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United States Department of the Interior  
National Park Service

RECEIVED

National Register of Historic Places  
Registration Form

OCT 28 1993

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 Waycott, Ernest, House

other names/site number Abbott House; 5LR1579

2. Location

street & number 1501 West Mountain Avenue N/A not for publication

city or town Fort Collins N/A vicinity

state Colorado code CO county Larimer code 069 zip code 80521

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James Duane Hartman October 21, 1993  
Signature of certifying official/Title Date  
State Historic Preservation Office  
State of 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:)

Gregory M. Sawyer 12/2/93  
Signature of the Keeper Entered in the National Register Date of Action

Ernest Waycott House  
Name of Property

Larimer County, CO  
County and 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 include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function 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)

LATE VICTORIAN / Queen Anne

**Materials**  
(Enter categories from instructions)

foundation STONE / Sandstone

walls WOOD / Weatherboard

roof WOOD / Shingle

other \_\_\_\_\_

**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.)

- 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 Bibliographical 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)

ARCHITECTURE

Period of Significance

1908

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Waycott, Ernest

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
[X] Local government
University
Other

Name of repository:

Fort Collins Planning Department

Ernest Waycott House  
Name of Property

Larimer County, CO  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	3	4	9	1	2	3	0	4	4	9	2	6	9	0
Zone			Easting					Northing						

  
2 

Zone			Easting					Northing						

3 

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 Carl W. McWilliams and Karen J. McWilliams, Co-Principals

organization Cultural Resource Historians date Sept., 1993

street & number 1607 Dogwood Court telephone (303) 493-5270

city or town Fort Collins state CO zip code 80525

**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 Jane H. Abbott

street & number 1501 West Mountain Avenue telephone 303-493-6307

city or town Fort Collins state CO zip code 80521

**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.

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Ernest Waycott House  
Larimer County, CO

## Narrative Description

Built in the Queen Anne tradition, the Ernest Waycott House is among Fort Collins' well-maintained residences dating from the early 1900s. The house is located on the southwest corner of Mountain Avenue and Roosevelt Street, one block north of City Park, in the city's northwest sector. Residences along Mountain Avenue were built between the late 1870s and circa 1910. Laid out with a 140-foot width, and with a wide center parkway, Mountain Avenue was where many of the city's early prominent residents built their homes. In the early 1990s, the neighborhood surrounding the Waycott House is still made up almost entirely of largely intact, early 20th century homes. Houses along Mountain Avenue comprise a cohesive neighborhood featuring uniform setbacks and displaying the design and workmanship of the period. The avenue's wide tree-lined center parkway and mature landscaping also contribute to the area's historical character.

Constructed in 1908, the Waycott House is located on a 140-foot by 50-foot lot near Mountain Avenue's western end. The site is generally flat, with mature landscaping. Large spruce trees near the house's northwest and southeast corners, along with fruit trees, low shrubs and flower beds, accent a planted grass lawn. Concrete sidewalks parallel Mountain Avenue to the north and Roosevelt Street to the east. A 6-foot-high picket fence surrounds the backyard to the south. Entering the property from Roosevelt Street, a concrete driveway provides access to a small attached garage on the south elevation.

Now more than eighty years old, the Waycott House has seen moderate changes to its original construction. The small attached garage was added circa 1930. In the mid-1970s, the kitchen was expanded to the south, and in 1987 an upstairs bath was built under a shed dormer on the east elevation. The alterations' materials, massing, and scale are all in keeping with the house's original construction. The alterations, moreover, are concentrated primarily on the south (rear) elevation, leaving the house's facade entirely intact. In relation to similar properties in Fort Collins, the Waycott House has thus retained a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.

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**Ernest Waycott House  
Larimer County, CO****Narrative Description (continued)**

Typical of Queen Anne residences, the Waycott House exhibits a vertical orientation, and features an asymmetrical facade, an irregular plan and variable wall textures. Bay windows, dormers, and roof overhangs all contribute to the avoidance of a smooth wall appearance. The house's one-story wraparound porch, and use of stained glass also identify it as a Queen Anne-style structure.

