

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: Patterson House

Other names/site number: Patterson-McMillen House/5LR.740

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: 121 N. Grant Ave.

City or town: Fort Collins State: CO County: Larimer

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.


In my opinion, the property X meets ___ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

		<u>3 December 2018</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 ___ meets ___ does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

Patterson House
Name of Property

Larimer Co, 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:) _____

Signature of the Keeper

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

Patterson House
Name of Property

Larimer Co, 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.)

Summary Paragraph

The Patterson House is located in the middle of a block of houses dating from the 1890s through the 1910s in the Loomis Addition, one of the oldest residential subdivisions in Fort Collins, Colorado. The neighborhood is aligned on a grid of wide, paved streets lined with mature deciduous trees in a 12'-wide tree strip, including cottonwood, apple, maple, oak, locust, walnut, and chestnut. Lot sizes vary by block but are generally 40' wide by 180' deep, with houses generally set near the front of the lot and long, narrow backyards. The northernmost blocks of the Loomis Addition, including the block containing the Patterson House, are larger than the typical blocks in the neighborhood with alleys running both east-west and north-south.¹ The Patterson House is accessed at the rear by a north-south alley that connects with the two east-west alleys.

The east-facing house is set back 71' from the street behind a front lawn that stretches from lot line to lot line and from the sidewalk to the house. Plantings are limited to two oak trees in the tree strip and small shrubs and perennials close to the house. The house was designed based on plans in a pattern book published by William T. Comstock in 1881.² The one-and-a-half-story, brick, Eastlake-style house is set on a sandstone foundation. The asymmetrical house has a steeply pitched front gable roof intersected by two cross gables. Gable ends are finished in various patterns of wood shingles and are finely decorated with details such as repetitive coffered blocks, dentil rows, stylized sunburst and shell patterns, and bull's eyes. To the rear (west) of the house is a non-contributing, gable-roof garage finished in wood lap siding with asphalt roofing. The house is in excellent condition and has a high degree of historic integrity.

Narrative Description

The nominated area, a .21-acre city lot, includes the house and the rear garage (non-contributing). A concrete walkway leads from the public sidewalk to the front porch, and around the south side of the house back to the garage and alley. The front lawn is not fenced, but the rear of the lot is shielded from public view by cedar privacy fences extending from the north and

¹ Lot 16, containing the Patterson House, was originally 50' x 190'.

² William T. Comstock, *Modern Architectural Designs and Details*, reprinted as *Victorian Domestic Architectural Plans and Details* (New York: Architectural Publisher, 1881; New York: Dover Publications, 1987), Plates 73-75. Plate 73 was used in advertisements for the house in 1887. See Figures 1-5. While many details match those of Plate 73, the house as built is smaller and less elaborate than the house depicted in the publication.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

south sides of the house and enclosing the back yard west to the alley. Gates at the north and south sides of the house access the rear of the lot, and a flagstone walk leads from the gate on the north side of the house to a non-historic wood deck behind the house. The garage at the rear of the property is accessed from the alley by a gravel apron.

The house itself was constructed in three parts, which are described separately below. The original house, built in 1887, received a small rear addition and back porch ca. 1905, and a side (south) porch ca. 1920. In 1978, the south porch was removed, the rear addition was expanded with a partial second story, and the back porch was replaced with a second addition to the rear.

The house has a complex roofline consisting of a total of six gable ends, two east-west and four north-south. The steeply pitched, cross-gabled roof is sheathed with wood shingles and has metal ridge caps that terminate with ball finials at each of the gable ends. The three main gables of the original part of the house are all similar in design and terminate in a fish-scale shingled "skirt" which forms a slight overhang above the first story. There is a partially finished basement.

House, 1887, Contributing, Photos 1-16

The 18' x 37' one-and-a-half-story, Eastlake-style brick house constructed in 1887 has an asymmetrical east-facing façade with two bays (Photo 1). The brick is laid in stretcher bond. The brick was painted white prior to 1967; it is now painted to match the color of the original brick. The foundation is coursed cut sandstone with one course of rock-faced sandstone visible at grade topped by one course of sandstone with bush-hammered detailing, with the exception of a small portion of the north foundation, described below. Windows are original (1887) wood one-over-one double-hung or small stationary sash and have brick flat-arch tops with radiating voussoirs and sandstone lug sills with bush-hammered detailing unless otherwise noted. Most windows also have exterior wood storm and screen windows.

The main portion of the facade under the front-facing gable has a central, squared off, shallow projecting bay on the first story with two one-over-one double-hung windows (Photo 4). A single stone lug sill extends the length of the bay. The front gable has vergeboards which terminate in wood returns carved in a shell pattern. A set of three one-over-one double-hung windows with decorative wood surrounds and a center ogee over each window is centered in the gable end. Below the windows is a wood balconet with a finial at each end of a low, turned balustrade. Above the windows is Eastlake detailing consisting of fish-scale shingles surrounding a central rectangular frame with eight square coffers above a row of wood dentils topped by a projecting molding. Staggered rectangular shingles, which wrap around the sides of the gable and are framed by wood cornerboards, sheath the lower half of the gable end with a projecting, rounded wood molding marking the transition from the upper gable to the "skirt." A wood cornice marks the transition between the skirt and the brick wall.

In the southeast corner of the façade is a semi-enclosed, one-story porch slightly set back from the projecting front bay of the house and sheltered by an extension of the main gable roof (Photo 5). The east-facing porch entry is arched and supported by square brick columns with corbelled capitals. A similar arched opening with a low knee wall with staggered brick detailing topped by

Patterson House
Name of Property

Larimer Co, Colorado
County and State

a sandstone cap is on the south side of the porch. The arches are elliptical with radiating voussoirs with decorative wrought-iron semi-elliptical inserts. Above the front arch the roof forms a pediment, which contains a decorative wood panel topped by a sunburst motif. The porch deck is redwood and the steps are sandstone. The original front door is oak with one rectangular wood panel above a large glass light and four square wood panels below (Photo 6). There is also a wood storm door (1967).

The south side of the original house has a three-sided cutaway bay topped by an overhanging front-gable roof supported by scrolled brackets with an incised pattern (Photo 7). There is a small stationary-sash window in the center bay, a matching opening in-filled with staggered brickwork in the west bay, and a double-hung window in the east bay. To each side of the bay is a small stationary window. The south-facing gable end has most of the same features as the front gable. The vergeboards have a decorative bull's eye design at each end. The surface of the gable end is sheathed with seven rows of hexagonal shingles above a row of wood dentils topped by a projecting wood molding. Below the dentils are two small, double-hung windows with decorative wood surrounds, separated by a set of 15 wood coffers. Under the windows is a sill molding. This portion of the gable end features wood cornerboards and is sheathed with staggered rectangular shingles on the south, east and west sides. A projecting, rounded wood molding marks the transition from the upper gable to the fish-scale-shingled skirt, and a wood cornice marks the transition between the skirt and the brick wall. Two decorative corner brackets support the skirt above the cutaway bay.

Continuing west on the south side there is a five-panel wood door with one glass light and a wood storm door (1967) with four horizontal lights above two narrow wood panels. The original plan (as shown in Comstock's 1881 pattern book) shows a small window near where the door is, and a brick voussoir several inches above the door suggests that there might have originally been a window in this location. A short row of slightly protruding bricks extends from near the top of the door frame west to what was originally the southwest corner of the house. A similar protruding brick course extends lower down from the east side of the door to the lug sill under the stationary window, and on to the western edge of the bay. A narrow wood deck with a square wood balustrade, completed in 2017, runs from the south-side door to a larger deck at the rear of the house (Photo 8). The deck hides a basement-level window from view. Steps access the deck at the location of the door. A wood privacy fence located west of the canted bay screens the deck from public view.

The north side has a slightly projecting squared-off bay on the first story with two double-hung windows (Photo 12). A single double-hung window is located to the west of the bay on the first story. The foundation west of the bay is formed by rock-faced sandstone blocks. The north-facing gable above the bay has most of the same features as the south gable (Photo 13). The vergeboards have a decorative bull's eye design on each end, with a decorative wood shell design at the apex. The top of the gable end is sheathed with five rows of hexagonal shingles. Below is a pair of double-hung windows with wood surrounds and a projecting cornice molding. The remainder of the gable is sheathed with staggered rectangular shingles framed by cornerboards. A brick chimney with a corbelled top rises from the east slope of the gable.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

The interior of the original portion of the house contains many Eastlake features such as hardware (hinges, doorknobs, window sash locks) stamped with stylized geometric and floral patterns, wide window and door moldings with bull's eye blocks in the corners, and a curved stair balustrade with turned balusters and an incised and turned newel post (Photo 16). The front door opens into a small entry with an arched opening. The stairway rises to the left in a gentle curve. To the right (comprising the front bay) is a small parlor. A dining room and kitchen complete the first floor of the original house. Upstairs are three small bedrooms.

Additions (Photos 8-11, 14-15)

Although the original portion of the Patterson House is basically unchanged since its construction, the rear of the house has undergone several additions and changes.

