

# ACKNOWLEDGEMENT



Property: 718 W. Mountain Ave. (J.M. Morrison Property)

The undersigned owner, or owners, of the Property hereby submit the Property for an amendment to its designation as a Fort Collins landmark pursuant to the Fort Collins Landmark Preservation Ordinance and 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 amendment of the designation of the Property are affixed below.

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

- Demolition of the existing carriage house
- Construction of any new structure
- Any other exterior alterations on the property

DATED this 22 day of July, 2026.

Rudolph Bowman  
Owner Name (please print)

[Signature]  
Owner Signature

DATED this 22 day of July, 2026.

Shawn Gascoyne-Bowman  
Owner Name (please print)

[Signature]  
Owner Signature

State of Colorado) ss.

County of Lincoln)

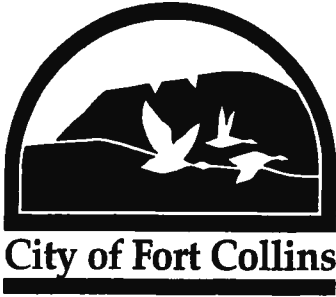
Subscribed and sworn before me this 22 day of July, 2026,

by Krista Kidwell

Witness my hand and official seal. My commission expires July 22, 2029.

[Signature]  
Notary

Krista Nicole Kidwell  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20254027977  
MY COMMISSION EXPIRES July 22, 2029



## Community Planning and Environmental Services

### Advance Planning Department

Historic Preservation Office  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6376

## Historic Landmark Designation Nomination Form

**DATE:** January 12, 2006

### LOCATION INFORMATION:

**Address:** 718 West Mountain Avenue

**Legal Description:** Lot 32, Block 281, Loomis Addition, Fort Collins

**Property Name (historic and/or common):** J.M. Morrison House and Carriage House

### OWNER INFORMATION:

**Name:** John P. Gascoyne

**Phone:** 970-221-4316

**Address:** 718 West Mountain Avenue, Fort Collins, CO 80521

### CLASSIFICATION

| Category                                     | Ownership                                   | Status                                       | Present Use                                     | Existing Designation                       |
|----------------------------------------------|---------------------------------------------|----------------------------------------------|-------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public             | <input checked="" type="checkbox"/> Occupied | <input type="checkbox"/> Commercial             | <input type="checkbox"/> National Register |
| <input type="checkbox"/> Structure           | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied          | <input type="checkbox"/> Educational            | <input type="checkbox"/> State Register    |
| <input type="checkbox"/> Site                |                                             |                                              | <input type="checkbox"/> Religious              |                                            |
| <input type="checkbox"/> Object              |                                             |                                              | <input checked="" type="checkbox"/> Residential |                                            |
| <input type="checkbox"/> District            |                                             |                                              | <input type="checkbox"/> Entertainment          |                                            |
|                                              |                                             |                                              | <input type="checkbox"/> Government             |                                            |
|                                              |                                             |                                              | <input type="checkbox"/> Other                  |                                            |

### FORM PREPARED BY:

**Name and Title:** Karen McWilliams, Preservation Planner

**Address:** City of Fort Collins Advance Planning Department, P.O. Box 580, Fort Collins, CO 80522-0580

**Phone:** 970-224-6078

**Relationship to Owner:** None

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## 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 contains a historic residence and a historic carriage house/barn.

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## SIGNIFICANCE

Properties that possess exterior integrity are eligible for designation as Fort Collins Landmarks or Fort Collins Landmark Districts if they meet one (1) or more of the following standards for designation:

☒ Standard 1: The property is associated with events that have made a significant contribution to the broad patterns of history;

☐ Standard 2: The property is associated with the lives of persons significant in history;

☒ Standard 3: The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

☐ Standard 4: The property has yielded, or may be likely to yield, information important in prehistory or history.

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## STATEMENT OF SIGNIFICANCE

(Please describe why the property is significant, relative to the Standard(s) above.)

The J.M. Morrison House and Carriage House is eligible for individual designation as a Fort Collins Landmark under Landmark Standards (1) and (3). Built in 1904 by J.M. Morrison for his own residence, the home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this carriage house exhibits very good integrity. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

## HISTORICAL INFORMATION

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, the following year Morrison also built the existing wood-sided carriage house/barn at the rear of the property, adjacent to the alley. According to the 1906 Fort Collins City Directory, Morrison, his wife, Mary A. and children Wallace K. and Loris L., shared the home with Oskar and Lizzie Beringer. Oskar Beringer worked as a plasterer, and the two may have been in partnership. It is possible that much of the plaster work in this home was done by Mr. Beringer. By 1908, the Beringers had moved to their own home, at 117 S. Meldrum. James, Loris and Wallace continued to live in the home through at least nineteen fifteen, but after 1908, Mary A. Morrison is no longer listed in the city directories, suggesting that she had passed away.

By the early 1920s, the property had changed hands, and was owned by Jacob and Helen Klein. The Klein family, which consisted of brothers Herman B. and Emmanuel W. Klein, along with son or brother Jacob, had arrived in Fort Collins soon after the start of the twentieth century. By 1908, the enterprising family operated a shoe shining business at 208 Linden Street, expanding it the next year to include the selling of cigars and tobacco products. By 1913, the store, now relocated to 245 Linden Street, sold "cold drinks, cigars, & tobacco." No mention was made of shining shoes. Emmanuel's presence in the firm had, by this time, been supplanted by Jacob, who continued the partnership with Herman. Jacob and Helen were, at this time, living at 524 West Magnolia. In the early 1920s, the couple purchased the home at 718 West Mountain. At about the same time, Jacob's career transformed, and he became the manager of the Leader (also spelled Laeder) Clothing Company, located at 171 North College Avenue. By 1927, Jacob's first wife, Helen, may have passed away, as the directory for that year lists his wife's name as Rose B. Klein. After the late 1920s, the Klein's no longer appear in the city directories, and apparently the family left Fort Collins.

By 1931, the home on West Mountain Avenue had been sold to Ray E. Anderson. On October 2, 1931, Mr. Anderson received a permit to remodel the dwelling into two apartments, at an expected cost of \$300. It is unknown if this work ever took place, as the next city directory, published in 1933, shows that the home was occupied by just one family, the Osments. John E. Osment was a watch repairman for the Leonard Jewelry store, located at 141 North College Avenue and owned by Leonard I. Hoffman. A few years later, the house became the residence of Ernest A. and Delia Selch. Ernest was the son of Fort Collins residents E. Porter and Dora E. Selch, and had grown up in his parent's home at 321 Garfield Street. Following his marriage, he supported his young wife as an Assistant Manager at the Consolidated Motor establishment, while renting this home.

In the mid-1940s, ownership of the Morrison House and Carriage House was transferred to Henry C. and Josephine A. Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. Following Henry's death on March 25, 1977, Josephine Blum sold the home. In the early- to mid-1980s, Ann and William T. Nicholl owned the property. Ann operated an interior design firm, Prima Facia, from the address, and extensively decorated and refurbished the home's interior. In 1986 and 1987, Ronald S. and Judith M. Graham owned the property, before selling it in August 1987 to its current owner, John P. Gascoyne. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work. Noted visitors to Mr. Gascoyne's home have included former Governor Roy Romer and former U.S. Senator Tim Wirth.

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## ARCHITECTURAL INFORMATION

**Construction Date:** 1904

**Architect/Builder:** James M. Morrison, Builder

**Building Materials:** Wood frame on sandstone foundation

**Architectural Style:** Edwardian

### Description:

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding, with painted white 1-inch by 4-inch corner boards. The corner boards feature an interesting and unusual “cap” or “cornice” architectural detail. The home’s roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gables details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by a beautiful leaded glass windows. The roofs eaves are boxed. The roof’s finishing touch is a very nice brick chimney with corbelled cap, located on or near the ridge line.