Following is more detailed information regarding the Waycott House's current architectural appearance.

- Stories: 1½
- Orientation: North
- Plan: Irregular.
- Foundation: Rusticated cut sandstone blocks; poured concrete footings with blond brick veneer under the dining room on the east elevation.
- Walls: Lapped horizontal siding, painted blue; 1" x 6" corner posts, painted white; blue square-butt shingles and salmon colored sunburst motifs in the upper gable ends; 1" x 8" horizontal boards and water table separate the horizontal siding from the stone foundation; salmon colored dentil courses are located in fascia boards under the eaves, under the porch hood, in the gable-roofed dormers, and above the bay window on the east elevation.
- Windows: Primarily single 1/1 double-hung windows with flat arches and painted white wood surrounds, with wood storms; rectangular hip-roofed bay on the east elevation, with three 1/1 double-hung windows; multiple-light Queen Anne sash windows with stained glass on the east and south elevations; decorative tripartite window on the east elevation, with engaged Doric column motif mullions; one 3-light hopper on the north end of the west elevation; one 30-light fixed-pane on the west elevation; one 4-light hopper in garage at the south end of the west

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Larimer County, CO

## Narrative Description (continued)

- Windows: elevation; non-original paired 6-light casements, with flanking stained glass sidelights, on the south elevation; two non-original 2-light horizontal sliders on the south elevation. Porches: Four rounded, poured concrete steps at the building's northeast corner lead to a wraparound porch, which covers all of the north elevation and part of the east elevation; tongue-and-groove wood porch flooring; rounded hip roof at corner, with flanking shed hoods on the north and east elevations; Doric column supports; open wood balustrade; non-original, four-step poured concrete porch on the south elevation, covered by a shed-roof extension of the garage roof.
- Doors: Single wood door with single full-length light on the east end of the north elevation; wood storm door with single full-length light; wood-paneled door on the south elevation, with one etched glass pane in the upper panel, and decorative carvings in the locking rail.
- Roof: Steeple pitched intersecting gables; flared overhanging eaves with returns; brown wood shingles; boxed eaves; two hip-roofed dormers with flared eaves and 1/1 double-hung windows on the north elevation; one non-original shed-roofed dormer, with 2-light horizontal sliding window, at the south end of the east elevation.
- Chimneys: One interior red brick chimney, located on the ridge line; one non-original brick chimney with horizontal siding cladding on the exterior of the west elevation.
- Interior Plan: **First floor:** parlor, living room, dining room, bedroom, kitchen, bath, small office in kitchen addition; **second floor:** three bedrooms, bath, hallway; **basement:** two unfinished rooms.
- Interior Finishes: Tongue-and-groove yellow pine floor in parlor, living room and one upstairs bedroom; tongue-and-groove fir floor in dining room; linoleum over tongue-and-groove wood floor in kitchen and downstairs bath; carpet over tongue-and-groove wood floor in office, upstairs bedroom, upstairs bath and hallway; tongue-and-groove oak floor in one upstairs

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**Ernest Waycott House  
Larimer County, CO**

**Narrative Description (continued)**

Interior Finishes: bedroom; painted or wallpapered wood lath and plaster walls and (continued) ceilings; Interior Finishes: painted fir doors, window trim and baseboards; original pocket doors between parlor and living room; built in china cabinet and drawers in living room.

Garage: Small garage on south elevation was built circa 1930, and is barely large enough to house a modern automobile; poured concrete footings and floor; frame construction clad with lapped horizontal siding; shed roof.



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**Ernest Waycott House**  
Larimer County, CO

### Statement of Significance

Built in 1908, the Ernest Waycott House is eligible for inclusion in the National Register of Historic Places under National Register Criterion C. Constructed by its original owner, Ernest Waycott, the house is among Fort Collins' few remaining examples of the Queen Anne style of architecture. Although it is a restrained example of the style nationally, on a local level the Waycott House is one of Fort Collins' few houses that embody the Queen Anne's distinctive characteristics.. Three other Queen Anne houses in Fort Collins are listed in the National Register of Historic Places - the T.H. Robertson House at 420 West Mountain (built 1893), the Montezuma Fuller House at 226 West Magnolia (built 1895), and the Frederick R. Baker House at 304 East Mulberry (built 1896). One other notable property in Fort Collins, the Robert J. Andrews House at 324 East Oak Street, is principally of the Queen Anne style. Relative to these structures, the Waycott House is distinguished because it is a much later example of the Queen Anne style. The Baker, Robertson and Fuller Houses, moreover, all feature masonry exterior walls, whereas the Waycott House has lapped horizontal wood siding.

