



Historic Preservation Services

Community Development & Neighborhood Services
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Fort Collins Landmark Designation

LOCATION INFORMATION

Address: 232 E. Vine Street, Fort Collins, CO 80524

Legal Description: Parcel 9701300002: BEG 932.03 FT E OF SW COR 1-7-69, TH N 248.91 FT TO S BANK OF LAKE CANAL DITCH; TH S 85 18' E 176.81 FT; TH N 0 40' E 33.78 FT; TH S 84 33' 45" E 72.18 FT; TH S 85 06' E 255.24 FT; TH S 88 25' E 259.25 FT; S 47.18 FT M/L; TH N 88 53' W 72.3 FT M/L; TH S 01 25' E TO S LN OF SEC; TH W TPOB SUBJ TO 25 FT FOR RD R/W ALG S LN LESS 91018957; ALSO PR SW 1/4 1-7-69 DESC AS BEG AT PT ON S LN SD SEC 1 WH BEARS N 89 59' E 912.03 FT FRM SW COR SD SEC; TH N 250.55 FT TO S BANK LAKE CANAL DITCH; TH ALG SD BANK S 85 18' E 20.06 FT; TH S 248.90 FT; TH S 89 59' W 20.06 FT M/L TPOB (SPLIT FROM 97013-00-037)

Property Name (historic and/or common): Alexander and Emma Barry Farm Property

OWNER INFORMATION

Name: Rocky Mountain Innovation Initiative, Inc.

Company/Organization (if applicable): Rocky Mountain Innovation Initiative, dba.
Innosphere Ventures

Phone: 970.221.1301

Email: aziza@innosphereventures.org; mike@innosphereventures.org

Mailing Address: 320 E. Vine Drive, Suite 101, Fort Collins, CO 80524

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input checked="" type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input type="checkbox"/> Residential	
<input type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input checked="" type="checkbox"/> Other: will be commercial once all renovations are made	

FORM PREPARED BY

Name and Title: Aziza Syed, Real Estate Director (form largely based on survey form written by Ron Sladek of Tatanka Historical Associates in 2010. On file with the City of Fort Collins Historic Preservation Services.

Address: 320 E. Vine Drive, Suite 101, Fort Collins, CO 80524

Phone: 970.214.3308

Email: aziza@innosphereventures.org

Relationship to Owner: employee

DATE: April 20, 2023

TYPE OF DESIGNATION and BOUNDARIES

☒ **Individual Landmark Property** ☐ **Landmark District**

Explanation of Boundaries:

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above. The property (hereinafter the "Property") consists of the land contained within the property boundaries, the 1880 house (contributing), and the shop building (non-contributing).

STATEMENT OF SIGNIFICANCE and INTEGRITY

Properties are eligible for designation if they possess **both** significance and integrity.

Significance is the importance of a site, structure, object or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. For designation as Fort Collins Landmarks or Fort Collins Landmark Districts properties must meet one (1) or more of the following standards set forth in Fort Collins Municipal Code Section 14-22(a):

☒ Standard 1: *Events*

This property is associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. It is associated with either (or both) of these two (2) types of events:

- a) ☐ A specific event marking an important moment in Fort Collins prehistory or history; and/or
- b) ☒ A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

This property is significant under Standard 1 because it is associated with the settlement of Fort Collins as an agricultural community and market center.

Oliver S. Glenn received the initial land patent that included this property in 1867 through a Military Land Warrant under the Military Bounty Land Act. This type of land patent and others created through federal legislation enabled many Anglo settlers to take possession of sizable tracts of land in the west for little or no cost; this system of land distribution and settlement was intended to encourage western migration, but it was built upon the government's seizure of land from Native American groups and the forced removal of these people to reservations.

After Oliver Glenn sold the land including this property in 1868, the land was subsequently owned by several other farmers or ranchers including James Hanna, Joseph Mason, and Hector Cowan. Built in 1880 by prominent local farmers Alexander and Emma Barry, the farmhouse on this property is a rare survivor from Fort Collins's settlement era and is one of the oldest farmhouses still standing in the proximity to the core of the historic area of the city.

☒ Standard 2: *Persons/Groups*

This property is associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

This property is also significant under Standard 2, Persons/Groups. It is associated with the lives of prominent early Anglo settlers Alexander and Emma Barry. Before Alexander purchased this property in 1875, Native American groups such as the Ute, Arapaho, and Cheyenne used and occupied the land in this area before the US military forcibly relocated them to reservations. Alexander and Emma built their farmhouse in 1880, where they lived until they sold the property in 1902. The Barrys quickly grew their farm to 120 acres, tending crops like wheat, potatoes, corn, and alfalfa and ranching cattle and horses. They soon were able to purchase significant acreage elsewhere in Colorado and Wyoming to expand their farming and ranching enterprise, and Alexander served as the Larimer County Farmers' Alliance president in the 1890s. Recognition of the Barry family by contemporaries is reflected through the naming of "Barry's Grove," a stand of trees on the bank of the river north of downtown where community picnics and 4th of July celebrations were held.

☒ Standard 3: *Design/Construction*

This property embodies the identifiable characteristics of a type, period or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or is part of a recognizable and distinguishable group of properties.

