



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 determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

## 1. Name of Property

Historic name: Schlichter, E. A., Residence  
Other names/site number: Akin House~Smith House / 5LR.1591  
Name of related multiple property listing: N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 1312 S. College Avenue  
City or town: Fort Collins State: Colorado County: Larimer  
Not For Publication:  N/A Vicinity:  N/A

## 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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<u><i>Holly Kathryn Norton</i></u>	<u>16 September 16</u>
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date	
State or Federal Agency/Bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of Commenting Official:	Date
Title:	State or Federal agency/bureau or Tribal Government

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*Tom Edison H. Beall*  
Signature of the Keeper

*11.22.16*  
Date of Action

**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

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling  
EDUCATION/Education-related

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/ Professional

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**7. Description**

**Architectural Classification** (Enter categories from instructions.)

ITALIAN RENAISSANCE REVIVAL

**Materials:** (enter categories from instructions.) Principal exterior materials of the property:

Exterior: stucco/concrete;  
Walls: wood frame;  
Roof: asphalt;  
Foundation: concrete.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The 1922 E.A. Schlichter Residence was constructed in the Italian Renaissance Revival style, and is only one of a few intact examples in the City of Fort Collins. The home has distinctive architectural characteristics, including its classical simple massing, built to impress, while embracing economies of construction. Main floor picture windows that balance either side of the front entry as well as extensive use of casement windows on all sides of the home, allow both interior lighting and ventilation. A porte cochère attached to the north side of the house covers the driveway that accesses the property from College Avenue and extends east toward the attached garage at the rear of the house then to the alley beyond the east boundary line. The house is set back from College Avenue, Fort Collins' main thoroughfare, by 60' and has an expansive front lawn and a rear alleyway. Two historic ponderosa pine trees are in the south front lawn. Two newly planted ash trees are centered in the front lawn, one to the southwest of main entrance and one to the northwest of the main entrance. A third ash tree exists in a newly planted flower garden, which is near the southwest ash tree. The house retains a high-degree of integrity with few alterations.

### Narrative Description

The property is in an area dominated by Colorado State University (CSU), founded in 1870, and properties supporting CSU, some for over one hundred years. This home was the first house built in Block 2 after L.C. Moore platted his first subdivision in 1921, called the L.C. Moore First Addition. College Avenue fronts Block 2 on the west, Pitkin Street is on the north, Remington Street to the east, and to the south is E. Lake Street. The home was the type that Moore required to define the new neighborhood. The 1924 Fort Collins High School building (5LR.3336) is in L.C. Moore's Second Addition across Remington Street immediately east and south of the L.C. Moore's First Addition. Historic houses north of Pitkin Street have, with only limited exceptions, been torn down. The prior stately homes on the west side of College Avenue, in Block 1 of L.C. Moore's First Addition, including the homes built for members of the Moore family, have been torn down or moved to other parts of the city and the land is now owned by CSU and largely used for parking. CSU also owns the land on the west side of College to the south of Block 1, where eight College Avenue homes and others farther west, and not on College Avenue, were demolished in 2015 and early 2016 to make way for the new CSU Health & Medical Center to open in spring 2017.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

Of the rest of the homes built in Block 2 of the L.C. Moore First Addition, the home immediately to the south of the subject property, known as the "log house," was torn down in 1987 and replaced with a commercial building. The other houses in the block are intact and relatively well preserved and unaltered. The balance of the L.C. Moore Second and Third Additions extend one-half mile to the east. The second and third additions were built between the late 1920s and the end of World War II. For the most part, these homes remain in place and the neighborhood is also relatively well preserved. The Schlichter Residence fronts South College Avenue along with neighboring L. C. Moore Subdivision homes along South College Avenue were intended to be more expensive showpieces than homes on nearby streets and helped define the new L. C. Moore Addition neighborhood.

### **House, 1922, photographs 1- 10**

The Italian Renaissance Revival-style house has a rectangular plan with a rear garage wing and has been largely preserved in its original condition/configuration since the home's construction. The main section of the house measures approximately 38' (north-south) x 30' (east-west) and the rear wing, which includes the rear porch, covered breezeway, and garage, measures approximately 20' (north-south) x 34' (east-west). The Schlichter house, built at an original cost of \$7,900, met Moore's cost specifications as defined in original owner deeds.<sup>1</sup> The two-story Schlichter house is highlighted by expansive multi-pane windows, a white stucco exterior, wide overhanging eaves, a hipped roof, a projecting front entryway with a concrete staircase bordered by short side walls, large picture windows that flank the entry, and a double-car garage in the rear garage wing. Although many homes built in Fort Collins during the 1920s had stone foundations, the L. C. Moore Subdivision homes primarily had concrete foundations, as is the case for the Schlichter Residence, which has a raised concrete foundation. Brick chimneys exist on both the house and garage.

The house, with a rough cementitious stucco exterior, has always been white. All but four of the windows are original and most windows in the house are multi-pane exterior-swinging metal casements, designed to provide ventilation. The windows have interior screens, most of which are original or historic, and operate by a crank system. The removable cranks can be inserted through holes in the interior screens by sliding aside small disks to access the cranking mechanisms and operate the windows. Simple 2"-wide wood trim surrounds all main and second-floor windows, each with wood sills and lintels. A simple wood belt course divides the first and second stories and a wood water table is just above the basement windows. Brown composite shingles cover the roof.

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<sup>1</sup> Deed restriction, \$7,000 minimum cost for home; deed from L.C. Moore to E.A. Schlichter, recorded in the Larimer County Records, Book 439, Page 314.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

### **West (main) façade**

The building's symmetrical façade with a projecting two-story central entry bay is highlighted by a centered arched-entry vestibule with the entry supported by tapered square piers. A 9'-wide concrete centered staircase with six concrete stairs flanked by sidewalls lead to the entrance stoop. Simple wrought iron handrails, one on each side, angle from the sidewalls to the piers. Seven projecting beams with chiseled ends decorate the arch above the stoop. Ten-lite sidelights flank the original fifteen-lite entry door. Picture windows, which replaced the original windows in the openings, measuring 6' x 5', dominate the front of the building. Flanking each of the picture windows (lighting the original interior dining room on the north and living/sitting room on the south) are original 2' x 5' casement sidelights, which contain the original 1922 beveled glass. These window combinations provide balance to the architectural features of the house and further emphasize the projecting front entry.

The upper floor on this side of the building contains the original triple sets of eight-lite windows flanking the front entry and centered over each of the first-floor picture windows. A pair of four-lite windows over the first-floor front entry originally provided light to the master bedroom's walk-in closet, which is now an office space. Two wood balconets, supported by decorative brackets, are under each of the triple sets of eight-pane windows. The balconets are divided into three sections, each section under a window, each containing an open geometric design. A corbelled brick chimney of red- and buff-colored brick sits slightly to the south, but near the center of the hipped-roof peak, again adding balance to the architectural design of the home.

At the south end of the main façade wall, a one-story sunroom (measuring 12' x 14') is set back by 9' and is accessed from the interior or south-facing side. A group of four out-swinging, tall and narrow (4' x 1'-10"), single-lite casement windows span nearly the entire west-facing (main) side of the sunroom. The sunroom is balanced on the north by a simple one-story open porte cochère of roughly the same dimensions as the sunroom. The porte cochère contains two tapered piers that support a post with chiseled ends; the piers sit atop a concrete base and all are stuccoed to match the house. An open canopy, composed of six exposed beams with chiseled points, extends from the pier support on the north to the north wall of the house.

### **South-facing side**

Projecting from the center of the first floor of the south-facing side of the home is the flat-roof sunroom, which is surrounded on all three sides by groups of tall, narrow (4' x 1'-10") ten-lite out-swinging metal casement windows. Set back 9' from the west/front wall of the house and extending approximately 12' from south-facing wall plane of the house, the sunroom now serves as a conference room. A fifteen-lite door centers on the south side of the sunroom with flanking paired windows described previously. A concrete staircase with five steps meets an approximately 3½' x 3½' landing south of

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

the door. The staircase ascends from the west and features a non-historic wrought-iron hand rail and balustrade.

Facing south, on either side of the sunroom, are two small four-lite metal casement windows, each window measuring 2'-7" x 10".

On the second story of the south side, above the sunroom, is a screened covered fifteen-lite door, matching the one in the first-floor sunroom, which allows access to what was originally the southwest bedroom off the second-story sunroom roof. It now accesses office space and the sunroom roof is used as a second-story deck/patio. Around the perimeter of the rooftop deck are non-historic wood posts and enclosed panels, with similar geometric designs as the main façade's balconets, which serve as a balustrade and provide safety for individuals on the deck. To the west of the second-story sunroom roof patio door is a pair of four-lite metal casement windows, again opening to the exterior, which match those west of the sunroom on the first floor. East of the second-story entry is a single narrow one-over-one interior opening window (which provided light for the southeast bedroom closet) and a pair of eight-lite out-swinging 4'-tall metal casement windows.

### **East-facing side**

#### *East (rear) patio*

A 12' x 20' concrete patio symmetrically extending off the east-facing side of the house is inset 9' from the northeast corner of the main building and 10' from the southeast corner. The patio appears to be original. On the southeast corner of the patio, accessed at the landing from the patio to the basement, is a flush-panel ground-level entry door leading to the garage and covered breezeway from the rear of the home. The attached garage, at the east side of the house, is connected by a covered breezeway running the length of the east wall of the patio and west wall of the garage. The house and garage are counted as one resource because they are attached by a side-gabled roof that runs from the rear house wall over the back porch and to the end of the garage. The garage is separately addressed below.

#### *East house wall*

Extending east beyond the main section of the two-story house is the original enclosed one-story back porch. The porch is accessed by a rear stair leading from the rear door up to the porch. Stairs also lead to the basement. An arched covered breezeway between the rear of the porch and the original two-car garage are all under a side-gabled roof. The patio extension is inset from the plane of the southeast-facing wall (southeast corner of the main house) by about 10' and from the plane of the north-facing wall (northeast corner of the main house) by about 9'. The enclosed back porch has a pair of six-lite hinged side-opening windows, unlike other windows in the house, that are centered on the south-facing side (one that provides light to the basement stair)

Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

County and State

and a group of three similar six-paned windows on the north-facing side. An additional six-pane east-facing window in the covered breezeway opens to a catwalk that leads to a hatch-type door in the upper portion of the covered breezeway that leads into the attic above the garage. East of and connecting the back porch and garage is the covered arched breezeway, which retains the original arch at the north breezeway entry. When the current owner purchased the property in 2015, the south breezeway entry had been squared off and a door added. However, in 2015 the original arch location was found and restored on the south breezeway entry.

Windows on the second floor on the east-facing side are, from south to north: a pair of four-lite windows directly above the first-floor group of three, a slightly off-centered pair of four-lite windows, a one-over-one window, and a pair of eight-lite metal casement windows located toward the north wall of the building.

### **North-facing side**

Centered on the north-facing side is a fifteen-lite door matching the one on the south-facing side. Access to this north door is made with seven narrow concrete steps with a metal hand-rail secured to the house and no rail on the outer side of the stairs. An open porte cochère extends from above the entrance over an asphalt driveway next to the concrete stairs. The driveway extends from South College Avenue to the rear alley. On either side of the north-facing side door is a pair of 2'-6" x 2'-4" metal casement windows. Directly below these windows lighting and ventilating the basement are 3' x 2' three-lite awning windows (two on the east side of the entrance stairs and one on the west side of the entrance stairs).

The second floor has two groups of three four-lite windows (2'-6" x 2'-4"), one group above and to the west of the north entrance, and one above and to the east of the entrance.

