

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 16

DATE: November 2, 1999

STAFF: Karen McWilliams

SUBJECT:

First Reading of Ordinance No. 162, 1999, Designating the South Unit of the Price Paired Home, 626 South Meldrum Street, Fort Collins, Colorado, as a Historic Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading. At a public hearing held on October 13, 1999, the Landmark Preservation Commission unanimously recommended designation of this property as a local landmark for its architectural importance.

EXECUTIVE SUMMARY:

The owner of the property, David Alciatore, is initiating this request for Local Landmark designation for the South Unit of the Price Paired Home. The building is architecturally important as an excellent example of the Paired American Foursquare, and is one of only a handful of these duplex homes in Fort Collins.

History - The Price Paired Home is legally divided into two separate properties. At this time, only the south half of the home, numbered as 626 South Meldrum Street, is included in this application for designation. The owner of the north half, while supportive of Mr. Alciatore's application for Local Landmark designation, is not interested in pursuing designation at this time.

The residence at 624-626 South Meldrum Street was constructed in the early 1900s as a Paired American Foursquare. It is one of an estimated five Paired American Foursquare buildings in Fort Collins. Both halves are essentially identical. The red brick building contains two full stories, with attic and full basement. It features a low hipped roof with overhanging eaves. Scrolled rafter ends decorate the undersides of the eaves. Centered on the facade is a small, multi light attic dormer. Bay projections extend full height on both ends of the front elevation. The front porch extends almost the full width of the house. Above the two front entries is a non-original shared pediment, supported by four Tuscan columns. A wrought iron railing surrounds the porch, and a single cement staircase is located at the front center of the porch. According to building permit records, the porch was likely modified in 1948. Ghost lines and support rods indicate where the original porch hung. A non-historic double garage was constructed circa 1982. It is not eligible for Local Landmark designation, and is not a part of this designation application.

The 1908 City Directory offers the first reliable documentation of this paired residence. At that time, 626 was occupied by Mrs. Vienna A. Price. The other half, 624, was listed as vacant. The Sigma Delta Fraternity occupied both halves of the paired home between 1909 and 1914, at which time the property reverted to its former status as a duplex. Notable residents include CSU professors, a County Court Judge, and Harry Hughes, whom Hughes Stadium is named for. Both sides were owned for several years from 1954 on by Mabel, Lester and Marie Smith. Today 624 South Meldrum is still occupied by Marie Smith. The owner of 626, Mr. Alciatore, purchased that unit in 1992.

ORDINANCE NO. 162, 1999
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE SOUTH UNIT OF THE PRICE PAIRED HOME,
626 SOUTH MELDRUM STREET, FORT COLLINS, COLORADO,
AS A HISTORIC 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 historic landmarks within the City; and

WHEREAS, by Resolution dated October 13, 1999 the Landmark Preservation Commission (the "Commission") has determined that the South Unit of the Price Paired Home at 626 South Meldrum Street, Fort Collins, Colorado, has architectural importance to the City as an excellent example of the Paired American Foursquare, one of only several of such homes in Fort Collins; 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 local landmark, and has recommended to the City Council that said property be designated by the City Council as a local 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 historic landmark.

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

Section 1. That the south half of the building historically known as the Price Paired Home, located on lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

A Portion of the North Half of Lot 11, Block 96, Harrison Addition: Beginning at the Southwest corner of the North ½ of Lot 11, thence along the West line of Lot 11 North 24.86 feet; thence North 89° 48' 14" East 190 feet to the East line of Lot 11; thence along said East line South 25.18 feet to the Southeast corner of the North Half of Lot 11; thence South 89° 54' 98" West 190 Feet, to the Point of Beginning, in the City of Fort Collins, County of Larimer, State of Colorado, also known as 626 South Meldrum Street

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

Section 2. That the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, Revised 1983) will serve as the standards by which alterations, additions and other changes to the south half of the building 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 2nd day of November, A.D. 1999, and to be presented for final passage on the 16th day of November, A.D. 1999.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 16th day of November, A.D. 1999.