On the façade, a distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located at the east side of the façade and on the south side of the east elevation. Windows elsewhere appear to be predominately 1-over-1 double hung sash, with painted wood frames and surrounds. A lap-sided and beadboard paneled “mud-porch,” with a fairly shallow hipped roof, is located at the northeast corner of the home. It is accessed from the outside by a single paneled entry door, with upper panel lights, with windows to its west.

A 1948 photograph shows that the home’s front porch was originally open, with a balustrade railing and Tuscan columns and pilasters, recessed under the intersecting front gable. The porch was enclosed to provide more interior living space sometime in the twenty years between 1948 and 1968. The work, obviously done by a professional, matched the home’s existing sandstone foundation and lap siding perfectly, and utilized historic leaded glass windows (possibly the original front windows), to create a seamless addition. A portico entry with gabled canopy (with eave returns) was then added to the east side of the façade, supported by what may have been the home’s original Tuscan columns. The porch is approached by 4 stone steps with flanking black wrought iron rails.

A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this barn is constructed of horizontal weatherboard siding (now a faded white color), with painted 1 x 4 inch corner boards. The steeply pitched roof is covered with asphalt shingles. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north (alley) elevation. This elevation also contains a vertical wood plank door with metal strap hinges, providing access to the building from the alley. Triangular shaped braces originally supported a hood over this door, but the hood roof is missing and only the braces remain. The west elevation contains an old widow in the loft consisting of two vertical semi-elliptical lights, separated by a narrow muntin, in a squared wood frame and surround. The window partially fills a taller opening; the upper part of the opening is filled in with weatherboard that matches the siding. A four light wood slider, in wood surrounds, pierces the lower wall of this elevation. While likely not original, both of these windows appear old. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with drop or weatherboard siding. Extending from this addition further to the south is a second, small, shed roofed enclosed addition, with a fixed pane window. This addition was done relatively recently. The carriage house’s south elevation is its most defining. On the east side

of this elevation is a vertical wood paneled sliding garage door, with the original hardware. A narrow, horizontal three light window is inset into this door. Centrally located on this elevation is a wood paneled single entry door, missing two of the upper panels, which may have been replaced with glass. On the elevation's north side is located a pair of side-hinged barn doors with metal strap hinges, each door with a window. These awning windows are each two vertical lights, with wood frames and surrounds, inset into the doors' upper panels. They appear to be quite old. The carriage house exhibits very good integrity, despite the two additions attached to the east elevation. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

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**REFERENCE LIST or SOURCES of INFORMATION** (attach a separate sheet if needed)

Fort Collins City Directories (1902 -1999).

Fort Collins Public Library, Local History Archive Image Database.

Fort Collins Public Library, Local History Archive: Various records, including building permit records.

Larimer County Assessor Property Records.

Marmor, Jason. Westside Neighborhood Survey Project Inventory Form for 718 W. Mountain Avenue, June 25, 1998.

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**FOR OFFICE USE ONLY**

Date Determined "Eligible" \_\_\_\_\_

Ordinance # \_\_\_\_\_

Application within last 12 months? ☐ Yes ☐ No

Date Recorded \_\_\_\_\_

**AGREEMENT**

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to, or demolition of improvements on the property
3. I further understand that if I apply for a building permit for any one of the following:
  - a. Alteration or reconstruction of, or an addition to, the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
  - b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;
  - c. Construction or erection of, or an addition to, any improvement upon any land included in a landmark district;
  - d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

The Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 18<sup>th</sup> day of January, 2006.

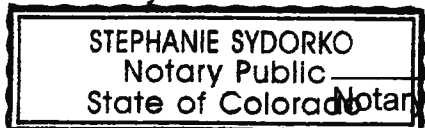
John P. Gascoyne  
Owner Name (please print)

John P. Gascoyne  
Owner Signature

State of Colorado)  
County of Larimer) ss.

Subscribed and sworn before me this 18<sup>th</sup> day of January, 2006,  
by Stephanie Sydorko

Witness my hand and official seal. My commission expires November 22, 2009



My Commission Expires November 22, 2009

**City of Fort Collins Architectural Inventory Form  
Westside Neighborhood Survey Project**

**Page 1**

**Address: 718 W Mountain Av**

**Site Number:** 5LR8049

**Parcel Number:**

**Architectural Style:** Folk Victorian

**Stories:** 1 .5

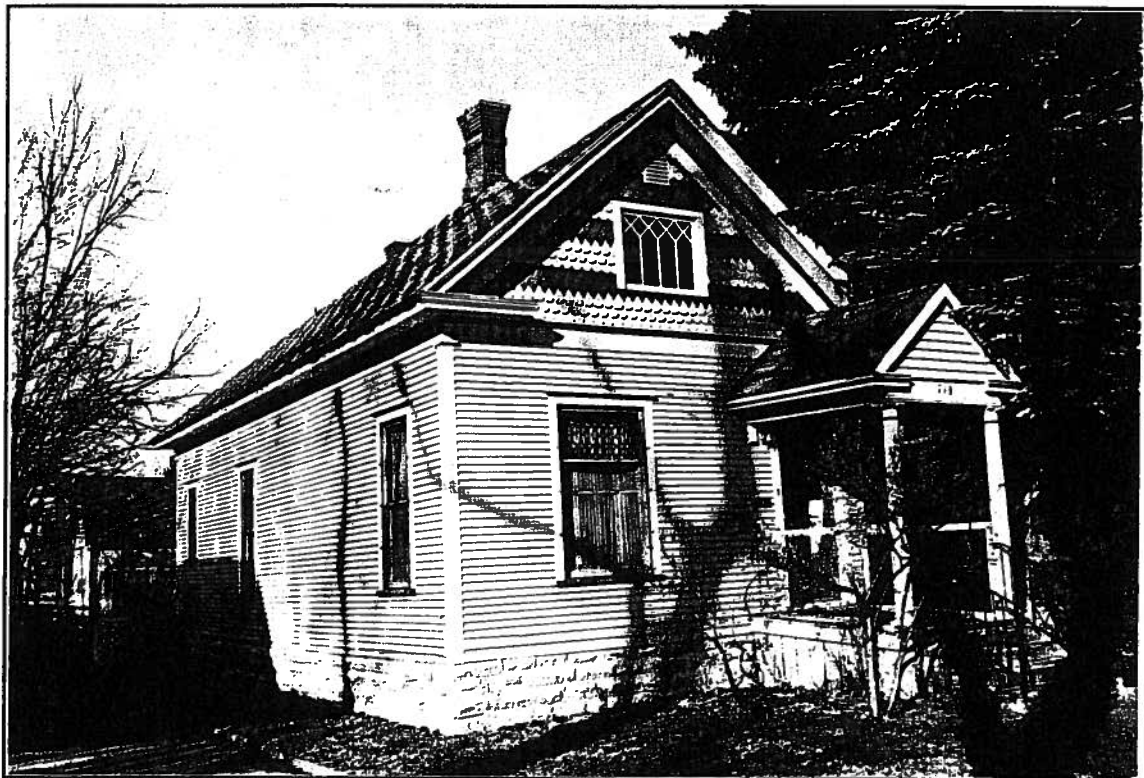
**Est Construction Date:** 1875-1900

**Landmark Status:**

Individually Eligible for NRHP: ☐

Individually Eligible for Local Landmarking: ☒

Contributing to a District/Potential District: ☒



**Primary Roof Form:** Hip w/Gable (Gable/Hip)

Other:

Comment

**Foundation:** Sandstone

Other:

Comment

**Exterior Wall Covering:** Lapped Board

Other:

Comment: Narrow lapped board siding

**City of Fort Collins Architectural Inventory Form  
Westside Neighborhood Survey Project**

Page 2

|                                   |
|-----------------------------------|
| <b>Address:</b> 718 W Mountain Av |
|-----------------------------------|

**Distinctive Features:** Imbricated Shingles Beneath Gables

Comment:

**Roof Attributes:**

Other:

Comment

**Window Attributes:** Sash and Transom w/ diamond

Other:

Comment

**Porches:** ☒ Front Porch

☒ Open porch

Porch Attributes: Open Front Porch

Classical Columns

Comment:

**Other Distinctive Features** Gables with cornice returns; portico over front porch with gabled canopy (with cornice returns) supported by Tuscan columns. Front gable contains diamond light pattern attic window. Original front door stained oak with large oval pane. Interior chimneys with corbelled collars.