By the time the Waycott House was constructed in 1908 it was in vogue to apply classical ornamentation to Victorian-era buildings. These structures, with their combined classical detailing and Victorian-era massing, were precursors to the Neoclassical and Colonial Revival styles that peaked in popularity in the 1910s. Classical detailing on the Waycott House includes the Doric columns, dentil courses and a small tripartite window on the east elevation.

### THE QUEEN ANNE STYLE IN AMERICA 1880 - 1910

Queen Anne, as a Victorian era architectural style, was an English import taken from Elizabethan and Tudor designs. English antecedents of the style exhibited steeply pitched gable roofs, tall brick chimneys, small-paned windows, and decorative tiling and brickwork. In America, the Queen Anne was among the Victorian era architectural styles that dominated residential construction between circa 1860 and 1910. Encompassing such styles as Second Empire, Italianate, Stick, Shingle, and Richardsonian Romanesque, residential architecture of the Victorian era reached its greatest expression in the Queen Anne style.

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Ernest Waycott House  
Larimer County, CO

Statement of Significance (continued)

Following the Civil War, the industrial revolution and the nation's burgeoning railroad networks led to dramatic changes in American house design and construction. Complicated and elaborate, the periods' domestic architecture reflected the tensions and contradictions of an agrarian society changing into an urban culture. While adapting to new technologies made possible by the Industrial Revolution, the picturesque Victorian era styles also conjured up romantic images of the past.

Among the most significant technological advances was the advent of balloon and platform frame construction. Mass produced 2" x 4" or 2" x 6" wood beams, joined by machine-made wire nails, created a light-weight frame that was easily constructed and was adaptable to a number of building forms. Traditional houses, built of heavy load-bearing timbers joined by mortise-and-tenon construction, were soon rendered obsolete by the balloon and platform frame fabrication methods. Also significant was that housing components, including doors, windows, roof members, siding, and decorative elements, could be mass produced in factories and shipped by rail throughout the country.

The Queen Anne style represented an exuberant expression of the country's social and industrial forces. Vertically oriented, Queen Anne houses exhibited asymmetrical plans and facades, steeply pitched roofs, and multi-textured, brightly-colored walls. Numerous projections, including bay windows, dormers, overhanging eaves, and corner turrets, were utilized to break the continuity of wall and roof surfaces. Porches were typically one-story, and often wrapped around to cover portions of two elevation. An open balustrade, often with turned balusters, was also a hallmark of the Queen Anne style. Door and window openings were arranged asymmetrically, and usually featured plain surrounds. Details such as stained glass, tall corbelled chimneys, and carved wood-paneled doors also contributed to the style's appearance.

Originating in the northeastern United States, the Queen Anne's popularity spread quickly after 1880. Pattern books and architectural magazines, beginning with *The American Architect and Building News*, contained Queen Anne house plans that were adopted throughout the country. In Colorado, Queen Anne houses were typically

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**Ernest Waycott House**  
**Larimer County, CO**

**Statement of Significance** (continued)

restrained. Houses in the style were built in the flourishing mining towns, as well as in many residential neighborhoods of the state's larger cities. Beginning in the late 1870s, houses built for Fort Collins' early leading citizens reflected regional and national trends. Consequently, the Victorian era homes built in the city included several in the Queen Anne tradition.

