

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Bennett House

Other Names _____

Address of Property

[] address not for publication

Street Address 816 W. Mountain Avenue

City Fort Collins County Larimer Zip 80521

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Alan Braslau and Nathalie Rachline

Address 816 W. Mountain Avenue Phone (970) 237-0957

City Fort Collins State CO Zip 80521

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

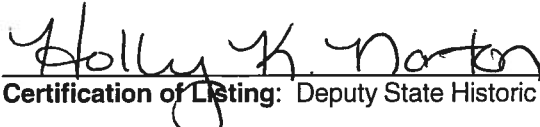
Preparer of Nomination

Name Kylee Cole (for property owner) Date 7/24/19

Organization _____

Address 1102 Battlefield Park Rd. Phone _____

City Prairie Grove State AR Zip 72753

FOR OFFICIAL USE:		Site Number <u>5LR.8067</u>
<u>7/24/2019</u> Nomination Received		
<u>9/20/2019</u> Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<u>9/25/2019</u> HC Board State Register Listing <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
	Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
 Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		<u>9/30/19</u> Date

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated 1993

Designated by City of Fort Collins (Name of municipality or county)

Use of Property

Historic DOMESTIC/single dwelling

Current DOMESTIC/single dwelling

Original Owner Isaac Bennett

Source of Information 1908 Fort Collins City Directory

Year of Construction ca. 1907

Source of Information 1906 and 1909 Sanborn maps; 1907 and 1908 Fort Collins city directories

Architect, Builder, Engineer, Artist or Designer _____

Unknown

Source of Information _____

Locational Status

Original location of resource(s)

Resource(s) moved to current location

Date of move _____

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Late Victorian/Edwardian

Period of Significance: ca. 1907

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage less than one

P.M. 6th Township 7N Range 69W Section 11 Quarter Sections SW

UTM Reference: Zone 13 Easting 492323 Northing 4492957 NAD83

Site Elevation: 5041 feet

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SECTION III

DESCRIPTION AND ALTERATIONS

(describe the current and original appearance of the property followed by a discussion of all alterations)

Addressed as 816 W. Mountain Avenue, the Bennett House is a two-story, wood frame, Edwardian-style home constructed ca. 1907 in the heart of the Loomis Addition of Fort Collins.¹ It is one of the few examples of Edwardian-style residential architecture in Fort Collins. The 1,791-square-foot home with 749-square-foot basement features a rectangular plan, asymmetrical massing, simple exterior surfaces, and a full-width front porch with classical details characteristic of the Edwardian style. A non-contributing 1-1/2-story garage constructed ca. 1925-1943 is in the northeast corner of the property and is accessible from the rear alley (Photos 19 & 21). The property is in excellent condition and retains a high level of historic integrity.

Setting & General Description

The Bennett House is located in the 1887 Loomis Addition of Fort Collins, Colorado. This residential development is comprised primarily of single-family historic homes, dating from the 1890s through the 1910s, with a few lots of new construction. Mountain Avenue, a picturesque parkway lined with large homes, runs east-west along the south edge of the Bennett House property. The parkway includes a historic trolley line that still operates during the summer months. The long, narrow lots along Mountain Avenue (and Laporte Avenue, the other main east-west avenue in the Loomis Addition) run north-south and most measure under one-quarter acre in size. Although most homes are of modest size, the Bennett House is an example of the larger, two-story, single-family homes found in the area.²

The property contains mature deciduous trees characteristic of Mountain Avenue, as well as foundation plantings surrounding the home. A concrete sidewalk runs along the south edge of the property, separating the front lawn from the tree lawn adjacent to Mountain Avenue. The majority of a historic driveway along the east side of the property, visible in tax assessor photos from 1948 and 1968 (Figures 8 and 9), has been removed; however, the historic curb cut remains intact as does a short section of the driveway between the street and the sidewalk. A concrete walk extends from the street to the concrete steps leading onto the front porch.

The house faces south toward Mountain Avenue and rests on a quarry-faced, ashlar sandstone foundation with beaded mortar joints. An approximately 13' x 14', historic, 1-story, front-gable extension is located on the western side of the rear (north) wall (Photo 16). East of the extension, an approximately 10' x 14', non-historic, front-gable mudroom addition built in 1991 stands on a rough-faced cement-block foundation with beaded mortar joints (Photo 14 and 11). The home's main cross-gable roof is covered by asphalt shingles with overhanging boxed eaves, cornice returns, and ridge caps with ball finials at the ends. A pedimented dormer is located on the roof's south slope (Photo 4). The hipped roof over the front porch and the dormer roof are also covered by asphalt shingles and have overhanging boxed eaves and ridge caps with ball finials. On the north side of the main roof there is a single, simple brick chimney with chimney cap. The home and garage are both clad with narrow, horizontal wood siding with corner board trim. The majority of the windows are historic, one-over-one wood windows with wood trim and sills and wood storm windows.

South (Front) Side

On the first floor, an open porch stretches the full width of the front façade. At the base of the porch is a wood

¹ According to Sanborn Fire Insurance Maps, construction on this lot occurred sometime between 1906 and 1909. In 1908, this property is listed in the Fort Collins City Directory for the first time. Based on this information, it is presumed that this house was constructed ca. 1907.

² Mary Humstone, et. al., *Loomis Addition Historic Context*, (Fort Collins, CO: City of Fort Collins Historic Preservation Program, 2015), 3.

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beadboard skirt (Photo 8). Four concrete steps lead from the concrete front walkway to the porch floor comprised of narrow, painted wood boards. The porch features a simple wood balustrade with square balusters. The porch roof is supported by Tuscan columns (Photo 7). The ceiling of the porch is beadboard. The porch cornice features a plain architrave and dentil details. Within the porch, a painted, wood storm door with eight lights and a single recessed panel covers a non-historic wooden, single-light entry door (Photo 2). To the right of the door sits a large one-over-one, double-hung wood window with a leaded-glass fixed transom (Photo 3).

On the second floor, the south-facing gable features a one-over-one wood window under a small, arched, single-light, fixed attic window. The gable wall is clad with decorative fishscale shingles with a central band of rectangular shingles (Photo 6). The sloping surface of the cornice returns are covered by standing-seam metal roofing material. The fascia is uniform with molding on the drip edge. To the east sits a single pedimented dormer with overhanging boxed eaves (Photo 4). The sloped surface at the bottom of the pediment is covered by the same standing-seam metal roofing material found on the cornice returns. The horizontal siding on the dormer is wider than the siding on the rest of the house. This dormer features a fixed wood window with 35 small square lights and a wood storm window (Photo 5).

East Side

On the first floor, there is a one-over-one wood window on the south end of the east side (Photo 9). A projecting bay to the north features three one-over-one wood windows. To the west of the bay is the east wall of the 1991 addition, which projects approximately 2' beyond the home's historic east wall (Photo 12). The east wall of the addition features three one-over-one wood windows. The second story of the main house has a pair of one-over-one wood windows. There is a louvered vent in the gable. The gable wall is covered with fishscale shingles and is separated from the horizontal siding by a wood trim board. On the basement level there is a non-historic wood egress window within a non-historic window well (Photo 10). The window well is constructed of concrete blocks matching the foundation of the 1991 addition and has a simple glass cover to divert water. To the north are two non-historic wood hopper windows (Photo 11).³

North Side (Rear)

The north side (rear) includes the 1-story, non-historic, front-gable addition to the east, and a historic, 1-story, front-gable extension to the west that is documented in the 1909 Sanborn Map (Photo 13 and Figure 2). The historic extension is set back approximately 3' from the west wall of the main portion of the house (Photo 16). The addition, constructed in 1991, replaced an approximately 7' x 13' enclosed porch/mudroom damaged by a fallen tree. When the addition was constructed, the historic extension was altered to create a unified façade on the first floor.

The roof of the 1991 addition has boxed eaves and a simple curved bargeboard on its east slope. The gable wall features decorative fishscale shingles matching those on the front façade (Photo 15). At the northeast corner of the addition is a wood rear entry door with a single large light, covered by a custom-design screen door. The door is trimmed in wood. To the west of this door is a single one-over-one, double-hung wood window, trimmed in wood with a wood sill.

To the west of this window is the historic extension, which features non-historic eight-light French doors set slightly off center (Photo 16). The French doors are covered by screen doors that match the screen door on the mudroom addition. The extension is covered by a front-gable, asphalt-shingled roof, with boxed eaves, curved bargeboards and a ridge cap with a ball finial at its end. The extension's gable wall is clad with rectangular wood shingles that appear to be historic. A simple trim board separates the shingles from the horizontal wood

³ Fort Collins building permit records. The two basement windows on this side were replaced with new windows and an egress window was installed in a window well when the present owners finished the basement ca. 2016

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siding below.