**Alterations:** None noted.

**Condition:**

**Integrity:**

**Garages:** None

Contributing? Yes ☐

**Other Outbuildings:** Carriage house

Contributing? Yes ☒

Comments:

**Remarks:** This is a very attractive detailed wood frame Folk Victorian home, with good integrity.

**Date Recorded:** 06/25/98

**Recorder:** Jason Marmor



# CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM WESTSIDE NEIGHBORHOOD SURVEY PROJECT

Address: 718 W. Mountain Avenue Site #: SLR  
 Legal Description: \_\_\_\_\_ Parcel #: \_\_\_\_\_  
 Architectural Style: Folk Victorian No. of Stories: 1 1/2  
 Est. Construction Date: 1875-1900 Source: Visual Inspection - Stylistic or Construction Traits ☒  
 Other Dating Source: \_\_\_\_\_

## Architectural Significance (Field Assessment):

Individually Eligible for Local Landmarking? ☒ Y ☐ N Individually Eligible for NRHP? ☐ Y ☒ N  
 Contributing to a District/Potential District? ☒ Y ☐ N

## Primary Roof Form:

- ☐ Front Gabled ☐ Side Gabled  
☐ Intersecting Gables ☐ Hipped  
☒ Hip w/ Gable(s) ☐ Flat  
☐ Other \_\_\_\_\_

## Foundation:

- ☐ Concrete ☒ Sandstone ☐ Concrete Block  
☐ Rockfaced Concrete Block

## Walls:

- ☒ Wood Frame ☐ Brick ☐ Stone ☐ Concrete Block

## Exterior Wall Covering: narrow

- ☒ Lapped Board Siding ☐ Drop Siding ☐ Wood/Shake Shingles ☐ Asbestos Shingles ☐ Lapped Pressboard  
☐ Brick Veneer ☐ Stone Veneer ☐ Stucco ☐ Aluminum/Vinyl ☐ Other \_\_\_\_\_

**CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM**  
**WESTSIDE NEIGHBORHOOD SURVEY PROJECT - PAGE 2**

Address: 718 W. Mountain  
 Site No.: SLR

**Distinctive Features:**

- ☒ Imbricated Shingles Beneath Gables ☐ Decorative Brickwork ☐ Dormers - Type(s): ☐ Gabled ☐ Hipped ☐ Shed  
☐ Bay Window(s) - Type(s): ☐ Canted ☐ Curved ☐ Exterior Chimney(s) ☐ Dressed Stone Sills/Lintels
- ☒ Front Porch ( ☒ Open or ☐ Enclosed ) with: ☐ Closed Rail ☐ Balustrade Railing ☐ Gable  
☒ Classical Columns or Pilasters ☐ Turned Spindle Posts ☐ Massive or Battered Piers

**Roof Attributes:**

- ☐ Low Pitched Roof(s) ☐ Steeply Pitched Roof(s) ☐ Bellcast Hip or Gable ☐ Wide Overhanging Eaves and/or Rake  
☐ Negligible Rake Overhang ☐ Exposed Rafters ☐ Exposed Purlins or Beams ☐ Boxed Eaves

**Window Attributes:**

- ☒ Sash and Transom Window(s) w/ diamond light pattern transom(s) ☐ Narrow 1-over-1 Double-Hung Windows  
☐ Windows with Multi-Light Upper Sash (e.g. Craftsman) ☐ Oculus Window(s) ☐ Casement Windows

**Other Distinctive Features:** Gables w/ cornice returns; portico over front porch w/  
gabled canopy (w cornice returns) supported by Tuscan columns. Front gable  
contains diamond-light pattern attic window. Original front door -  
stained oak w/ large oval pane. Interior chimneys w/ corbelled collars.

**Alterations:** None noted

**Condition:** ☐ Excellent ☒ Good ☐ Fair ☐ Poor **Overall Integrity:** ☒ Excellent ☐ Good ☐ Fair ☐ Poor

**Garages/Outbuildings:** ☐ Attached Garage ☐ Detached Garage -- Contributing? Y N

☒ Other Outbuildings: Carriage house Contributing? ☒ Y ☐ N  
 \_\_\_\_\_ Contributing? Y N  
 \_\_\_\_\_ Contributing? Y N

**Remarks:** This is a very attractively detailed wood frame Folk Victorian  
home, w/ good integrity.

**Date Recorded:** 6-25-98

**Recorded By:** Jason Marmor

**718WMt48**

-- Photographic Image Details Record

[Photo Orders](#)**Image Caption:** 718 W. Mountain, 1948**Image Date:** Unknown**Approximate Date:** 1948 c.**Library Reference Number:****Creator:** Tax Assessor's Office**Image Content Type:** buildings**Contexts:** World War II & Post War 1942-1955**Image Source:** Tax Assessor Records**Collection:** Tax Assessor Records**Image File Location:** N/A**Description:** 718 W. Mountain, 1948. Two-story, frame residence, built c.1903.**Type:** Tax Assessor Print**Thumbnail:** /thumbnails/7\_1700Mountain/718WMt48**Largeview:** /photos/7\_1700Mountain/718WMt48**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi[Open This Record in a New Window to Print or Bookmark](#)

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**People, Buildings, and Structures directly associated with this Photograph:**

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**No people found directly linked to this Photograph.**

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**No buildings or structures found directly linked to this Photograph.**

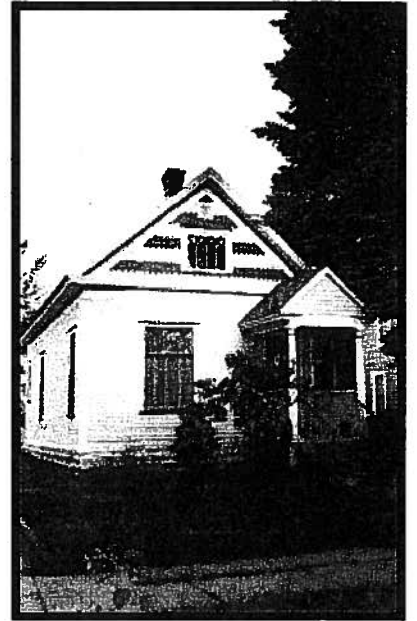
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Fort Collins Public Library Local History Archive

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**T00440**

- - Photographic Image Details Record

[Photo Orders](#)**Image Caption:** 718 West Mountain Avenue**Image Date:** Unknown**Approximate Date:** 1990 c.**Library Reference Number:** T00440**Creator:** Unknown**Image Content Type:** buildings**Contexts:** Urban Growth & Technology 1970-Present**Image Source:** [Triangle Review Collection](#)**Collection:** Triangle Review**Image File Location:** Triangle Box 1, back room storage**Description:** Residence at 718 West Mountain Avenue, Fort Collins, Colorado**Type:** Print**Thumbnail:** [/thumbnails/triangle/T00440](#)**Largeview:** [/photos/triangle/T00440](#)**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi[Open This Record in a New Window to Print or Bookmark](#)

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**People, Buildings, and Structures directly associated with this Photograph:**

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No people found directly linked to this Photograph.

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No buildings or structures found directly linked to this Photograph.