The house on this property is significant under Standard 3 because it is both a good and rare example of Late Victorian architecture dating from 1880 and is one of the oldest farmhouses still standing in the Fort Collins area, particularly near the core historic area of the city. Architectural elements of this house reference the Gothic Revival style, which rose to popularity in the United States during the nineteenth century, especially in rural settings like the agricultural district in which the Barry farmhouse was built. For example, this house features a side-gabled roof, steeply pitched central gable with the wall surface extending into the gable without a break, and windows extending into the gable. The primary part of the original house is also highly symmetrical and has chimneys at either end of the home, like many early Gothic cottages. It features distinctive windows with arched lintels, wood frames, and stone sills as well.

☐ Standard 4: *Information Potential*

This property has yielded, or may be likely to yield, information important in prehistory or history.

Period of Significance is the discrete chronological period (or periods) during which a historic property gained its significance. Additions or alterations to a property that have significance in their own right can warrant the extension of a Period of Significance.

Period(s) of Significance:

1867 – 1902

Integrity is the ability of a site, structure, object or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities set forth in Fort Collins Municipal Code Section 14-22(b): location, design, setting, materials, workmanship, feeling and association. All seven qualities do not need to be present for a site, structure, object or district to be eligible as long as the overall sense of past time and place is evident.

☒ Standard 1: *Location is the place where the resource was constructed or the place where the historic or prehistoric event occurred.*

The historic farmhouse on this property is likely to be in its original location. Consequently, the site retains a high degree of the aspect of location.

☒ Standard 2: *Design is the combination of elements that create the form, plan space, structure and style of a resource.*

The farmhouse exhibits many aspects of its original design and historic expansion prior to fifty years ago. The taller front area of the building is clearly the original home and this retains many of its original design features. The single-story gabled wing on the north side of this taller section was also part of the original design and was originally 14' x 14', according to an 1880 article from the *Larimer County Independent*, although it was modified at an unknown later date. The gabled addition on north end of the house appears to be more than fifty years old, but it does not have a known association with the Barry family. The house was stuccoed by the mid-1980s, but exactly when this alteration occurred is unknown, so it is unclear if this is a historic or non-historic alteration; if a photo of the house from prior to that time could be located, it would assist in determining conclusively whether any substantial non-historic design changes have occurred. Nevertheless, it appears that the house retains a reasonably good degree of the aspect of design. Although its essential form remains, the shop building has been altered in recent years with changes to its doors and windows, resulting in a diminished degree of integrity.

☐ Standard 3: *Setting is the physical environment of a resource. Setting refers to the character of the place; it involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.*

The setting for the property has changed dramatically within the past fifty years as this former agricultural district just outside the city has evolved into an urban environment. Few elements of its agricultural heritage survive to the present day, and these are limited to the property itself along with the adjacent Lake Canal and Josh Ames Ditch. The site was once part of a farmstead that extended from the farmhouse for a distance to the east and even across the ditches to the north. The farmstead was still intact fifty years ago.

The historic property has been diminished by the demolition of many of its historic features over the past five decades, leaving the house and the altered shop building as the only remaining structures. Due to these changes, the property's aspect of setting has been negatively impacted.

☒ Standard 4: *Materials are the physical elements that form a resource.*

Due to the lack of historic photographs, it is not currently possible to determine whether the house's brick walls were originally exposed and when they were stuccoed. Despite this lingering question, the building retains its historic masonry

construction, along with its windows and entries (the doors have been replaced), roofline and chimneys, and its additions appear more than 50 years old. It consequently exhibits a reasonably good level of integrity in relation to the aspect of materials. The shop building retains its overall shape, but most of the doors and windows have been replaced or changed. Its level of integrity of materials is poor.

☒ Standard 5: *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.*

Evidence of period workmanship on the house is apparent in elements such as the distinctive windows, and this aspect of integrity seems to be reasonably good. Due to recent alterations, workmanship on the shop building is not as complete as with the house.

☒ Standard 6: *Feeling is a resource's expression of the aesthetic or historic sense of a particular time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.*

The feeling of the farmhouse at the present time is that of a historic home and this aspect of integrity is intact. It continues to convey much information about its age, style and use. Despite the changes that have occurred in recent years, the shop building also retains a moderate degree of the aspect of feeling as it still appears to be an early twentieth century agricultural building; however, its date of construction most likely lies outside of the period of significance for the property, and so its overall integrity is insufficient for it to contribute to this historic property.

☒ Standard 7: *Association is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.*

The property continues to retain enough integrity to express its association with Alexander and Emma Barry. However, its association with area agriculture is much less evident due to extensive changes to the setting, both within and beyond the site.

HISTORICAL INFORMATION

Native American groups have lived in and migrated through the area now known as Fort Collins for thousands of years, including the Ute, Arapaho, Cheyenne, Lakota, Apache, Comanche, and others. Indigenous people valued the land around the Poudre River because of the resource opportunities it presented for gathering plants like roots, cattails, chokecherries, and other foods. Over time, they became familiar with the patterns of flooding in the surrounding lowlands. Each group had, and continues to have in the present, rich and distinct cultures and ways of life. The lives that Anglo settlers were able to build, and the success they experienced by cultivating the land of this property and beyond, came at a dire cost.

In the mid-nineteenth century, White settlers seeking wealth or to start a new life in the west encroached on lands used and occupied by Indigenous people, which disrupted long-held patterns of life. The Treaty of Fort Laramie of 1851, brokered between the US government and several Great Plains Indigenous nations, outlined rights and responsibilities of those involved, including delineated lands for the Cheyenne and Arapaho and guarantees of safe passage for travelers through certain Native American-designated areas. The treaty did not outline rights for travelers to settle in those areas.