On the west side of the main portion of the house is a second-story projecting gable (Photos 14 and 16). The roof in this area features cornice returns with standing-seam metal matching those on the front façade and a ridge cap with a ball finial at its north end. The gable wall is covered in rectangular wood shingles separated from the horizontal wood siding below by a simple trim board. A rectangular louvered vent sits near the top of the gable wall. Below the trim board, there is a single, one-over-one, double-hung wood window on the western portion of the second-story wall.

From the rear, the brick chimney protruding from the main roofline is clearly visible. There are also three round roof vents visible on the north slope of the main roof (Photo 14).

The north side of the house also features an L-shaped wood deck that runs nearly the full width of the rear wall (Photo 13 and Figure 6). The deck is shallow on the northeast side (3') and widens significantly on the northwest side (10'). There are wood steps located near the center and at the northwest corner. The deck is surrounded by simple square balusters with a curved cap rail.

West Side

At the north end of the west side is the west wall of the historic 1-story rear extension, which features a single one-over-one, double-hung wood replacement window (Photo 16). On the main portion of the house there are three windows on the first floor (Photo 17). From north to south, there is a single-light, rectangular wood casement window, a slightly smaller, rectangular, single-light, wood casement window, and a small, square, single-light fixed window at the southwest corner corresponding to a lower landing on the interior staircase. A single one-over-one wood window is in the middle of this wall between the first and second stories, which allows light into the middle of the stairwell. On the second floor, from north to south, there is a one-over-one double-hung wood window and a small rectangular wood window with opaque glazing that allows light into a second-story bathroom. To the south of this window is a one-over-one, double-hung wood window. At the basement level, there are three corrugated-steel window wells, each containing a non-historic, single-light wood hopper-type window. A fourth window well near the front of the house contains a fixed non-historic wood window in the historic location of the coal chute.

Interior Spaces and Features

The historic interior floorplan of the Bennett House has been largely retained (Figure 12). All first-floor rooms feature high ceilings. Some first- and second-story rooms have exposed piping and radiators. The front door opens to a stair hall with a wood staircase, like those ordered from early twentieth-century catalogues. To the right of the stair hall is the entrance to a formal living room. The entryway features decorative carved molding and trim, also typical of décor available from catalogues. The living room features wood floors that continue into the dining room. The dining room features a bay window, fireplace, and built-in hutch. Off the dining room is a small den and the entrance to the kitchen. The kitchen was remodeled by a previous owner before 2014.

Off the kitchen is a small half-bathroom, pantry, and the 1991 mudroom addition. The second-floor features three bedrooms, three closets, and one full bath. Two of the upstairs closets feature wood floors. The finished basement features one bedroom with egress window, one bathroom, storage room, laundry room, recreation room, utility closet, and storage closet.

Garage, ca. 1925-1943, Non-contributing, Photos 16-19

Also located on the property is a non-contributing 1-1/2-story detached garage with wood horizontal siding matching the home, and a corrugated metal roof. The garage does not appear on Sanborn Fire Insurance Maps until 1943, suggesting a date of construction between 1925 and 1943.

On the south side, a non-historic double crossbuck entry door is set slightly off-center. This door is not original,

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as it is not featured in the 1948 tax assessor photograph (Figure 8). Rather, at least until 1968, the garage featured a large opening on the south side visible in the 1948 and 1968 tax assessor photographs (Figures 8 and 9). Above the door is a group of three four-light fixed wood windows. These windows appear to be a post-1948 addition as they are not featured in the 1948 tax assessor photograph but are visible in the 1968 photograph. The east side features a single rectangular window opening with a square four-light wood sash set in the lower portion and the upper portion infilled with wood siding.

On the north side, a one-over-one non-historic replacement window allows light into the loft area. There is also one large, sliding door on the north side. The door is wood with crossbucks, and slides to the west. The sliding door hardware on the north side is stamped with a patent date of August 20, 1901, and was intact as of July 2018. It is possible that this hardware was reused from a previous building. On the west side, there are two square, four-light, fixed-sash wood windows.

Alterations: According to a Fort Collins Landmark Designation Nomination Form, owners of the home renovated the garage in 1992.⁴ These renovations included “foundation work, straightening and bracing the structure, replacing original window, adding a support beam for second floor [loft], rebuilding loft window, and repairing missing siding with specially milled siding to match existing siding.”⁵

ALTERATIONS

The Bennett House was constructed ca. 1907, presumably for property owner Isaac Bennett. The 1909 Sanborn Fire Insurance Map indicates there was originally a rectangular outbuilding located on the northwest corner of the property. Sometime between 1925 and 1943, the original outbuilding was demolished and the existing garage was constructed.

According to building permits filed with the City of Fort Collins, the roof was resingled in 1937, and resingled again with wood shingles in 1988. In 1991, a tree caused damage to a mudroom at the northeast corner of the home. The mudroom was demolished and a new addition constructed with a slightly expanded footprint.⁶

According to tax assessor records from 1948 and 1968, the north side of the historic mudroom was set back from the east wall of the home (Figures 4 and 5). It is likely that the roofline in this area was also changed in 1991, though no historic images of the rear of the home have been found to corroborate this theory. The character of the home was maintained by having special siding milled to match the historic siding, and door and window trim made to match the rest of the property. The decorative “fishscale” shingles installed on the addition’s gable wall match the historic shingles on the front façade and the concrete block foundation approximates the appearance of the home’s historic stone foundation.

In 1993, the city designated the Bennett House a Fort Collins Historic Landmark. In 1998, the property was awarded a \$2,500 Landmark Rehabilitation Grant to replace a leaky and deteriorated porch roof and repair damaged soffit and ceiling.⁷ The work was completed in 1999. In 2005, the home was resingled again with asphalt shingles according to a building permit filed with the city of Fort Collins. In 2016, the current owners had the basement-level aluminum sliding windows (installed at an unknown date) replaced during a basement level interior renovation. The windows were replaced by more efficient, historically appropriate wood

⁴ Lee Anthony Rosen, “Local Historic Landmark Designation Nomination Form,” City of Fort Collins Historic Preservation Office, August 21, 1993.

⁵ Ibid.

⁶ According to a May 3, 1991, building permit filed with the City of Fort Collins, the alteration of this section of the home involved the demolition of the existing mudroom and rebuilding the mudroom with a “new foundation.” A letter of completion filed with the city on August 26, 1991, noted the completion of the mudroom rebuild “using existing foundation”; however, the addition’s foundation is clearly different from the home’s historic foundation.

⁷ Carol Tunner, “Staff Report – 816 W. Mountain,” City of Fort Collins Historic Preservation Division, March 10, 1999. Located in City of Fort Collins Historic Preservation Division Archives.

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hopper-type windows. One window on the east side was replaced by an egress window, and the size of the opening altered in order to bring the basement bedroom up to code (Figure 7). The installation of the egress window also involved digging a window well, installing a cement-block retaining wall (cement blocks match the texture and mortar joints of the 1991 addition), and installing a simple clear glass cover to divert water. Also at this time, a historic coal chute on the basement level near the front of the house was replaced by a single-light fixed wood hopper window.

INTEGRITY

(discuss the property's historic integrity)

The essential physical features of the Bennett House are the home's asymmetrical massing, simple exterior surfaces, and classical details associated with the Edwardian-style. These essential physical features remain intact and are easily visible on the front façade and from the public right-of-way. Because this property is nominated under Criterion C, retention of design, workmanship, and materials are of primary importance. The Bennett House retains these aspects of integrity to a high degree, as well as its integrity of location, setting, feeling, and association.

Location: The Bennett property stands on the original parcel of land where it was constructed. The home, therefore, retains its integrity of location.

Design: The house retains strong integrity of design. As evidenced by historic Sanborn Fire Insurance Maps and Tax Assessor Records, the plan has remained essentially the same since it was first documented in 1909, and the original roof form, massing, arrangement of interior spaces, and pattern of fenestration remain intact. The Bennett House retains its character-defining features typical of the Edwardian style including its multi-gabled roof, asymmetrical massing, simple exterior surfaces, and classical details. The design of the 1991 rear porch addition is in keeping with the historic style and design of the house and does not adversely impact the home's overall integrity of design. Additionally, alteration of the size of one basement window to create an egress does not impact the home's overall integrity of design.