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## Detail Page for Building Records

Page 1 of 1

**Morrison, J. M. -- Building Record****Owner:** Morrison, J. M.**Address:** 718 W. Mountain**Date:** 1904**Description:** 6 room frame cottage**Location Description:** N/A**Group:** West**Architect:** N/A**Builder:** N/A**Cost:** \$3500**Other information:** N/A**Primary Source:** 1904 Building Sum. in Courier, Vol. XXVII. No. 30**Secondary Source:** N/A

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## Detail Page for Building Records

**Morrison, J. M.** -- Building Record**Owner:** Morrison, J. M.**Address:** 718 W. Mountain Avenue**Date:** 1905**Description:** Frame barn**Location Description:** N/A**Group:** N/A**Architect:** N/A**Builder:** Morrison & Madden**Cost:** \$275**Other information:** N/A**Primary Source:** Fort Collins Weekly Courier 12/27/1905**Secondary Source:** N/A

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**Anderson, Ray E.** -- Building Permit Record

**Permit Number:** 3125

**Owner:** Anderson, Ray E.

**Address:** 718 W. Mountain Ave

**Date:** 1931-10-02 00:00:00.0

**Addition:** N/A

**Lot Modifier:** N/A

**Lot:** 22

**Block:** 281

**Description:** Remodel dwelling into two apartments

**Type Code:** 0

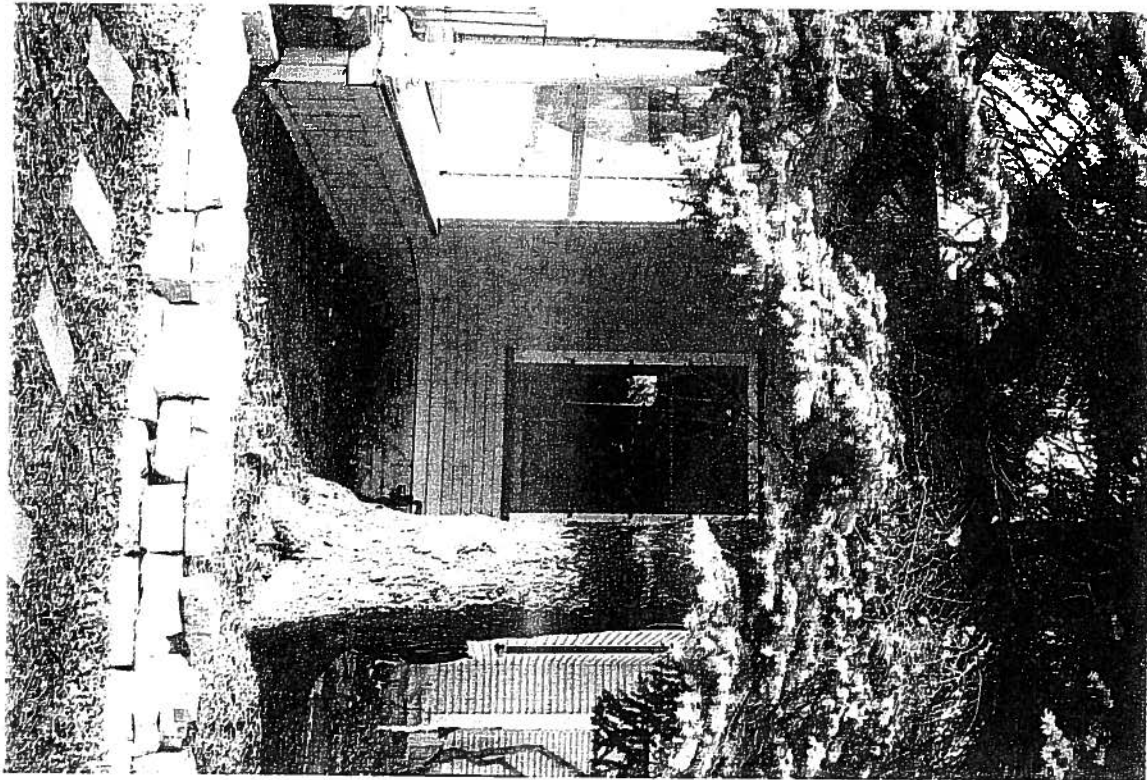
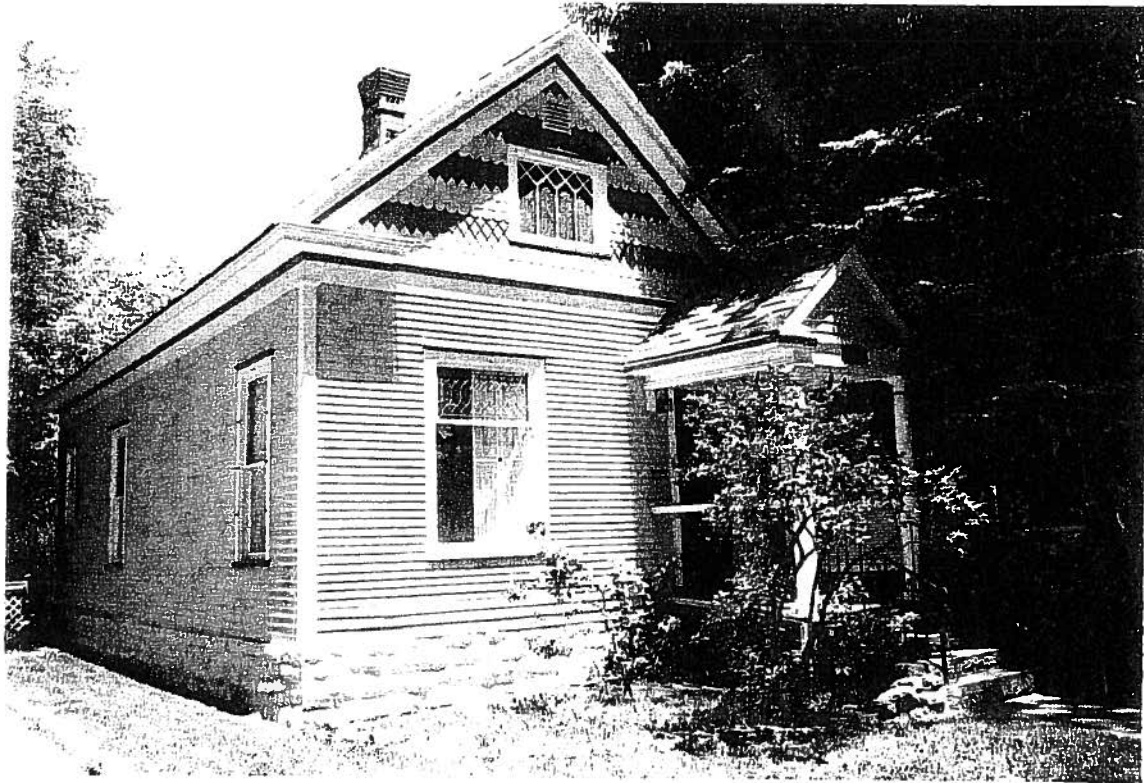
**Estimated Cost:** \$300