Nonetheless, Anglo settlement of the western part of the United States accelerated during the 1860s, including in the area that would be Fort Collins. Gold seekers flocked to Colorado in the late 1850s. The Pacific Railroad Act of 1862, which provided federal subsidies for land and loans for the construction of a transcontinental railroad, encouraged westward expansion through investment in infrastructure. Additionally, the allure of land for free or nominal cost offered by the US government through legislation like the Military Bounty Land Act (1855) or the Homestead Act (1862) enticed many to move west. For example, Oliver Glenn acquired the land containing 232 E. Vine Dr. through a warrant granted under the Military Bounty Land Act.

In 1861, the Treaty of Fort Wise significantly shrunk the territorial lands of the Cheyenne and Arapaho that had been established under the 1851 Treaty of Fort Laramie, creating a reservation for these groups in eastern Colorado territory. Many of the chiefs would later state that they did not fully understand the terms of the treaty; they had not intended to cede their land, and so many Cheyenne and Arapaho did not move to the reservation. Conflicts escalated between the White settlers and Native Americans in the region. Governor John Evans issued a proclamation in 1864 that commanded “friendly” Cheyenne and Arapaho to relocate to either Fort Collins or Fort Lyon, purportedly for protection and supplies. On November 29, 1864, near Fort Lyon, the American military killed approximately 230 Cheyenne and Arapaho, mostly women, children, and elderly people, in the tragic event that became known as the Sand Creek Massacre.

The Arapaho who relocated to the Fort Collins area at the behest of Governor Evans numbered about 170 together from Chief Friday and Chief White Wolf’s bands. Chief Friday and other Arapaho had fostered positive relationships with Fort Collins residents like Antoine Janis, John Coy, and others, and so they held hope that their people could found a reservation on the Poudre River. However, the Treaty of Medicine Lodge Creek of 1867 forced the Southern Arapaho and Cheyenne to relocate to the Oklahoma reservation; this was the same year of the initial land warrant for the area containing 232 E. Vine Dr. Northern Arapaho were forced to move to the Great Sioux Reservation in South Dakota in 1868. By 1869, Chief Friday and his people abandoned the prospect of

a Poudre River reservation and moved north to Wyoming. In 1878, an American military escort forced the Northern Arapaho into the Shoshone Indian Reservation (later known as the Wind River Indian Reservation) in Wyoming. It is within this historical context that the story of the Anglo use of 232 E. Vine Dr. takes place.

During the mid-1860s, the lands north of the river in Sections 1 and 12 of Township 7 North, Range 69 West, including the land of the current 232 E. Vine Dr. property, was located just north of the military post known as Fort Collins. Because of the fort's proximity and the presence of readily available irrigation water, the acreage was claimed rather quickly. In January 1866, a tract of 160 acres encompassing the east half of the southwest quarter and the southwest quarter of the southwest quarter of Section 1, together with adjacent Parcel 2 in the northwest quarter of Section 12, were claimed by Oliver S. Glenn, who was in the area due to his recent connection with the fort.

Born in Ohio around 1840, Oliver reached adulthood in time to participate in the Civil War. He enlisted in the Union Army in May 1861 and served for just two months as a musician with the Ohio 2nd Infantry Regiment. Oliver then became a quartermaster with the 6th Regiment of the Ohio Volunteer Cavalry. In 1862, he was sent west to Fort Laramie in the Dakota Territory, where he served as a first lieutenant in the 11th Regiment of the Ohio Cavalry. Led by Lieutenant Colonel William O. Collins and tasked with protecting regional transportation and mail routes, the 11th Ohio engaged in a number of skirmishes with Native American tribes. Some of the soldiers were stationed at Fort Collins and are credited with establishing and manning the second fort when it moved downstream following the June 1864 flood that destroyed the first Camp Collins at Laporte. Oliver Glenn appears to have been among the soldiers stationed there.

After being mustered out of service in April 1865 at Omaha, Nebraska, Oliver returned to the Colorado Territory and evidently stopped in Denver in January 1866 to file his claim to the open land just north of the fort. One year later, in February 1867, he received several patents that together amounted to 160 acres. These were issued to him as a Military Land Warrant under the Military Bounty Land Act of 3 March 1855. In March 1867, Oliver secured an appointment to serve as postmaster at Laporte. Rather than remaining in the area, he sold the property in June 1868 and left Colorado. Oliver married in the early 1870s and by 1880 was farming in Alturas County, Idaho, where he remained with his wife and children. He appears to have died there sometime between 1890 and 1895.

During his short period of ownership, Oliver Glenn may have lived on his property across from the fort, likely in the log cabin noted in a March 2, 1882 article by the *Fort Collins Courier* to have been one of the few houses standing north of the river during the 1860s. Exactly where that house once stood is no longer known. What is recorded is that by the time he sold the land in June 1868, Oliver was residing much farther north in the recently founded city of Cheyenne.

The new owner who acquired the property in 1868 for a sum of \$3,000 was James W. Hanna, a man who had played a substantial early role in the history of Fort Collins. Born in Cadiz, Ohio around 1843, by the early 1860s he was employed as a clerk and bookkeeper. James soon enlisted in the 11th Regiment of the Ohio Volunteer Cavalry and found himself traveling west to Fort Laramie. He appears to have been stationed at Camp Collins at Laporte and was likely present during the flood of June 1864.