The original coal chute is at the northeast corner of the house off the entry to the garage. A small metal door (about 2' x 2') provided access. It is no longer used.

### **Garage wing**

The covered breezeway connects the back porch to the double-bay 20' x 20' garage. A ground-level door at the southwest corner of the garage aligns with a utility door from the southeast corner of the rear patio area off the rear porch; the door leads up to the patio area or down to the basement. The garage's east side has two 3' x 2'-6" six-lite fixed metal windows. The south side features similar six-lite metal casement windows. The garage contains a brick chimney, which once served the vintage heating stove that remains in the garage. The garage appears to be original, having been sized to house



Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

cars of the 1920s.<sup>2</sup> The attic above the garage can be accessed either by a catwalk from the rear patio window or by a ladder from the garage interior.

The interior of the garage now serves as an Americans with Disabilities Act (ADA)-accessible conference room for the current owner's law practice. An ADA-accessible restroom was also added in 2016. Previously, the garage was roughly finished. The original clay sewer service line serving the house is in place directly north of the existing garage, connecting to the sewer main in the alley.

### **Interior**

The house originally contained a foyer, sitting room, dining room, kitchen, bathroom, and sunroom on the first floor. French doors originally separated both the main floor sitting and dining rooms from the front hall and still separate the sitting room from the sunroom. The original beveled glass remains in place in casement sidelights flanking the front picture windows and in the ten-lite front door. Original narrow-board oak hardwood floors run throughout the house. A simple L-shaped central staircase with an oak banister and stair treads is situated in the foyer and leads to the second floor. Original radiators using hot water rather than the original steam heat, are in most rooms.

The fireplace box in the sitting room is largely jade-colored green field tile, interspersed with jade-colored scrolled tiles. Original wide baseboards and 2"-wide trim boards throughout the house are Douglas fir. Crown molding provides accents to the first floor ceilings, but does not continue to the second floor.

The four second-floor bedrooms are large, each having a separate closet, and the master bedroom has a large walk-in closet. These rooms are all now used as office space.

### **Basement Floor**

The home has a full basement that was divided into rooms and often rented to college students. The Smith Family who owned the home from 1960 to ca. 2011 rented rooms to students during their ownership. The basement is roughly finished, has kitchen and bathroom facilities, and is accessed via the rear door of the house. Early in its history the home was identified by two separate addresses 1312 and 1312½ College Avenue. Presumably the basement was identified by the second address.

The basement area is lit predominantly by three-lite awning windows (3' x 2)'. One set of two windows is at each side of the front porch (four windows total), two on the south of the house (either side of sunroom, with the easterly window a hopper), two on the

<sup>2</sup> A Ford Model T, manufactured from 1908 -1927, was 66" wide and 134" long. From Barefoot Adventures.com <http://www.barefootworld.net/ford-t-specs.html>, last accessed June 1, 2016.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

east (either side of the covered breezeway, with the southerly window a hopper), and three on the north. The current owner uses the basement for storage.

## Alterations

### *Main Two-Story House Section and Grounds*

On the interior of the house, the main floor bathroom and kitchen were refinished during the Smiths' ownership, the two kitchen windows appear to date to the 1960s-era when the Smith's owned it. The replacement kitchen windows are single pane rather than the multiple-pane windows otherwise present throughout the house; they exist at the northeast corner (one facing north and one facing east) of the house. The foyer was paneled, likely during the Smith's ownership (likely during the 1960s), with sheet plywood paneling, which was later painted. In 2016, the paneling was removed. A radiator was removed from the foyer, also likely in the 1960s, presumably to allow a better ability to walk through the front hall.

Changes to the windows and exterior openings have been minor, with ca. 1960 replacement of the original front windows, which may have been multi-pane windows, with large picture windows; however the original multi-pane casements flanking the picture windows are extant and the overall size of the window opening has remained the same. During the 2015-2016 rehabilitation, wrought iron handrails were added to the front entrance considering its use changed to a professional office. Likewise, a handrail was added to the staircase on the east-facing side that accesses the sunroom.

The roof area above the sunroom is accessible by a door off what was originally the southwest bedroom. Although unknown whether the balustrade was original, a 1960 photograph shows that this roof area had a 2½' to 3'-high balustrade containing a geometric design similar to what is there today. A 1968 photograph shows the balustrade and railing supported by wood posts mounted to the exterior walls. A 1992 photo reveals lattice between the supports on the sunroom roof rather than the geometric design balustrade. In 2015 the supports were in place; however, the railing was not. The current owner had an enclosed wood balustrade, with a geometric design similar to that on the balconets measuring 3'-high and new supports added to the roof in 2016. These most closely match the oldest known photographic documentation from 1960.

The 1922 porte cochère had an opening that was only about 8' wide. The opening included the 2'-wide concrete staircase on the north-facing side of the house and the 6'-wide asphalt driveway. To convert the building to an office space and meet the City of Fort Collins Building Code, the City required the opening to be enlarged by 4' to allow for emergency vehicles to access the building if necessary. The base and posts were moved north 4' early in 2016; replicated chiseled beams, extending the width of the

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

expanded opening, replaced the original ones. The deteriorated asphalt driveway was replaced with a new asphalt in the summer of 2016.

The original house and garage wing roofs appear to have been wood shingle. The assessor records and historic photographs suggest red asphalt shingles replaced the wood shingles at least 50 years ago. New brown composite shingles were installed in 2015 by the current owner.

In the basement, small dorm-sized bedrooms were framed-in with plywood sheeting. Based on the type of plywood, these could have been constructed when the house served as a fraternity house in the late 1950s or in the 1960s; the Smiths may have installed the partitions creating rooms to rent to college students. The current owner removed the partitions in 2015 to create an open storage area.

Originally a 3'-wide concrete sidewalk extended from the main sidewalk off South College Avenue toward the house. About 6' from the northwest corner of the house, the sidewalk divided with one section continuing to the front entrance and another continuing to the concrete staircase on the north-facing side of the house. The original sidewalk was in poor condition, and during the 2015-2016 rehabilitation a new 3'-wide concrete sidewalk was poured, altering the design slightly. Rather than having the sidewalk continue to the staircase on the north-facing side, the new sidewalk now only goes to the main entrance, as the entrance and staircase on the north-facing side are no longer used. Two deciduous trees of an unknown species, planted after the period of significance, existed toward the front of the property. By 2015 the trees were dead as was most of the lawn; the trees and lawn were removed in 2015. A pea gravel path now surrounds a newly planted lawn and extends through the middle of the lawn from the main entrance sidewalk to the sidewalk next to South College Avenue. In 2016 the owner added two ash trees to the front lawn, one on each side, and a small flower garden southwest of the house.

With the conversion of the house from a single-family dwelling to a commercial office space, the City required additional parking for the business. A concrete pad was added in early 2016, between the southeast concrete patio and the alley, which now provides parking for three cars.

#### *Covered Breezeway and Garage wing*

Ca. 1960s the covered arched breezeway on the south-facing side, between the house and garage, was squared off at the top and a standard exterior metal door was added. The Smith Family owned it during this time and presumably did this to curtail accumulation of blowing debris in the breezeway. The current owner had the south breezeway returned to its original arch design and removed the door during the 2015-2016 rehabilitation.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

The westernmost window on the south-facing side of the garage was removed ca. 1950s and replaced with an electric fan framed in with plywood. During the 2015-2016 rehabilitation by the current owner, a replicated four-pane window replaced the fan and plywood with a wall air conditioning unit placed below the window.

Likely in the 1970s the original garage doors on the north-facing side of the garage were replaced with more contemporary roll-up type doors operated with electric openers. To convert the garage into an ADA-accessible conference room for the current owner's law practice, the east-most garage door opening now has two vertical wood sliding doors and the west most-opening has been reduced in size by 1' and holds ten-lite French doors.

### **Integrity**

With the exception of the minor alterations listed above, the house retains a high-degree of integrity. It remains in the same location and has the same symmetrical presentation that created its elegance when built. No additions or modifications to the footprint of the building have occurred.

The immediate setting of the Schlichter Residence is still bounded South College Avenue on the west and in the area of CSU. Although many of the former residences have been converted to businesses on College Avenue and others were unfortunately demolished for CSU expansion, all but one of the original houses on Block 2, location of the subject property are extant. Southeast of the property, the Fort Collins High School building and property remains, as do the single-family residences to the east and northeast. Overall, it has a fair to good level of integrity with regards to setting. Integrity of feeling and association are undiminished as the Schlichter Residence continues to reflect a stately house as designed as a show house for L. C. Moore's First Addition subdivision. Two large historic ponderosa pine trees exist on the property that likely date to at least the 1940s. Although a 1970s office building exists to the south of the nominated property, it does not diminish the integrity of the Schlichter Residence.

The house has a high-degree of integrity regarding design, materials, and workmanship. Although the home is now used as a professional office, the original layout is the same. Original hardwood floors, French doors, casement windows (including beveled glass in the front windows and door), exterior doors, fireplace and tile surround, and most of the original radiators are among many of the fixtures and architectural features still present. The 2015-2016 rehabilitation projects were completed pursuant to the Secretary of the Interior's Standards and part of a Federal Preservation Tax Credit project. The Fort Collins Landmark Commission also provided input for the rehabilitation.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

### 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.
- 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.)

- 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 old or achieving significance within the past 50 years.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**Areas of Significance**  
(Enter categories from instructions.)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1922  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1922  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The E. A. Schlichter Residence is locally significant under Criterion C for architecture as an excellent example of the Italian Renaissance Revival style of architecture as applied to a single-family residence. It was built as a show piece home to front College Avenue, Fort Collins main thoroughfare. The period of significance is 1922, the year of construction.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion C – Architecture**

The E. A. Schlichter Residence is significant as an excellent example of the Italian Renaissance Revival style, sometimes referred to as the Second Italian Renaissance Revival style. The Schlichter Residence exhibits many character-defining features of the style in its symmetrical façade, rectangular plan, two stories, low-pitched roof, centered two-story projecting entrance bay, multi-pane windows, open-arch entry, porte cochère, covered arched breezeway, balconets, wide-overhanging eaves, simple wood belt course, different windows on the main façade's upper story than the lower story, and an aggregate concrete stucco exterior. The entry arch is very common to the style.

Interior features include a large tiled fireplace, narrow-strip hardwood floors, recessed panel doors, fifteen-lite doors, and wide door surrounds and base boards. Although an architect for the house has not been identified, this style was typically architect-designed in metropolitan areas before 1930. Developer L. C. Moore wanted an elaborate show house for the development of the first phase of what would become his three phase, almost 80-acre L. C. Moore subdivisions. The Schlichter Residence served as the showcase for the L. C. Moore First Addition.

## **HISTORIC CONTEXT**

### **Development of South Fort Collins and the Moore Subdivisions.**

Fort Collins' L.C. Moore subdivisions comprised three separate additions to the City which, with the first addition, were filed beginning in 1921. Vesting deeds originally conveying lots in all three additions limited the use of properties in the subdivisions to residential uses, with the exception of the park and Fort Collins High School (5LR.3336) tracts. It was Moore's goal in developing the first phase of his almost half-quarter section subdivision to entice new homeowners to the neighborhood, particularly by placing lavish homes on College Avenue, Fort Collins' main thoroughfare. Attention to detail was critical to Moore in attracting potential development to his new subdivision,

Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

County and State

especially in the initial phase of the subdivision development. Moore's First Addition comprised two blocks; the first block, located north of Lake Street to Pitkin Street and both east and west sides of College Avenue, saw construction of substantial stately homes. Within the First Addition, three homes were built by members of the Moore family utilizing the services of prominent local architect, Montezuma Fuller. These large early homes, which were located in Block 1 of the First Addition, became fraternity and sorority houses in the 1950s and 1960s. As some of the houses fell into disrepair by the early 1990s, the lots west of College Avenue on which the homes were located were purchased by Colorado State University (CSU) and have since been razed or relocated to other parts of the city. Eight additional homes on College Avenue, outside of but adjoining the southwest corner of the Moore development, were torn down by CSU to make room for university's Health & Medical Center in early 2016. The homes on College Avenue were intended to be more grandiose, serving to attract buyers to future phase developments. Moore defined cost specifications in original owner deeds. The Schlichter deed required a \$7,000 construction cost, with an actual 1922 cost of \$7,900.