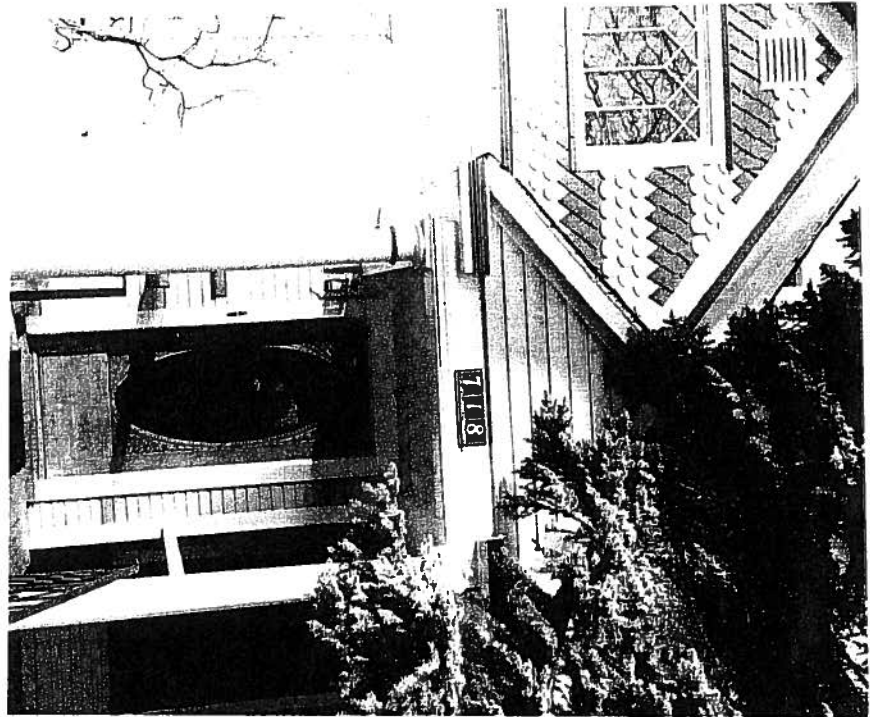
**Permit Cost:** \$1.3

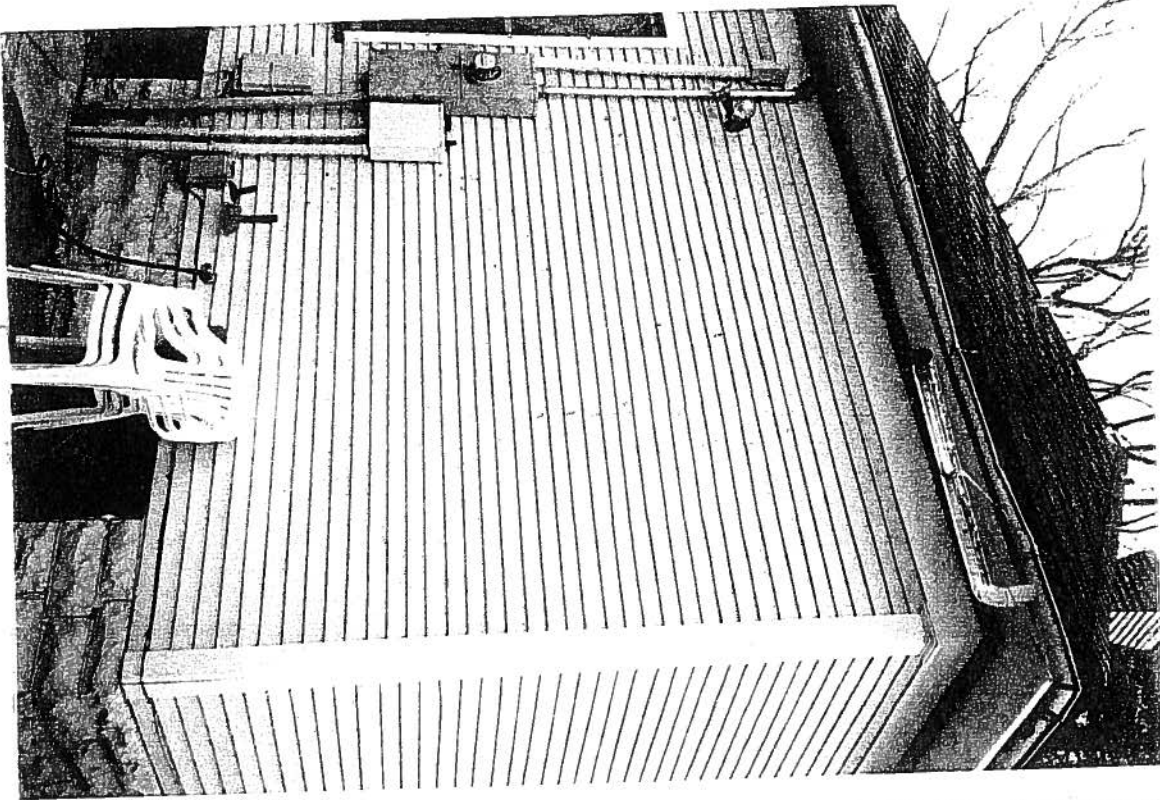
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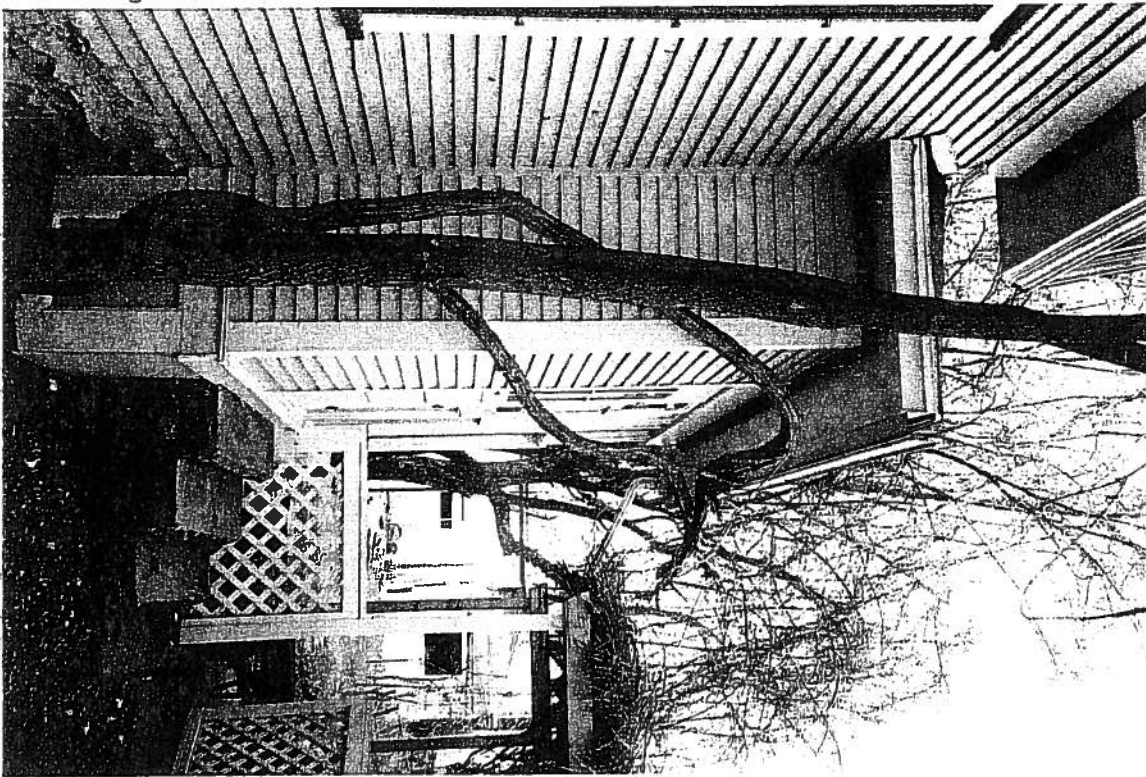
Fort Collins Public Library Local History Archive