Following the deluge, Captain Evans, the commander of Camp Collins, received an order from Lt. Col. Collins at Fort Laramie to find a less flood-prone location for the post. Evans sent Lieutenant James Hanna downstream with a detail of men to see if they could locate a preferable site. Along the way they ran into settler Joseph Mason, who suggested they consider the unoccupied high ground along the south side of the river in the northwest quarter of Section 12. After inspecting the land, Lieut. Hanna returned to Laporte, where he provided Capt. Evans with his recommendation that this become the new site of Fort Collins. Lt. Col. Collins approved the request and the military post was moved there that summer. In this way, Lieut. Hanna had a direct hand in choosing the future location of the City of Fort Collins.

One month after acquiring the property from Oliver Glenn, James Hanna took over Glenn's appointment as postmaster at LaPorte. He apparently settled on his acreage north of the river, began farming, and resided there for two years with his wife Annie and their daughter Jessie. In July 1870, James sold the property and the family moved to Denver, where he became a stockbroker. By 1900 he was working as a railroad contractor and ten years later was in the irrigation business. James died in December 1910 and was buried in Riverside Cemetery in a grave marked by a small marble veterans' marker.

When James Hanna sold the 160-acre property north of the Cache la Poudre River in July 1870 for \$1,200, he transferred it to prominent early resident Joseph Mason. Already well established in the area with a farm of his own, Mason is unlikely to have lived on this property. In June 1872, he sold the forty acres in the southwest quarter of the southwest quarter of Section 1 to Hector T. Cowan for \$600. Born in New York in 1837, Cowan served in the 2nd Missouri Cavalry during the Civil War. He came to Fort Collins in 1871 and may have moved onto the small farm acreage he acquired the following year. Hector held onto the property for two years and then became a rancher in the mountains northwest of Fort Collins while maintaining a town home on Remington Street.

In June 1874, farmer John W. Grant of Ogle County, Illinois, purchased the forty-acre property from Hector Cowan for \$700. He held onto the land for just one year before it was sold again. On 24 July 1875, the land was acquired for \$500 by a couple that would expand the acreage and have a substantial and longlasting impact upon the property. Born in 1839, Alexander Barry was a native of Ireland who immigrated to the United States with his family in 1863. He settled for a number of years in Pennsylvania, where he worked as an oil well drilling contractor. In 1868 or 1869, Alexander married the much younger Emma Thompson (born in Pennsylvania in 1851) and two years later they moved west to Fort Collins. After acquiring the forty-acre property north of the Poudre River in 1875, Alexander continued to increase his holdings through the purchase of adjoining parcels, expanding the farm to 120 acres.

During the summer of 1880, Alexander and Emma had a new masonry farmhouse constructed on the property. Facing south toward the river and the growing town of Fort Collins, this replaced the cabin that had apparently been in use since the 1860s. The Barry farmhouse dating from 1880 remains standing there today, with the address of 232 East Vine Drive. An article published in the Fort Collins Courier on 5 August 1886 (p. 5) provides additional details about the Barry farm. The newspaper reported that Alexander had 35 acres in wheat, 11 acres in potatoes, 5 acres in corn and 12 acres in alfalfa. The Barrys also maintained what was described as "a large, well-kept kitchen garden."

Alexander was also running a small herd of cattle and kept horses on the property. Throughout the late 1800s, a stand of trees, likely cottonwoods, growing on the north bank of the Cache la Poudre River north of downtown was known as Barry's Grove. It was there that community picnics and Fourth of July celebrations were frequently held.

In the 1880s, Alexander purchased a 200-acre farm less than two miles east of Windsor that was planted with wheat, corn and alfalfa. He also acquired a stock ranch in the North Platte River country of southern Wyoming. Interested in irrigation in the Windsor area, he became a major stockholder in the Lake Supply Company, which owned and developed Windsor Lake. Alexander was also active in the Larimer County Farmers' Alliance and during the 1890s served as the organization's president.

In the spring of 1902, after farming the property for twenty-seven years, Alexander sold the acreage for \$18,000 to the Fort Collins Sugar Company, which planned to erect a sugar factory on the site. The property transfer included the south half of the southwest quarter of Section 1 and Lot 2 in the northwest quarter of Section 12. At that time, the sugar company anticipated that the 120 acres would be large enough to accommodate the factory, along with railroad tracks, storage sheds and employee houses. In anticipation of the plant being constructed, in January 1903 the Colorado & Southern Railway constructed a bridge across the river and laid tracks from its main line downtown into the southern acreage of the Barry farm in Section 12. Linden Street was also extended across the river that same month.

Despite the initial plans for the plant to be closer to downtown, the factory was pushed east and constructed in 1903 one-half mile east of the Barry farmhouse along the south side of the county road later known as Vine Drive. After selling the farm, Alexander and Emma Barry moved their family into Fort Collins, where they purchased a large masonry house at 645 South College Avenue for \$5,000. The residence had belonged to Ainsworth and Susan Blount. He was the first professor of agriculture at the Colorado Agricultural College, and their home was located on the northwest corner of College Avenue and Laurel Street.

Alexander died in October 1903 during a train trip to Hot Springs, Arkansas, where he hoped to find relief from paralysis caused by a series of strokes. His body was returned to Fort Collins for burial at Grandview Cemetery, and on 4 November 1903 a lengthy obituary appeared on page one of the Fort Collins Weekly Courier. Emma continued to live in the large house at College and Laurel, taking in boarders until she sold it in 1919 to confectioner Harry Dimmitt (he turned it into a fraternity house and it was later demolished). She then moved with two of her daughters into a house at 3136 Perry Street in north Denver, followed by another house at 2909 Quitman Street. Emma died in 1927 and was buried next to her husband.