### **EARLY DAY FORT COLLINS 1862 - 1907**

Fort Collins had its start as a military camp established in 1862 to protect Overland Trail emigrants from Indians and outlaws. Located on the Cache la Poudre River, near present day LaPorte, the camp was moved downstream following a flood in June 1864. Retaining the name of the region's commander, Colonel William O. Collins, the camp was upgraded to a fort. The military establishment was short-lived, however. In 1866, the last soldiers were withdrawn, and the small group of settlers which had grown to serve the post, remained to form the foundation of a permanent community. Fort Collins' first streets were platted the following year, and in 1868 the nascent town was designated the Larimer County seat.

In 1872, an agricultural colony - an offshoot of Greeley's Union Colony - was established at Fort Collins, bringing new settlers into the region. This development was followed by the arrival of the Colorado Central Railroad in 1877, and the founding of the Colorado Agricultural College (now Colorado State University), in 1879.

Fort Collins' initial commercial development during the late 1860s and early 1870s was concentrated along Linden Street and Jefferson Street (known then as the Denver Road). By 1880, Fort Collins had progressed to become the region's principal social and commercial center, and several new streets had been laid out to the west of the original "Old Town" that had been platted in 1867. In the 1880s many new commercial buildings were erected along College and East Mountain Avenues in an area that was then known as "New Town." Also during this time, the streets west of College, including West Mountain Avenue, saw rapid residential growth.

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**Ernest Waycott House**  
**Larimer County, CO**

**Statement of Significance (continued)**

Residential development along Mountain Avenue initially extended west to Whitcomb Street. As the city's population increased, development along the Avenue was expanded westward, eventually reaching Grandview Cemetery in the first decade after the turn of the century. Lands surrounding Mountain Avenue west of Shields Street had initially been settled in 1870 by a group of families from Mercer County, Pennsylvania. Establishing a short-lived agricultural community known as Mercer Colony, the Pennsylvania emigrants eventually ceded the lands to an early Fort Collins pioneer named John Sheldon. In 1907 sixty acres of the Sheldon property was purchased by the city and subsequently developed into City Park. A few years earlier, a tract of land, north of where the park would be located, had been acquired by one of Fort Collins' founders, Abner Loomis. In 1903 Loomis ceded those lands to Alexander W. Scott and Frederick W. Sherwood. Scott and Sherwood, in 1907, subsequently sold a 68 acre tract to the Edwards and Kissock Agency, which then established the Scott-Sherwood Addition.

### **THE ERNEST WAYCOTT HOUSE 1908 - 1993**

On May 14, 1908 Ernest and Flora Waycott purchased Lot 1 of Block 5 in the Scott-Sherwood Addition, at the southwest corner of Mountain Avenue and Roosevelt Street. Ernest Waycott had been born in England on April 1, 1864, and after immigrating to the United States, he and his wife arrived in Fort Collins just prior to 1908. Waycott evidently began work on the house in the spring of 1908, and completed the structure's basic construction later that year.

Waycott lived in the house he built for only eight years, passing away in Fort Collins on November 8, 1916. During the years between 1908 and 1916, Waycott was one of Fort Collins' most prominent building contractors, and he was likely involved in the construction of several other homes in the Scott-Sherwood Addition. Flora Waycott retained ownership of the property until her death in 1929, but based on research in Fort Collins City Directories, she lived in the house for only a short time after her husband's death.

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**Ernest Waycott House  
Larimer County, CO**

**Statement of Significance (continued)**

In the 1920s, while Flora Waycott retained ownership, the house was occupied by several people. In 1931 Archie and Agnes Dinnebeck took up residency, and three years later they purchased the property. The Dinnebeck family, proprietors of a service station in town, owned and lived in the house until 1958. In 1959 Charles R. and Mary K. Phillips acquired the property, and the Phillips' family retained ownership until 1976. David E. and Martha P. Shands were the house's owners between 1976 and 1979. In August 1979 the property was acquired by A. (Alexander) Scott and Katherine W. Abbott. Scott Abbott is a descendent of and was named for Alexander W. Scott, under whose name the Scott-Sherwood Addition was platted. The property is currently owned by Scott and Katherine's daughter, Jane Abbott.