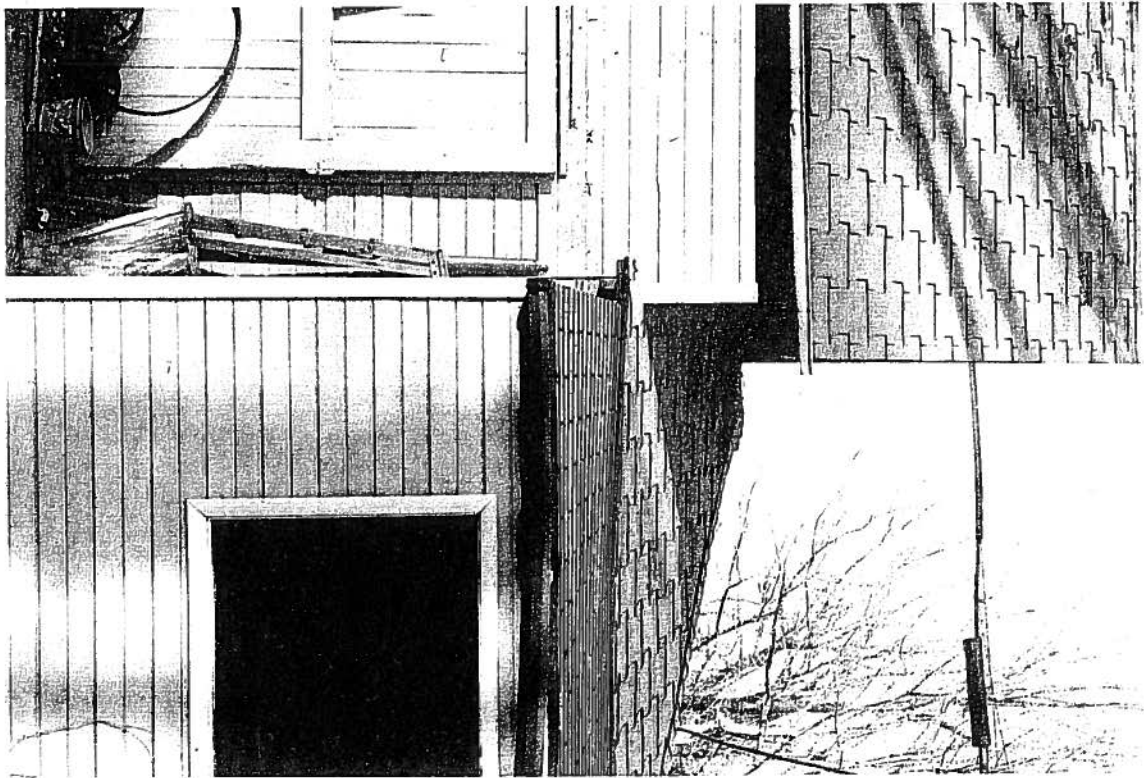
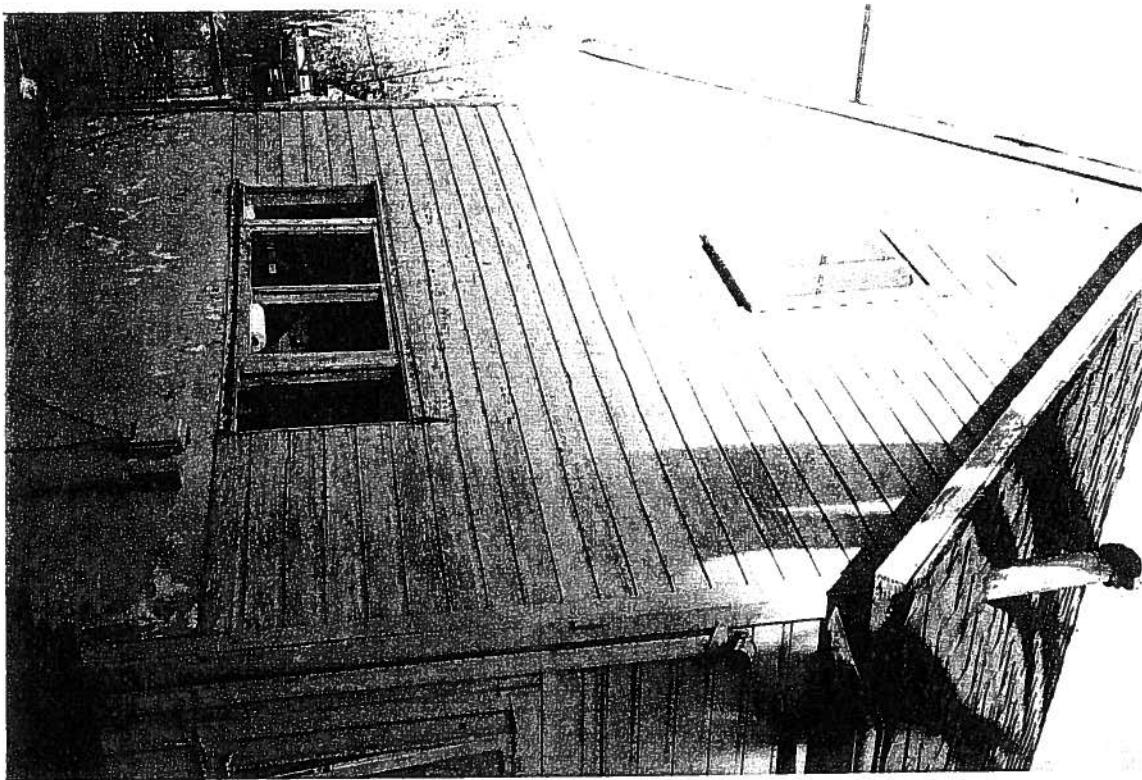
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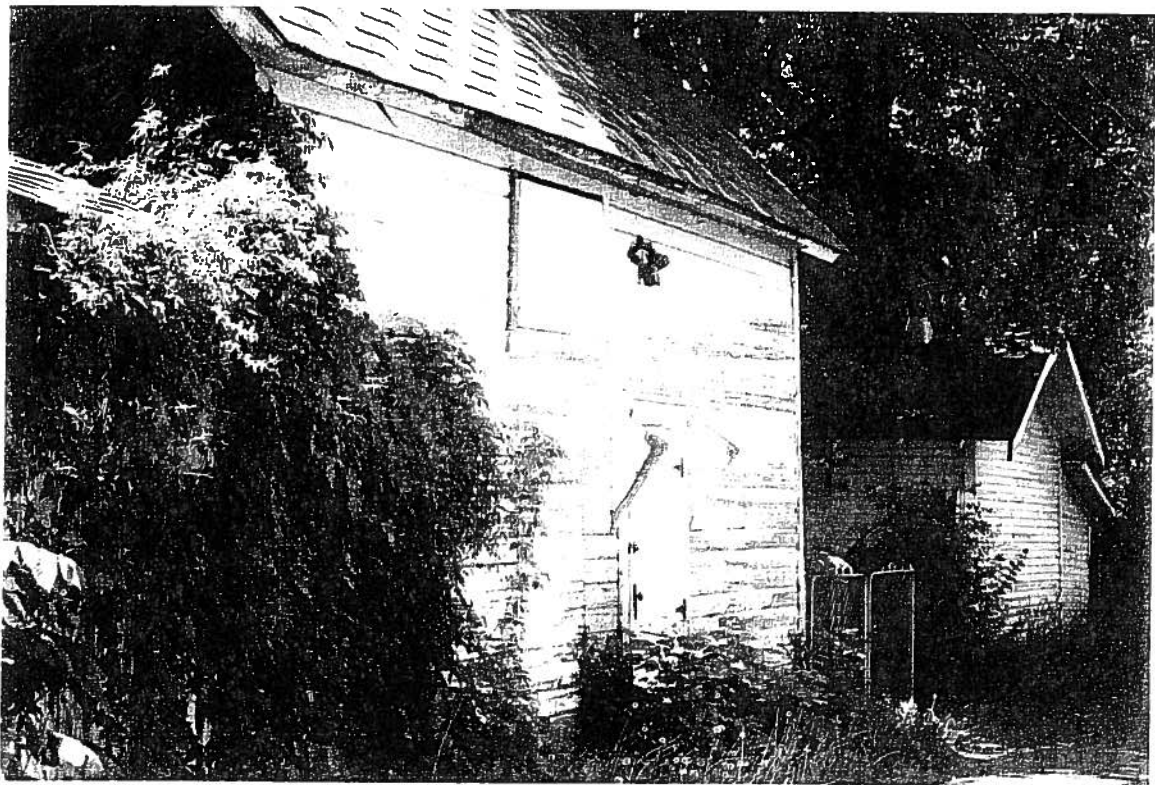
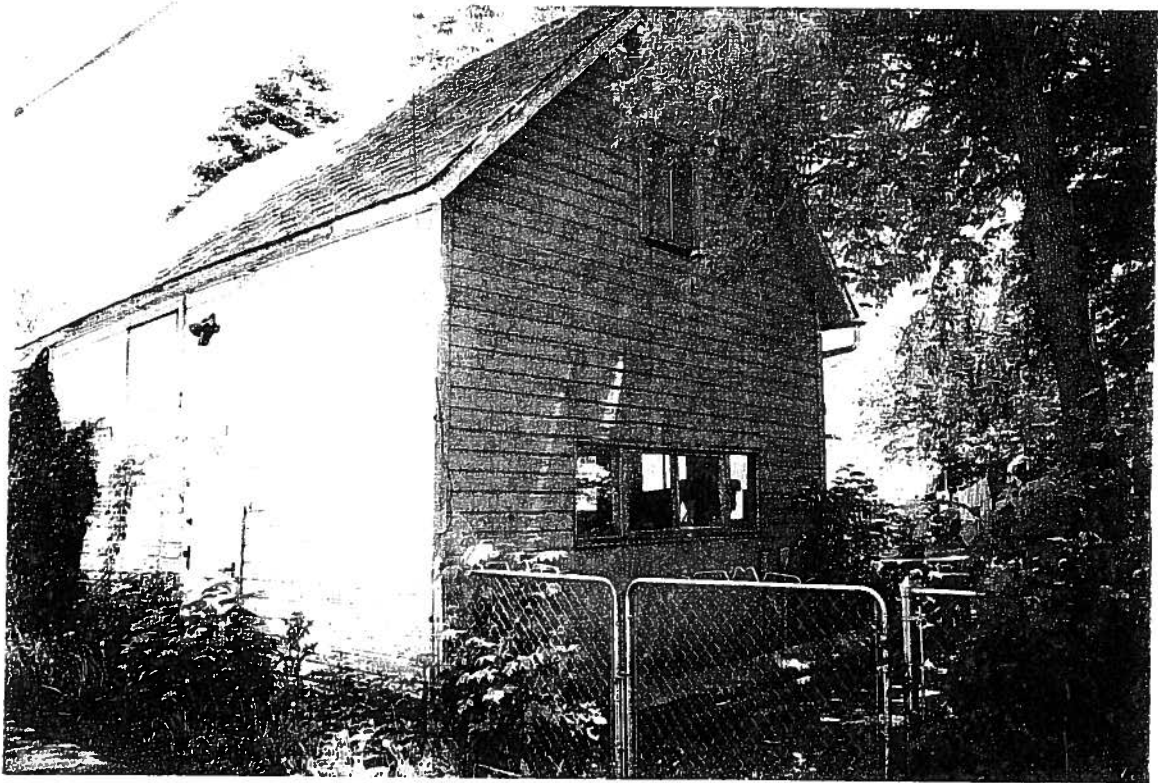