In February 1905, the former Barry farm was transferred to the Denver-based Great Western Sugar Company, which had acquired the Fort Collins Sugar Company and its new factory. During this period, the company seems to have rented the farmhouse to tenants and the land was likely used to grow sugar beets. The only one of these tenants that is currently known was the family of Leroy Middleton. During the early years of the new century, Fort Collins residents continued to hold picnics and Fourth of July events in what was still referred to as Barry's Grove. The Great Western Sugar Company held onto the Barry farm for more than twenty years.

In December 1927, the firm sold three adjoining parcels in Sections 1 and 12, totaling just over 207 acres, to Francis and Catherine Barry. This included the farmstead at 232 East Vine Drive along with the surrounding crop fields. Born in Fort Collins in 1902, Francis Alexander Barry was the son of Robert Barry, whose parents were Alexander and Emma. Francis grew up near the small town of Snyder outside of Brush, Colorado, where his father worked as the manager of a realty company. Robert died in 1912 and two years later his wife Emily married farmer and Fort Collins native Earl D. Miner, who appears to have adopted her two children, Emily Lucile and Francis Alexander. The new family settled in the city of Fort Collins. During the early 1920s, Francis attended Colorado Agricultural College, where he joined a fraternity and excelled as an athlete. In 1924, he married Catherine Webster and after purchasing his grandparents' farm they settled into the house at 232 East Vine Drive and farmed there for the next nineteen years.

A US Department of Agriculture aerial photograph of the property dating from 1937 shows that the house was part of an extensive farmstead that extended a distance to the east and even to the north across the irrigation ditches, which were apparently crossed by a bridge. At that time, the surrounding crop fields were still intact, with few of the commercial intrusions that are found there today. The land south of Vine Drive was occupied by the rail lines, the Coy Ditch and its associated ponds, and a small number of residences.

In July 1946, Francis and Catherine sold the property, at that time consisting of 162 acres, to prominent Fort Collins rancher Samuel F. Webster. Born in Cass County, Missouri in 1871, Samuel moved west to Larimer County four years later with his family, which homesteaded in the Harmony district. In 1887, he purchased his first farm property and began raising horses, cattle and sheep. Over the years, Samuel expanded his agricultural holdings, invested in town properties, and became a stockholder of the First National Bank. In 1905, he married Margaret "Maggie" Angell and they settled into a home in Fort Collins. Samuel remained active in area agriculture into his later years. By 1940, he was still residing in town and farming. After purchasing the Barry property, it is unlikely that he and Maggie lived in the farmhouse on Vine Drive as they appear to have retained their home at 301 Magnolia Street. Samuel and Maggie are both buried in Grandview Cemetery.

In January 1948, Samuel and Maggie transferred their ownership of the 162-acre property to Jeanette Frances Williams. She appears to have been their daughter, who was in her mid-twenties and may have been going by a married name at that time. By 1950, aerial photography shows that the farm was being encroached upon by commercial development along North College Avenue. This was also starting to head east along Vine Drive. In March 1957, Jeanette transferred the farm back to her parents along with Howard W. Rogers, a local railroad clerk, through a quit claim deed. The partners held onto the property for under two years before selling it in November 1958 to Henry and Lydia Schlagel, and it remained in the Schlagel family through at least the 1980s.

Born in 1909 in Berthoud, Colorado, Henry Schlagel married Wyoming native Lydia Reichert and by 1940 they were farming in Boulder County in the area of Hygiene. They also had a farm north of Loveland, but liquidated their holdings there in the early 1950s. After purchasing the property on Vine Drive in 1958, the Schlagels moved there and appear to have farmed the remaining acreage into the early 1970s. However, the farm

had been annexed into the city during the post-WWII era and with development encroaching, the Schlagels transferred the property in March 1981 to their adult sons, Donald, Leonard and Richard. Henry died later that year and Lydia in 2005. They are both buried in Grandview Cemetery. Since the 1970s, the original farm was greatly reduced in size and crop production eventually came to a halt. The farmstead was also largely dismantled, leaving the Barry farmhouse from 1880 and the shed to the northeast within a smaller area bordered by privacy fencing.

Gothic Revival Architecture

Gothic Revival architecture first emerged in England in the eighteenth century, but it soon arrived in America within the context of the Romantic movement during the nineteenth century. Romanticism arose in response to the Industrial Revolution, emphasizing emotion and nature. Gothic Revival architecture was first popularized in the United States by Alexander Jackson Davis, who, in 1837, released the first house plan book published in America, *Rural Residences*, which was dominated by Gothic Revival domestic architecture designs, according to Virginia Savage McAllister's *A Field Guide to American Houses*. Soon after, Alexander Jackson Downing heavily promoted his plan books, *Cottage Residences* and *The Architecture of Country Homes*, which similarly highlighted Gothic Revival residential architecture.

Both Davis and Downing emphasized that Gothic Revival designs were not suitable for urban environments. These were intended to be designs for rural areas and were considered better in character with more natural landscapes; this spoke to the context of the style within the Romantic period. Given this background, it is fitting that the Barry farmhouse features Gothic Revival architectural references, such as its symmetrical side-gabled design with steeply pitched center gable. Although frame Gothic Revival homes were more common in America, resulting in the Carpenter Gothic sub-style, some homes were designed with masonry materials, like the Barry farmhouse. For instance, Downing included a design in his *Cottage Residences*, called the "Ornamental Farm House" showing a brick construction residence that bears some resemblance to Barry family home.