Block 2 of L.C. Moore's First Addition, east of and across College from Block 1, predicted demographic changes that impacted the City of Fort Collins over the last 100 years. Street car service existed and was expanded to the area of Pitkin Street and College Avenue in the 1920s, allowing development in areas outside the radius of the traditional downtown.<sup>3</sup> This area, lying between areas now known as Fort Collins' downtown and Fort Collins' mid-town neighborhoods, across from the CSU campus, was a primary focus of development from the 1920s through the early 1950s. Further development is being seen as activity on the CSU campus increases, including the construction of a new on-campus stadium and a new health services facility a block from the property at the northwest corner of College Avenue and Prospect Road.

The nominated property was one of many in the area that defined the community. This was one of the first lots sold by L.C. Moore and was intended to as showcase the area. The stucco exterior was common in neighborhood homes with many of the new homes in the area having used the popular, yet economic exterior wall material. Stucco was particularly popular in the 1920s based on its durability, ease of application, and insulating qualities. The popularity of stucco as a cheap and readily available material meant that, by the 1920s, it was used for an increasing variety of building types. Natural cements were frequently used in stucco mixes after their discovery in the United States during the 1820s. Portland cement was first manufactured in the United States in 1871, and it gradually replaced natural cement. After 1900, most stucco was composed primarily of Portland cement, mixed with some lime. Lime was used prevalently in the Fort Collins area in the 1920s, both in the cement and beet industries. Cement stucco, such as was used on the exterior of the Schlichter Residence, made the home both versatile and durable, in large part explaining the relatively good

<sup>3</sup> E.S. Payton and R.A. Moorman. "Last of Birneys," *American Railroad Journal*, 1966.



Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

condition of the home today. The exterior remains largely unchanged from the original construction.

At one time, the houses along College Avenue from Elizabeth Street to Prospect Road in the Crafts and L.C. Moore subdivisions were cluttered with prominent mansions. Maintenance somewhat faltered during the Great Depression and World War II. These large homes that lined College Avenue, particularly after the war, were turned into fraternities and sororities as CSU grew in the 1950s and 1960s.<sup>4</sup> Most of the mansions fell into disrepair, were torn down, and were gradually replaced by newer business buildings. A number of the homes survived, including the property at 1304 S. College (5LR.1590) to the north of the Schlichter Residence that was built shortly after the nominated property, as well as three homes east of College Avenue in the 1400 Block of South College Avenue. Survival of most of the later-built homes along and east of Remington Street in the L.C. Moore subdivisions is likely attributable to Moore having placed covenants in all of his original deeds limiting properties to residential uses. Although these restrictions have been either ignored or limited by court decrees over the years, the initial limitations on the use of sites in Moore's subdivisions may have saved some of the buildings from the wrecking ball (sadly excluding the homes owned and built by the Moore family on the west side of College Avenue, which were torn down in the 1960s to make room for a CSU parking lot). Eight homes west of College Avenue south of the nominated property between Lake Street and Prospect Road, are slated for demolition by CSU in 2017.

Moore's farsightedness in donating property for the Fort Collins High School campus and park (in Moore's Second Addition) likewise contributed to the preservation of individual neighborhood properties and the neighborhood.<sup>5</sup> Until the 1980s the location of the high school assured activity in the area, as did streetcar service, until the 1950s. Recently the sale of the historic high school and the ongoing renovation and additions to the facility for uses by CSU has had invigorating effects contributing to preservation efforts, particularly in the area along Remington Street in Block 2 of Moore's First Addition and east and south of what was the high school campus in Moore's Second Addition. The addition of the Max transportation corridor, similar to the trolley of a hundred years ago, but operating rubber-wheeled motorized buses, has raised interest in the areas along South College Avenue, including in the midtown area, and has seen development spurred particularly in areas south of Prospect Road. This new interest in

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<sup>4</sup> Danny and Nancy Bailey interview with Brad March, 6/14/14. Transcript on file with Brad March. Mrs. Bailey's family owned the stately house at 1325 S. College Avenue in Block 1 of the L.C. Moore's First Addition for many years, before the home was torn down. At one time it was home to the Lambda Chi Alpha fraternity.

<sup>5</sup> Land for a three-story building and frontage park was donated by L.C. Moore. A bond issued for \$400,000 for the building passed in 1923. The old high school was too crowded. The South College location was considered advantageous because of the beauty of the surroundings and the accessibility of nearby streetcars. The cornerstone was laid in 1924; the building was completed in 1925. Ironically, Fort Collins built a new Fort Collins High School in 1995 for the same reason as originally. "FORT COLLINS NEW HIGH SCHOOL", *Fort Collins Express-Courier*, May 20, 1925, [http://history.fcgov.com/archive/timeline/1920.php#GOVERNMENT/CITY\\_DEVELOPMENT](http://history.fcgov.com/archive/timeline/1920.php#GOVERNMENT/CITY_DEVELOPMENT).

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

development in the area raises the stakes, boding for preservation of the few remaining opulent residential buildings that defined the leaders of the community who relocated along South College Avenue in the early 1920s.

These leaders and their homes continued to define the city, even as the houses became less economic to live in and maintain. Preservation and uses for the remaining mansions are particularly critical as development interest and related threats intensify.

### *Lewis Clark (L. C.) Moore*

Moore, a prominent Fort Collins businessman, served as the cashier for the First National Bank, later as the president of the Commercial Bank and Trust, secretary and treasurer of the State Board of Agriculture, was active in developing the Laramie Poudre Tunnel and acted for a time as president of the North Poudre Irrigation Company. Moore sought homes of grandeur, similar to those built by his family, to encourage development south of the Agricultural College (later CSU) on the then outskirts of Fort Collins.<sup>6</sup>

Moore was born January 24, 1866 in Findlay, Ohio, educated at Eastman Business College in Poughkeepsie, New York, and arrived in Colorado in 1885 and Fort Collins in 1887. After his arrival he married Agnes Ferrier in 1890. Moore held membership in most fraternal organizations in Fort Collins and was a member of the Fort Collins Presbyterian Church.

### **First Addition, Block 2 Properties.**

The nominated property was part of what Moore subdivided as L.C. Moore's First Addition in 1921.<sup>7</sup> Moore originally acquired a roughly 80-acre farm bounded by what today is Pitkin Street on the north, a small area of the farm west of College Avenue bounded by the Colorado and Southern Railroad on the west, Lake Street on the south and Pitkin Street on the north, the west boundary was otherwise at College Avenue with the south boundary at Prospect Road. L.C. Moore's First Addition included the area owned by Moore west of College Avenue, which was identified as Block 1, together with the area bounded by College Avenue on the west, Pitkin Street on the north, Remington Avenue on the east and Buckeye Avenue, which as originally platted extended on the south from Remington to College Avenue but has since been partially abandoned. The College/Pitkin/Remington/Buckeye portion of the first subdivision filing was identified as

<sup>6</sup> Fort Collins water history accessed 2014 at: <http://history.fcgov.com/waterways/itemviewer.php?CISOROOT=/ph&CISOPTR=5958&CISOBX=1&REC=3> ; Directory of Agriculture and Home Economics leaders, June, 1920 Extension Bulletin, Series 1 -169A; Records show L.C. Moore as president and a director from 1909 to 1917. North Poudre Irrigation Company records provided by Scott Hummer, Manager.

<sup>7</sup> L.C. Moore's First Addition Subdivision plat; Plat dated July 9, 1921, recorded Book 4, Page 45, Larimer County Clerk and Recorder records.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

Block 2 of the L.C. Moore's First Addition. The property, including the subsequent development phases, is identified as the L.C. Moore First, Second and Third Additions. Homes of L.C. (Lewis Clark) Moore, (1307 S. College Ave), W.C. Moore (1315 S. College Ave) and Mrs. E.J. Moore (1319 S. College), all no longer extant, were built in Block 1 of the First Addition, west of College Avenue to encourage development of the property. The personal homes of L.C. and W.C. Moore were designed by local architect Montezuma Fuller and were located across the street from Block 2 of the First Addition.<sup>8</sup>

### **Moore Subdivision**

The area of the Moore subdivisions, roughly six city blocks long east to west, and three city blocks wide north to south, was the southern terminus of the City trolley which ran south to Pitkin Street, with a southern loop that ran from College Avenue down Pitkin Street to Remington Street and then back up Locust Street to College Avenue. In 1914 a line extending from Remington Street to Whedbee Street with a spur down Whedbee was added, recognizing growth that had occurred with the development of the Crafts and Lake Park Additions located just north of the area Moore developed. The line down Remington was eliminated with the addition of the track on Whedbee. In 1919 the city purchased the system from the Denver and Interurban Railroad and, as the new owner, the city modernized the trolley, buying new cars, new generators and moving the southern spur line from Garfield Street to Pitkin Street, continuing service from Pitkin Street down Whedbee Street and back towards town. The trolley's southern presence created a development opportunity for Moore. Regular twenty-minute service on the well-laid out trolley route delivered passengers not only from downtown to the Colorado A&M (now CSU) campus and its football field on the northwest corner of College Avenue and Pitkin Street, but also to Fort Collins High School and its football field. The trolley also afforded residents of the new Moore subdivisions quick, easy, and inexpensive access to all areas of the city. The city-operated trolley remained in service with the same southern boundary through 1951 during the build-out of the Moore subdivision project.<sup>9</sup>

### **1312 Property Ownership / Prominent Early Residents.**

The home on the nominated subject property was built in 1922, one year after Moore subdivided the property. The house next door to the north was also grand and, like the homes built by the Moore family, was designed by local architect Montezuma Fuller, also at a cost in excess of \$7,000.<sup>10</sup> Moore uniformly placed deed restrictions against properties in his subdivisions limiting the use of properties to residential purposes and

<sup>8</sup> Montezuma Fuller. Architect Biographies, History Colorado lists L. C. Moore House, 1307 S. College Ave., 1907 and W. C. Moore House, 1315 S. College Ave., 1907. Accessed 2014 at:

[http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects\\_fuller\\_montezuma.pdf](http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects_fuller_montezuma.pdf);

<sup>9</sup> E.S. Payton and R.A. Moorman. "Last of Birneys," *American Railroad Journal*, 1966

<sup>10</sup> Montezuma Fuller. Architect Biographies, History Colorado lists William Welscher and George Draper House (now the Wellness Center), 1304 S. College Avenue, constructed 1924.

Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

County and State

requiring specific minimum cost limits for homes built on lots. This included an original 1921 deed restriction requiring that the cost of the Schlichter home, constructed on lots 3 and 4, of Block 2, be more than \$7,000.<sup>11</sup>

### **Edwin A. Schlichter and Ida O. (Gilkison) Schlichter**

In 1922 Edwin A. Schlichter paid \$2,500 for the land on the subject property and received a deed on August 15<sup>th</sup> from Moore. The same day, L.C. Moore loaned Schlichter \$7,000. The home on the property was built for \$7,900 for Edwin and wife, Ida, (born September 16, 1880). Edwin, born November 14, 1879, came to Colorado from Indiana in 1902 and initially taught school at School District 11, in Larimer County. Edwin married Ida on June 30, 1904. Ida was one of A.T. (Tom) and Margaret Gilkison's six children. A.T. and his son, William F., operated Gilkison Mercantile where the Harmony Mill is now located in Fort Collins, west of the Cache La Poudre River on Lincoln Street. Gilkison originally came to Colorado as a prospector in 1866, moving to Larimer County in 1880. Edwin and Ida had two children, Thelma M. born in 1907 and Irwin B. born in 1908. By 1910 Edwin was working as an insurance agent in Denver. Edwin Schlichter was very successful and became the district manager for Northwestern Mutual Life Insurance Company. By 1920 the family had moved back to Fort Collins and lived at 1212 W. Oak Street. Schlichter was active in water matters, including the North Poudre Irrigation Company and the Laramie Poudre Tunnel. Three years after building their home, Ida died on April 25, 1925. Edwin Schlichter sold the property shortly after and remarried Marie E. Nelson in March of 1926, apparently divorcing in 1927. City directories show Edwin, Thelma, and Irwin left Fort Collins by 1927; Edwin and Irwin returned to Denver and Thelma eventually moved to California. Edwin was married a third time, by 1930, to Josephine Powers. Edwin continued working in the insurance industry, as a district manager for a Denver title insurance company.<sup>12</sup>

<sup>11</sup> Based on various Moore subdivision deeds including deeds recorded March 4, 1944 and September 20, 1944 to Denig, Lots 9 to 11, Block 2 Moore's Third Addition, evidencing \$5,000 restriction; deed recorded June 2, 1925 to Moulin, Lot 3, Block 23 Moore's Third Addition, evidencing \$5,000 restriction; Larimer County Commissioner resolution recorded May 19, 1945 at Book 789, Page 134 of the records of the Clerk and Recorder of Larimer County acknowledging subdivision cost and use restrictions and acknowledging \$5,000 cost restriction for roughly 100 lots purchased from Moore estate by the County.

<sup>12</sup> Deed from L.C. Moore to E.A. Schlichter, recorded in the Larimer County Records, Book 439, page. 314; Watrous. pp.311, 430; U.S. Census, 1910, 1920, 1930 and Grandview Cemetery records; Deed of Trust encumbering Lots 3 and 4, Block 2, L.C. Moore's First, securing loan Moore to Schlichter, recorded in the Larimer County Records, Book 452, Page. 97, interest 7%, payable semi-annually; Fort Collins Water History accessed 2014 online; North Poudre Tunnel History Connection, accessed 2014 at: <http://history.poudrelibraries.org/cdml4/itemviewer.php?CISOROOT=/ph&CISOPTR=25>; Schlichter, E A, Nelson, Mrs. Marie E.; date of marriage, 3/6/1926, marriage certificate recorded Book 443, Page 466 accessed 2014 at: [http://www.lcgsc.org/indexes/marrv2/Grooms\\_V2\\_Surname%20S.pdf](http://www.lcgsc.org/indexes/marrv2/Grooms_V2_Surname%20S.pdf) ; Larimer County Divorce Applications, <http://www.lcgsc.org/indexes/divorces/Larimer%20County%20Divorce1825-1950BM.pdf>; *Fort Collins City Register* 1925, 1927, 1929, 1931.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

## Harris and Martha Akin

On September 2, 1925, Schlichter sold the property to Harris Akin. Even though this was before the national market crash in 1929, the local livestock market was depressed, particularly the sheep market. Akin bought the property, paying a documentary fee of \$13 and taking title subject to the loan Schlichter had received from Moore bearing seven percent interest. The Akin family members were prominent farmers in the Fort Collins and Wellington areas. Harris Akin, one of six sons of Henry and Eunice Akin, came with his parents and siblings to Fort Collins in 1879. Harris met his first wife, Laura Ellen Stickle when they were both students at the University of Colorado; both were committed to education. They had three children, Victor (1886), Helen (1888), and Howard (1892). Harris was involved in the founding of School District 16 and Laura was a teacher. Sadly, Laura committed suicide in 1920 and Harris remarried Martha B. (maiden name unknown) roughly around the time he purchased the house. Harris served as a County Commissioner for District 2 from 1921 to 1929, much of the time they resided in the home. Akin was unseated by Henri McClelland in the 1928 election. Harris' children by Laura, Victor, Helen and Howard were longtime area residents. Victor was the highest-producing sugar grower in the Fort Collins District for many years, was a substantial sheep producer, and instrumental in the development of the Northern Colorado Water Conservancy District and Colorado Big Thompson Project, serving as a director of the District in the 1940s.<sup>13</sup>

Two of Harris's brothers, Abraham and Myron, were instrumental in constructing the Laramie-Poudre Tunnel, which runs two and one-half miles through the mountains west of Fort Collins, diverting water from the Laramie River drainage to the Cache la Poudre River. Abraham (A.T.) Akin testified in *Wyoming v. Colorado*, which involved a broad series of court cases dealing with water distribution from the Laramie River. Harris' brother, Myron, bought and developed the Crafts Subdivision, also known as the Lake Park Addition, south of Elizabeth Street and east of College Avenue, in the area just north of this property. Myron built a small stone house at 1008 Remington Street (5LR.3312) three blocks north of this property. Myron's wife, Elizabeth Mellinger Akin (1859-1934) was the first woman in Fort Collins elected to the Board of Education. She also served as a missionary to the local migrant and irrigation workers in the Fort Collins

<sup>13</sup> Schlichter to Akin deed recorded Book 514, Page 57, records of the Larimer County Clerk and Recorder; Harris Akin, July 9, 1859 to December 3, 1920, and Laura Akin May 24, 1862 to December 16, 1920, accessed 2014 at: [www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid](http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid); *History of Larimer County*, 1985, item F3, author Helen Akin Day; Joan (Akin) Day interview with Brad March 6/6/14; Wayne Sundberg interview with Brad March 6/6/14; List of County Commissioners 1864 to 2010, e-mail to Brad March from Michelle Bird in the Commissioners' Office, June 2014; Victor H. Akin served as a long time director and officer of the North Poudre Irrigation Company over a span of 40 years. North Poudre Irrigation Company records dated 1922-1945, 1952-1956, and 1958-1962, provided to preparers by Scott Hummer, Manager, of irrigation company; Will of Laura Akin dated August 7, 1920 recoded at Book 505, page 530, admitted to probate January 20, 1921, Larimer County Records.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

area. Myron Akin was elected an alderman and served as mayor of Fort Collins in 1908 and 1909.<sup>14</sup>

The Akins sold the property to J.R. Henderson in August 1929 and Harris and Martha moved from the Schlichter Residence. They remained in the area for many years developing and living on the prominent family farm outside of Wellington, north of Fort Collins.

### **Charles Robert Evans and June Evans.**

In July 1930, Charles Robert Evans and wife June acquired the home with no documentary fee was reflected on the deed. Both the deeds from Martha Akin to Henderson and from Henderson to June Evans reflect that, notwithstanding the release of the Schlichter to Moore obligation, the property was transferred subject to a \$10,000 encumbrance of record, special assessments and the 1929 and 1930 taxes. On the same day that Henderson conveyed the property to Mrs. Evans, Evans conveyed Lots 5, 6 and 7 in Block 149<sup>45</sup> to Henderson; this conveyance likewise reflected no documentary fee and was subject to 1929 and 1930 taxes.<sup>15 46</sup>

Charles Evans was a substantial local farmer and businessman. He was born in Fort Collins and graduated from Colorado Agricultural College (now CSU). His father, James C. Evans, was mayor of Fort Collins in the 1880s and a Colorado State Senator from 1885 through his death in 1897. Charles and James operated J.C. Evans & Son, formerly the North College Grocery. Charles invested and speculated in oil and real estate and operated what was purportedly one of the largest cherry farms in the United States.<sup>47</sup>

City directories reflected that the Evanses occupied the home in the early 1930s, may have leased it part of the time, then sold the property to Leslie Horsely. Charles and June Evans continued to live in Fort Collins, including residing at 425 S. College and at 704 Mathews (5LR.2883).

### **Later Occupants / Rental and Fraternity / Sorority**

Leslie Horsely purchased the property in March of 1934 and city directories showed that the Horsely family occupied the property in 1931 and 1933, but had moved out by 1936.

<sup>14</sup> 259 U.S. 419 (1922); 286 U.S. 494 (1932); Watrous, p. 356.

<sup>15</sup> Charles Evans, September 7, 1870 – December 3, 1958 and Jesse June Grable Evans June 17, 1879 – September 24, 1958 at: [www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid](http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid); The deed of trust encumbering the property and securing the \$7,000 promissory note from Schlichter to Moore which had been assumed by Akin, was released by instrument dated August 6, 1929, and recorded at Book 591 at Page 263 of the records of the Larimer County Clerk and Recorder; J. R. Henderson to June G. Evans deed dated July 31, 1930, recorded at Book 599 at Page 399 Larimer County Clerk and Recorder.



Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

County and State

The 1936 city directory showed Lester B. and his wife, Ida McBride, living in and presumably renting the home. According to city directories from the era, Lester acted as the cashier at the First National Bank. In 1948, Leslie, his wife, Cora A. Horsley, and Esther C. Horsely are shown as briefly occupying the property again. By 1949 and into 1950, David O. and Augusta Howe lived in and presumably rented the property. Howe was the manager of Ideal Cement Co. In 1954, Victor B. and Beth Scheffer lived in the house, again presumably as renters. Victor worked for the U.S. Forest Extension and Beth worked at the Larimer County Welfare. The Horselys sold the home in October 1954 to Don O. Nelson, with the Nelson leasing it. In 1956 Don and Haleen Nelson briefly lived in the home. Don Nelson was a professor at Colorado A&M (CSU), who sold the property to L.L. Carrick in August of 1958.<sup>16</sup>

The 1956 documentary fee paid showed stamps of \$22. Carrick leased the property to serve as the Lambda Chi Alpha Fraternity as of July 1, 1958 and the Phi Kappa Tau fraternity/sorority house. A year later, in October of 1959, Carrick, who owned another fraternity/sorority property, sold this property to the Alpha Sigma House, Phi Kappa Tau. At the time, there had been an abundance of fraternities and sororities up and down College Avenue in many of the pristine old mansions. The 1960 city directory showed 1312 S. College as the Phi Kappa Tau house, and 1318 S. College, next door to the south, occupied by the Farmhouse Fraternity (5LR.2306; the original 1920s house was demolished in favor of a 1970 office building). When Alpha Sigma purchased the property with a lawsuit was pending against the fraternity by Dorothy McComb, the owner of Lots 11 and 12 of Block 2. The lawsuit presumably challenged the fraternity/sorority uses as being violative of the original L. C. Moore residential covenant. This was one of many suits brought against neighbors by McComb during the years she resided in the neighborhood.<sup>17</sup>

### **Donald Z. and Shirley Smith**

Larimer County Clerk and Recorder records reflected that in 1961 Donald Z. Smith and Thomas Gleason purchased the property from Alpha Sigma as an investment. Documentary fee stamps of \$29.70 were attached to the deed.<sup>18</sup> In his interview on June 20, 2014, Gleason, longtime president of First National Bank, recalled with high praise that he and Don Smith had been involved in various investments and that “Don

<sup>16</sup> Deed Horsley to Nelson, October 19, 1954, Book 981 at Page 345 of the records of the Larimer County Clerk and Recorder; Deed Nelson to Carrick deed, August 6, 1958, Book 1072 at Page 422 of the records of the Larimer County Clerk and Recorder.