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Fort Collins

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and the Poudre River Public Library District

  
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718 W. Mountain, 1948



|                            |                                                                            |
|----------------------------|----------------------------------------------------------------------------|
| <b>Title</b>               | 718 W. Mountain, 1948                                                      |
| <b>Image ID Number</b>     | 718WMT48                                                                   |
| <b>Date</b>                | 1948 c.                                                                    |
| <b>Decade</b>              | 1940s<br>1950s                                                             |
| <b>Creator</b>             | Larimer County Tax Assessor                                                |
| <b>Description</b>         | 718 W. Mountain, 1948. Two-story, frame residence, built c.1903.           |
| <b>Content Type</b>        | buildings                                                                  |
| <b>Historical Context</b>  | World War II & Post War 1942-1955                                          |
| <b>Image Source</b>        | Tax Assessor Records                                                       |
| <b>Image Collection</b>    | Tax Assessor Records                                                       |
| <b>Language</b>            | English                                                                    |
| <b>Image Origin</b>        | Tax Assessor Print                                                         |
| <b>Digitization Format</b> | HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi |
| <b>Rightsholder</b>        | City of Fort Collins                                                       |
| <b>Collection Name</b>     | HistoricPhotographs                                                        |
| <b>Web Exhibit</b>         | BuildingSearch                                                             |

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**718WMt68**

- - Photographic Image Details Record

[Photo Orders](#)

**Image Caption:** 718 W. Mountain, 1968  
**Image Date:** Unknown  
**Approximate Date:** 1968 c.  
**Library Reference Number:**

**Creator:** Tax Assessor's Office  
**Image Content Type:** buildings  
**Contexts:** Urban Renewal 1955-1969

**Image Source:** [Tax Assessor Records](#)  
**Collection:** Tax Assessor Records  
**Image File Location:** N/A



**Description:** 718 W. Mountain, 1968. Two-story, frame residence, built c.1903.

**Type:** Tax Assessor Print

**Thumbnail:** /thumbnails/7\_1700Mountain/718WMt68

**Largeview:** /photos/7\_1700Mountain/718WMt68

**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi

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People, Buildings, and Structures directly associated with this Photograph:

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No people found directly linked to this Photograph.

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No buildings or structures found directly linked to this Photograph.

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Nº 11630

# Application for BUILDING PERMIT

Estimated Cost  
Labor and Material

75.00

Permit Cost

1.15

Brick

Plaster

Concrete

Pay Permit Charges at City Clerk's Office

Fort Collins, Colo.,

March 20 1950

Owner of Property

H. C. Blum

No.

718 St.

W. Mtn.

Lot

22

Block

281

Addition

Loomis

Description of Proposed Work

Remove front porch +  
build canopy over doorway.

To Comply with 8 Zone

Size of Structure

Type of Structure

No. of Stories

No. of Rooms

and Bath

Size of Footings

Basement Walls

Size of Basement

Cubic Yds. Concrete

Size Floor Joists

Studding

O.C.

Plates and Headers

Size Ceiling Joists

O.C.

Battens

O.C.

Lath

Plaster

Sq. Yds.

Location on Lot

Garage

Front Yard

ft. Rear Yard

ft. Side Yard

ft. Side Yard

ft.

This Construction is in

B.

Zoning District.

Use of Building

Residence

Property Owner

H. C. Blum

The Planner

## Detail Page for Building Records

**Blum, H.C.** -- Building Record**Owner:** Blum, H.C.**Address:** 718 W. Mountain Avenue**Date:** 1950**Description:** Remodel**Location Description:** N/A**Group:** N/A**Architect:** N/A**Builder:** N/A**Cost:** \$75**Other information:** N/A**Primary Source:** Fort Collins Coloradoan 3/20/1950, p.2.**Secondary Source:** N/A

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**Image Caption:** 718 W. Mountain, 1948  
**Image Date:** Unknown  
**Approximate Date:** 1948 c.  
**Library Reference Number:**

**Creator:** Tax Assessor's Office  
**Image Content Type:** buildings  
**Contexts:** World War II & Post War 1942-1955

**Image Source:** [Tax Assessor Records](#)  
**Collection:** Tax Assessor Records  
**Image File Location:** N/A

**Description:** 718 W. Mountain, 1948. Two-story, frame residence, built c.1903.

**Type:** Tax Assessor Print



**Thumbnail:** /thumbnails/7\_1700Mountain/718WMt48

**Largeview:** /photos/7\_1700Mountain/718WMt48

**Format:** HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72 dpi; GIF 72 dpi

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No people found directly linked to this Photograph.

No buildings or structures found directly linked to this Photograph.

*note  
corrections*

## **AGENDA ITEM SUMMARY FORT COLLINS CITY COUNCIL**

### **SUBJECT**

FORT COLLINS LANDMARK DESIGNATION OF THE J.M. MORRISON HOUSE AND CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO

Hearing and First Reading of Ordinance No. \_\_\_\_, 2006, Designating the J.M. Morrison House and Carriage House as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

### **RECOMMENDATION**

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on January 25, 2006, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its historical and architectural significance to Fort Collins under Landmark Standards (1) and (3).