Mayor

ATTEST:

City Clerk



**RESOLUTION 7, 1999
OF THE
CITY OF FORT COLLINS LANDMARK PRESERVATION COMMISSION
RECOMMENDING LOCAL LANDMARK DESIGNATION OF THE
SOUTH UNIT OF THE PRICE DUPLEX, 626 SOUTH MELDRUM STREET,
FORT COLLINS, COLORADO**

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, and districts of historical, architectural or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the South Unit of the Price Duplex, 626 South Meldrum Street, has architectural importance to Fort Collins as an excellent example of an American Foursquare Duplex, one of only a handful of these buildings in Fort Collins; and

WHEREAS, the Landmark Preservation Commission has determined that the South Unit of the Price Duplex meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a local landmark; and

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

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

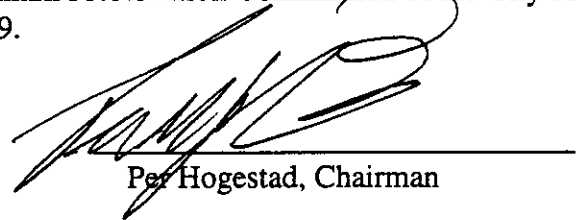
Section 1. That the Landmark Preservation Commission recommends to the Council of the City of Fort Collins that the South Unit of the building known as the Price Duplex, located on the lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

A Portion of the North Half of Lot 11, Block 96, Harrison Addition: Beginning at the Southwest corner of the North ½ of Lot 11, thence along the West line of Lot 11 North 24.86 feet; thence North 89° 48' 14" East 190 feet to the East line of Lot 11; thence along said East line South 25.18 feet to the Southeast corner of the North Half of Lot 11; thence South 89° 54' 98" West 190 Feet, to the Point of Beginning, in the City of Fort Collins, County of Larimer, State of Colorado
also known as 626 South Meldrum Street

be designated as a Local Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins.

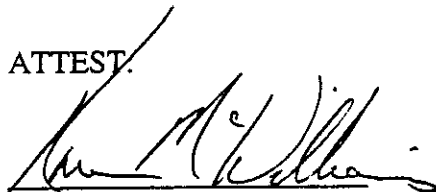
Section 2. That the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, Revised 1983) shall serve as the standards by which alterations, additions and other changes to the building located upon the above described property shall be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 13th day of October, A.D. 1999.

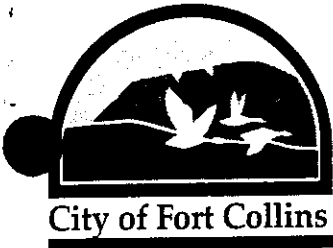


Per Hogestad, Chairman

ATTEST.



Secretary/Staff



Community Planning and Environmental Services

Advance Planning Department

LANDMARK PRESERVATION COMMISSION

October 13, 1999
STAFF REPORT

REQUEST: Local Landmark Designation of the South Unit of the Price Duplex, 626 South Meldrum Street, Fort Collins, Colorado

STAFF CONTACT: Karen McWilliams, Preservation Planner

APPLICANT: David Alciatore, Property Owner.

BACKGROUND: Staff presents, for your consideration, the local landmark designation of the South Unit of the Price Duplex, 626 South Meldrum Street. The building is architecturally significant as an excellent example of the double American Foursquare, and is one of only a handful of these homes in Fort Collins.

The Price Duplex is legally divided into two separate properties. At his time, only the south half of the duplex, numbered as 626 South Meldrum Street, is applying for designation. The owner of the north half of the duplex, while supportive of Mr. Alciatore's application for Local Landmark designation, is not interested in pursuing the designation of their half of the duplex.

The residence at 624 - 626 South Meldrum Street was constructed in the early 1900s as a double American Foursquare. It is one of an estimated five double American Foursquare buildings constructed in Fort Collins. Both halves are essentially identical, with some minor interior differences due to alterations over the years. The red brick building contains two full stories, with a spacious attic and full basement. It features a low hipped roof with overhanging eaves. Scrolled rafter ends decorate the undersides of the eaves. Centered on the facade is a small, multi light attic dormer. Bay projections extend full height on both ends of the front elevation. The front porch extends almost the full width of the house. Above the two front entries is a shared pediment, supported by four Tuscan columns. A wrought iron railing surrounds the porch, and a single cement staircase is located at the front center of the porch. Ghost lines and support rods indicate where the original porch hung. According to building permit records, the porch was likely modified in 1948. A non-historic double garage was constructed circa 1982. It is not eligible for Local landmark designation, and is not a part of this designation application.

The 1908 City Directory offers the first reliable documentation of this duplex. At that time, 626 was occupied by Mrs. Vienna A. Price. The other half, 624, was listed as vacant. The Sigma Delta Fraternity occupied both halves of the duplex between 1909 and 1914, at which time the property reverted to its former status as a duplex. Notable residents include CSU professors, a County Court Judge, and Harry Hughes, whom Hughes Stadium is named for. Both sides were owned for several years from 1954 on by Mabel, Lester and Marie Smith, before the Smiths sold 626. Today 624 S. Meldrum is occupied by Marie Smith. The current owner of 626, Mr. Alciatore, purchased that unit in 1992.