<sup>17</sup> WC Stover abstract files, offices March, Olive & Pharris; Deed Carrick to Alpha Sigma, October 7, 1959, Book 1104 at Page 467 of the records of the Larimer County Clerk and Recorder; Alrene Ahlbrandt, 7/01 *Senior Voice* p. 14; Larimer County Case number 13007, McComb and Kissock v. Carrick and the Alpha Sigma Chapter of Phi Kappa Tau Fraternity, Lis Pendens recorded August 25, 1959 at Book 1101, Page 432 of the records of the Clerk and Recorder of Larimer County, Colorado; McComb was also involved in suits against the owners of Lots 5 and 6, Civil Action 77 CV 572 and the north half of Lots 10 and Lot 11, Civil Action 83 CS 525.

<sup>18</sup> Alpha Sigma House Corporation to Donald Z. Smith and Thomas J. Gleason, deed recorded September 29, 1961, Book 1153 at Page 34 of the records of the Larimer County Clerk and Recorder.

Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

County and State

Smith was the best partner he ever had.”<sup>19</sup> He did not recall the McComb lawsuit, but indicated that Don Smith never failed to get “a good deal” and that the property had been purchased for a favorable price. Larimer County Assessor’s records reflected that the property was conveyed on August 5, 1958 for consideration of \$37,050 and on September 28, 1961 for \$27,000. Gleason recalled that the Smiths took up residence in the house and that, as this was their home, he subsequently deeded his interest in the house to Don and Shirley Smith.<sup>20</sup>

Don Smith (born August 24, 1924) came to Fort Collins in 1939 and graduated from Cache La Poudre High School (5LR.10781) in 1942. Donald Z. and Shirley V. Hatten Smith married on March 2, 1946 in Fort Collins. Don was a supervisor and later a partner, and secretary/treasurer of Paramount Laundry and Cleaners. In retirement, Don managed various investments, including ownership of carwashes with Wayne Schrader.<sup>60</sup> Don is remembered as being an avid collector and restorer of old cars.<sup>61</sup> The Smiths had four children, sons Steve, Mark and Ron, and daughter, Linda Ingraham. Don and Shirley Smith were the last occupants of the property. Don Smith died on March 17, 1993; Shirley Smith on May 10, 2011. After Shirley Smith’s death the house was vacant and suffered minor vandalism and break-ins.<sup>21</sup>

In July 2015 the current owner purchased the property to house the March, Olive & Pharris Law firm after receiving a voidance of the original deed restriction.

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<sup>19</sup> Interview Thomas Gleason by Brad March, June 20, 2014, transcript on file with Brad March.

<sup>20</sup> Ibid; Assessor residential property record cards, Fort Collins Museum of Discovery.

<sup>21</sup> Don Z. Smith obituary. *Fort Collins Coloradoan*, March 19, 1993; Wayne Schrader interview with Brad March, June 12, 2014, on file with Brad March; Susan Abbey, neighbor to subject property, interview with Brad March, June 2014, on file with Brad March.



Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

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Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

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[http://www.lcgsco.org/indexes/divorces/Larimer%20County%20Divorce\\_1825-1950\\_BM\\_filled.pdf](http://www.lcgsco.org/indexes/divorces/Larimer%20County%20Divorce_1825-1950_BM_filled.pdf), accessed May to June, 2014.

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[http://history.fcgov.com/waterways/item\\_viewer.php?CISOROOT=/ph&CISOPTR=5958&CISOBX=1&REC=3](http://history.fcgov.com/waterways/item_viewer.php?CISOROOT=/ph&CISOPTR=5958&CISOBX=1&REC=3)

North Poudre Irrigation Company, Records of Directors, North Poudre Irrigation office 3729 Cleveland Avenue, Wellington, Colorado.

Payton, E.S. and R.A. Moorman. "Last of Birneys," *American Railroad Journal*, 1966.

Schrader, Wayne interview by Brad March, 6/12/14. Transcript on file with Brad March, March, Olive & Pharris LLP, Fort Collins, Colorado.

Smith, Donald Z. Obituary, *Coloradoan*, 3/19/94.

Sundberg, Wayne interview by Brad March 6/6/14. Transcript on file with Brad March, March, Olive & Pharris LLP, Fort Collins, Colorado.

U.S. Census, 1910, 1920, 1930, and 1940.

Udell, Erin. "A history of Fort Collins' fraternity, sorority houses," *Coloradoan*. June 7, 2016. Accessed online June 8, 2016 at:  
<http://www.coloradoan.com/story/entertainment/2016/06/04/history-fort-collins-fraternity-sorority-houses/85052278/>

Watrous, Ansel. *History of Larimer County*, 1911, Fort Collins: Miller Manor Publications, 1972.

WC Stover and March and March law firm abstract review files, offices of March, Olive & Pharris, LLP, Fort Collins, Colorado.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: History Colorado

**Historic Resources Survey Number (if assigned):** 5LR.1591

**10. Geographical Data**

**Acreeage of Property** less than one

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

1. Zone: 13 Easting: 493 514 Northing: 449 1080

**Verbal Boundary Description** (Describe the boundaries of the property.)

Legal Description: Lot 3 and 4, Block 2, L.C. Moore's First Addition, in the S 1/2 of the SW 1/4 of Section 13 of Township 7 north, Range 69 west of the 6<sup>th</sup> Principal Meridian. It is commonly known as 1312 S. College Avenue, Fort Collins, Larimer County, Colorado.

**Boundary Justification** (Explain why the boundaries were selected.)

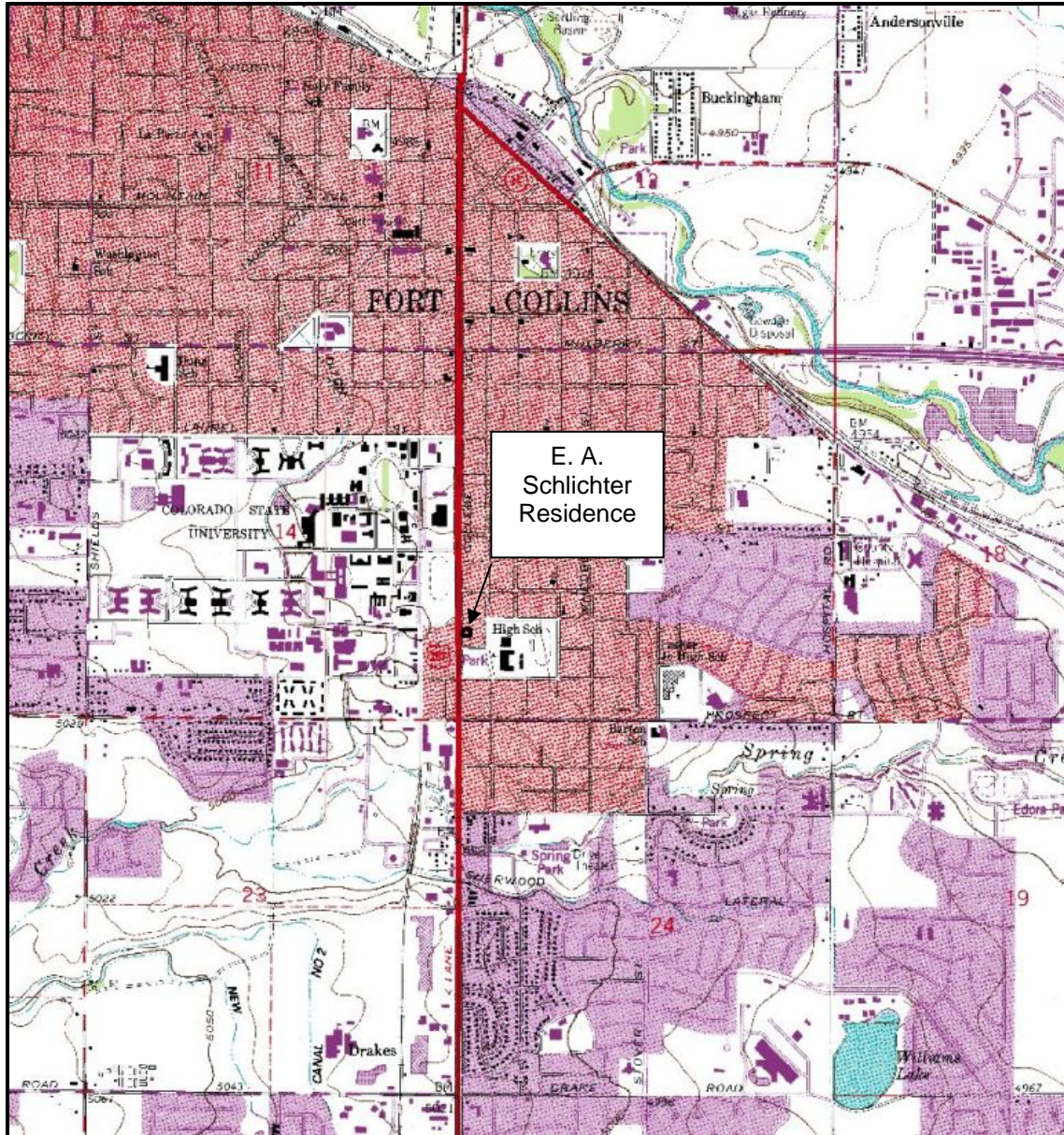
The nominated property includes the parcel of land historically associated with the house.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**USGS topographical section – regional perspective  
Fort Collins quadrangle  
7.5 minute series**

