Allbrant, Barbara. "Saving the Life of the Old Schoolhouse," *Fort Collins Coloradoan*. July 24, 1977.

Division of State Archives and Public Records, Denver, Colorado. Letter verifying teaching record of Hope Williams dated February 22, 1978.

Doggett, Suzanne and Holly Wilson. "Rural School Buildings in Colorado." National Register Multiple Property Documentation Form, Colorado Historical Society. Draft: July, 1996.

Gulliford, Andrew. *America's Country Schools*. Washington, D.C.: The Preservation Press, 1991.

Herbst, Rebecca. Inventory Form prepared for Colorado Preservation Office, January, 1984.

Kloberdanz, Timothy J. Introduction in, Hope Williams Sykes. *Second Hoeing*. University of Nebraska Press: Lincoln, Nebraska, 1982 reprinted from the original.

McDermott, Michael J. "Title Search, Plummer School." Research paper prepared for Department of History, Colorado State University, March, 1989.

Steele, Laurence. Inventory Form prepared for Colorado Preservation Office, August, 1982.

Tresner, Charlene. "Second Hoeing" Raised a Stir." *Fort Collins Triangle*. August 27, 1978.

_____. "Second Hoeing Being Reprinted." *Fort Collins Triangle*. January 26, 1983.

Watrous, Ansel. *History of Larimer County, Colorado: Fort Collins*. Fort Collins, Colorado: The Old Army Press, 1972.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado
Plummer School
Larimer County, Colorado

Section number 10 Page 7

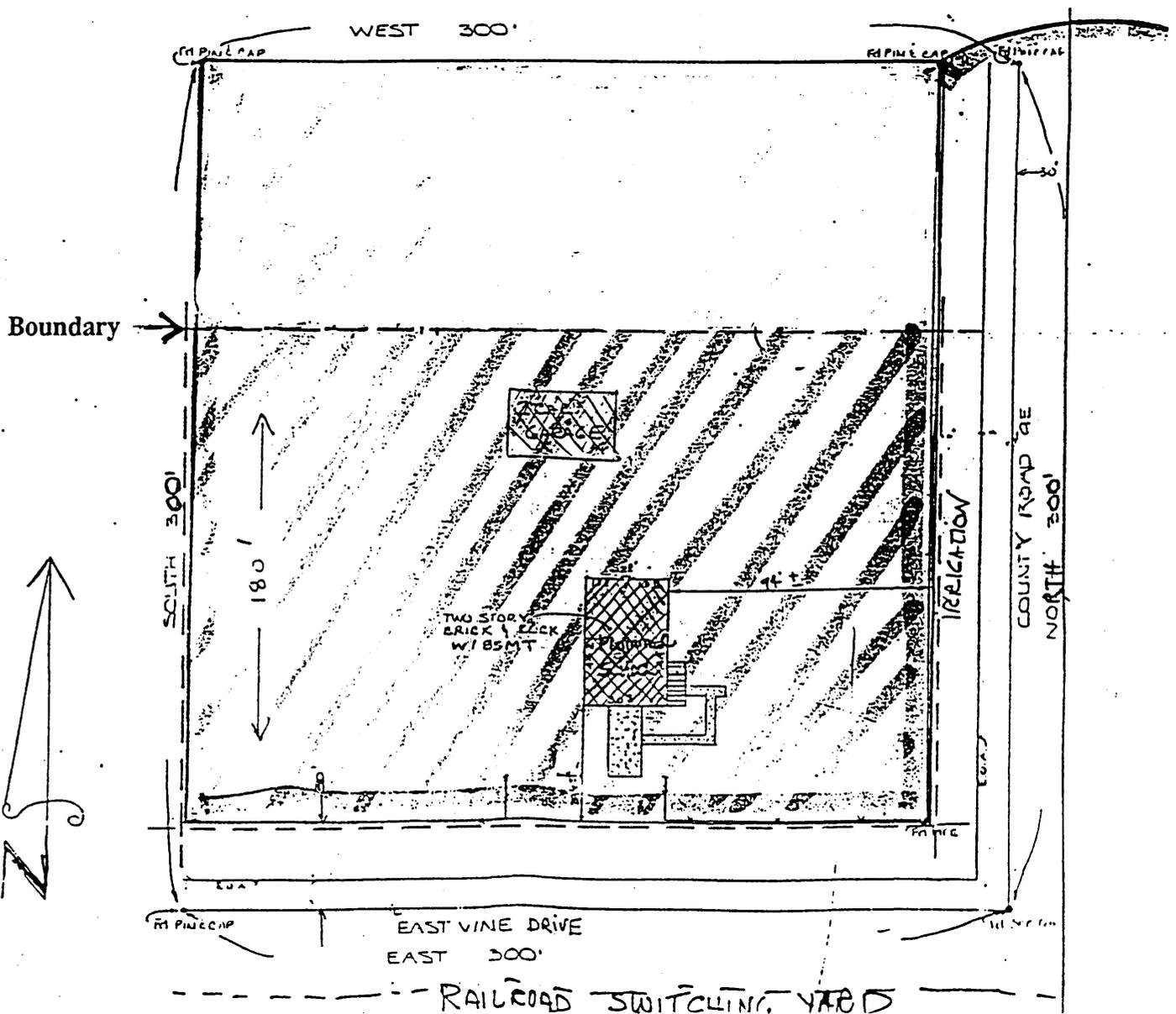
GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries include a parcel of land measuring approximately 300 x 180 feet as indicated on the map below, excluding any portions within the right-of-way of adjacent roads and irrigation ditches.

Boundary Justification

The boundaries include the remaining parcel of land historically associated with the school.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS

Plummer School

Section number Additional Materials Page 8

Larimer County, Colorado

PHOTOGRAPHIC LOG

The following information pertains to photographs numbers 1-4, except as noted:

Name of Property: Plummer School
Location: 2524 E. Vine Dr., Fort Collins, CO 80524
Photographer: Patricia Maimon-Music
Date of Photographs: Fall, 1998
Negatives: 1001 Shadow Ridge Rd. LaPorte, CO 80535

<u>Photo No.</u>	<u>Information</u>
1	South facade, view north
2	South and east sides, view northwest
3	East and north sides, view southwest
4	Circa 1910, south and east sides, view northwest, Fort Collins Library Photo #3170

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rural School Buildings in Colorado - MPS
Plummer School
Larimer County, Colorado

Section number Additional Materials Page 9

USGS MAP
Fort Collins, CO.