Setting: Integrity of setting is essentially retained. The integrity of setting has been diminished slightly by the construction of a compatibly-designed duplex on the lot to the west of the Bennett House in 1987; however, the rest of the 800 block of Mountain Avenue consists of historic homes with good integrity. Mountain Avenue retains its historic grass boulevard and active trolley tracks, which strongly contribute to integrity of setting. Though non-contributing due to alterations, the detached garage supports the property's overall integrity of setting as the presence of a detached garage is typical for early 1900s homes in the Loomis Addition.

Materials: The building's most visually prominent and architecturally significant materials are its wood horizontal siding, decorative shingling, Tuscan columns, and wood windows. The home's historic siding and decorative material remain completely intact, and special siding was milled to match the historic siding when the rear addition was constructed in 1991.⁸ Historic wood windows remain intact throughout the house except on the basement level where non-historic aluminum basement windows were installed at an unknown date. These were replaced in 2017 with functional, energy efficient wood-frame windows chosen to match the historic material of the home. Much historic material within the interior of the building also remains intact, including the floor, wall, and ceiling finishes as well as the staircase, decorative details in the entry hall, fireplace, and built-in cabinet in the dining room.

Workmanship: The Bennett House retains a high level of integrity of workmanship. The Tuscan porch columns, decorative dentils, fishscale shingles, and ridge caps with ball finials evidence the craftsmanship and care in construction typical of the early 1900s. The coursing and cut of the sandstone ashlar foundation as well as the beaded mortar joints also evidence the masonry skills and techniques of the time.

⁸ There may have been a minimal loss of historic material on the north side of the historic rear extension when the non-historic French doors were installed in 1991; however, documentation of the historic appearance of this side of the house has not been found to date.

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Feeling: The building continues to evoke a sense of residential life in Fort Collins during the early twentieth century. The home's strong integrity of materials, workmanship, design, and setting combine to convey the feeling of a historic Mountain Avenue residence built during the early 1900s. The non-contributing detached garage also contributes to the overall feeling of an early twentieth-century residential property.

Association: The property displays good integrity of association as it retains the physical characteristics of the home built for Isaac W. Bennett in the early twentieth century and continues to be used as a single family home today.

SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

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SIGNIFICANCE STATEMENT

(Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, and justification for the period of significance.)

The Bennett House is locally significant under Criterion C for Architecture as a good example of an Edwardian-style residence constructed in Fort Collins, Colorado, during the early 1900s. The period of significance is ca. 1907, the year the home was constructed.

Edwardian architecture gained popularity between 1901 and 1910 when Edward VII reigned as King of England. This style strays from the “pomp” and ornamentation of the Victorian Era and is a precursor to the “simplified” architectural styles of the twentieth century.⁹ Edwardian-style architecture is akin to the Queen Anne style in form and massing but lacks the ornate ornamentation typical of Queen Anne homes. Edwardian-style buildings are sometimes referred to as Princess Anne in reference to their less decorative design.

The house exhibits distinctive elements characteristic of the Edwardian style, such as a multi-gabled roof, asymmetrical massing, simple exterior surfaces, and classical details. The home’s narrow wood clapboard siding and restrained decorative details nod to a movement toward simplicity typical of the post-Victorian world. The Tuscan porch columns, dentils, cornice returns, and pedimented dormer illustrate the Edwardian era’s preference for simplified classical details.

The home retains a high level of integrity and continues to convey its architectural significance as an example of the Edwardian style. This property is the only example of two-story, wood-frame Edwardian residential architecture in the Loomis Addition.

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION (if appropriate)

Loomis Addition

In 1887, Abner Loomis and his future wife, Malinda Maxwell, platted the Loomis Addition as one of the earliest additions to the original plat of Fort Collins. This addition marked an important milestone in the growth of the small agricultural community. The fifteen-block Loomis Addition is bounded by Whitcomb Street and Washington Avenue on the east and west respectively, and by Laporte Avenue and Mulberry Street to the north and south. Mountain Avenue, which runs through the center of the Loomis Addition, became a focal point for residential development.¹⁰ Soon after Abner Loomis and Malinda Maxwell platted the Loomis Addition, James B. Arthur purchased Lots 23-28 in Block 291 where the Bennett House was later built. Arthur sold Lots 23-28 to Solomon S. Peterman and Charles E. Schapp in February 1904. Peterman and Schapp divided the lots and sold Lot 23 to Horace M. Balmer, the first in a succession of owners to own Lot 23 for only a short time until it was purchased by Isaac W. Bennett in 1907 and the home constructed.

James B. Arthur

The 1850s gold rush drew many eager young men to the American West in hopes of striking it rich. James B. Arthur (Figure 10), an Irish immigrant, reached Colorado in June 1860 and tried his hand at placer mining. He soon realized that gold mining did not fulfill its promises of quick wealth and turned to a new, more lucrative industry—raising hay. In mining camps, hay was highly valued, going for “\$75 to \$150 a ton and the public domain—the Plains—were covered with rich buffalo and gramma grass.”¹¹ Arthur’s work in the hay industry paid off and he eventually established a claim on the Cache la Poudre River a few miles south of present-day Fort Collins, Colorado, where he continued his work.

⁹ “Edwardian Architecture,” Ontario Architecture, <http://www.ontarioarchitecture.com/Edwardian.htm#Niagara>. Accessed July 3, 2018.

¹⁰ Humstone et. al., *Loomis Addition Historic Context*, 18.

¹¹ Ansel Watrous, *History of Larimer County*, (Fort Collins, CO: Miller and Manor Publications, 1972), 499.

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As Arthur's wealth grew, he looked to new investment opportunities. He soon entered the cattle business, and eventually owned five-thousand head of cattle. Arthur gained much of his wealth from this inter-state stock business but beginning in 1883 he began to divest from the cattle industry as the open range was increasingly threatened by property development and private ownership. According to the *Fort Morgan Times*, in 1886 he sold 500 heifers to a livestock organization in Cheyenne, Wyoming, for \$25,000.¹² Arthur went on to invest in irrigation, real estate, gypsum, manufacturing, and banking.¹³ His entrepreneurial and political endeavors left a visible mark on the city of Fort Collins.

James B. Arthur was an influential member of the Fort Collins community, often lauded for his gentility and demeanor. He served as a leader in several local businesses and local and state politics. He was a director of the Poudre Valley Bank during the 1890s and early 1900s and was its vice-president at the time of his death in 1905. He served on the Larimer County Board of Commissioners and Fort Collins City Council, sat two terms as mayor of Fort Collins, and served in the state senate in the 1890s and early 1900s. He presided over the Arthur Ditch Company in Fort Collins, which distributed water through the west side of town. He was also an original shareholder and president of the Poudre Valley Gas Company established in 1904.¹⁴

One of his many entrepreneurial interests was real estate. He purchased Lots 23-28 in Block 291 from Abner Loomis and his wife, Malinda, in July 1887, which included the lot the Bennett House would later occupy. Arthur sold the lots in February 1904.

Isaac W. Bennett

Isaac W. Bennett was born November 14, 1855, in Oregon, Wisconsin, and moved to Colorado in his late teens with his brother Egbert Jay Bennett. After moving to Colorado, the Bennett brothers established a sheep farm at the Bonner Springs Ranch, purchased by their father. The Bennett brothers expanded their ranching to include horses, mules, and cattle. In 1881, the Bennetts sold much of their livestock, but Isaac W. Bennett continued to devote time and money to his sheep business. A successful rancher, Bennett and his family lived at 816 West Mountain Avenue from 1907 to 1920.¹⁵

Isaac W. Bennett (Figure 11) and his brother, Egbert Jay Bennett, are celebrated by the Colorado Genealogical Society for playing an important role in the development of the sheep feeding business in Larimer County in the 1880s. In 1889, the young ranchers saved 2,400 lambs from a blizzard by shipping them to their alfalfa ranch 12 miles east of Fort Collins. At this ranch, the lambs thrived, and the Bennetts decided to continue feeding in that location.¹⁶ According to historian Ansel Watrous, the growth of the lamb feeding industry in Colorado, and Larimer County specifically, "put the farmers [of Colorado] on their feet and enabled them to pay off their debts, improve their farms and build new homes."¹⁷

Despite living on the outskirts of Fort Collins for much of his time as one of the "most prominent stockmen" in Larimer County, the town of Fort Collins served as an important center of commercial, social, civic engagement for Isaac Bennett and was his home before his family left for California in 1921.¹⁸ In 1885, Bennett married Laura Brundige Budrow, a school teacher, in Fort Collins. The Bennetts raised three children, Anna, Charles, and Ruth.¹⁹ The family was active in St. Luke's Episcopal Church where Mr. Bennett served many years as a

¹² *Fort Morgan Times*, May 7, 1886.

¹³ Watrous, *History of Larimer County*, 500.