ARCHITECTURAL INFORMATION

Construction Date: 1880 (House); Early 20th Century (Shop)

Architect/Builder: Springer and Houghton (House)

Building Materials: Masonry and Stucco (House); Frame (Shop)

Architectural Style & Type: Late Victorian with Gothic Revival influences (House); Agricultural building (Shop)

Description:

The historic farmhouse on this property was constructed in 1880, and mention of its development was found in the Fort Collins newspaper from that time period. Based upon its architecture alone, the shed in the property's northeast corner appears likely to have been constructed sometime between 1880 and 1900. The farmstead previously held additional outbuildings that have been demolished.

House

Facing toward the south onto a front yard and Vine Drive, this 1½-story masonry residence rests upon a stone foundation and has a rectangular footprint with overall dimensions of approximately 33' x 64'. This includes the original, tall, southern part of the house (24' x 33'), the original one-story wing with shed-roofed additions (15' x 33'), and one-story rear addition (19' x 25'). Its brick exterior walls are clad in painted stucco. The building's primary roof is side-gabled and finished with asphalt shingles. Behind that to the north, the roofs over the rear wing and addition are also gabled. All of the roof areas have shallow boxed eaves. Two stuccoed brick chimneys are symmetrically arranged along the ridgeline at the east and west ends of the primary roof. The wing to the north has a very short, stuccoed chimney that may have been partially removed. A fourth stuccoed brick chimney is located on the ridgeline at the north end of the northern addition.

South (front): The front of the house is symmetrically arranged and holds the centered main entrance. This contains a wood cross-panel door with a single light, along with a wood screen door. These rest upon a stone threshold and a transom light is above. Outside the entrance is a curved two-step concrete stoop and the entry is protected from above by a decorative arched hood with brackets. Flanking the entrance are four one-over-one double-hung sash windows with wood frames, sandstone sills, arched lintels, and storms. The upper floor is dominated by the large, centered wall dormer, which holds a pair of one-over-one double-hung sash windows with wood frames, a shared sandstone sill, and an arched lintel.

West (side): This side of the house has no entry into the main body of the building and none in the rear sections. The main floor wall of the original house is obscured by four evergreen trees but appears to hold two lower and two upper double-hung sash windows with sandstone sills and arched lintels like the east elevation. On this elevation, the single-story center wing has a small extension, likely an addition, abutting the taller portion of the house, covered by a shed-roofed expansion of the gabled roof that extends to the full length of the wing. The small extension of the center wing has a small, non-original sliding window with sandstone sill and arched lintel on its west side, and its north side has what appears to be a door opening covered by a wood board. On the center wing itself is an arched door opening that has been boarded and modified to include a fixed square window. The northern addition holds a single window, possibly a pair of wood casements, covered with a metal security grate.

North (rear): The north elevation primarily includes the north addition, which is unadorned on this side.

East (side) Elevation: Four windows are present in the original part of the house, two on the main floor and two on the upper floor. These are all one-over-one double-hung sash windows with wood frames, storms, sandstone sills, and arched lintels. This side of the building also holds an entry into an enclosed porch on the one-story wing just behind the taller part of the house. The entrance contains a wood door with ten-lights. Five small two-light windows are present on the enclosed porch just north of the entrance. Whether these are operable could not be determined. On the northern addition, there is also a step down to another entrance, a wood door with a large central light protected by a metal security grate door.

Shop (non-contributing)

Located northeast of the house in the northeast corner of the property, this one-story wood frame building faces toward the south and has a rectangular footprint of approximately 20' x 60'. The building is oriented lengthwise on an east-west axis. Its exterior walls are clad in weatherboard siding and the front-gabled roof is finished with standing seam metal panels with exposed rafter ends along the shallow eaves and includes two skylights on the north side.

A south-facing pedestrian entry containing a wood panel door with a single light is located at the building's southwest corner. East of that along the south wall is a single-light fixed window with a wood frame. Two vehicular entrances containing non-historic overhead garage doors are also present in the western area of the building. The eastern half of the south wall holds two one-over-one double-hung sash windows, both of them modern features.

The building's west wall holds a single one-over-one double-hung sash window.

The north elevation is unadorned except for a small shed-roofed vestibule at the center with a slab pedestrian door on its north side.

The east wall holds two entrances. One of these is a pedestrian entry containing a slab door. Adjacent to that is a larger opening holding a non-historic overhead garage door. A pair of non-historic metal-framed windows is found in the upper gable end wall.