Addition #1 (ca. 1905): The first addition to the house was added prior to 1906, as illustrated by the 1906 Sanborn Fire Insurance Company map (Figure 6).³ The 18' x 11' one-story, brick addition was added to the rear (west) side of the house (Photos 8, 14-15). On both the north and south walls, the edges of the addition are clearly delineated by thin vertical lines in the bricks. It has a rock-faced sandstone foundation and originally had a slightly sloping flat roof. Originally, there were no windows on the south or north sides; two large windows on the west (rear) side opened onto a 7' x 16' wood-frame back porch.⁴ In 1978, two one-over-one wood windows with plain wood surrounds and two-light removable wood storm windows were added to the north and south sides. On the north side, a small double-hung basement window is set inside a stone-lined window well. The basement window on the south side is obscured by a wood deck constructed in 2017.

Addition #2 (ca. 1917-25): A 14' x 8' frame porch was added to the south side of the house just west of the bay between 1917 and 1925. The porch is not documented in the 1917 Sanborn map, but does appear in the 1925 map (Figure 7) and 1948 assessor photo (Figure 8). It was removed by the current owner in 1967.⁵

Addition #3 (1978): In 1978, the current owner removed the ca. 1917-25 wood-frame back porch and replaced it with a two-story, 18' x 10.5' addition (Photo 11). At this time a second story was added to the ca. 1905 addition, with a cross-gable roof extending from the original 1887 roof to the rear wall of the 1978 addition (see Sketch Map). The 1978 remodeling/addition project was designed by Dave Dobkins, son-in-law of local architect William Robb.⁶

Both the south and north-facing cross-gable ends over the ca. 1905 addition have two double-hung windows with eight rows of hexagonal shingles above the window and rows of staggered rectangular shingles below, terminating in a wood molding and skirt matching those of the

³ 1906 is the earliest Sanborn map to include Block 291. The addition was likely built between 1904 and 1906 by the third owner of the house, Robert Ferguson, who purchased the property in 1900 and had several liens against the property in 1904. There is no building permit record of this addition.

⁴ Interviews with owner Susan Hoskinson, March-June, 2018.

⁵ Ibid.

⁶ Ibid. The 1978 plans are in the current owner's possession.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

original gables (Photos 9 and 14). The one-over-one wood windows have plain wood surrounds and two-light removable wood storm windows.

The two-story 1978 addition is frame construction faced with brick and has a concrete foundation and a front-gable roof. The bricks were salvaged by the owners from a gas station that was being demolished at the corner of Jefferson Street and College Avenue in Fort Collins.⁷ The north and south sides have no windows (Photos 8, 10, 15). The east edge of the addition is clearly delineated by a thin vertical gap between the ca. 1905 and 1978 walls and a change in foundation materials from sandstone to poured concrete. Wood trim is located at the top of the brick walls and above the shingled skirt. The first story of the west side has four double-hung windows with brick lug sills and two-light removable wood storm windows, and a five-panel wood door with one light and a wood storm door (Photo 11). A pair of double-hung windows with plain wood surrounds and two-light removable wood storm windows is centered in the gable end. There are seven rows of hexagonal shingles above the windows and staggered rectangular shingles on the lower part of the gable end terminating in a wood molding and skirt matching those of the other gable ends. The south side of the addition has a brick and wood-shingled exterior chimney.

Deck (2017): A wide wood deck with a wood balustrade on its north and south sides, a redwood bench on its west side and two steps at the northwest and southwest corners extends from the west wall of the 1978 addition and wraps around the rear portion of the south side of the house (Photos 8 and 11).

Garage, 1990, Non-contributing, Photos 17-19

A 26' x 20', one-and-a-half-story, one-car garage was built to the west of the house in 1990 to replace an older garage built in 1924 and demolished in the early 1980s. The rectangular plan garage has wood lap siding and an asphalt-shingled roof with metal ridge cap and ball finials matching those of the house. The roof has an intersecting central gable on the east side. The east side is symmetrical, with a central 4-panel wood door with a single upper light flanked by pairs of double-hung windows. A small double-hung window is centered in the gable end. The north side has one double-hung window on the upper story and the south side has a double-hung window on both stories. The west side has a single garage door offset to the south.

Statement of Historic Integrity

The Patterson House retains historic integrity in all seven aspects. The house retains its original location and setting on a block that has not been impacted by new construction. The immediately adjacent properties were constructed prior to 1910, and all properties on the block were constructed prior to 1920, making the block a candidate for a local historic district along with three blocks of Mountain Avenue to the south.⁸ The 1887 house retains its original materials and workmanship in the stone foundation, brick walls, original wood windows, gable end wall

⁷ Ibid.

⁸ Humstone et al., *Loomis Addition Survey Report*, prepared for the City of Fort Collins Historic Preservation Program, November 2017, 33.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

treatments, and decorative features. Integrity of design is minimally impacted by the two rear additions, which increased the footprint from 18' x 37' to 18' x 58.5'. The first addition was built relatively early (ca. 1905) and matched the 1887 house in wall height and material. The second story and rear addition, added in 1978, are compatible in design, material, and workmanship with, but not identical to, the earlier portions of the house, with a slightly lower roof line. The two additions are differentiated from the 1887 construction by breaks in the brickwork and changes in the foundation material. The two gable ends of the second-story addition are simpler than the 1887 gable ends, with similar shingling but without coffers or dentils. The house retains the feeling and association of the late 1880s when the Loomis Addition was platted.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- 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

Patterson House
Name of Property

Larimer Co, Colorado
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1887 - ca. 1905

Significant Dates

1887

ca. 1905

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Builder: Herman W. Schroeder

Patterson House
Name of Property

Larimer Co, 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 Patterson House is locally significant under Criterion C in the area of Architecture. The period of significance begins when the house was constructed in 1887, and extends through ca. 1905 when the first addition was built to the rear. This residence was built as a show home to entice people to buy lots in the Loomis Addition.⁹ Its design was based on Plate 73 of William Comstock's *Modern Architectural Designs and Details* (1881), "Brick and Frame Cottage," designed by Gould and Angell, architects from Providence, Rhode Island (see Figures 1-3). According to former Fort Collins Archivist Rheba Massey, the Patterson House is the earliest documented pattern-book house in Fort Collins, and the only building in Fort Collins known to be based on designs by the architectural firm of Gould and Angell.¹⁰

Although not quite as elaborate as the plan it was based on, the Patterson House exhibits identifiable characteristics of the Eastlake style, a popular Victorian-era variation of the Queen Anne style, with its steeply pitched gable roof with multiple cross gables, restrained projections, boxy and cut-away bays, and repetitive decorative wood patterns especially in the gable ends and vergeboards. The house is the oldest remaining house in one of the earliest subdivisions (1887) in Fort Collins.¹¹ In spite of multiple owners and the changes in living standards and conveniences in the 130 years since the house was built, the property still retains its historic character and architectural features.

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

Built in 1887, the Patterson House is a good example of the Eastlake style, a popular late Victorian variation of the Queen Anne style, in which the decorative elements are flattened out so as to appear more angular and machine made. Features of the Eastlake style include repetitive,

⁹ This is well documented in newspaper articles and in advertisements placed by real estate agent George Darrow in the *Fort Collins Courier*, including May 26, 1887, June 9, 1887, and August 1, 1887. See Mary Humstone, et al., *Loomis Addition Historic Context*, prepared for the City of Fort Collins Historic Preservation Program, February 2015, 19.

¹⁰ Rheba Massey served as the Fort Collins Archivist from 1993 to 2007 and conducted exhaustive research in newspapers and building records on Fort Collins architects, builders and pattern-book houses. Her research is archived in the Local History Archive, Fort Collins Museum of Discovery.

¹¹ During preparation of the *Loomis Addition Historic Context* Humstone, et al. consulted county assessor records, building permits, abstracts and newspaper reports to determine the dates of all houses in the Loomis Addition. The Patterson House is the oldest extant house based on this research. In addition, an 1884 map of Fort Collins shows no houses in the area that became the Loomis Addition and it is documented that the Patterson House was the first house built after the Loomis Addition was platted in 1887. For more information, see Humstone et al., 81 and Mary Humstone, et al., *Loomis Addition Survey Report*, prepared for the City of Fort Collins Historic Preservation Program, November 2017.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

machine-made decorations in bead and belt-like patterns, as well as incised decorative elements especially in the gable ends. Eastlake houses also have delicate spindlework detailing on porch balustrades and/or valances, and cut-away corner windows, in which the window itself sits at a 45-degree angle to the walls and the wall area above is decorated with scroll-sawn wood.