**Elevation 5222'**

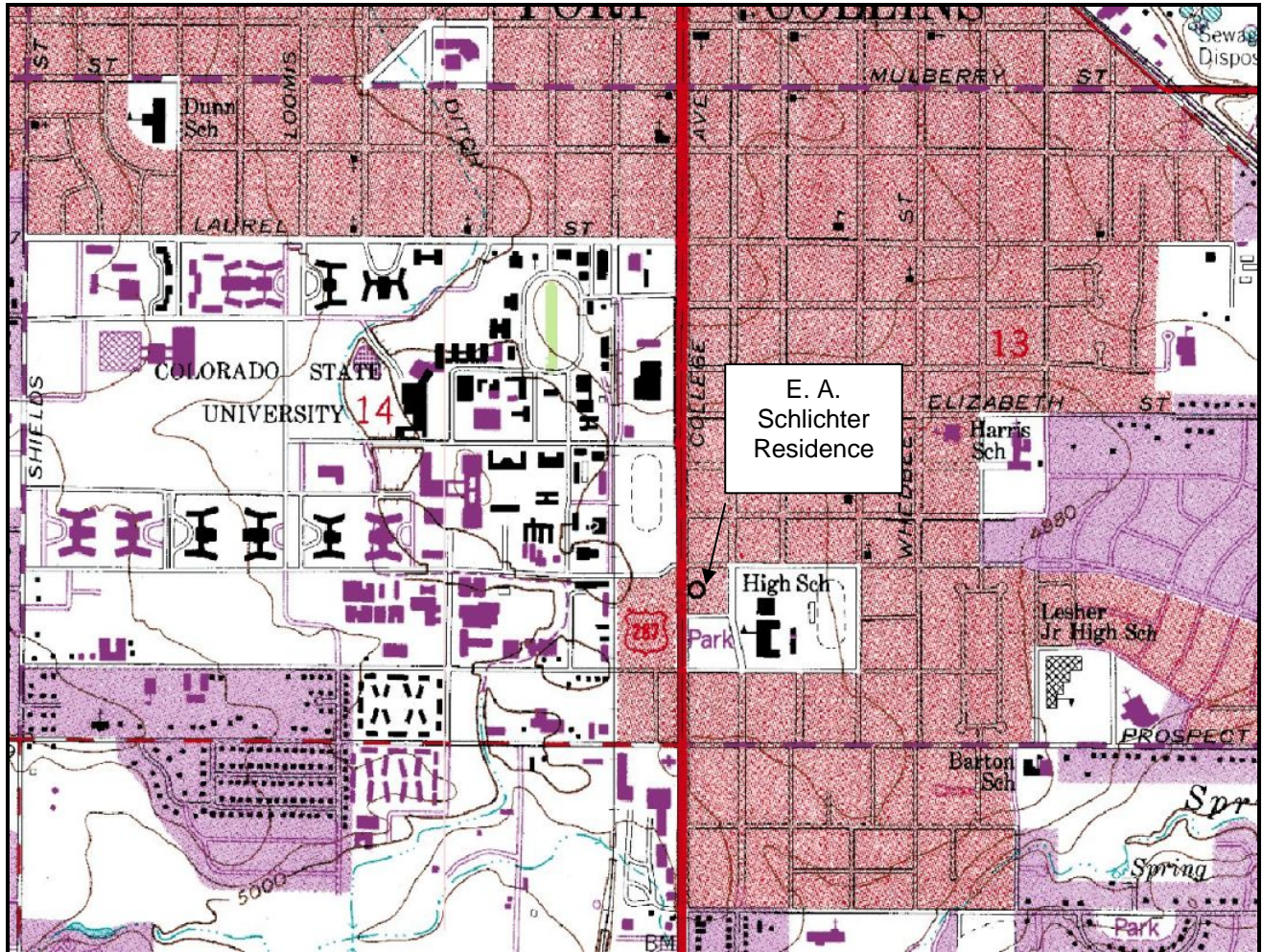




Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

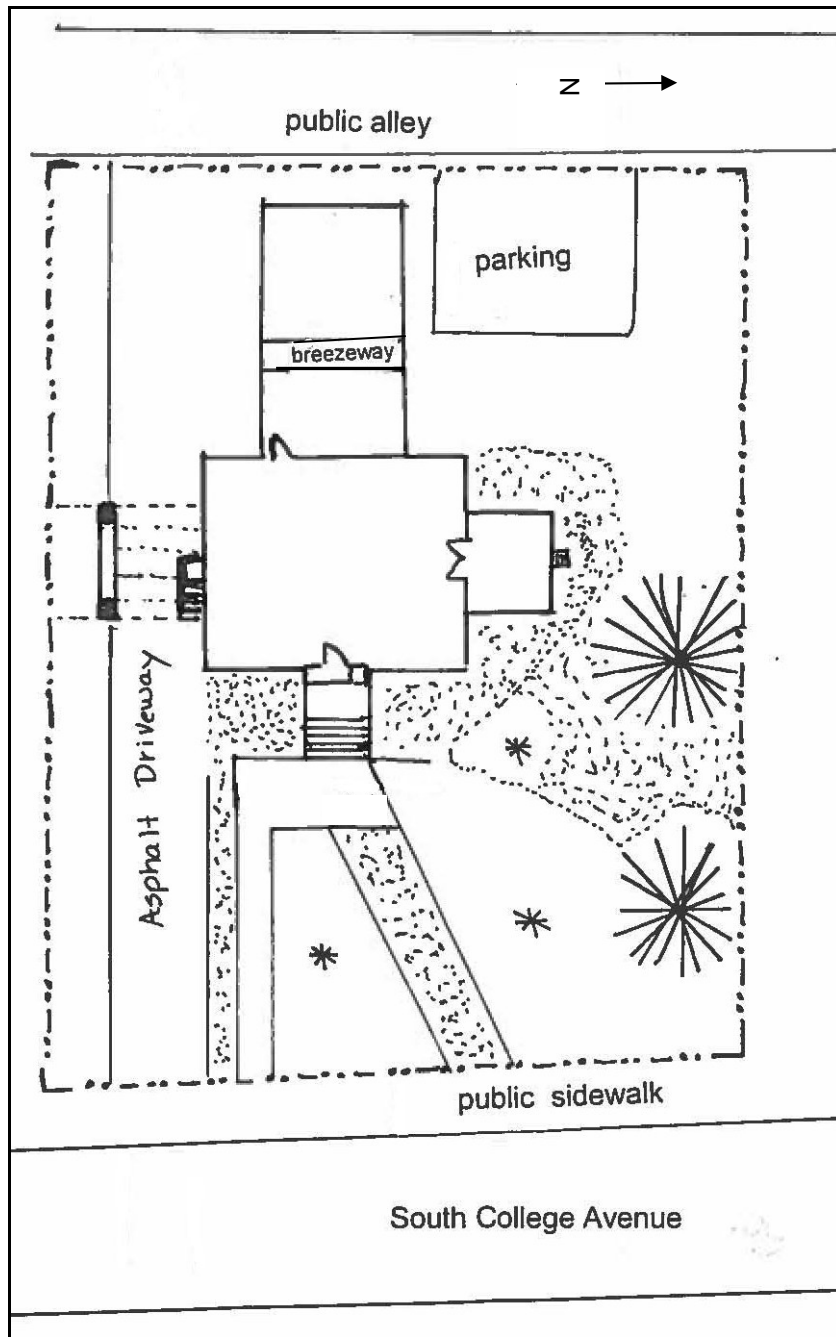
USGS topographical section – close-up perspective



Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

### Site Plan



**Legend:**

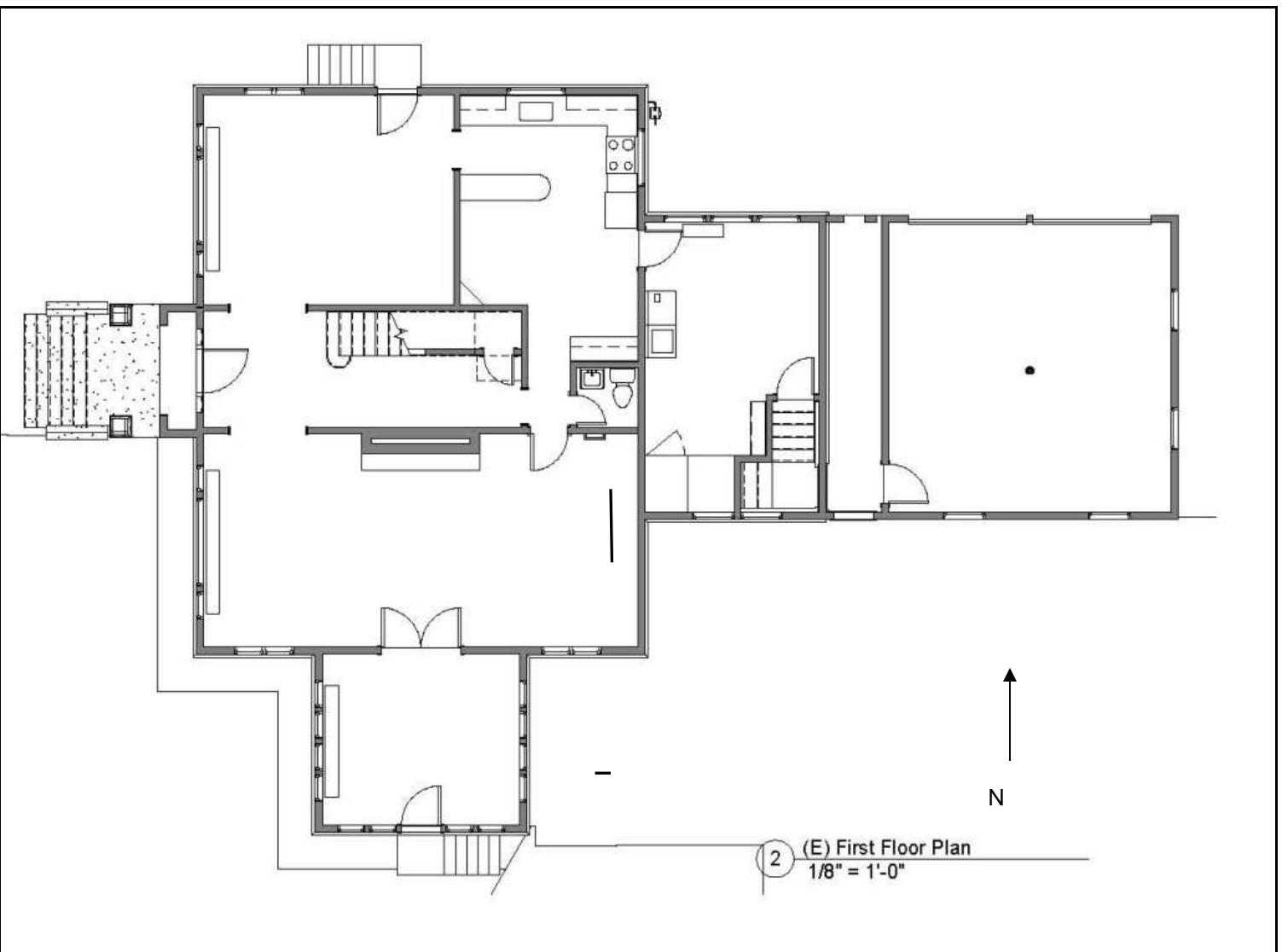
- Nomination Boundary - - - - -
- Historic ponderosa pines - \*
- 2016 Ash trees - \*
- Crushed gravel area/path - \*