Throughout its 85 year history, the Waycott House has seen only modest alterations to its original construction. Having retained a large measure of its physical integrity, and with its history well-documented, the property is among Fort Collins most significant examples of the Queen Anne style of architecture. The property's future, fortunately, continues to bode well. Deeply interested in Fort Collins' past, the Abbott family is committed to preserving their home's historical integrity and to championing its significance.

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Ernest Waycott House  
Larimer County, CO

## Bibliography

### PUBLISHED SOURCES

Ahlbrandt, Arlene, and Stieben, Kathryn, eds. *The History of Larimer County, Colorado Volume II*. Dallas: Curtis Media Corporation, 1987.

Allen, Edward B. "The Queen Anne Cottage: A Study in American Architecture," *The Art World* 3 (January 1918): 345-347.

Eberlin, Harold D. "Building in the Vernacular," *The Independent* 91 (1 September 1917): 336-337.

*Fort Collins, Colorado City Directories*. Salt Lake City: R.L. Polk and Company Publishers. Editions, published annually or biennially beginning in 1903, are on file at the City of Fort Collins Public Library, Local History Section.

McAlester, Virginia, and McAlester, Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf 1984.

"Our Suburban Architecture," *The Architectural Record* 23 (June 1908): 419-421.

Parrish, Shirley Rietveld. *The Epic of Larimer County*. Fort Collins: Win-Art Inc., 1959.

Pearce, Sarah J. *A Guide to Colorado Architecture*. Denver: The State Historical Society of Colorado, 1983.

Phillips, Steven J. *Old House Dictionary*. Lakewood, CO: American Source Books, 1989.

"Preserving Our Past: Changing Attitudes in Northern Colorado." *Denver Post Empire Magazine*, 28 October 1979.

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Ernest Waycott House  
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Bibliography (continued)

Rogers, Eliza N. "The Antecedents of the American House," *House Beautiful* 60 (September 1926): 262, 263, 313.

Steele, William. "The American House: Its Present Status and Factors Which Have Contributed to It," *House Beautiful* 62 (September 1927): 264, 322-324.

Swanson, Evadene B. *Fort Collins Yesterdays*. By the Author, 1975.

Tresner, Charlene. *Streets of Fort Collins*. Fort Collins: McMillen Publishing Company, 1977.

"Twenty-Five Years of American Architecture," *The Architectural Record* 40 (July 1916): 1-14.

Watrous, Ansel. *History of Larimer County Colorado*. Fort Collins: The Courier Printing and Publishing Company, 1911.

UNPUBLISHED SOURCES

Deed abstract records for the North 140 Feet of Lot 1, Block 5, Scott-Sherwood Addition, Fort Collins, Colorado. Grantor-Grantee indices, beginning in 1893, are on file at the Larimer County Clerk's Office, Fort Collins, Colorado.

Grandview Cemetery Records, on file at the City of Fort Collins Public Library, Local History Section. See entry for Ernest Waycott.

"Historic Building Inventory Record, 1501 W. Mountain Avenue, Fort Collins, Colorado," 1992. On file at Colorado Historical Society, Office of Archeology and Historic Preservation, 1300 Broadway, Denver, CO 80525.

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**Ernest Waycott House  
Larimer County, CO**

## **Bibliography (continued)**

Register of Funeral from the Allnutt Funeral Home for Ernest Waycott, deceased 8 November 1916. On file at the City of Fort Collins Public Library, Local History Section.

Simmons, R. Laurie, and Simmons, Thomas H. "City of Fort Collins Central Business District Development and Residential Architecture Historic Contexts," November 1992. On file at City of Fort Collins Planning Department, 289 N. College Avenue, Fort Collins, Colorado, 80522.



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**Ernest Waycott House  
Larimer County, CO**

**Verbal Boundary Description**

The Ernest Waycott property is a rectangular parcel of land measuring 50-feet east and west, by 140-feet north and south. The property's legal description is defined as the North 140 Feet of Lot 1 in Block 5 of the Scott-Sherwood Addition, Fort Collins, Colorado.