Charles Locke Eastlake was a British architect and interior designer best remembered for his books, *A History of Gothic Architecture* (1872) and *Hints on Household Taste* (1868). The latter, which appeared in Boston in 1872, became very popular in the United States, especially with furniture makers who created their own designs based on plates in the book. In contrast to the heavy, bulbous nature mid-nineteenth century furniture, Eastlake's designs were light, and featured straight wood members, scroll-sawn decoration, and delicate, incised decorative motifs. The popularity of "Eastlake-style" furniture led to its adaptation for architecture, with spindles, brackets, knobs, circular perforations and light trim pieces applied generously to the exterior of homes. Eastlake himself was appalled by this mutation of his designs, and denounced the Eastlake style as "extravagant and bizarre."¹²

Although more restrained than some examples, the Patterson House exhibits typical Eastlake form in its steeply pitched, cross-gabled roofs and its squared-off and cut-away bays. Eastlake details include use of various-shaped wood shingles; balustrades with turned spindles; decorated vergeboards, brackets and gable ends; corbelled capitals and chimney tops; staggered brick detailing; and decorative motifs such as stylized shells, sunbursts and bull's eyes; dentils; and repetitive rows of square coffers. It is one of the few remaining Eastlake-style houses in Fort Collins and the only Eastlake-style house in the Loomis Addition.¹³

Construction of the Patterson House

The house at 121 North Grant Avenue was the first house built after the Loomis Addition was platted in 1887. The Loomis Addition was developed by, and named after, Abner Loomis, one of Fort Collins' early and prominent developers and businessmen. At the time that it was platted, the subdivision was surrounded by open lands to the west and south, and only sparse development to the north and east. The neighborhood developed slowly, with only 35 houses built by 1900. However, in the first two decades of the twentieth century, the Loomis Addition, along with all of Fort Collins, experienced a growth spurt. With two major rail lines, expansion of Colorado Agricultural College (later known as Colorado State University), construction of a sugar beet factory and the introduction of streetcars, Fort Collins became an agricultural and transportation hub. The city's population almost tripled from about 3,000 in 1900 to 8,755 by 1920.¹⁴

¹² Leland M. Roth, *American Architecture: A History* (Boulder, CO: Westview Press, 2001), 238-239; Marcus Whiffen, *American Architecture Since 1870: A Guide to the Styles* (Cambridge, MA: The MIT Press, 1969; rpt. 1981), 124.

¹³ Rheba Massey for Humstone Consulting, *Colorado Cultural Resource Survey, Architectural Inventory Form for 121 N. Grant Avenue*. City of Fort Collins Historic Preservation Program, 2016.

¹⁴ Humstone, et al., *Loomis Addition Survey Report*, 5.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

The house, which was constructed on lot 16 of the Loomis Addition between June 1887 and May 1888, was built and advertised as a show home to be given away in a drawing, in order to entice people to buy lots in the Loomis Addition. Those purchasing lots (offered for \$75 and up) were eligible for a chance to win the home.¹⁵ The sketch of the house used in advertisements and posters was taken directly from the 1881 edition of William Comstock's *Modern Architectural Designs and Details* (Plate 73). The design was credited to Gould and Angell, architects from Providence, Rhode Island.¹⁶ The house and lot were valued at \$3,000.¹⁷

During the 1800s, architectural pattern books—printed volumes that provided architects, builders, and clients with drawings of home designs that could be copied or adapted freely—were used frequently throughout the United States, largely in response to growing middle class wealth, suburban development, and residential real estate speculation. In addition to *Modern Architectural Designs and Details*, prolific publisher William T. Comstock produced a wide variety of popular pattern books and guides that helped spread fashionable architectural styles from the east coast to the developing west.¹⁸ Early building records suggest that many homes in the Loomis Addition were built without the involvement of an architect and constructed by builders who likely turned to pattern books or building plans available through newspapers, magazines, and building supply companies for inspiration.¹⁹

Denver real estate broker George G. Darrow, agent for owner and developer Abner Loomis, received the building permit for the house in 1887. The builder was Herman W. Schroeder, who is listed as the builder in an 1887 newspaper article.²⁰ Schroeder's name was scrawled in black paint on a rough board tacked above the kitchen door.²¹

A comparison of Plate 73 in *Modern Architectural Designs and Details* and the house as built indicates that the builder of the Patterson House used the Gould and Angell design as a model but did not follow the plans exactly. The house as built is significantly smaller (one-and-a-half stories instead of two stories and with a smaller footprint). The interior of the house is very similar to the plan, but with smaller rooms, the hall and dining room

¹⁵ See Figures 4 and 5. This is well documented in newspaper articles and in advertisements placed by real estate agent George Darrow in the *Fort Collins Courier*, including May 26, 1887, June 9, 1887, and August 1, 1887. For more information, see Mary Humstone, et al., *Loomis Addition Historic Context*, 19.

¹⁶ Comstock, Plate 73. The complete name of the book is *Modern Architectural Designs and Details, Containing Eighty Finely Lithographed Plates, Showing New and Original Designs in the Queen Anne, Eastlake, Elizabethan and other Modernized Styles*.

¹⁷ Humstone, et al., *Loomis Addition Historic Context*, 19.

¹⁸ Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950* (University Park: Pennsylvania State University Press, 2000).

¹⁹ Humstone, et al., 82.

²⁰ *Fort Collins Courier*, June 23, 1887, 1.

²¹ This was found by the owner during interior renovation work in 2016. The board was removed but will be replaced before the renovation project is completed. Herman W. Schroeder is also listed in the property abstract as having a mechanic's lien on the house.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

combined, and the staircase moved forward. The front bay and gable, front porch, and the cutaway bay on the south side, as well as the window and door patterns and decorative details, are taken directly from the Gould and Angell design.

Rhode Island natives Thomas J. Gould and Frank W. Angell trained in the office of builder/architect Gen. William R. Walker before forming a successful partnership in 1881. The firm appears to have specialized in residential design and their designs were published in a number of pattern books and trade magazines between 1881 and 1890. The homes designed by Gould & Angell reflected the popularity of the Queen Anne and Shingle style in the northeastern United States during the 1880s and 90s. The firm produced some non-residential work as well and the Shingle style Oddfellow's Hall they designed in 1889 is listed in the National Register of Historic Places (NRIS.80000004, 1980). In 1893, Frank H. Swift joined the partnership, afterward known as Gould, Angell & Swift. Gould left the firm in 1897, practicing alone or in partnership with others until 1919. Angell and Swift continued to work together until Swift's death in 1934. Angell formally closed his office in 1935 but took on occasional commissions, working from his Rhode Island home.²²

Early owners

When 200 lots within the Loomis addition had been sold, George Darrow held a drawing in the old Fort Collins Opera House. The house was won by J.M. Fillebrown of Geneva, Nebraska, on Friday, May 11, 1888.²³ In 1885, Fillebrown established the Citizens Bank in Geneva.²⁴ His business appears to have been doing well at the time of the drawing, which may explain why he did not move to Colorado after winning the home. Fillebrown sold the house to Alice Patterson (wife of Arthur H. "Billy" Patterson) on August 10, 1888, for \$1,200.²⁵

Alice Watrous Patterson was born in Binghamton, New York, in 1848. Her father, William Frisbie Watrous, was the uncle of Larimer County historian Ansel Watrous. The William F. Watrous family settled in Fort Collins in 1871. Alice taught school in the town's first school building during the 1872-73 school year before her marriage to Arthur Patterson. Alice Patterson died in Pueblo, Colorado, in 1921.²⁶

Arthur Patterson was born in Huntingdon County, Pennsylvania, in 1844 to Scotch-Irish parents. His family moved to Leavenworth County, Kansas, in 1856. Patterson, with no formal education after age 12, left for Denver in 1860. He learned the freighting business,

²² Jan Jennings, *Cheap and Tasteful Dwellings: Design Competitions and the Convenient Interior, 1879-1909* (Knoxville: University of Tennessee Press, 2005), 81, 209-10, 224-5. Source includes lists of Gould and Angell's known work.

²³ *Fort Collins Courier*, May 17, 1888.

²⁴ https://genevane.org/DocumentCenter/View/1035/FCS_pages230-235_Geneva_VillageBoardTimelineOfFirsts.

²⁵ Humstone, et al., *Loomis Addition Historic Context*, 19.

²⁶ Alice Patterson obituary, *Fort Collins Courier*, July 16, 1921.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

and built on those skills after he came to Larimer County in 1866. Patterson held various civic positions including postmaster, county clerk, deputy district court clerk, secretary for Larimer County Land Improvement Company, and alderman. Patterson and John C. Matthews became partners in a Laporte, Colorado, store and later a Fort Collins real estate agency. In 1879 Patterson donated 80 of the 240 acres that were given to the State of Colorado to form the nucleus of the campus of Colorado Agricultural College (now Colorado State University).²⁷ Patterson also established the Grout Livery Stable in Fort Collins, and built the Jefferson Block, which still stands on Jefferson Street in downtown Fort Collins. He also built a stone warehouse at Pine and Jefferson streets for his farm implement business, which was destroyed by fire in 1890. Arthur Patterson died of edema at home in December 1892.²⁸

Arthur Patterson had been a close friend of William H. “Buffalo Bill” Cody. The two first met in Leavenworth, Kansas, and traveled to New Mexico together as teenagers. Patterson headed north from New Mexico to Colorado and Cody returned to Leavenworth. The two remained in contact afterward and Cody occasionally visited Patterson in Fort Collins during the late nineteenth century.²⁹ The *Fort Collins Express* of December 10, 1892, notes that, “Hon W.F. Cody, otherwise known as ‘Buffalo Bill’ is in our city on a brief visit with Wm. Patterson.” Patterson’s obituary also mentions the final visit from Cody.

Patterson married Alice Watrous in December 1873, and they lived at 211 Myrtle Street in Fort Collins before building a home in November 1879 on the corner of Remington and Olive.³⁰ By September 1888, Arthur and Alice Patterson were living at 121 North Grant Avenue and Alice and the couple’s six children continued to live in the house following Arthur’s death in 1892.³¹ In 1895, Alice transferred title to the property to her daughter, Ida. The family dispersed after Ida Patterson Fairfield sold their home to Robert M. Ferguson in 1900.