¹⁴ *Ibid.*, 500; "Favor and extra session," *Weekly Courier*, January 2, 1902; "Up-To-Date Gas Plant Promised Fort Collins," *Weekly Courier*, August 31, 1904.

¹⁵ 1908, 1909/1910, 1910/1911, 1913/1914, 1917, 1919 City Directory Listings for 816 W. Mountain Fort Collins Museum of Discovery: Fort Collins History Connection; Deed, April 1, 1920, Larimer County Clerk and Recorder records.

¹⁶ Colorado Genealogical Society, *Colorado Families*, 58-60.

¹⁷ Watrous, *History of Larimer County, Colorado*, 136.

¹⁸ *Ibid.*, 194.

¹⁹ 1910 U.S. Federal Census, Colorado, Larimer, Fort Collins Ward 3, District 0227, sheet 20. Accessed July 11, 2018. https://www.ancestry.com/interactive/7884/31111_4327324-

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Junior Warden. Laura and Charles Edwin played the organ in the church.²⁰

Isaac W. Bennett was also involved in many community organizations during his time in Fort Collins. He served as one of the original board members of the First National Bank of Fort Collins from 1884-1921. The First National Bank was one of five early banks in the town. He also served as a Larimer County Commissioner from 1902-1909. Bennett with other prosperous and prominent Northern Colorado men formed the Larimer County Fair Association in 1884, after the Larimer County Agricultural and Mechanical Association (which Bennett was also an active member) fell into debt. The Larimer County Fair Association “reorganized from the old, brought together men who were known as men who did nothing by halves, men of energy and enterprise, men of influence, men of wealth.”²¹ Bennett served as the first secretary of the Larimer County Fair Association, and the organization went on to have six very successful years until rising management costs resulted in the fair’s discontinuation in 1891.

Like many influential men of the arid American West, Bennett involved himself in a number of irrigation companies to bring reliable access to water to residents of Fort Collins. He served as the president of both the Larimer County Ditch Company and the Skyline Ditch Line for many years. He was also active in the Grand River Ditch, “the first diversion of Western Slope water to the Eastern Slope for irrigation purposes.”²² In 1891, the Larimer County Water Supply Company planned to construct a ditch to carry water that ran from the Never Summer Range into the Grand (Colorado) River to Long Draw Creek and then into the Cache la Poudre River. A few years later, Water Supply and Storage Company took over the project and successfully diverted the first water from the western slope to the arid plains of eastern Colorado in the early 1900s.²³ This project served as a precursor to the Colorado-Big Thompson project (1938-57), the largest trans-mountain water diversion project which brings water from the western slope to “30 cities and towns” and “approximately 640,000 acres of Northeastern Colorado Farmland.”²⁴ Bennett’s active role in early irrigation efforts ensured that farmers and residents of northern Colorado had a reliable supply of water. Without irrigators like Bennett, Fort Collins and other cities and towns along the Front Range of the Rocky Mountains may not have been successful.

Other Owners

Isaac W. Bennett continued his livestock business and his family lived at the property at 816 W. Mountain from 1907 until they sold the property to W.E. Vaplon in 1920 prior to moving to California.²⁵ Many subsequent owners did not retain possession of the property for long. However, William L. Soles, deputy county assessor, purchased the property on September 11, 1926, and lived at the home for thirteen years.²⁶ Soles, his wife, Gracia, and their two children, Helen and Albert, moved to Fort Collins from Iowa. They occupied the home until June 1943 when they sold the home to William J. and Thora S. Reed. The Reeds resided at the property for only three years. After 1946, there was a string of short-term owners until the late 1980s when psychologist Lee A. Rosen and physician assistant Priscilla J. Virant purchased the home in 1988. They sold the property to local business owner Kim Jones and prominent local athlete and coach Jon Sinclair in 2001. The current

[00870?pid=2133198&backurl=https://search.ancestry.com/cgi-bin/sse.dll?db%3D1910USCenIndex%26h%3D2133198%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D5180&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true](https://search.ancestry.com/cgi-bin/sse.dll?db%3D1910USCenIndex%26h%3D2133198%26indiv%3Dtry%26o_vc%3DRecord:OtherRecord%26rhSource%3D5180&treeid=&personid=&hintid=&usePUB=true&usePUBJs=true).

²⁰ CO Genealogical Society, *Colorado Families*, 62; 1902 Fort Collins City Directory, 18; Fort Collins Museum of Discovery Archives.

²¹ Watrous, *History of Larimer County, Colorado*, 146-147.

²² *Ibid.*

²³ Public Lands History Center, “Grand River Ditch,” *History of Agricultural and Urban Water Use in Fort Collins*, https://publiclands.colostate.edu/digital_projects/dp/poudre-river/moving-storing/ditches-dams-diversions/grand-river-ditch/. Accessed July 6, 2018.

²⁴ Northern Water Conservancy District, “C-BT History,” Northern Water, <http://www.northernwater.org/AboutUs/C-BTHistory.aspx>. Accessed July 3, 2018.

²⁵ Chain of Title, October 11, 1907, and April 1, 1920, Larimer County Clerk and Recorder.

²⁶ *Ibid.*; 1927 Polk’s Fort Collins, Loveland and Larimer County Directory, Fort Collins Museum of Discovery Archive, <http://database.history.fcgov.com/cdm/compoundobject/collection/cid/id/24401/rec/14>. Accessed October 2, 2018.

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owners, Alan Braslau and Nathalie Rachline, purchased the Bennett property from Jones and Sinclair in late 2014.

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SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property (describe the boundaries of the nominated property)

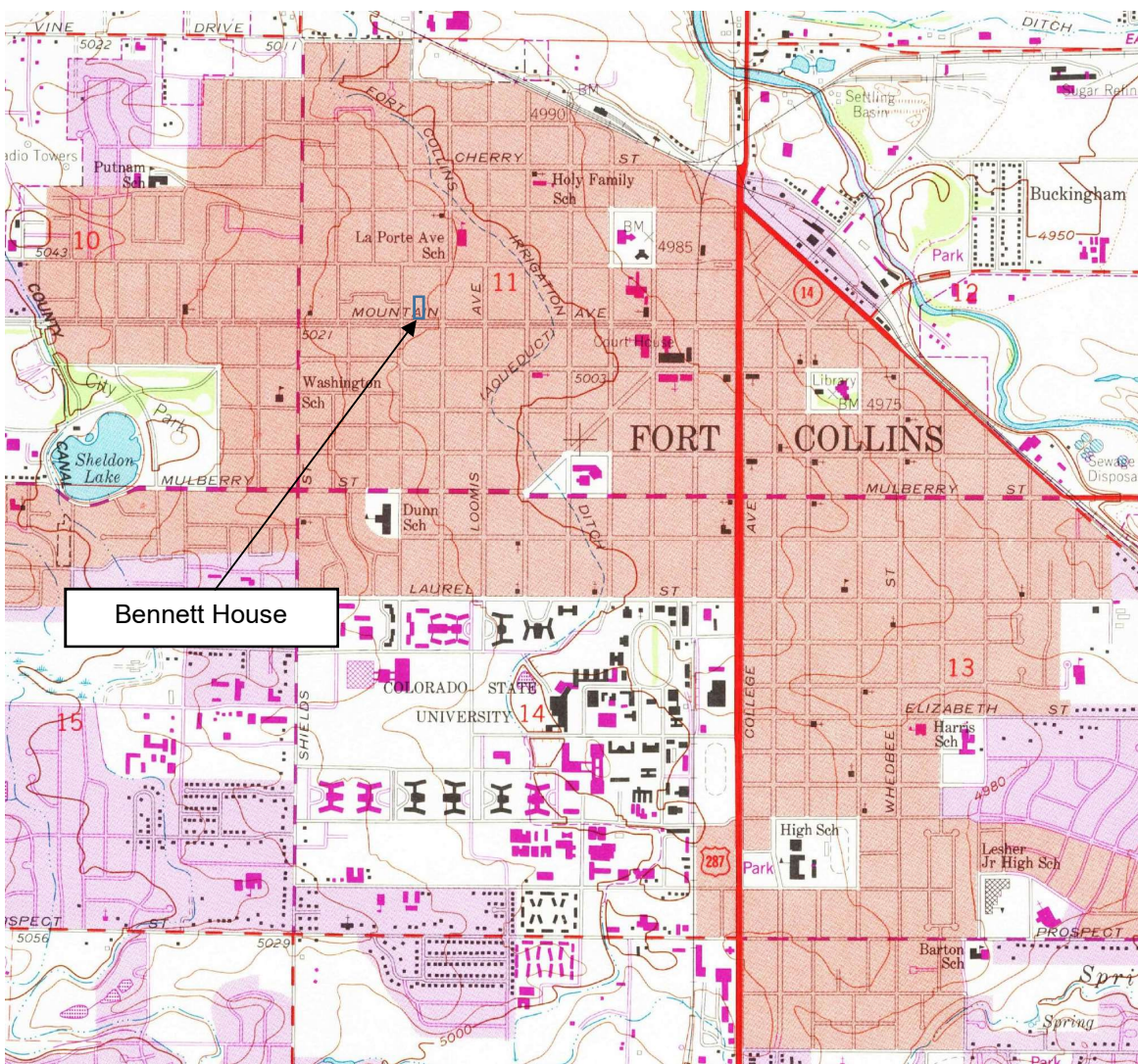
The boundary is the property's legal description: Lot 23, Block 291, Loomis Addition of Fort Collins, Colorado. The selected boundaries encompass the home, garage, and grounds historically associated with the property comprising .15 acres.