Schlichter, E. A. Residence

Name of Property

Larimer, Colorado

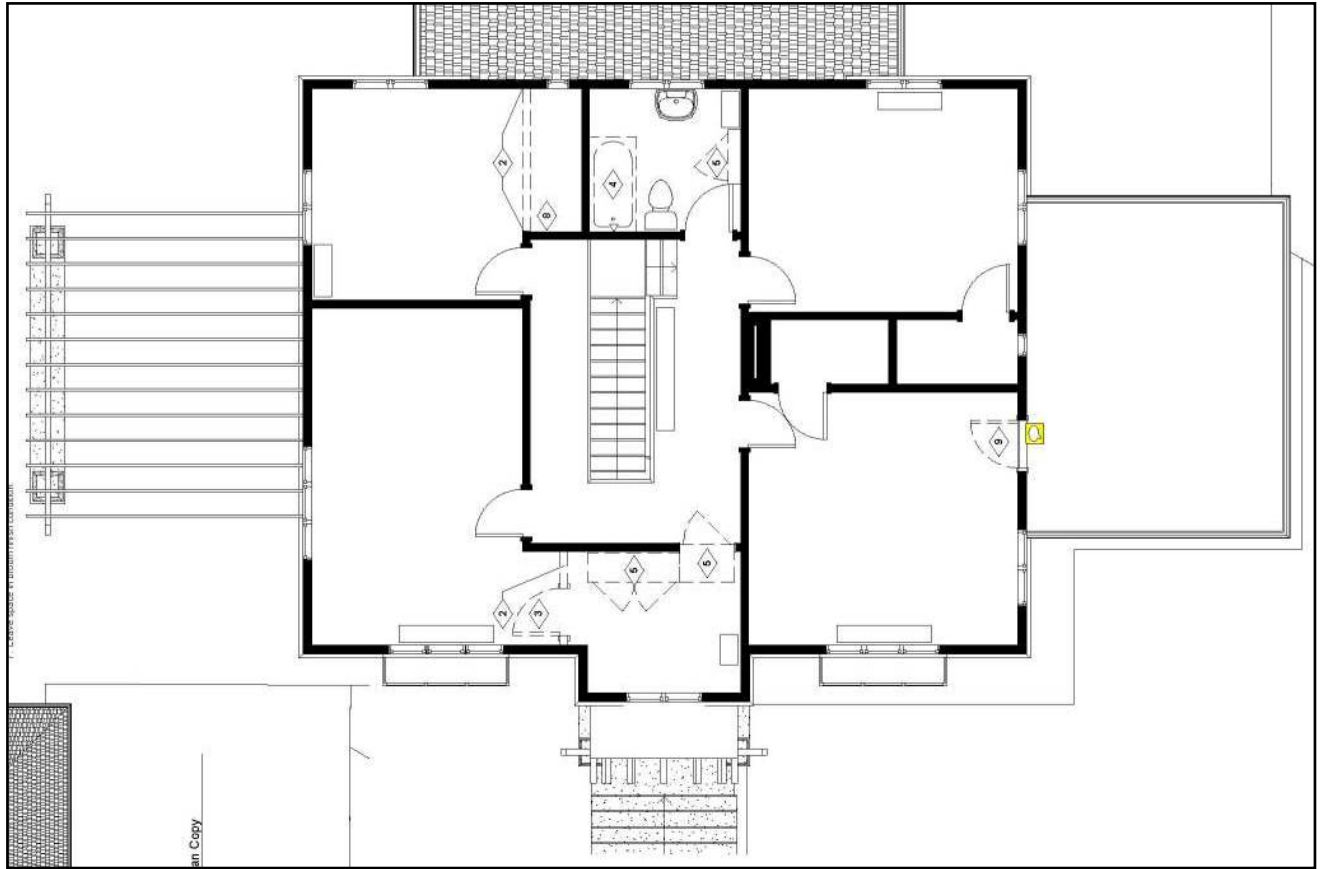
County and State



First Floor Plan from R4 Architectural Drawings for rehabilitation of property 2015

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State



Second Floor Plan from R4 Architectural Drawings for rehabilitation of property 2015



Schlichter, E. A. Residence  
 Name of Property

Larimer, Colorado  
 County and State

### 8. Form Prepared By

name/title: Brad March / Katie March (for the property owner)  
 organization: March, Olive & Pharris, LLLP  
 street & number: 1312 S. College Avenue  
 city or town: Fort Collins state: Colorado zip code: 80524  
 e-mail: BMarch@Bmarchlaw.com  
 telephone: 970-482-4322  
 date: May 3, 2016

### Current Photo Log

Name of Property: E.A. Schlichter Residence

City or Vicinity: Fort Collins

County: Larimer State: Colorado

Photographer: Brad March (photos 1-2) and Heather Peterson (photos 3-16)

Date Photographed: 5/25/16, 3/23/16

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo No.	Photograph Description
1	West-facing (main) façade, camera facing east
2	West-facing (main) façade, camera facing northeast
3	Southwest corner of house with sunroom and sunroom balcony on south, parking area in rear, camera facing northeast
4	South-facing side of house and sunroom and sunroom balcony, porch and breezeway in right portion of photo, camera facing north
5	East-facing side of house, south and east-facing sides of garage, camera facing northwest
6	East-facing side of house, north and east-facing sides of garage, camera facing west
7	North-facing side of garage, breezeway, and porch, camera facing south
8	Porte cochère on north-facing side of house, camera facing east
9	North-facing side of house and upper portion of porte cochère, camera facing south
10	Second floor balcony, above sunroom, camera facing southwest
11	French doors in living room and front entrance foyer, camera facing northwest
12	Front windows and French doors in living room, camera facing west

Schlichter, E. A. Residence  
 Name of Property

Larimer, Colorado  
 County and State

13	Original fireplace in living room, camera facing north
14	Original staircase in foyer, camera facing east
15	Original staircase banister on second floor, camera facing northeast
16	Meeting room in former garage, camera facing north

**Historic Image Log**

Image No.	Historic Image Description
1	A. Schlichter, date unknown. Fort Collins Library collection
2	Harris Akin c. 1895 from Larimer County Water Ways, History of Larimer County Vol.1, pg, 155 at: <a href="http://history.fcgov.com/waterways/item_viewer.php?CISOROOT=%2Fph&amp;CISOPTR=13546&amp;DMSCALE=100&amp;DMWIDTH=600&amp;DMHEIGHT=600&amp;DMMODE=viewer&amp;DMFULL=1&amp;DMX=0&amp;DMY=0&amp;DMTEXT=%2520Harris&amp;DMTHUMB=1&amp;REC=9&amp;DMROTATE=0&amp;x=91&amp;y=155">http://history.fcgov.com/waterways/item_viewer.php?CISOROOT=%2Fph&amp;CISOPTR=13546&amp;DMSCALE=100&amp;DMWIDTH=600&amp;DMHEIGHT=600&amp;DMMODE=viewer&amp;DMFULL=1&amp;DMX=0&amp;DMY=0&amp;DMTEXT=%2520Harris&amp;DMTHUMB=1&amp;REC=9&amp;DMROTATE=0&amp;x=91&amp;y=155</a> accessed June 6, 2016.
3	Martha Akin, ca. 1938, from Fort Collins History Connection at: <a href="http://history.poudrelibraries.org/cdm4/results.php?CISOOP1=all&amp;CISOBOX1=martha+akin&amp;CISOFIELD1=CISOSEARCHALL&amp;CISOOP2=all&amp;CISOBOX2=historiophotographs&amp;CISOFIELD2=relati&amp;CISOROOT=all&amp;t=s">http://history.poudrelibraries.org/cdm4/results.php?CISOOP1=all&amp;CISOBOX1=martha+akin&amp;CISOFIELD1=CISOSEARCHALL&amp;CISOOP2=all&amp;CISOBOX2=historiophotographs&amp;CISOFIELD2=relati&amp;CISOROOT=all&amp;t=s</a> accessed June 6, 2016
4	Ca. 1960 from the Silver Spruce yearbook, as reprinted in the <i>Coloradoan</i> , June 7, 2016.
5	Ca. 1970, on file with preparer.
6	Ca. 1980, on file with preparer.
7	Prior to rehabilitation, 2014,. on file with preparer

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

**Historic Images:**



Figure 1: Edwin A. Schlichter, date unknown. Fort Collins Library collection.

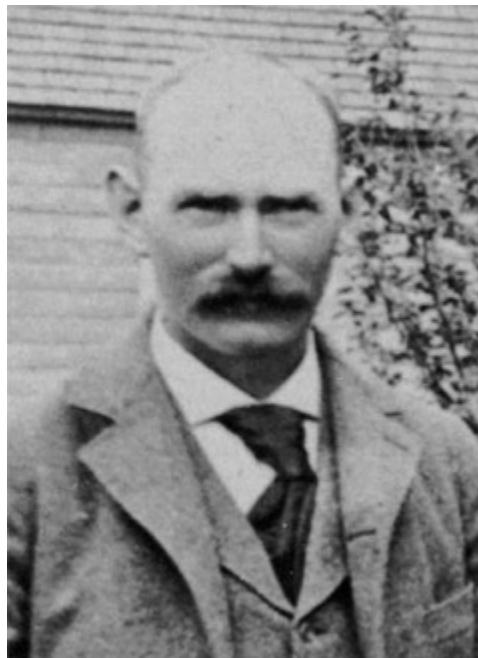


Figure 2: Harris Akin c. 1895 from Larimer County Water Ways, History of Larimer County Vol.1, pg, 155 at:

[http://history.fcgov.com/waterways/item\\_viewer.php?CISOROOT=%2Fph&CISOPTR=13546&DMSCALE=100&DMWIDTH=600&DMHEIGHT=600&DMMODE=viewer&DMFULL=1&DMX=0&DMY=0&DMTEXT=%2520Harris&DMTHUMB=1&REC=9&DMROTATE=0&x=91&y=155](http://history.fcgov.com/waterways/item_viewer.php?CISOROOT=%2Fph&CISOPTR=13546&DMSCALE=100&DMWIDTH=600&DMHEIGHT=600&DMMODE=viewer&DMFULL=1&DMX=0&DMY=0&DMTEXT=%2520Harris&DMTHUMB=1&REC=9&DMROTATE=0&x=91&y=155) accessed June 6, 2016.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State



Figure 3: Martha Akin, ca. 1938, from Fort Collins History Connection at: <http://history.poudrelibraries.org/cdm4/results.php?CISOP1=all&CISOBX1=martha+akin&CISOFIELD1=CISOSEARCHALL&CISOOP2=all&CISOBX2=historicphotographs&CISOFIELD2=relati&CISOROOT=all&t=s> accessed June 6, 2016



Figure 4: Ca. 1960 from the Silver Spruce yearbook, as reprinted in the *Coloradoan*, June 7, 2016.

Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State

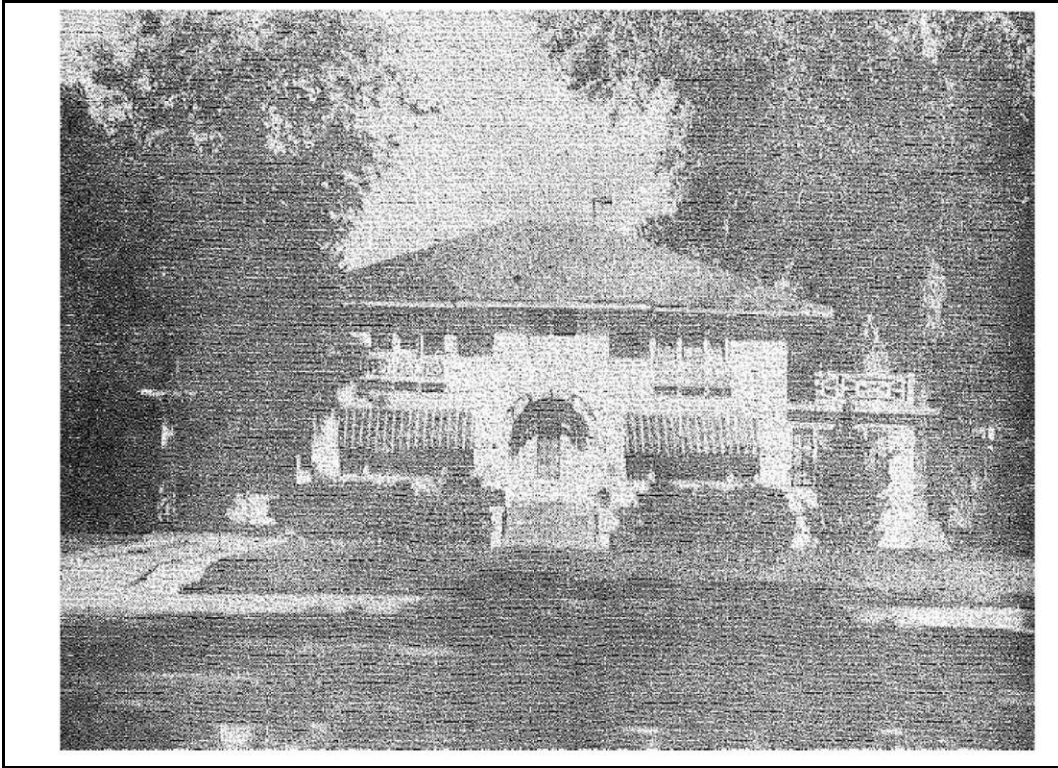


Figure 6: Ca. 1970, on file with preparer.



Figure 6: Ca. 1980. On file with preparer.