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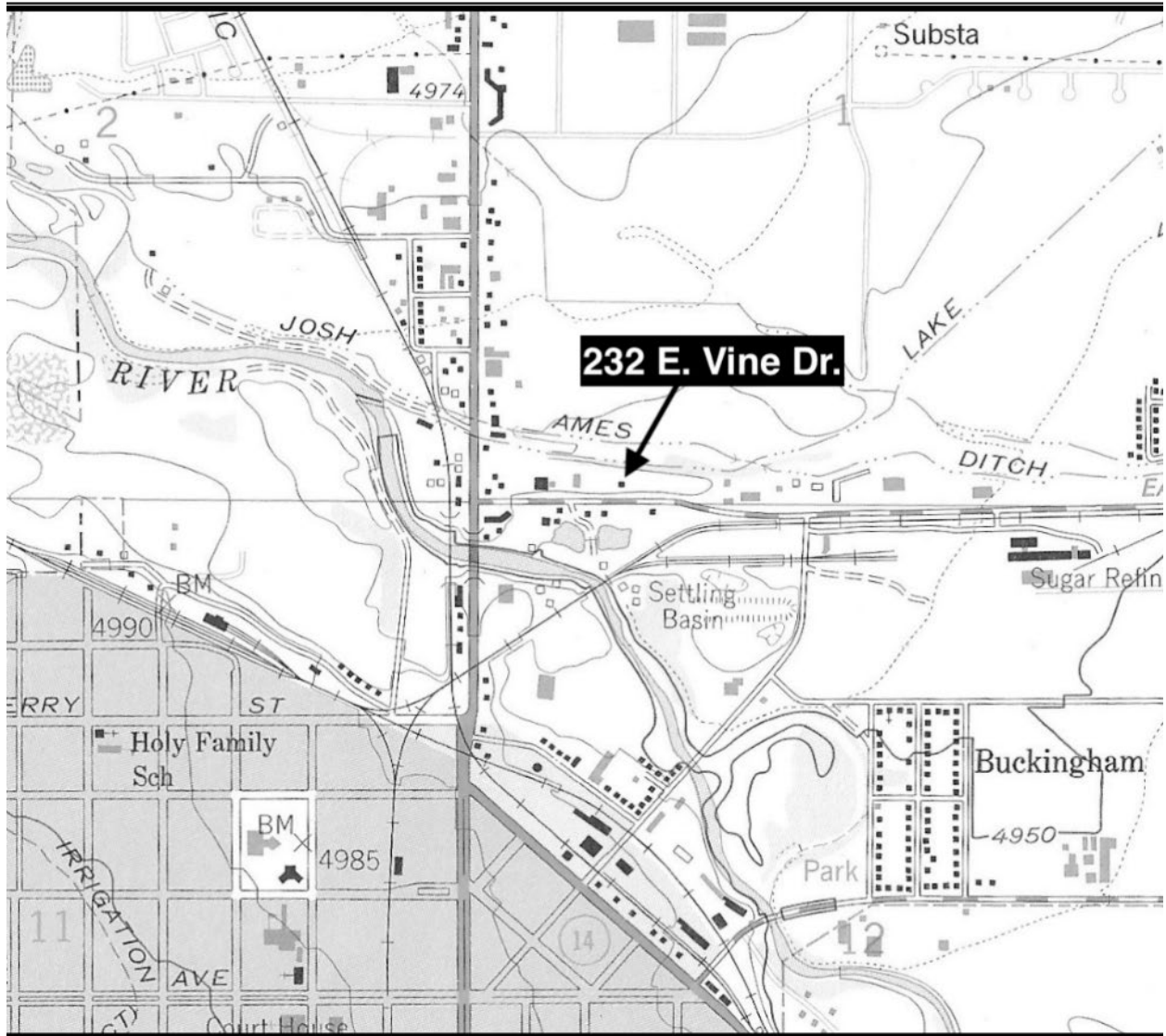
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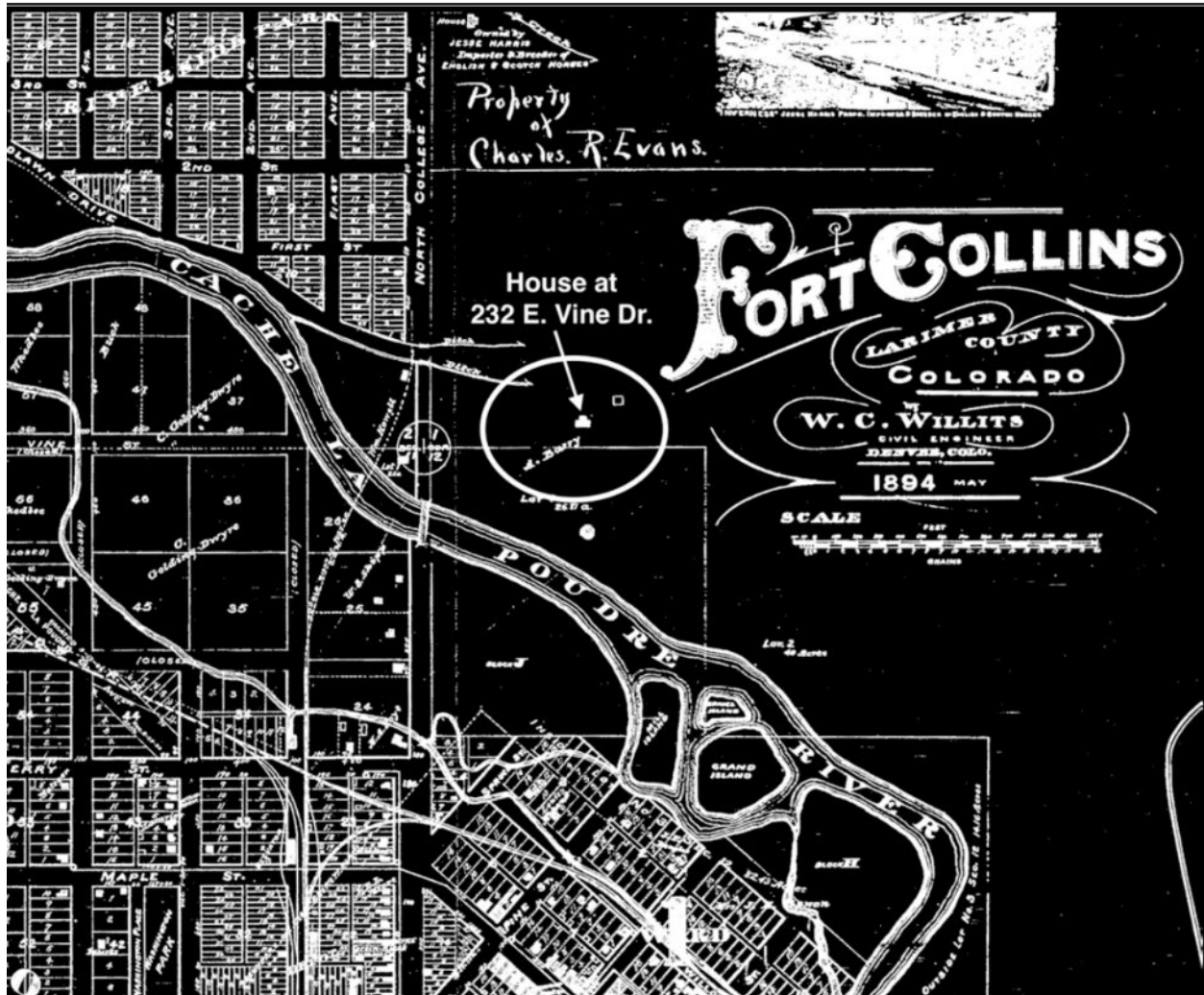
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Site Location Map