Official Map (show location of property on map)

USGS TOPOGRAPHIC MAP- Regional Perspective

Fort Collins Quadrangle
7.5 Minute Series

Elevation: 5003'

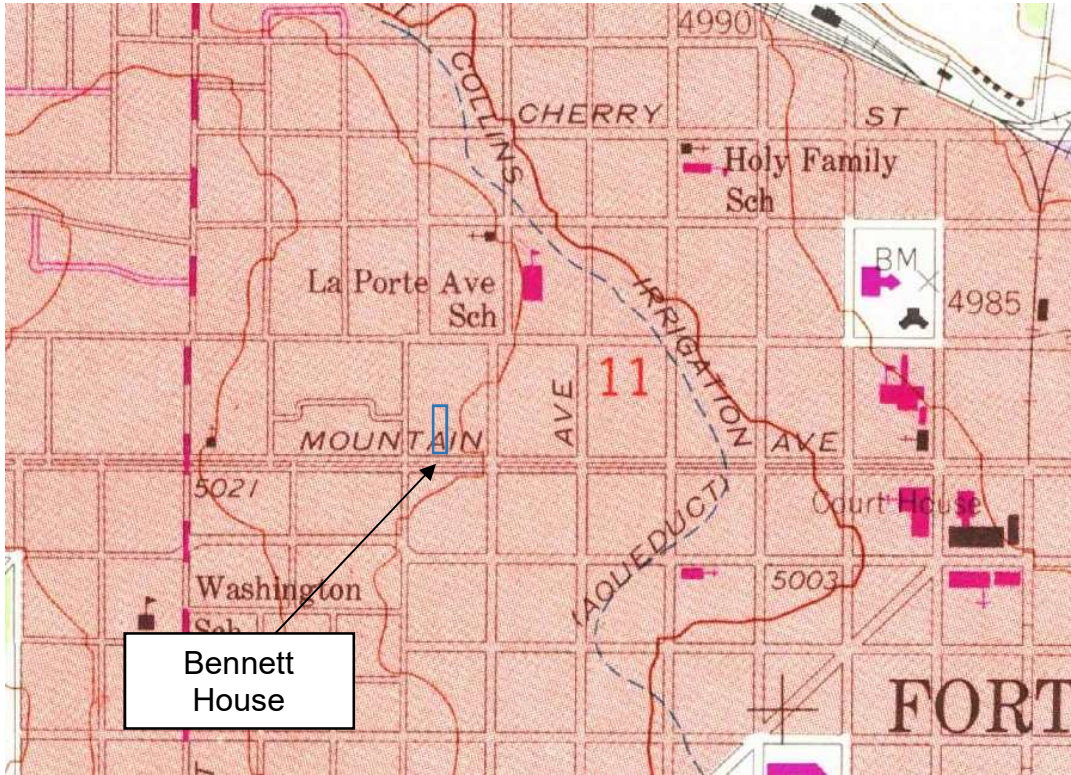


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USGS TOPOGRAPHIC MAP- Close-up Perspective

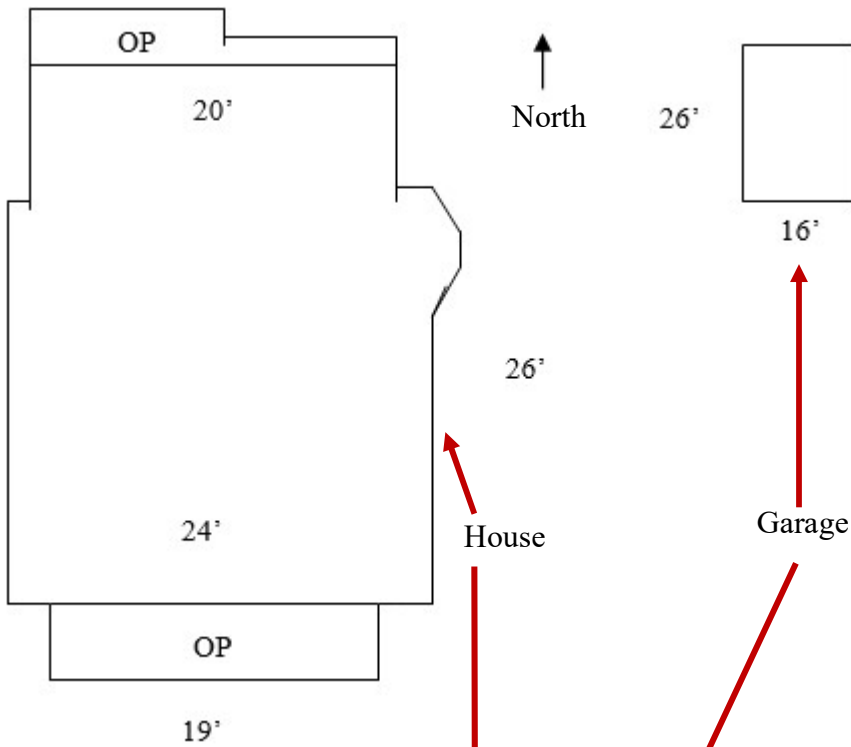


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SKETCH MAP



Nomination Boundary

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SECTION VI

PHOTOGRAPH LOG

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

Name of Property: Bennett House
Location: Fort Collins
Photographer: Kylee Cole, unless otherwise noted
Date of Photographs: June 28, 2018, unless otherwise noted

Number of Photographs: 25

- Photo 1: South (front) façade, camera facing north-northwest.
- Photo 2: View of the front door, camera facing north-northwest.
- Photo 3: Front window, camera facing north-northeast. Note the leaded transom with diamond detailing.
- Photo 4: Single, pedimented dormer on south side, camera facing north-northeast. Note the original window with 35 small lights.
- Photo 5: Interior view of the original dormer window, camera facing south.
- Photo 6: Detail of front gable with original one-over-one window, and original arched attic window. Note the decorative fishscale shingling. Camera facing north.
- Photo 7: Detail of dentils and Tuscan columns on the front porch. Camera facing north-northwest.
- Photo 8: Detail of square balusters and beadboard porch skirt. Camera facing northeast.
- Photo 9: South façade (left) and east side (right). Camera facing north-northwest.
- Photo 10: Detail of egress window installed in 2016 on the west side. Camera facing north-northwest.
- Photo 11: Detail of foundation. Main house with historic stone foundation (left) and 1991 addition with concrete block foundation (right). Camera facing west.
- Photo 12: East side of the 1991 mudroom addition (right). Camera facing north-northwest.
- Photo 13: North (rear) side, camera facing south.
- Photo 14: North side, camera facing south-southwest. Note the brick chimney rising from the roof ridge.
- Photo 15: Detail of the mudroom addition. Camera facing south.
- Photo 16: North (rear) side and west side. Camera facing southeast. December 4, 2018.
- Photo 17: South (front) side and west side. Camera facing northeast. December 4, 2018.
- Photo 18: Close up of original windows on west side. Camera facing southeast. December 4, 2018.
- Photo 19: Non-contributing garage at the northeast corner of the property. Camera facing north-northeast.
- Photo 20: Window on the north side of the garage. Replaced in 1992. Camera facing south.
- Photo 21: Alley view (north and east sides) of garage. Camera facing southwest.
- Photo 22: East wall of garage. Camera facing southwest. Photo by Alan Braslau, January 2019.
- Photo 23: West wall of garage. Camera facing northeast. Photo by Alan Braslau, January 2019.
- Photo 24: Detail of historic sliding door hardware from the interior (near ceiling). Camera facing north.
- Photo 25: Bennett House in context with surrounding homes. Camera facing northeast. December 4, 2018.

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HISTORIC PHOTOGRAPHS & FIGURES

(Insert available digital images of historic photographs and figures illustrating the property over time. Include captions with source information.)