Ownership of the house, 1900-1967

The property at 121 N. Grant went through many owners in the first six decades of the twentieth century.³² Robert M. Ferguson, the secretary at Collins Cash Clothing,

²⁷ Humstone, et al., *Loomis Addition Historic Context*, 71.

²⁸ *Fort Collins Courier*, October 30, 1884, p. 8; *Fort Collins Courier*, February 13, 1890, p. 1; Arthur Patterson obituary, *Fort Collins Courier*, January 5, 1893, p. 1; Watrous, *History of Larimer County, Colorado*, pp. 411-412, 62, 82, 89, 90, 138, 146, 166, 235, 240, 268, 273, 382.

²⁹ Rheba Massey for Humstone Consulting, *Architectural Inventory Form for 121 N. Grant Avenue*.

³⁰ Ibid.

³¹ The September 6, 1888, *Fort Collins Courier* reported “Alderman Patterson has moved into his new home in the Loomis addition, which he has fitted up with all modern conveniences. The change of his residence from the first to the second ward creates a vacancy in the board of alderman, which will have to be filled by appointment.”

³² Owner information that follows taken from Rheba Massey for Humstone Consulting, *Architectural Inventory Form for 121 N. Grant Avenue*.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

purchased the house from the Patterson family in 1900, and owned it until 1914. It is likely that Ferguson built the rear addition and back porch prior to 1906. He also purchased lot 17, directly to the south. From 1914 to 1924 there were five owners. Clyde and Addie Brown owned both lots 16 and 17 from 1914 to 1919. Clyde graduated from Colorado Agricultural College (later Colorado State University) and went on to be the curator for the Pioneer Museum (now known as the Fort Collins Museum). He was a prominent community figure and served as a volunteer firefighter in Fort Collins for thirty years. Addie (Peavy) Brown also graduated from Colorado Agricultural College and was a school teacher. In 1919, they sold the lots separately, with lot 16 where the house is located going to Nellie A. Matteson. Kathryn Marshall was the owner from 1920 to 1921. G.F. Wiard, who platted the G.F. Wiard's Addition southwest of Lake and College streets, owned the home briefly in 1921 before selling to Mary Alice Aanes, who held the property for three years. J.F. Kinney and Myrtelle Kinney purchased the home in 1924 and sold it to C.G. Snelling in 1945.³³ Myrtelle also conveyed the south two feet of lot 16 by warranty deed to Emma P. Clammer of 119 N. Grant on November 9, 1945. This is likely due to the fact that Clammer had built an outbuilding over the lot line.

Edward M. Holst Jr. and his wife, Vivian, purchased the home in 1946 and sold it to Emma P. Clammer in 1954. Emma "Garret" Clammer was the wife of Samuel H. Clammer. Samuel was elected mayor of Fort Collins in 1905 and 1907 and to the city council in 1909. Martha Mae Trupp purchased the home in 1956 and sold it to Edith Trupp, her cousin, the following year. Martha and Edith's families emigrated from Russia to Colorado in the early 1930s. The next owners, Harold and Sarah Hicks, purchased it in 1965, but went bankrupt in 1966.

1967-present

Donald L. "Don" and Susan L. McMillen purchased the home from Fort Collins Federal Savings and Loan Association in 1967. They started a local weekly newspaper, the *Triangle Review*, in May 1973. They became very active in documenting the history of Fort Collins through their newspaper and Susan (now Hoskinson) has been a leader in preserving Fort Collins' history. Susan sold the newspaper in 1983 and it continued to be published until 1995. Susan still resides in the home today.

When the McMillens purchased the property in 1967, they undertook major interior remodeling, as the house was uninhabitable. They added another 500 sq. ft. to the existing 1000 sq. ft. in 1978. The two-story addition was faced with bricks that the McMillens salvaged from a demolished gas station at North College Avenue and Jefferson Street in Fort Collins.

³³ Also spelled "Myrtle."

Patterson House
Name of Property

Larimer Co, Colorado
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abstract of Title, 121 N. Grant, Fort Collins, CO. In possession of owner.

Colorado Historic Newspapers Collection. <https://www.coloradohistoricnewspapers.org/>:
Fort Collins Courier, 1884, 1887, 1888, 1890, 1893.

Comstock, William. T. *Modern Architectural Designs and Details, Containing Eighty Finely Lithographed Plates, Showing New and Original Designs in the Queen Anne, Eastlake, Elizabethan and other Modernized Styles*. New York: William T. Comstock, Architectural Publisher, 1881. Reprinted as *Victorian Domestic Architectural Plans and Details*, New York: Dover Publications, 1987.

“Digital Sanborn Maps 1867-1970,” Environmental Data Resources, Inc., 2018.

Humstone et al. *Loomis Addition Historic Context*. City of Fort Collins Historic Preservation Program, 2015.

Humstone et al. *Loomis Addition Survey Report*. City of Fort Collins Historic Preservation Program, 2017.

Jennings, Jan. *Cheap and Tasteful Dwellings: Design Competitions and the Convenient Interior, 1879-1909*. Knoxville: University of Tennessee Press, 2005.

Massey, Rheba, for Humstone Consulting. *Colorado Cultural Resource Survey, Architectural Inventory Form for 121 N. Grant Avenue*. City of Fort Collins Historic Preservation Program, 2016.

Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950* University Park: Pennsylvania State University Press, 2000.

Roth, Leland M. *American Architecture: A History*. Boulder, CO: Westview Press, 2001.

Swanson, Evadene Burris. *Fort Collins Yesterdays*. Fort Collins, CO: Don-Art Printers, 1975.

Tresner, Charlene. *Streets of Fort Collins*. Fort Collins, CO: Patterson House Book Publishing, 2007.

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

Whiffen Marcus. *American Architecture Since 1870: A Guide to the Styles*. Cambridge, MA: The MIT Press, 1969; rpt. 1981.

Patterson House
Name of Property

Larimer Co, 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: City of Fort Collins Historic Preservation Program

Historic Resources Survey Number (if assigned): 5LR.740

10. Geographical Data

Acreeage of Property less than one

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 492380 | Northing: 4493031 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Patterson House
Name of Property

Larimer Co, Colorado
County and State

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

The property (Larimer County parcel number 9711307016) occupies the north 48' of Lot 16, Block 291, Loomis Addition, Fort Collins, Colorado.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nomination encompasses the property historically associated with the house at 121 N. Grant, minus a 2' strip on the south boundary.

11. Form Prepared By

name/title: Mary Humstone, Principal
organization: Humstone Consulting
street & number: 4420 Bingham Hill Rd
city or town: Fort Collins state: CO zip code: 80521
e-mail humstone.consulting@gmail.com
telephone: 970 420-5275
date: April 27, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Patterson House
Name of Property

Larimer Co, Colorado
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Patterson House

City or Vicinity: Fort Collins

County: Larimer

State: Colorado

Photographer: Rheba Massey unless otherwise noted

Date Photographed: 2016, unless otherwise noted

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

1 of 19: CO_Larimer County_Patterson House_0001
East façade and south side, camera facing northwest
Photographer: Mary Humstone

2 of 19: CO_Larimer County_Patterson House_0002
East façade, showing adjacent houses, camera facing west
Photographer: Mary Humstone
Date of photograph: 2018

3 of 19: CO_Larimer County_Patterson House_0003
East façade and north side, camera facing southwest
Photographer: Mary Humstone

4 of 19: CO_Larimer County_Patterson House_0004
East façade and south side, camera facing northwest

5 of 19: CO_Larimer County_Patterson House_0005
Detail of front porch, southeast corner, camera facing northwest; also showing sandstone foundation

Patterson House
Name of Property

Larimer Co, Colorado
County and State

6 of 19: CO_Larimer County_Patterson House_0006
Front door, exterior, camera facing south

7 of 19: CO_Larimer County_Patterson House_0007
South side, camera facing northwest

8 of 19: CO_Larimer County_Patterson House_0008
Rear (west) end of south side, showing rear additions (pre-1948, 1978) and deck (2017)
Photographer: Mary Humstone
Date of photograph: 2018

9 of 19: CO_Larimer County_Patterson House_0009
Detail of gable end, west gable on south side (added in 1978), camera facing northeast
Photographer: Mary Humstone
Date of photograph: 2018

10 of 19: CO_Larimer County_Patterson House_0010
South side, camera facing northeast
Photographer: Mary Humstone
Date of photograph: 2018

11 of 19: CO_Larimer County_Patterson House_0011
West side, camera facing east
Photographer: Mary Humstone
Date of photograph: 2018

12 of 19: CO_Larimer County_Patterson House_0012
East façade (left) and north side, camera facing southwest

13 of 19: CO_Larimer County_Patterson House_0013
North side, camera facing southwest

14 of 19: CO_Larimer County_Patterson House_0014
West (rear) end of north side, showing rear additions, camera facing southwest

15 of 19: CO_Larimer County_Patterson House_0015
North side and flagstone walkway, garage in background. Ca. 1905 addition has two windows (added in 1978) and sandstone foundation; 1978 addition extending west has concrete foundation. Camera facing west.
Photographer: Mary Humstone
Date of photograph: 2018

Patterson House
Name of Property

Larimer Co, Colorado
County and State

16 of 19: CO_Larimer County_Patterson House_0016
Interior, detail of newel post
Photographer: Mary Humstone
Date of photograph: 2018

17 of 19: CO_Larimer County_Patterson House_0017
Garage, south (left) and east sides, camera facing northwest
Photographer: Mary Humstone
Date of photograph: 2018

18 of 19: CO_Larimer County_Patterson House_0018
Garage, south (left) and east sides, camera facing northwest
Photographer: Mary Humstone
Date of photograph: 2018

19 of 19: CO_Larimer County_Patterson House_0019
Garage, west side, camera facing east
Photographer: Mary Humstone
Date of photograph: 2018

List of Maps and Historic Figures

Location Map

Sketch Map

Map Showing Location of Loomis Addition

Original Plat of Loomis Addition (1887)

Historic Figures

1 of 9, Plate 73, *Modern Architectural Designs and Details* (1881)
“Brick and Frame Cottage,” designed by Gould and Angell.