**Boundary Justification**

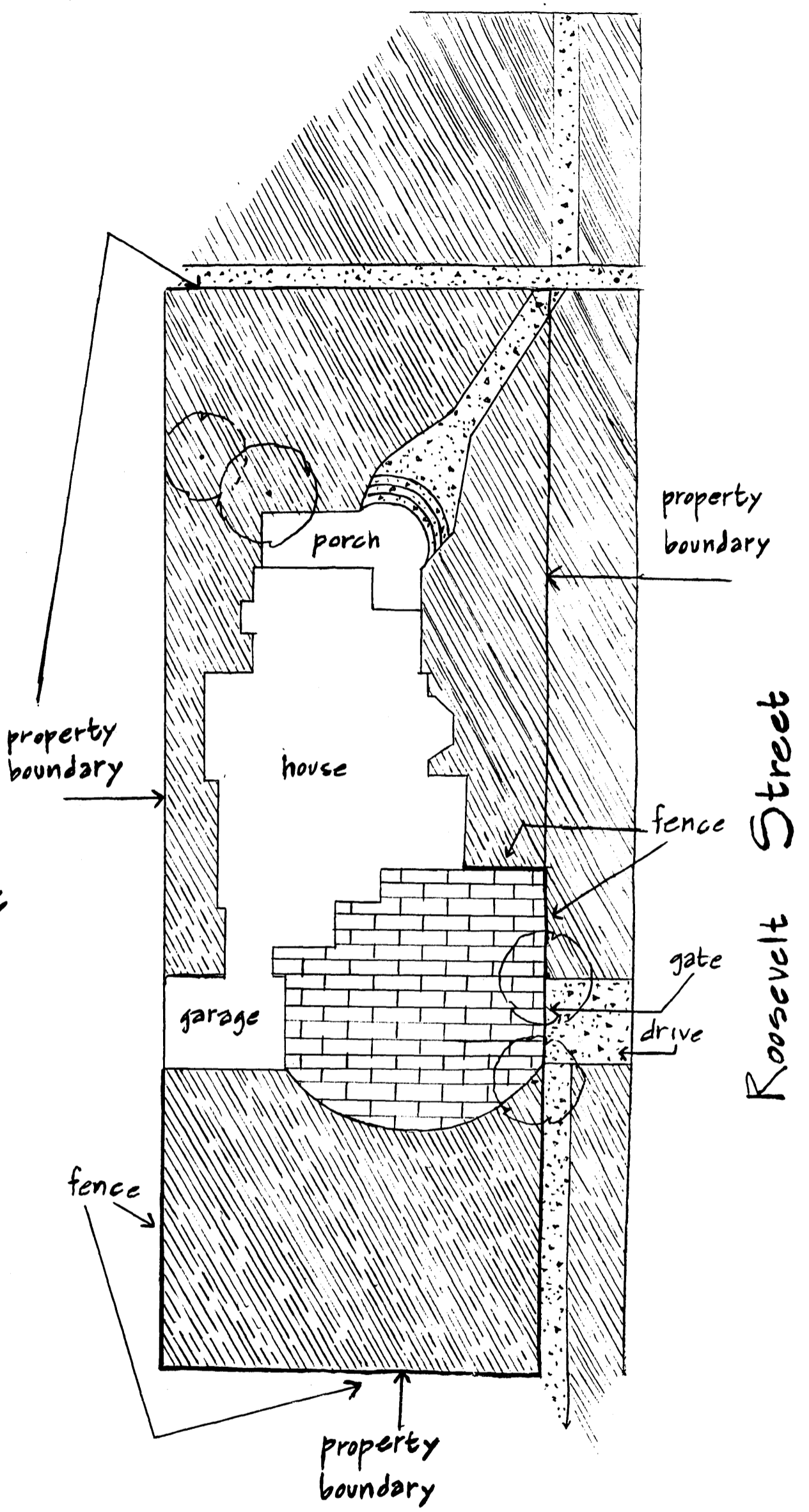
These boundaries encompass the entire parcel of land that has historically been associated with the Ernest Waycott House in Fort Collins, Colorado.

Mountain Avenue

approx.  $1\text{ in.} = 17\text{ ft.}$

N

Ernest Waycott  
House  
Site Plan



Roosevelt Street