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Form 10-300 (July 1969)

#### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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

COUNTY:
Larimer

STATE:

Colorado

FOR NPS USE ONLY ENTRY NUMBER DATE

(Type all entries - complete applicable sections) Ш 2 **4 1972** 1. NAME COMMON: Avery House AND/OR HISTORIC: Avery House 2. LOCATION STREET AND NUMBER: **NATIONA** 328 West Mount<u>ain Avenue</u> REGIST CITY OR TOWN: Fort Collins STATE COUNTY: CODE CODE 069 Colorado Larimer 3. CLASSIFICATION CATEGORY ACCESSIBLE **OWNERSHIP** STATUS (Check One) TO THE PUBLIC Public Public Acquisition: Yes: District Building X Occupied X Restricted ☐ In Process Site X Structure 🔀 Private Unoccupied Unrestricted N Being Considered ☐ Both Object Preservation work ☐ No in progress PRESENT USE (Check One or More as Appropriate) Agricultural Government ☐ Park □ Comments ☐ Transportation Industrial 😿 Private Residence Commercial Other (Specify) ■ Military ☐ Educational Religious Entertainment Museum Scientific OWNER OF PROPERTY OWNER'S NAME: R. J. Bliss and R. L. Codd Colorad STREET AND NUMBER: 1025 Lamay Avenue CITY OR TOWN: STATE: CODE Fort Collins, 08 Colorado 5. LOCATION OF LEGAL DESCRIPTION COURTHOUSE, REGISTRY OF DEEDS, ETC: Larimer Larimer County Courthouse STREET AND NUMBER: 1513 Lakeside Avenue CITY OR TOWN: STATE CODE Fort Collins 08 Colorado 6. REPRESENTATION IN EXISTING SURVEYS TITLE OF SURVEY: Fort Collins, Colorado Landmark Commission Survey FOR NPS USE DATE OF SURVEY: Federal State County X Local DEPOSITORY FOR SURVEY RECORDS: Larimer County Courthouse STREET AND NUMBER: ONLY 1513 Lakeside Avenue STATE: CITY OR TOWN: CODE DATE 08 Colorado Fort Collins

		(Check One)						
CONDITION	☐ Excellent	X Good	☐ Fair	Deteriorated	Ruins	Unexposed		
CONDITION	(Check One)				(Check One)			
	☐ Altere	ed	X Unaltered		☐ Moved	🕅 Original Site		

The Fort Collins Landmark Commission claims that the Avery House is one of the city's best remaining examples of the colorful construction done during its early days and of High Victorian Gothic architecture.

It is a one and one-half story (with unfinished basement) building, constructed on an irregular plan. The ground floor and the dominating gables, centered in the front (south) and west facades, and in the northwest corner of the back (north) facades are constructed of pink sandstone. Dominating feature of the east facade is a two-story, sandstone turretlike tower. Wherever sandstone is used, the quoins, window and door trim and radiating voussoirs are of a darker, rust-colored stone. A porch which turns the southeast corner on the first floor, also has rust colored stone balustrade, but with lighter colored stone pillars.

The high, hipped shingle roof is symetrical in the front (south) facade with the high center gable, a dormer on either side with overhang and elaborately carved trim. Similar dormers are found on the east and west facades. Sleeping porches and other rooms make the second floor in the rear (north) facade asymmetrical.

The Avery carriage house, north of the main house, is similar in many ways to the main house, although in miniature. It is square and more regular in design than the main house. The ground floor is of stone and trimmed with the darker rust-colored stone. There is a small porch and entranceway in the southwest corner. The carriage house has a symmetrical high-hipped roof. A dormer similar in size and appearance to those found on the main house is centered in the front (south) roof. Larger dormers with double sashes are centered on the east and west roofs. An irregular, elongated dormer, with two off-center windows, runs the length of the rear (north) roof.

The large yard also contains a highly ornamental wooden gazebo. It was originally built by Avery, and has been rebuilt and repainted in recent years by the students who reside in the house.



SIGNIFICANCE			
PERIOD (Check One or More as	Appropriate)		
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	20th Century
☐ 15th Century	☐ 17th Century	∑ 19th Century	
SPECIFIC DATE(S) (If Applicable	le and Known)		
AREAS OF SIGNIFICANCE (Che	ck One or More as Appropri	ate)	71118/
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☐ Prehistoric	Engineering	Religion/Phi-	Other (Specity)
Historic	☐ Industry	losophy	J JUN ZIVEN 2
☐ Agriculture	Invention	Science	105 -
Architecture	Landscape	☐ Sculpture	RATIO =
☐ Art	Architecture	Social/Human-	e GIONA
☐ Commerce	Literature	itarian	$\sim$ 7 $\varepsilon$
☐ Communications	Military	☐ Theater	(6)
Conservation	☐ Music	☐ Transportation	18111

#### STATEMENT OF SIGNIFICANCE

The local landmark commission and historical society believe that the Avery House is one of the best remaining examples of Victorian architecture in Fort Collins. It is also one of the oldest reamining buildings in the city.

Construction began on the house in 1879. No expense was spared and Avery insisted that the stone walls be one foot thick. This is why the house remains sturdy today. The house remained in the Avery family until the early 1960s and is little altered from the original.

Franklin C. Avery, a civil engineer, came to Colorado with the Union Colony that settled Greeley around 1870. He assisted in the platting of the new community and, in 1872, was hired to survey and plat nearby Fort Collins. Later the same year he was elected Surveyor of Larimer County.

For the next forty years, until his retirement in 1910 Avery was deeply involved in banking, real estate and other business enterprises in Larimer and Weld County. He was also elected and appointed to many political, civic, and church offices, and was a key figure in the early prosperity and progress in the region.

The house was a social hub of the community, even after Avery and his wife moved to California in 1916. One or more of his children lived in the house after that. One son, Edgar D. Avery, a prominent insurance man in Fort Collins, ultimately purchased the home and lived in it until his death in 1961. It has since been used as doctors' offices and student rooms. Today it provides rooms for students of Colorado State University. The stable house was purchased several years ago and has been converted into a private residence.

However, the house is endangered at present--not from deterioration, but because of the high value of the property and the great demand for apartment and office space in Fort Collins. The landmark commission and the historical society are working desperately to raise money to acquire the house, and/or find another use for the building in the future that would preserve it. They believe that increased stature provided by Mational Register listing may encourage the owners to preserve the house.

		CAL REFERENCES

Gaslights and Gingerbread by Sandra Dallas, Sage Books, Denver, 1965.

Historic American Buildings Survey, Research by Poudre Historic Landmark Commission.

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Form 10-301 (Dec. 1968)

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

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COUNTY	
Larimer	
FOR NPS USE ON	LY
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