2 of 9, Plate 74, *Modern Architectural Designs and Details* (1881)
“Brick and Frame Cottage,” elevations.

3 of 9, Plate 75, *Modern Architectural Designs and Details* (1881)
“Brick and Frame Cottage,” details.

4 of 9, “Loomis Addition” advertisement
Fort Collins Courier, June 9, 1887. Shows use of Plate 73 in advertisements for 121 N. Grant Avenue.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

5 of 9, Poster advertising Free Excursion to Fort Collins
Includes a map of Fort Collins showing the location of the Loomis Addition, and Plate 73 with the caption, "The House and Full-sized Lot Valued at \$3,000 Given Away. Denver Public Library. <http://digital.denverlibrary.org/cdm/singleitem/collection/p16079coll39/id/958/rec/1>.

6 of 9: Detail from 1906 Sanborn Fire Insurance Map showing first addition. *Digital Sanborn Maps, 1867-1970* online database, Denver Public Library.

7 of 9: Detail from 1925 Sanborn Fire Insurance Map showing second addition. *Digital Sanborn Maps, 1867-1970* online database, Denver Public Library.

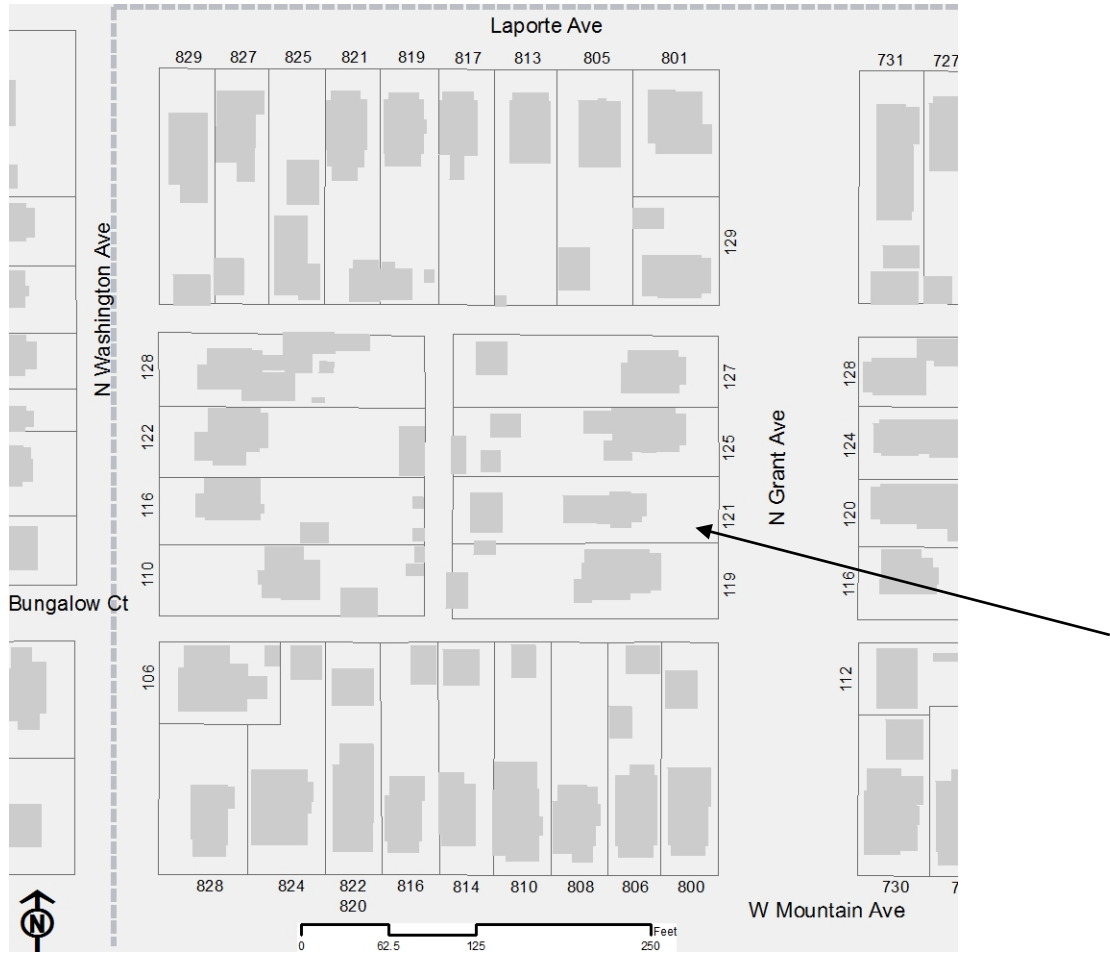
8 of 9, 121 N. Grant Avenue (Patterson House)
East side, camera facing west. Photo taken by Larimer County Assessor, 1948. Shows house painted white, with ca. 1917-25 addition (south porch, demolished 1967) on south side and accessory building to the north (non-extant). Both are documented in the 1925 Sanborn map. Materials and details match house today. Original archived at Local History Archive, Fort Collins Museum of Discovery. Available online at <http://database.history.fcgov.com/cdm/search/?collection=ph&searchterm=121+n+grant>.

9 of 9, 121 N. Grant Avenue (Patterson House)
South side (left) and east façade, camera facing northwest. Photo taken by Larimer County Assessor, 1967. Shows brick portion of house painted white. Wall on south side west of bay is unclear, but might be the south porch shown in the 1948 photo. To the west is the wood back porch that was removed in 1978. Otherwise materials and details match house today. Original archived at Local History Archive, Fort Collins Museum of Discovery. Available online at <http://database.history.fcgov.com/cdm/search/?collection=ph&searchterm=121+n+grant>.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

Location Map

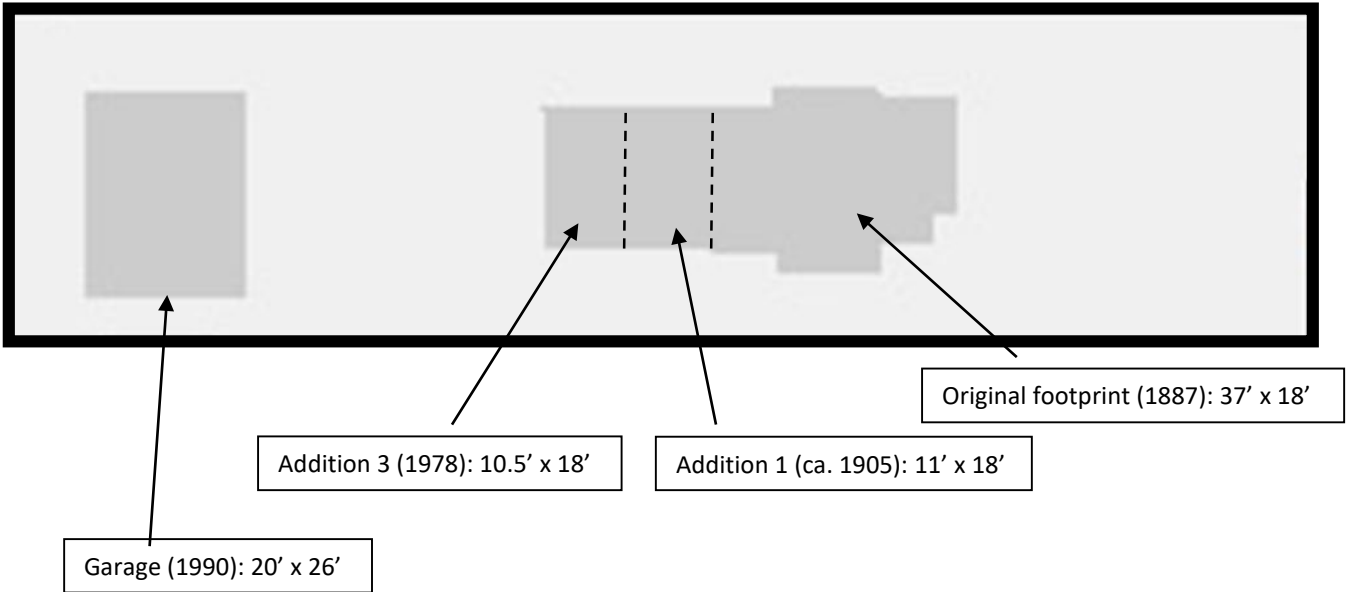
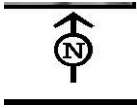