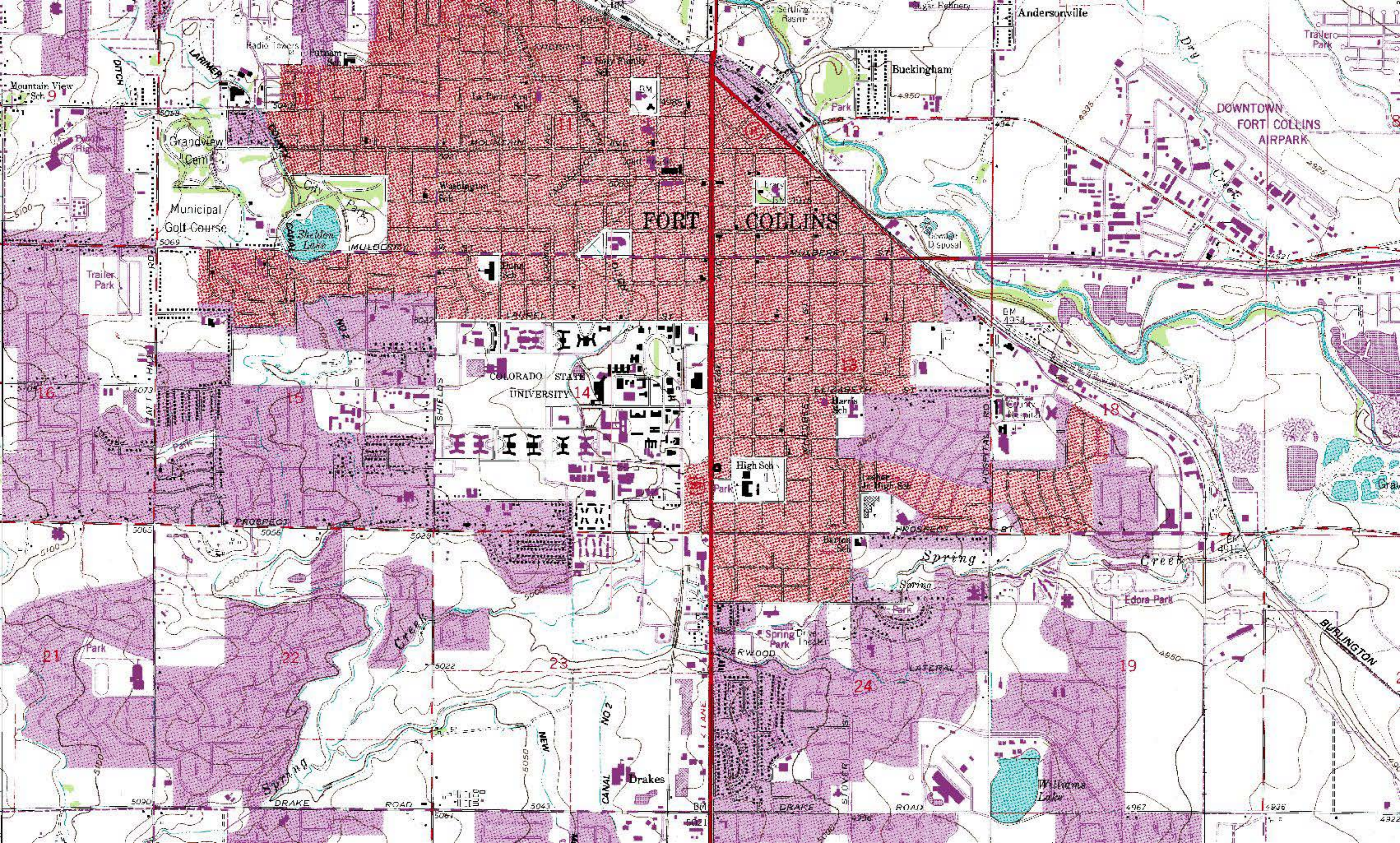
Schlichter, E. A. Residence  
Name of Property

Larimer, Colorado  
County and State



Figure 7: Prior to rehabilitation, 2014. On file with preparer.





Andersonville

Buckingham

FORT COLLINS

DOWNTOWN FORT COLLINS AIRPARK

COLORADO STATE UNIVERSITY 14

Spring

Creek

Edora Park

BURLINGTON

Williams Lake

Municipal Golf Course

Shelton Lake

High Sch

Spring Drive

Drakes

Sch 9

Grandview Cem

Trailer Park

16

21

22

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24

19

18

4922

4967

4936

EM 1354

Harris Sch

Burton Sch

PROSPECT

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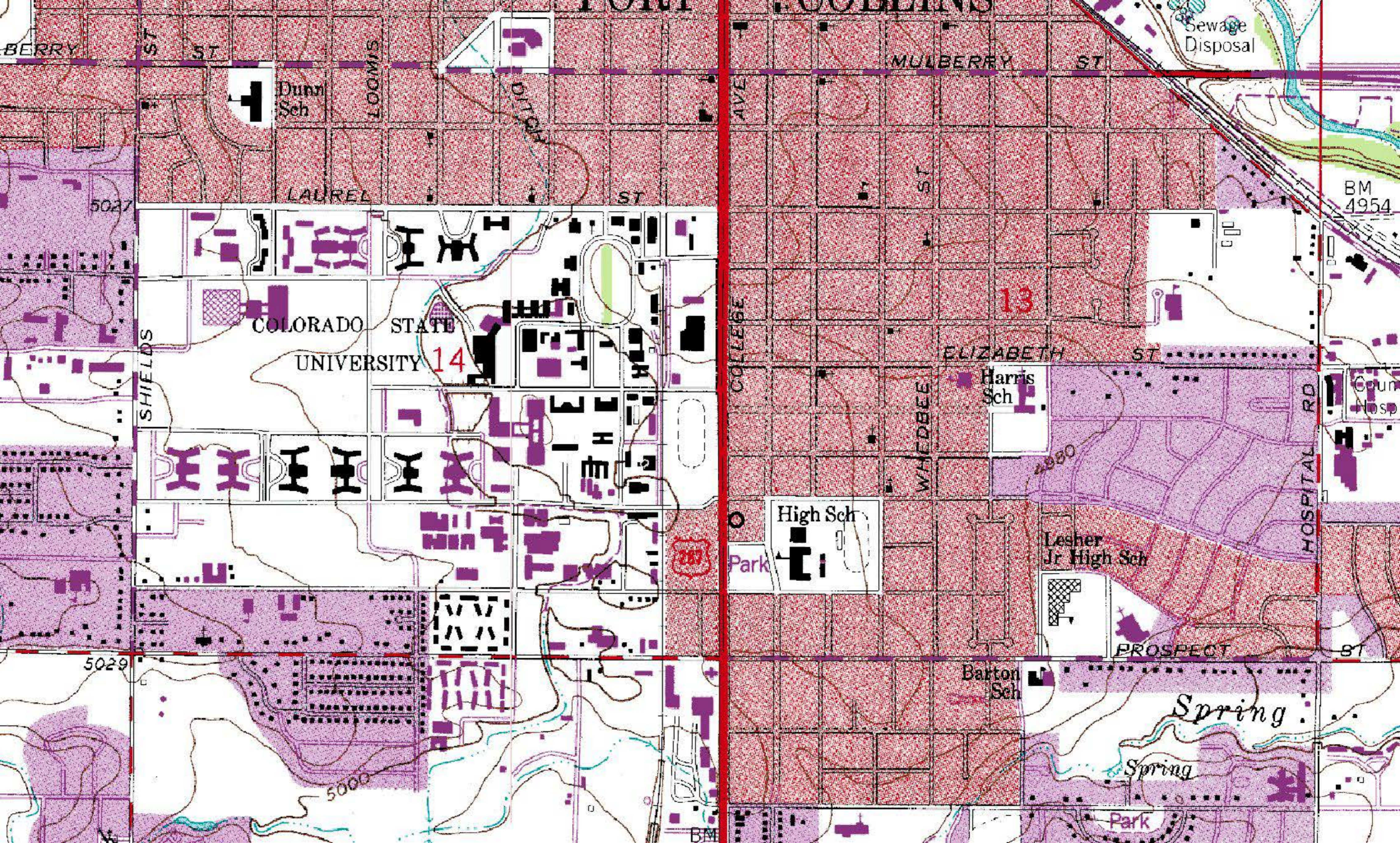
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BERRY

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LOOMIS

Dunn Sch

5027

LAUREL

ST

COLORADO STATE UNIVERSITY 14

SHIELDS

5029

5000

287

Park

High Sch

COLLEGE

AVE

MULBERRY

ST

13

ELIZABETH

ST

Harris Sch

WHEDEE

4980

Leshar Jr High Sch

HOSPITAL RD

Grain Hosp

PROSPECT

ST

Barton Sch

Spring

Spring

Park

Sewage Disposal

BM 4954





MARCH, OLIVE  
& PHARRIS, LLC  
Attorneys at Law





MARCH, OLIVE  
& PHARRIS, LLC  
Attorneys at Law



























































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Schlichter, E.A., House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Larimer

DATE RECEIVED: 10/07/16 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/22/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000784

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 11.22.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



## Planning, Development & Transportation Services

Community Development & Neighborhood Services  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

970.416.2740  
970.224.6134- fax  
fcgov.com

September 12, 2016

Ms. Heather Peterson  
National and State Register Historian  
History Colorado  
1200 Broadway, Denver, CO 80203

Re: Comments to the Colorado Historic Preservation Review Board on the National Register of Historic Places nomination of the E.A. Schlichter Residence, 1312 S. College Avenue (5LR.1591)

As a Certified Local Government, the Fort Collins Landmark Preservation Commission wishes to provide its support for the nomination of the E.A. Schlichter Residence to the National Register of Historic Places. The Commission considered the request for comments at its August 24, 2016 meeting, and unanimously supports this nomination, finding that, in its opinion, the property meets the National Register criterion for architectural significance.

The 1922 E. A. Schlichter Residence is an excellent example of Italian Renaissance Revival architecture in Fort Collins. Through its distinctive architectural characteristics, the property tells the story of Fort Collins' social and economic growth during the early 1920s, a time when wealth and status was reflected in the architecture of the era. Additionally, the Schlichter property is associated with several prominent Fort Collins individuals and families, including L.C. Moore, Edwin A. Schlichter, and Harris Akin. Due to its significance in our community, the Schlichter Residence was recognized as a Fort Collins Landmark on September 1, 2015. It is only fitting that this outstanding property should receive the honor of recognition on the National Register of Historic Places.

Sincerely,

A handwritten signature in blue ink that reads "R. D. Sladek".

Ron Sladek, Chair  
Landmark Preservation Commission



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

October 3, 2016

J. Paul Loether, Deputy Keeper and Chief,  
National Register and NHL Programs  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

Re: National Register Nomination for the E. A. Schlichter Residence, 1312 S. College Ave., Fort  
Collins Larimer County, Colorado (5LR.1591)

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the E. A. Schlichter Residence, Larimer County, Colorado. In accordance with the submission policy, enclosed please find:

- CD with PDF of the nomination for the E. A. Schlichter Residence. Please Note: **The enclosed disk contains the true and correct copy of the nomination for the E. A. Schlichter Residence to the National Register of Historic Places.**
- CD with USGS Topo maps from ArcView GIS
- CD with TIF images
- Physical signature page to the nomination

The State Review Board reviewed the nomination at its meeting on September 16, 2016. The board voted unanimously to recommend to the State Historic Preservation Officer that the nomination met the criteria for listing in the National Register.

We look forward to the listing of this nomination. If you have any questions, feel free to contact me at (303) 866-4684 or at [heather.peterson@state.co.us](mailto:heather.peterson@state.co.us).

Best regards,

Heather Peterson  
National & State Register Historian

Enclosures as above noted