### **EXECUTIVE SUMMARY**

The owner of the property, John P. Gascoyne, is initiating this request for Fort Collins Landmark designation for the J.M. Morrison House and Carriage House. The home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property. Built in 1905, this carriage house exhibits a level of integrity and significance that is unusual in an outbuilding, and the carriage house could well qualify for Landmark Designation in its own right.

### **Background:**

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, Morrison also built the existing wood-sided carriage house/barn at the rear of the property in 1905. By the early 1920s, the property was owned by Jacob and Helen Klein. The Klein family operated a shoe shinning business on Linden Street, later expanding it to include the selling of cigars and tobacco products. In the mid-1940s, the property belonged to Henry and Josephine Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. Its current owner, John P. Gascoyne purchased the property in 1987. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work.

*porch  
removed  
in 1950*

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding with corner boards, with unusual "cap" or "cornice" detail. The home's roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gable details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by beautiful leaded glass windows. The roof's finishing touch is a very nice brick chimney with corbelled cap. On the façade, a

distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located on the façade and on the east elevation. A lap-sided and beadboard paneled "mud-porch," with a fairly shallow hipped roof, is located at the northeast corner of the home. The home's front porch was originally an open porch recessed under the intersecting front gable. The porch was enclosed sometime between 1948 and 1968. *originally featured an open front porch - full width - fairly flat roof supported by round columns*

~~The work, obviously done by a professional, matched the home's sandstone foundation and lap siding perfectly, to create a seamless addition. A portico entry with gabled canopy was then added to the east side of the façade, supported by what may have been the home's original Tuscan columns.~~

*removed in 1950*

The carriage house is located at the rear of the property, parallel to the alley. This building is constructed of horizontal weatherboard siding with a steeply pitched roof. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north elevation. This elevation also contains a vertical wood plank door with metal strap hinges, and a sliding carriage door. The carriage house's south elevation contains a vertical wood paneled historic sliding garage door, with original hardware; a historic wood paneled single entry door; and a pair of historic side-hinged barn doors with metal strap hinges, each door with very old awning window. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with weatherboard siding. A second, small shed roofed addition extends from this first. Despite these additions, the carriage house has retained all of its architectural components and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

#### **ORDINANCE NO. \_\_, 2006**

#### **OF THE COUNCIL OF THE CITY OF FORT COLLINS**

#### **DESIGNATING THE J.M. MORRISON HOUSE AND CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO, AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS**

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of landmarks within the City; and

WHEREAS, by Resolution dated January 25, 2006, the Landmark Preservation Commission (the "Commission") has determined that the J.M. Morrison House and Carriage House has individual significance to Fort Collins under Landmark Designation Standards (1) and (3), as a nice example of Edwardian residential architectural, with a notable carriage house exhibiting a level of integrity and significance that is unusual in an outbuilding; for over 100 years the buildings have contributed to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements; and

WHEREAS, the Commission has further determined that said property meets the criteria of a landmark as set forth in Section 14-5 of the Code and is eligible for designation as a

landmark, and has recommended to the City Council that said property be designated by the City Council as a landmark; and

WHEREAS, the owner of the property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate said property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the property known as the J.M. Morrison House and Carriage House and the adjacent lands upon which the historical buildings are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 32, Block 281, Loomis Addition, Fort Collins  
also known as 718 West Mountain Avenue

is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 7th day of February, A.D. 2006, and to be presented for final passage on the 21st day of February, A.D. 2006.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Passed and adopted on final reading this 21st day of February, A.D. 2006.

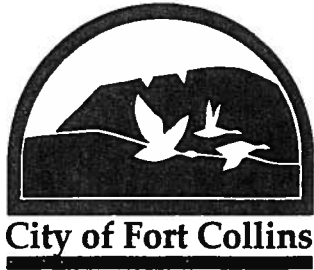
---

Mayor

ATTEST:

---

City Clerk



## Community Planning and Environmental Services

Advance Planning Department

### LANDMARK PRESERVATION COMMISSION

January 25, 2006

### STAFF REPORT

**REQUEST:** Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado

**STAFF CONTACT:** Karen McWilliams, Preservation Planner

**APPLICANT:** John P. Gascoyne, Owner.

**Significance and Physical Integrity:** The J.M. Morrison House and Carriage House is eligible for individual designation as a Fort Collins Landmark under Landmark Standards (1) and (3). Built in 1904 by J.M. Morrison for his own residence, the home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, 1½ story carriage house is located at the rear of the property, parallel to the alley. Built in 1905, this carriage house exhibits very good integrity. It has retained all of its architecturally defining components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

This charming home on West Mountain Avenue was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, Morrison also built the existing wood-sided carriage house/barn at the rear of the property in 1905. By the early 1920s, the property was owned by Jacob and Helen Klein. The Klein family had arrived in Fort Collins soon after the turn of the twentieth century, and operated a shoe shinning business on Linden Street, expanding it the next year to include the selling of cigars and tobacco products. In the mid-1940s, the property belonged to Henry and Josephine Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. The home was then owned, in the early- to mid-1980s, by Ann and William T. Nicholl. Ann operated an interior design firm, Prima Facia, and extensively decorated and refurbished the home's interior. In 1986 and 1987, Ronald S. and Judith M. Graham owned the property, before selling it to its current owner, John P. Gascoyne. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work. Noted visitors to Mr. Gascoyne's home have included former Governor Roy Romer and former U.S. Senator Tim Wirth.

This attractive 1½ story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding with corner boards. The corner boards feature an

interesting and unusual “cap” or “cornice” detail. The home’s roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gable details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by beautiful leaded glass windows. The roof’s eaves are boxed. The roof’s finishing touch is a very nice brick chimney with corbelled cap, located on or near the ridge line. On the façade, a distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located at the east side of the façade and on the south side of the east elevation. A lap-sided and beadboard paneled “mud-porch,” with a fairly shallow hipped roof, is located at the northeast corner of the home.

A 1948 photograph shows that the home’s front porch was originally an open porch recessed under the intersecting front gable, with a balustrade railing and Tuscan columns and pilasters. The porch was enclosed sometime in the twenty years between 1948 and 1968. The work, obviously done by a professional, matched the home’s sandstone foundation and lap siding perfectly, and utilized historic leaded glass windows (possibly the original front windows), to create a seamless addition. A portico entry with gabled canopy was then added to the east side of the façade, supported by what may have been the home’s original Tuscan columns.

The carriage house is located at the rear of the property, parallel to the alley. This building is constructed of horizontal weatherboard siding with 1 x 4 inch corner boards and steeply pitched roof. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north (alley) elevation. This elevation also contains a vertical wood plank door with metal strap hinges, and a (currently non-functional) sliding carriage door, providing access to the building from the alley. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with drop or weatherboard siding. Extending from this addition further to the south is a second, small, shed roofed enclosed addition, recently constructed. The carriage house’s south elevation is its most defining. It contains a vertical wood paneled sliding garage door, with original hardware; a wood paneled single entry door; and a pair of side-hinged barn doors with metal strap hinges, each door with an awning window. Despite the two additions on the east elevation, the carriage house has retained all of its architectural components, and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

**RECOMMENDATION:** Staff recommends approving this request for Fort Collins Landmark designation of the Kirby/Wade House and Historic Garage, at 816 Laporte Avenue, for the property’s significance under Landmark Standards (1) and (3). A fixture in its West Mountain Avenue location for over 100 years, the property contributes to a better understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. The home is a nice example of Edwardian residential architectural, with many stylistic details, and a notable carriage house is located at the rear of the property. Both the house and carriage house have architectural and historical significance to Fort Collins.