Note: Outbuilding shown on south property line is not located on this parcel.
Source: City of Fort Collins, 2017

Patterson House
Name of Property

Larimer Co, Colorado
County and State

Sketch map showing dimensions of 1887 house and extant additions

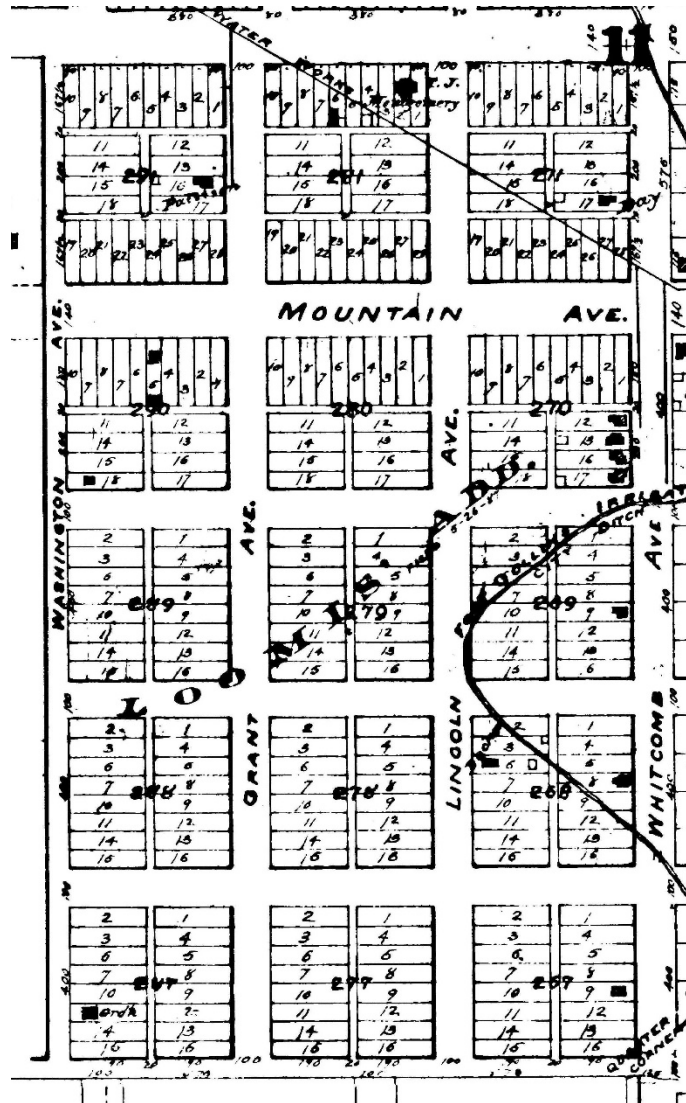


2018 Aerial Image, Google Maps.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

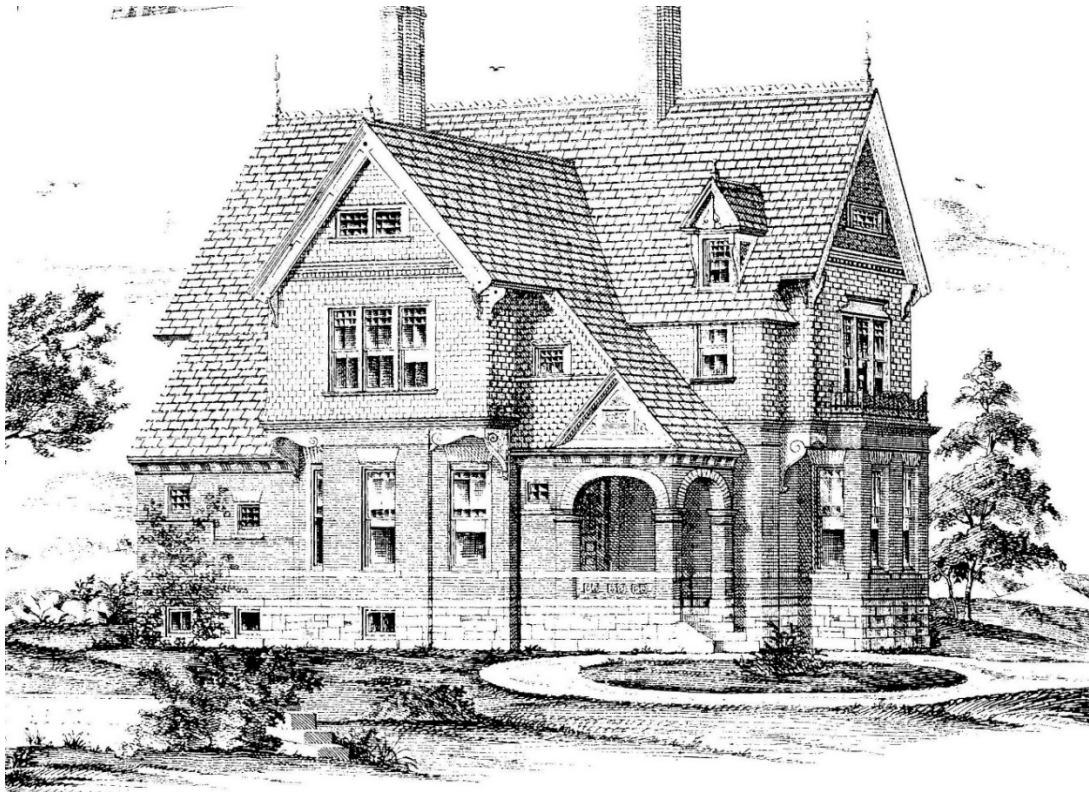
Original Plat of Loomis Addition (1887)



Patterson House
Name of Property

Larimer Co, Colorado
County and State

Historic Figures



• PERSPECTIVE VIEW •

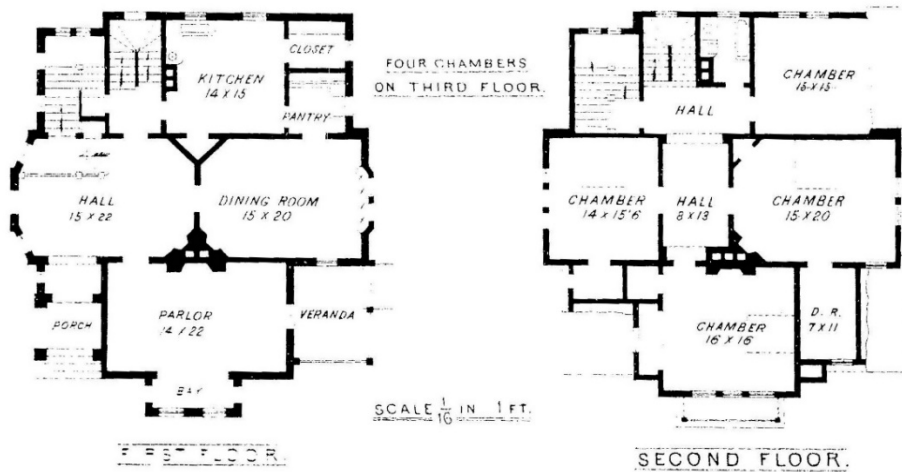


Figure 1: Plate 73, *Modern Architectural Designs and Details* (1881). “Brick and Frame Cottage,” designed by Gould and Angell.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