- 1 of 12: Sanborn Fire Insurance Maps, Fort Collins, CO, March 1906. There is no construction on Lot 23.
- 2 of 12: Sanborn Fire Insurance Map, Fort Collins, CO, September 1909. Note the construction on Lot 23, and an outbuilding at the northwest corner of the property.
- 3 of 12: Sanborn Fire Insurance Map, Fort Collins, CO, December 1925-October 1943. Note the outbuilding at the northeast corner of the property. This outbuilding is oriented in the same way as the extant non-contributing garage.
- 4 of 12: Floorplan as recorded in 1948 Tax Assessor Record. Note the outbuilding at the NE corner of the property is oriented differently but has the same dimensions. This outbuilding represents the extant garage, constructed between 1925 and 1948. (Fort Collins Museum of Discovery Archive).
- 5 of 12: Floorplan as recorded in 1968 Tax Assessor Record. Note the setback of the porch in the NE corner of the residence. (Fort Collins Museum of Discovery Archive).
- 6 of 12: Photo and floorplan as recorded in 1994 Tax Assessor Record. Note changes at rear of home. (Fort Collins Museum of Discovery Archive).
- 7 of 12: Basement window prior to alteration to create new egress. Photo from September 7, 2016, Design Assistance Program application filed by Alan Braslau and Nathalie Rachline with the City of Fort Collins. (Fort Collins Historic Preservation Division).
- 8 of 12: Photo from 1948 Tax Assessor Record. Note the difference in the south elevation of the associated garage in comparison to the current appearance (bottom right corner of photo). (Fort Collins History Connection: Historic Photographs Collection).
- 9 of 12: Photo from 1968 Tax Assessor Record. Note the difference in the south elevation of the associated garage. In this photo the windows, a post-1948 alteration, and the large garage opening are clearly visible. (Fort Collins History Connection: Historic Photographs Collection).
- 10 of 12: James B. Arthur, ca. 1900. (Image H02580 courtesy of the Fort Collins Museum of Discovery Archive).
- 11 of 12: Photo Isaac W. Bennett, ca. 1890. (Fort Collins History Connection: Historic Photographs Collection).
- 12 of 12: 2013 floorplan. Appraisal Dimensions, LLC, August 1, 2013.

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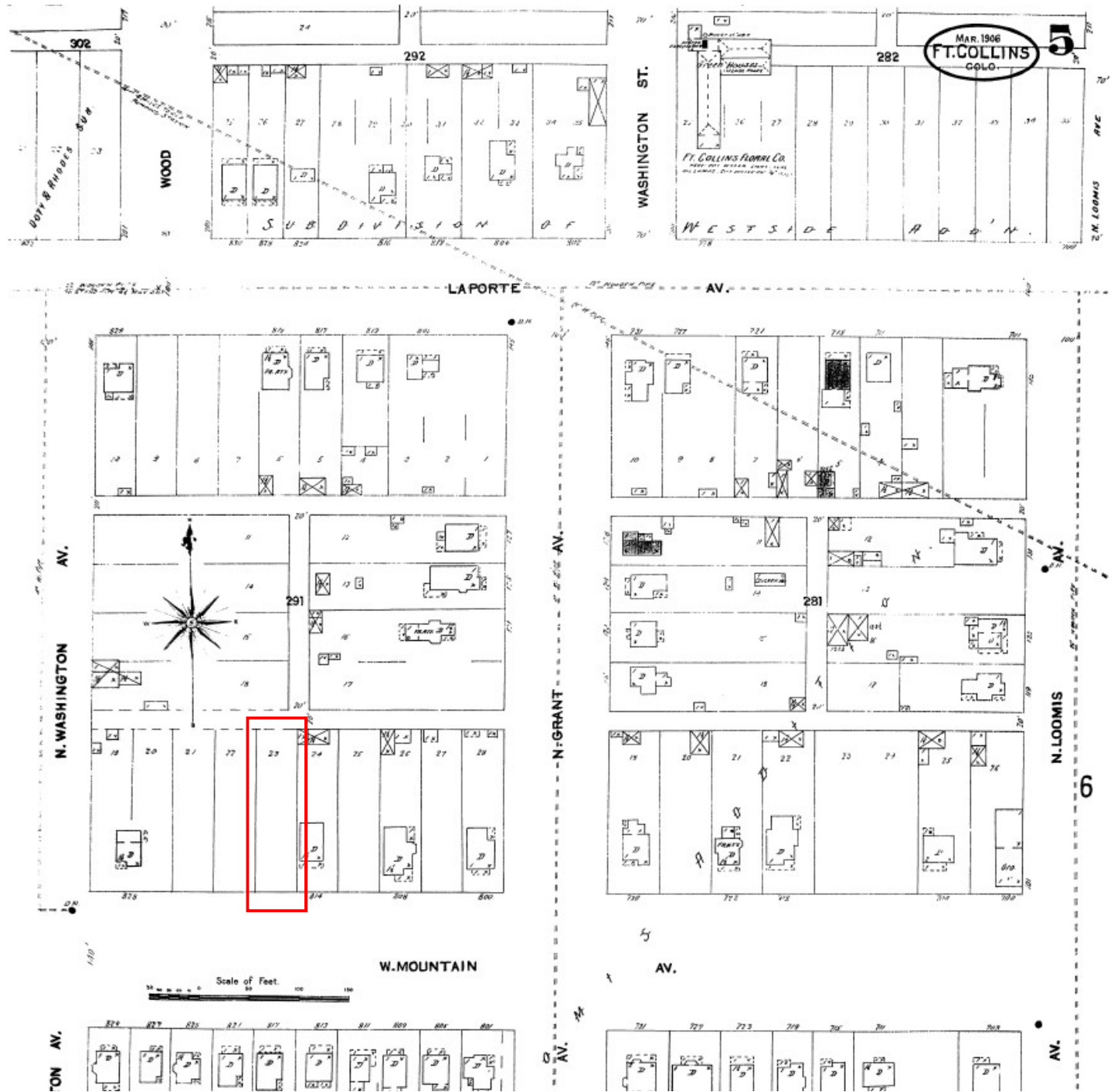


Figure 1: Sanborn Fire Insurance Maps, Fort Collins, CO, March 1906. There is no construction on Lot 23.

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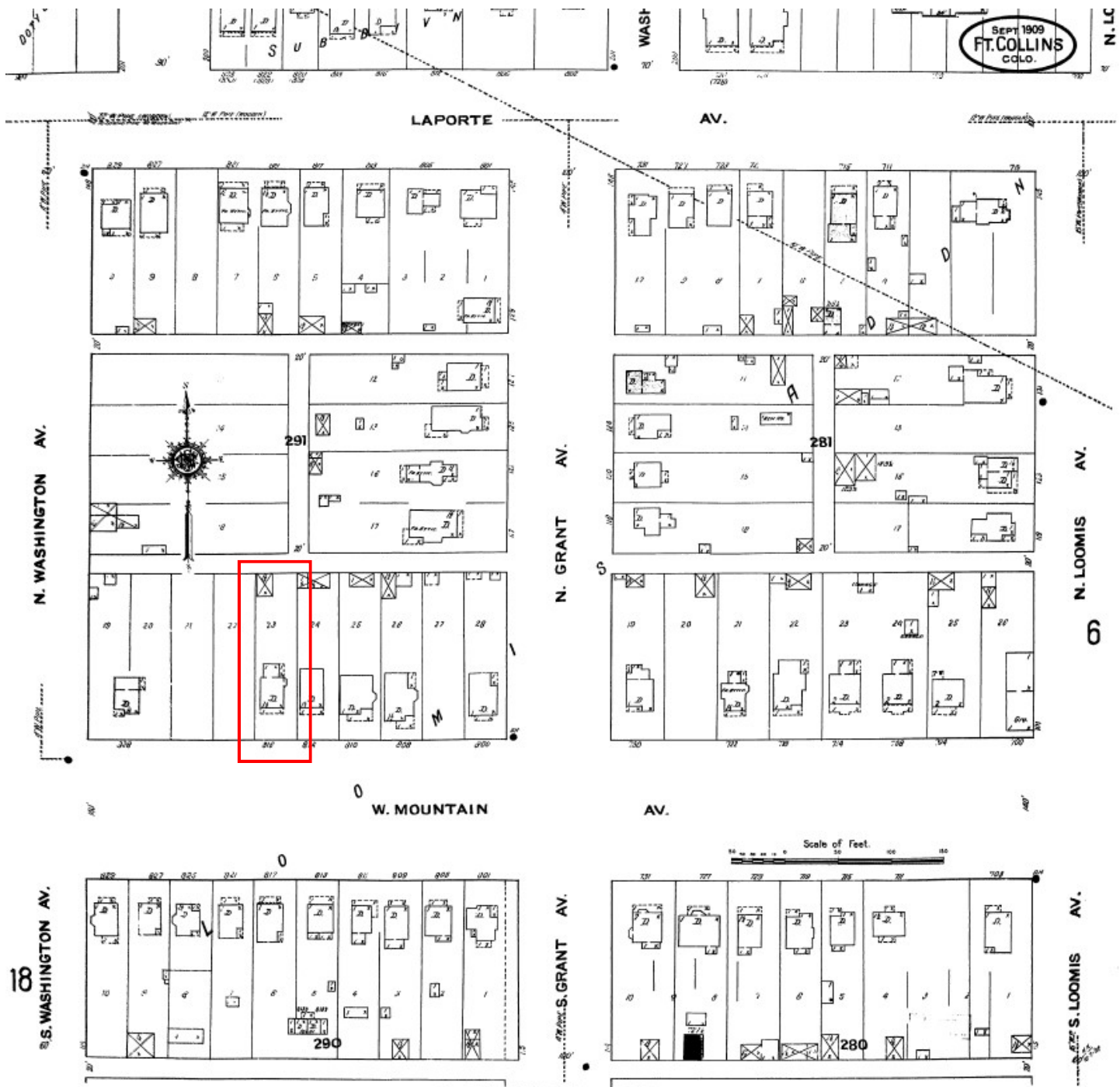