**USGS Fort Collins 7.5' Topographic Quadrangle Map
1969 (revised 1984)**

Willits Map of Fort Collins, 1894
House Shown Under the Name A. Barry
 (Note that Vine Dr. did not exist at that time.)



Aerial Image



Base Map: Google Earth, 2018



Photo 1 Context, Facing E (Jerome St.)



Photo 2 Context, Facing NE (Innosphere)



Photo 3 Context, Facing S (E. Vine Dr.)



Photo 4 Alexander and Emma Barry Farm Property, Facing SE



Photo 5 Farmhouse, Facade (south elevation)



Photo 6 Farmhouse, Facade, Door



Photo 7 Farmhouse, Facade, Door hood and transom



Photo 8 Farmhouse, Facade, Gable windows



Photo 9 Farmhouse, Facade, Eastmost lower window



Photo 10 Farmhouse, East Elevation



Photo 11 Farmhouse, East Elevation, Southmost upper window



Photo 12 Farmhouse, East Elevation, Southmost lower window



Photo 13 Farmhouse, East Elevation, Center door



Photo 14 Farmhouse, East Elevation, Center windows



Photo 15 Farmhouse, East Elevation, North Addition Door



Photo 16 Farmhouse, East and North Elevations



Photo 17 Farmhouse, North and West Elevations



Photo 18 Farmhouse, West Elevation, North addition windows



Photo 19 Farmhouse, West Elevation, Center



Photo 20 Farmhouse, West Elevation, Fixed Window in Door Opening



Photo 21 Farmhouse, West Elevation, Center sliding window



Photo 22 Farmhouse, West Elevation, South side



Photo 23 Farmhouse, SW chimney



Photo 24 Farmhouse, SE chimney



Photo 25 Farmhouse, Center chimney



Photo 26 Farmhouse, North addition chimney



Photo 27 Shop, South Elevation



Photo 28 Shop, South Elevation, Person door



Photo 29 Shop, South Elevation, Fixed window



Photo 30 Shop, South Elevation, Garage doors



Photo 31 Shop, South Elevation, Center window



Photo 32 Shop, South Elevation, East window



Photo 33 Shop, East Elevation



Photo 34 Shop, East Elevation, Person door



Photo 35 Shop, East Elevation, Garage door



Photo 36 Shop, East Elevation, Window



Photo 37 Shop, North Elevation



Photo 38 Shop, North Elevation, Vestibule and door



Photo 39 Shop, West Elevation



Photo 40 Shop, West Elevation, Window

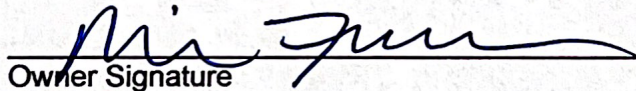
ACKNOWLEDGEMENT**Property:**

The undersigned owner, or owners, of the Property hereby submit the Property for designation as a Fort Collins landmark pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins. The undersigned owner, or owners, certify that all signatures necessary to consent to the designation of the Property are affixed below.

I understand that upon designation, I or my successors will be required to receive approval from the City of Fort Collins Historic Preservation staff prior to the occurrence of any of the following:

- Preparation of plans for reconstruction or alteration of the exterior of the improvements on the Property or interior spaces readily visible from any public street, alley, park, or other public place; and/or
- Preparation of plans for construction of, addition to, or demolition of improvements on the Property.

DATED this 27th day of January, 2023
MIKE FREEMAN
 Owner Name (please print)


 Owner Signature

State of Colorado

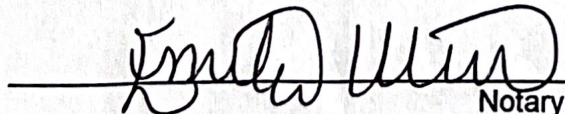
)ss.

County of Larimer

Subscribed and sworn before me this 27 day of January, 2023

by Mike Freeman

Witness my hand and official seal. My commission expires 03/20/2023


 Notary

EMILY WILSON