Plan

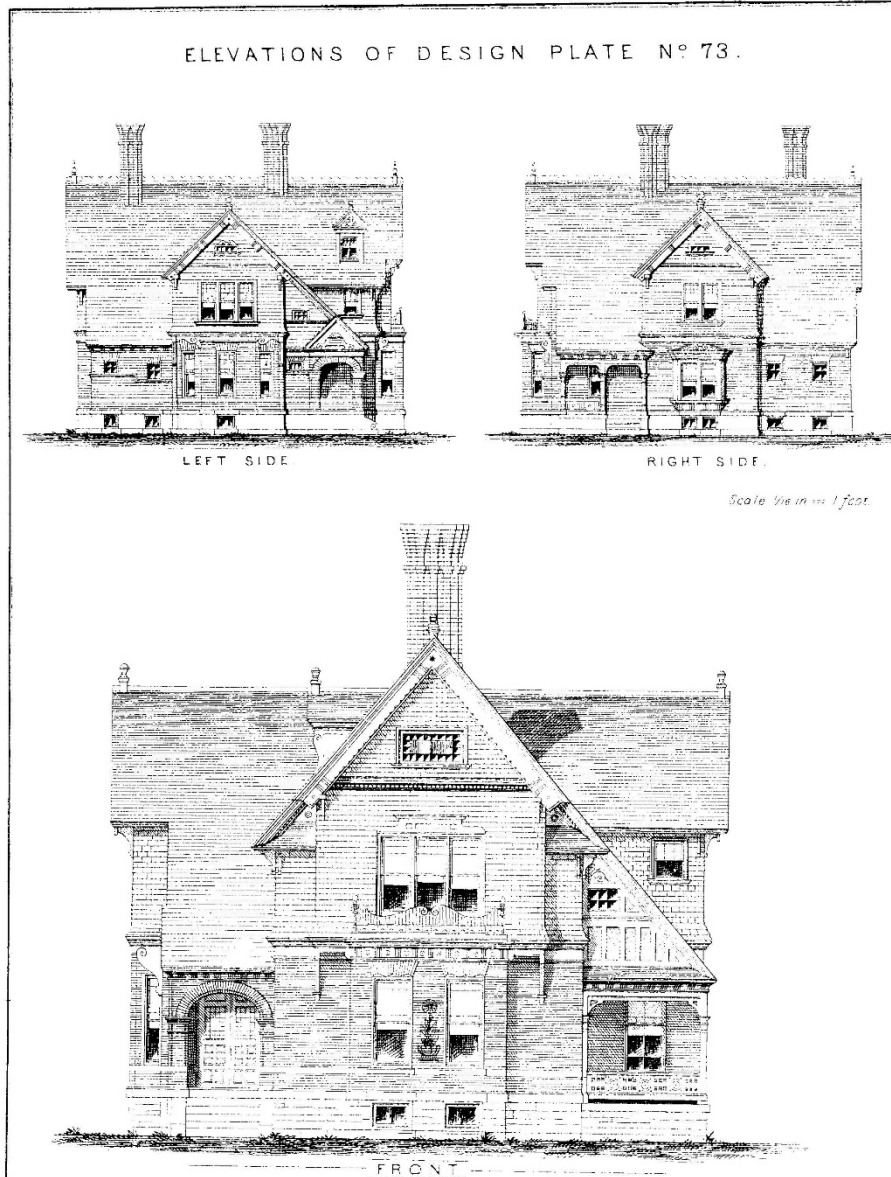


Figure 2: Plate 74, *Modern Architectural Designs and Details* (1881). “Brick and Frame Cottage,” elevations.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

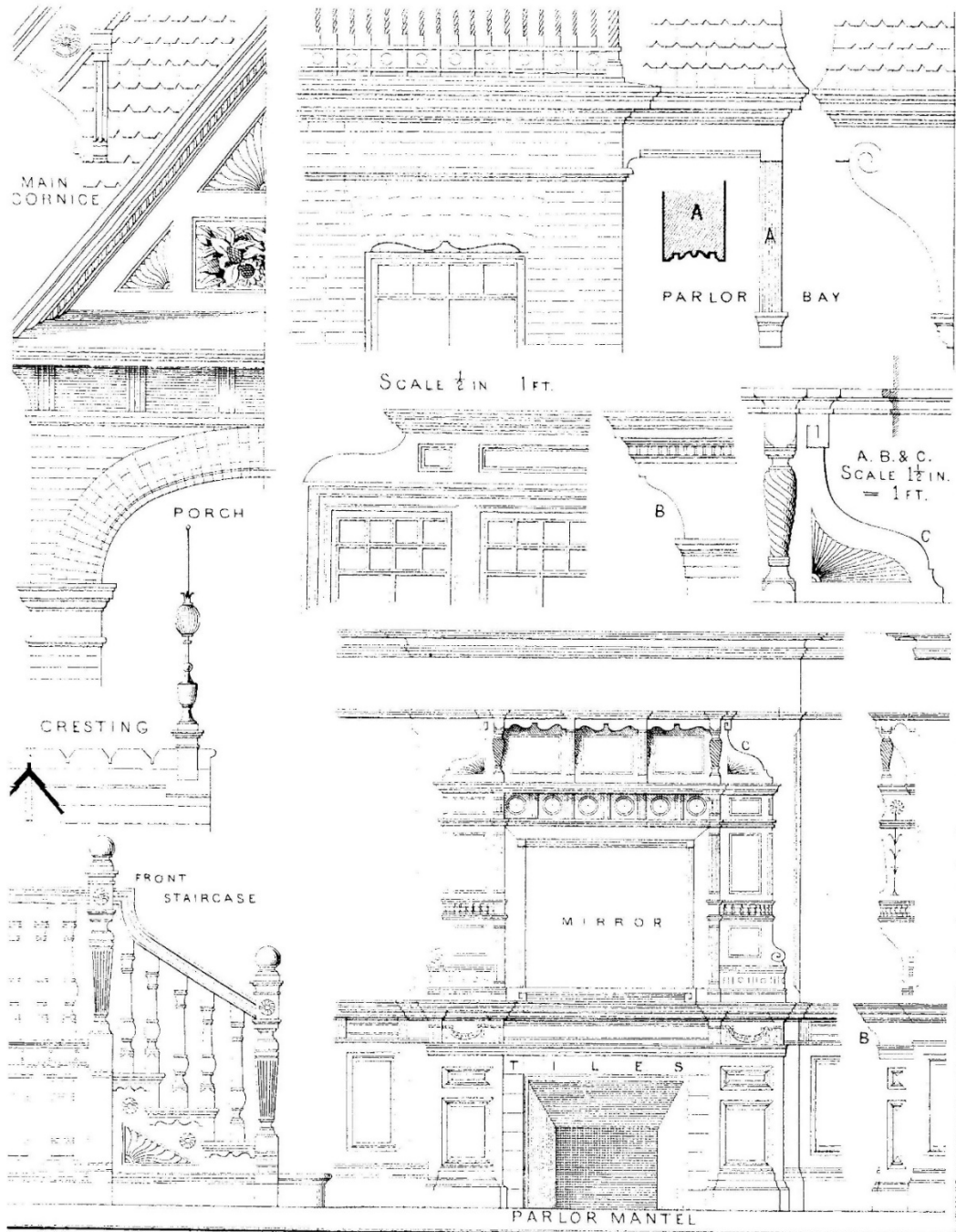


Figure 3: Plate 75, Modern Architectural Designs and Details (1881). "Brick and Frame Cottage," details.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

-:- Loomis Addition -:-

The Capitol Hill of Fort Collins.



THIS HOUSE AND FULL-SIZED LOT GIVEN AWAY.

All parties buying a lot in the Loomis Addition get a ticket, and when two hundred are sold the citizens of Fort Collins will have the drawing, and the lucky ticket-holder will get a clear and unincumbered title to above house and full sized lot.

Valued at \$3,000.

Price of lots \$75 and upward. Easy payments, and 8 per cent. interest.
Lots on sale at all real estate offices.

GEO. G. DARROW, Agent,

ROOM 32, WELCH BLOCK, FORT COLLINS.

Figure 4: "Loomis Addition" advertisement. *Fort Collins Courier*, June 9, 1887. Shows use of Plate 73 in advertisements for 121 N. Grant Avenue.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

FREE EXCURSION

TO
FORT COLLINS, COLO.
Friday, Sept. 23, 1887.

At which place on Saturday, September 24th, at 10 A. M., the beautiful Loomis Addition will be sold in lots at Auction to the highest bidder. By these means an opportunity will be afforded to secure at low rates, beautiful building sites in a beautiful young city, having a present population of over 1,000, and constantly increasing. Surrounded as it is by fine farming lands, in a state of high cultivation, and vast quantities of the best building stone in the State, with other natural advantages the city will invite not only the speculator looking for good investments, but those seeking homes in a progressive community.

Wherever it is, there is a constant flow of new arrivals, and two new railroads are seeking entrance to the city. The State Agricultural College is being built, and the whole educational advantage of the city are at the very best.

The terms of sale are cash, or the balance in six months, & in twelve months, & in eighteen months. Desired payments to draw in 25, 50 & 75 per cent. Those parties purchasing less than worth of lots will have their railroad fare refunded. Trains will leave Denver Friday at 8 A. M., and tickets will be good to return for one week.

The excursion will be accompanied by a good band, and a general good time is anticipated as it is the last day of the Larimer County Fair, to which free tickets will be given to all excursionists.

MAP OF FORT COLLINS, COLORADO.

Loomis Addition,

This House and Full-sized Lot Valued at \$3,000 Given Away.

All parties buying a lot in Loomis Addition get a ticket, and when two hundred are sold the holders of tickets will have the drawing, and the lucky number will get a clear and unincumbered title to above house and full-sized lot.

VALUED AT \$3,000.

This Addition is to Fort Collins what Capital Hill is to Denver, and the owners of it will expend large sums of money in beautifying and making it rare, Addition of the City.

It is in a locality where there is little dirt, and from which we have a grand view of the mountains and surrounding country, including the beautiful Cache la Poudre Valley.

The handsome readiness to be erected will make Loomis Addition the prettiest portion of Fort Collins.

In close proximity to the business center of the city make it in every way desirable for business men.

Two mains of the city system of water works pass through it. It is but three blocks from the Spence-Guest House, three blocks from the High School, just completed, that cost over \$20,000, and four blocks from the center of the town.

The low prices and easy payments puts lots within the reach of everybody.