Figure 2: Sanborn Fire Insurance Map, Fort Collins, CO, September 1909. Note the construction on Lot 23, and an outbuilding at the northwest corner of the property.

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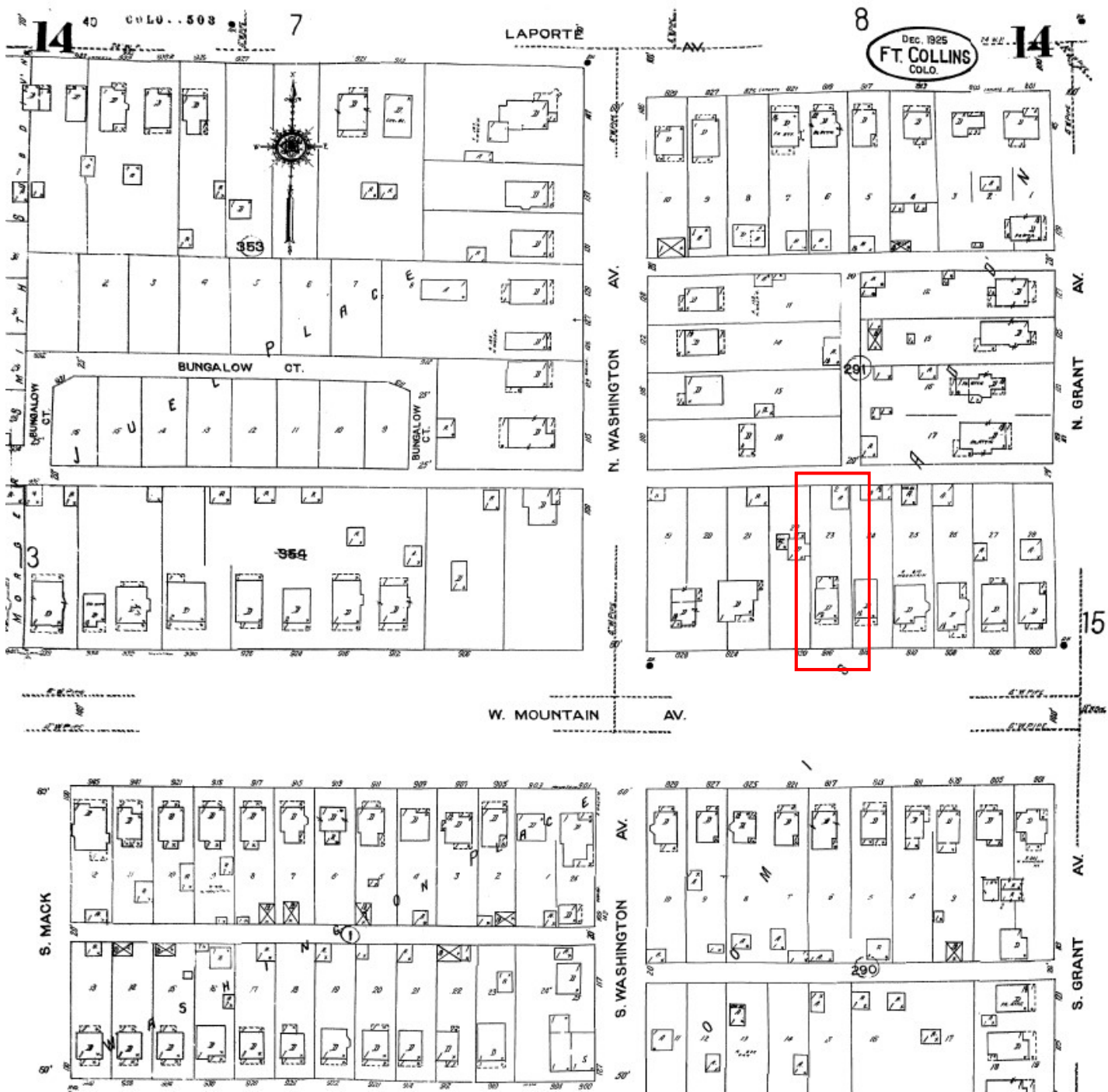


Figure 3: Sanborn Fire Insurance Map, Fort Collins, CO, December 1925-October 1943. Note the outbuilding at the northeast corner of the property. This outbuilding is oriented in the same way as the extant non-contributing garage.

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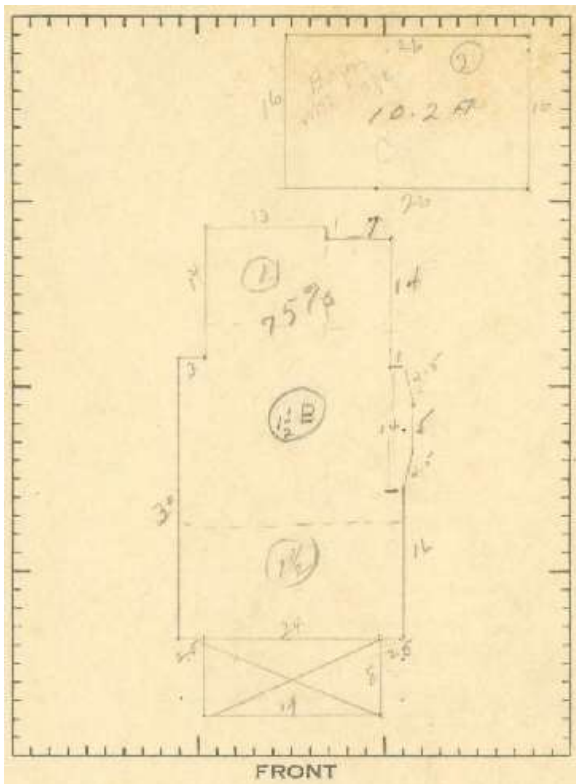


Figure 4: Floorplan as recorded in 1948 Tax Assessor Record. Note the outbuilding at the NE corner of the property is oriented differently but has the same dimensions. This outbuilding represents the extant garage, constructed between 1925 and 1948. (Fort Collins Museum of Discovery Archive).

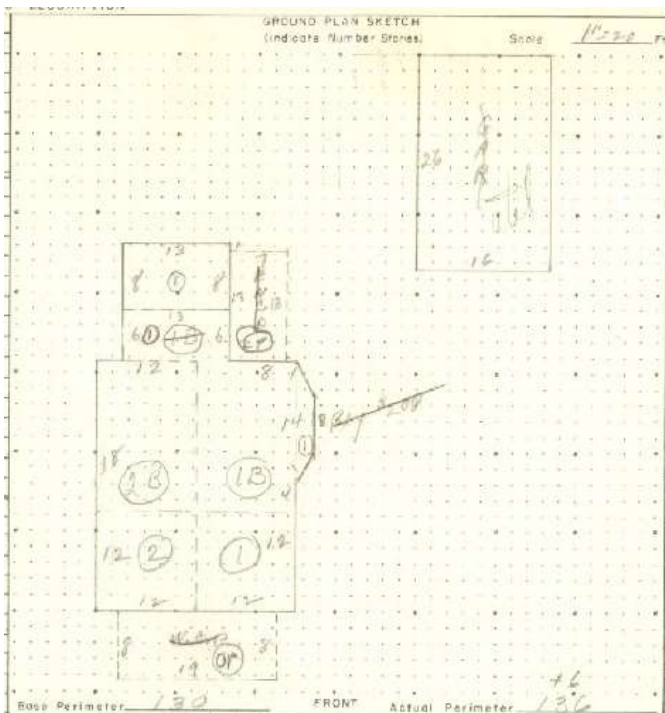


Figure 5: Floorplan as recorded in 1968 Tax Assessor Record. Note the setback of the porch in the NE corner of the residence. (Fort Collins Museum of Discovery Archive).