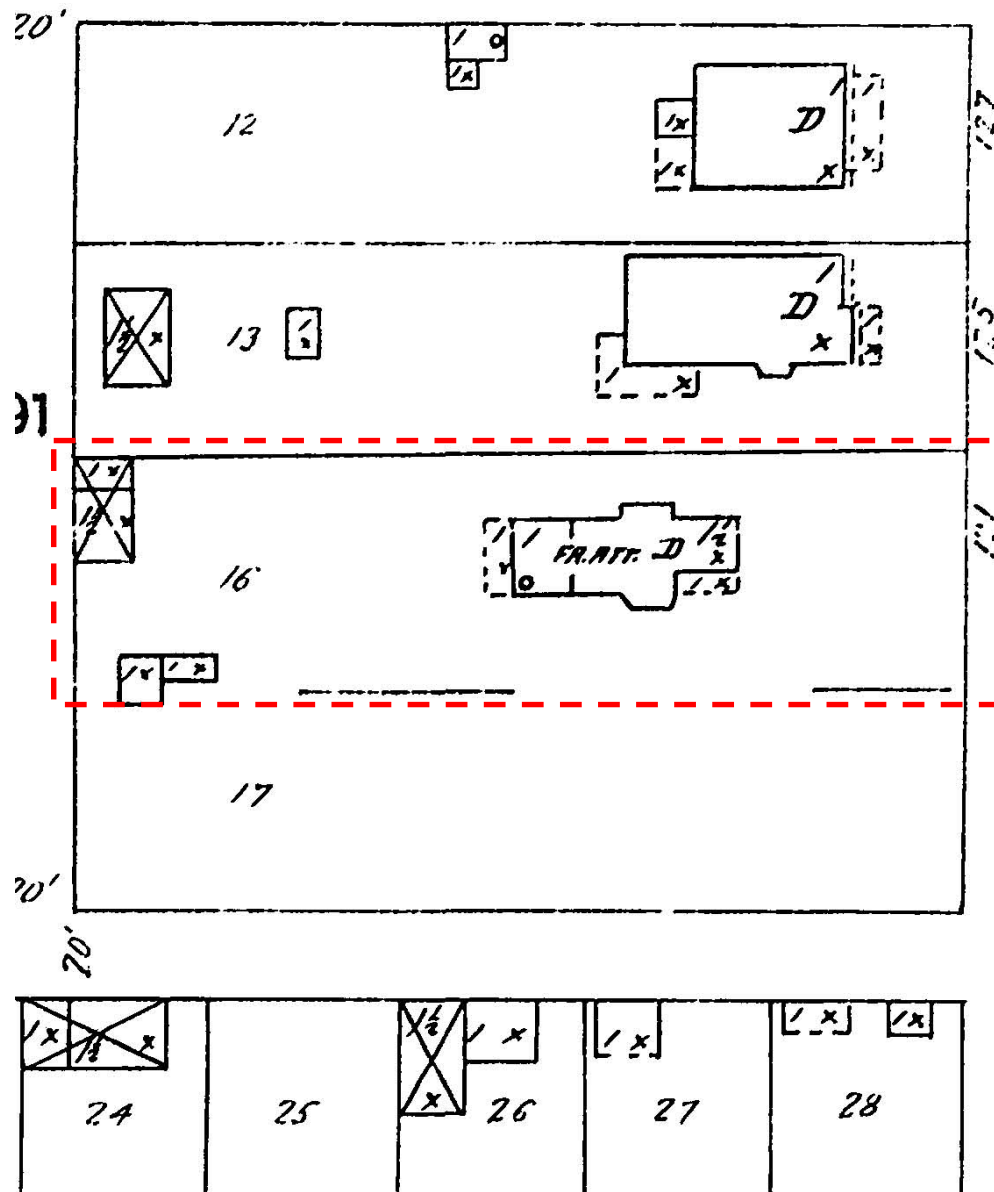
The owners take pride in saying that this will be the leading Addition in Fort Collins. Within ninety days these lots will have doubled in value.

DARROW, HOWARD & CO., Agents,
Corner of Chestnut and 17th Streets, Denver, Colorado; and
34 Welch Block, Fort Collins, Colorado.

Figure 5: Advertisement includes a map of Fort Collins showing the location of the Loomis Addition, and Plate 73 with the caption, "The House and Full-sized Lot Valued at \$3,000 Given Away. Denver Public Library. <http://digital.denverlibrary.org/cdm/singleitem/collection/p16079coll39/id/958/rec/1>.

Patterson House
 Name of Property

Larimer Co, Colorado
 County and State



= N. GRANT = = = = = AV. = = = = =

Figure 6: Detail from 1906 Sanborn Fire Insurance Map showing first addition. *Digital Sanborn Maps, 1867-1970* online database, Denver Public Library.

Patterson House
Name of Property

Larimer Co, Colorado
County and State

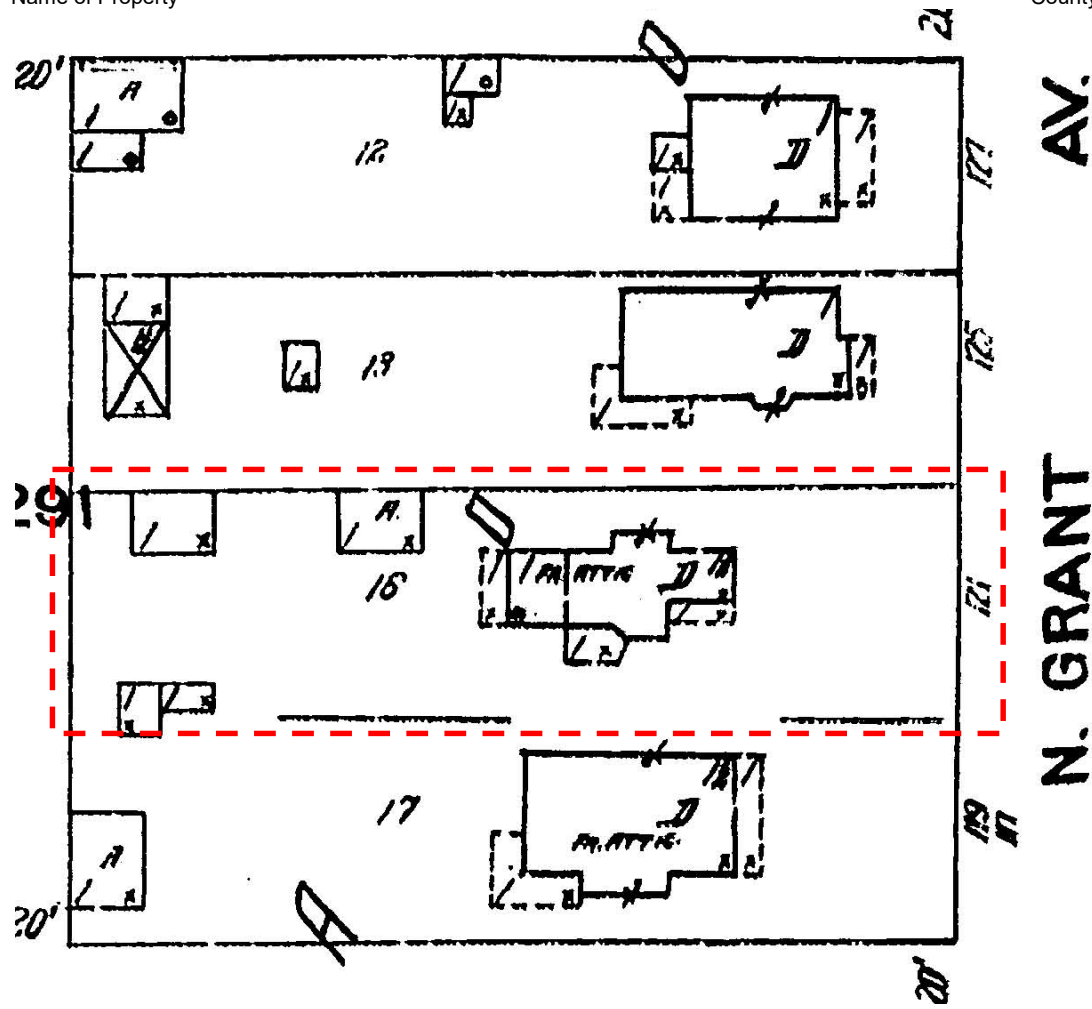


Figure 7: Detail from 1925 Sanborn Fire Insurance Map showing second addition. *Digital Sanborn Maps, 1867-1970* online database, Denver Public Library.

Patterson House
Name of Property

Larimer Co, Colorado
County and State



Figure 8: East side, camera facing west. Photo taken by Larimer County Assessor, 1948. Shows house painted white, with ca. 1917-25 addition (south porch, demolished 1967) on south side and accessory building to the north (non-extant). Both are documented in the 1925 Sanborn map. Materials and details match house today. Original archived at Local History Archive, Fort Collins Museum of Discovery. Available online at <http://database.history.fcgov.com/cdm/search/?collection=ph&searchterm=121+n+grant>.

Patterson House
Name of Property

Larimer Co, Colorado
County and State



Figure 9: South side (left) and east façade, camera facing northwest. Photo taken by Larimer County Assessor, 1967. Shows brick portion of house painted white. Wall on south side west of bay is unclear, but might be the south porch shown in the 1948 photo. To the west is the wood back porch that was removed in 1978. Otherwise materials and details match house today. Original archived at Local History Archive, Fort Collins Museum of Discovery. Available online at <http://database.history.fcgov.com/cdm/search/?collection=ph&searchterm=121+n+grant>.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.