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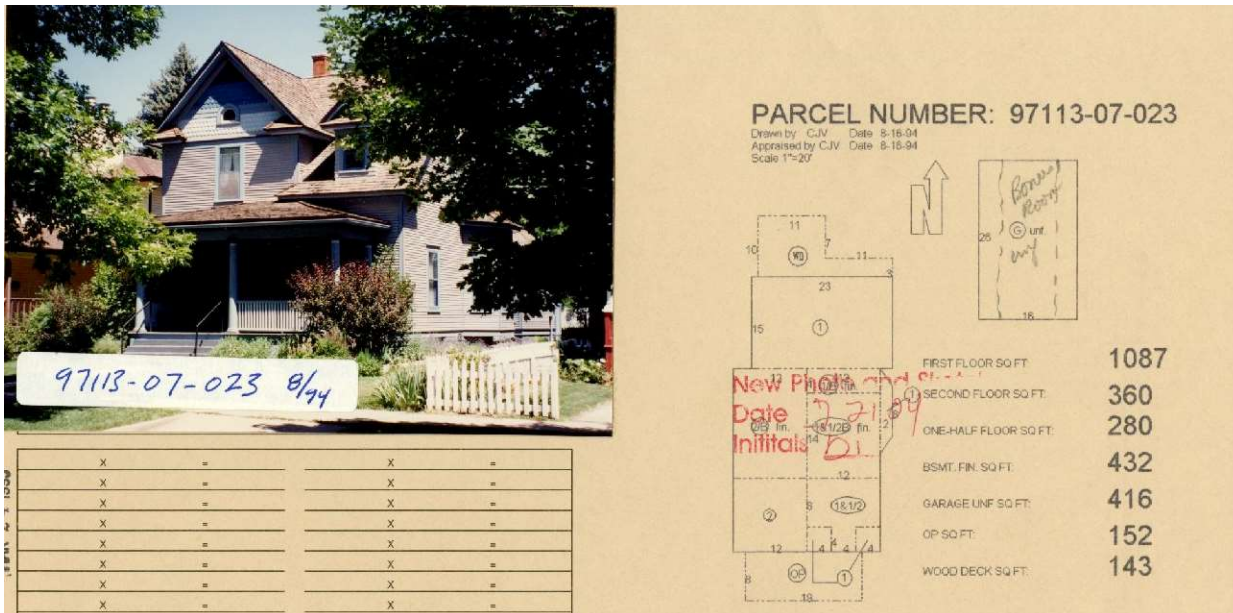


Figure 6: Photo and floorplan as recorded in 1994 Tax Assessor Record. Note changes at rear of home. (Fort Collins Museum of Discovery Archive).



Figure 7: Basement window prior to alteration to create new egress. Photo from September 7, 2016, Design Assistance Program application filed by Alan Braslau and Nathalie Rachline with the City of Fort Collins. (Fort Collins Historic Preservation Division).

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Figure 8: Photo from 1948 Tax Assessor Record. Note the difference in the south elevation of the associated garage in comparison to the current appearance (bottom right corner of photo). (Fort Collins History Connection: Historic Photographs Collection).



9 of 12: Photo from 1968 Tax Assessor Record. Note the difference in the south elevation of the associated garage. In this photo the windows, a post-1948 alteration, and the large garage opening are clearly visible. (Fort Collins History Connection: Historic Photographs Collection).

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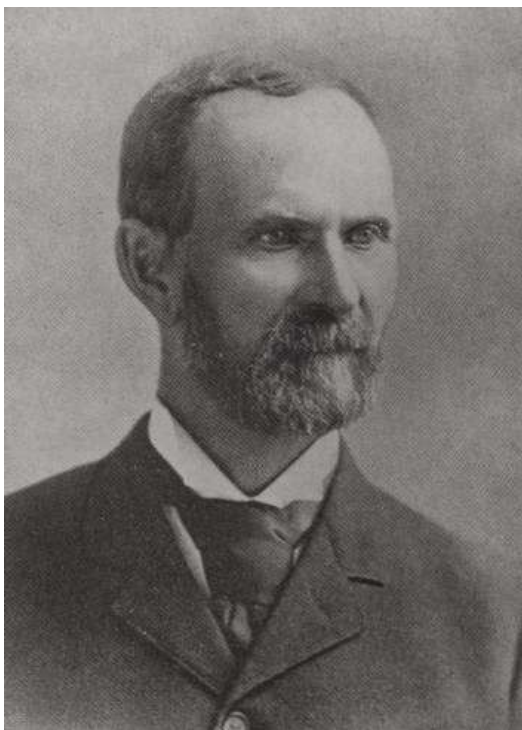


Figure 10: James B. Arthur, ca. 1900. (Image H02580 courtesy of the Fort Collins Museum of Discovery Archive).



Figure 11: Photo Isaac W. Bennett, ca. 1890. (Fort Collins History Connection: Historic Photographs Collection).

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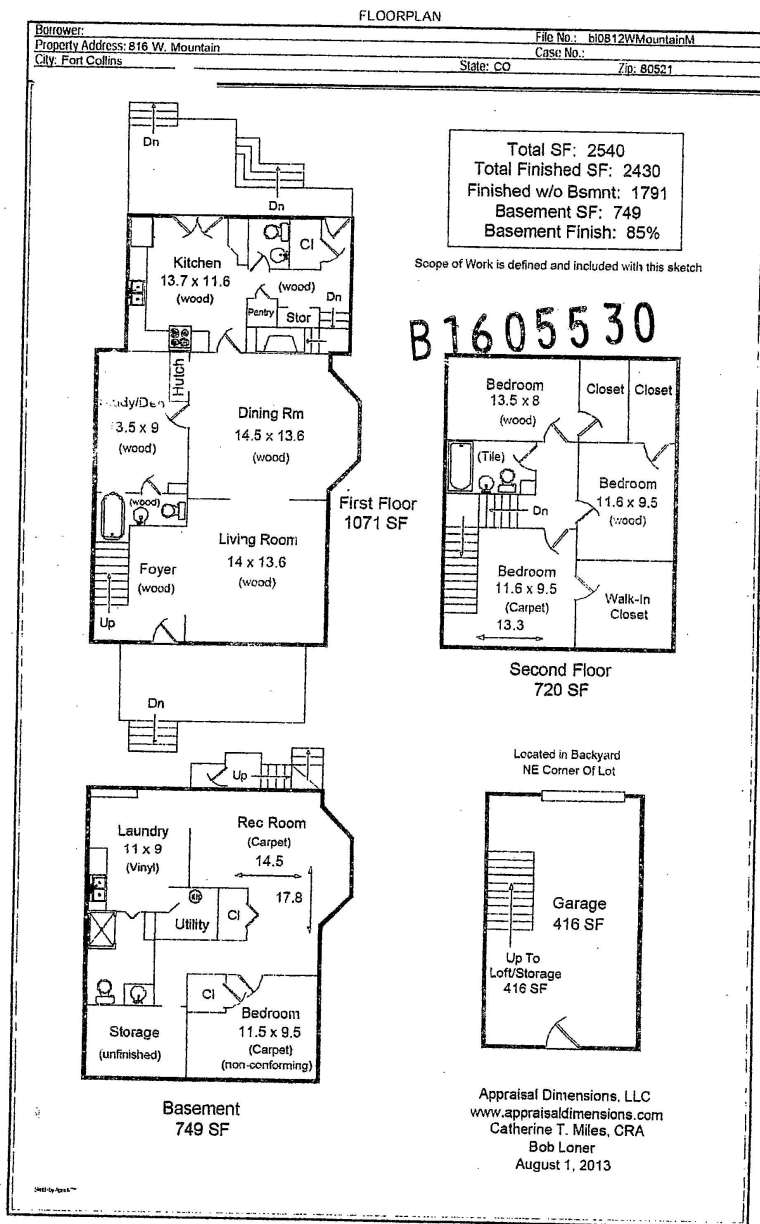


Figure 12: 2013 floorplan. Appraisal Dimensions, LLC, August 1, 2013.

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SECTION VII

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.