RECOMMENDATION: Staff recommends approving this request for Local Landmark designation of the South Unit of the Price Duplex, 626 South Meldrum Street. The building is architecturally significant as an excellent example of the double American Foursquare, and is one of only a handful of these homes in Fort Collins.

Historic Preservation Office
P.O. Box 580
Fort Collins, CO 80522
(303) 221-6597

FOR OFFICE USE ONLY

Date Determined "Eligible" _____
Ordinance # _____
Application within last
12 months? _____ Yes _____ No
Date Recorded _____

LOCAL HISTORIC LANDMARK DESIGNATION NOMINATION FORM

Date: 5-4-99

Please type/print all entries

LOCATION

Address: 626 S. Meldrum St. FTC CO 80521

Legal Description: FOR N 1/2 Lot 11 BLK 96 Harrison FTC
DESC AS BEG SW COR N 1/2 LOT 11; TH N 24.86 FT.
N 89 48' 14" E 190 FT. S 25.18 FT. S 89 54' 8" W
190 FT TPOB (CONT 4754 SQ FT M/L) (SPLIT FROM
Property Name (Historic and/or common): 97141 12 017)

FORM PREPARED BY

Name/Title: Diane Reiser

Address: 626 S. Meldrum St FTC CO 80521

Phone: 482-8229 Relationship to Owner: wife

OWNER INFORMATION

Name: David G. Alciatore Phone: 482-8229

Address: 626 S. Meldrum St. FTC CO 80521

BOUNDARY TYPE OF DESIGNATION

Landmark (improvement only) _____ Landmark District (improvement + site/surrounding environment)

Further explanation of boundary determination: _____

CLASSIFICATION

Category:	Ownership:	Status:	Present Use:
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational
<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: _____
	Existing Designation:		
	<input type="checkbox"/> National Register		
	<input type="checkbox"/> State Register		

SIGNIFICANCE

Architectural:

- Represents work of noteworthy architect
- Possesses high artistic value
- Represents a type, period, or method of construction

Historical:

- Associated with significant persons
- Associated with significant event or historic trend
- Contributes to the significance of an historic district

Geographical:

- Related to or part of distinctive area
- Unique location

Further Comments:

*#624
+626*
The building is divided into 2 legal properties. We are only applying for designation at #626 S. Melanum
(Add continuation sheet if needed)

HISTORICAL INFORMATION

Please attach a narrative of the historical significance of the property. Include a title search if the property is important for its association with a significant person.

Further Comments:

Built in 1908 - owner Mrs Vienna A. Price. In 1909 the house became the Sigma Delta Fraternity house (Alpha Chapter). Most notable occupant - Harry W. Hughes in (#624).
(There is no clear evidence of when the house was built. Could have been built by 1902, the first year a resident was recorded living

ARCHITECTURAL AND PHYSICAL DESCRIPTION

Construction Date: 1908^{UNSURE} Architect/Builder: don't know

Building Materials: brick exterior sandstone foundation

Architectural Style: 4 square double house/duplex

Special Features/Surroundings: original foundation of front porch
still intact, original back porch.

(Add a continuation sheet if needed. Please include black and white photos of each elevation of the property.)

Describe any additions to the property: Front porch altered from
fully covered porch to portico over doors

REFERENCE LIST OR SOURCES OF INFORMATION

Fort Collins City Directories
Title book
also see source list attached to
architectural & hist. overview

(Add a continuation sheet, if needed)

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 Historic Preservation Office 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 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 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 31 day of AUGUST, 1999

DAVID ALCIATORE

Owner Name (please print)

[Handwritten Signature]

Signature

Property owner wishes to withhold consent to local historic designation.

State of Colorado
County of Larimer)ss.

Subscribed and sworn to before me this 31st day of August
19 99, by DAVID ALCIATORE

Witness my hand and official seal. My commission expires 9/3/2002

Patricia Knight
Notary Public

Application for Local Historic Designation

Address: 626 South Meldrum Street
Fort Collins, CO 80521

Prepared by: Diane M. Reiser, resident/spouse of owner

Homeowner: David G. Alciato

Date: August 29, 1999

Please note:

The architectural and historical overview that follows includes a description of both 624 and 626 South Meldrum Street. However, only the house at 626 South Meldrum Street is applying for historic designation. The properties are legally divided (see attachment entitled "Declaration of Covenants, Conditions, and Restrictions" for documentation of the legal separation of the properties). A full architectural and historic overview requires that both houses be described. Where no address is noted, please assume that the house at 626 South Meldrum Street is being described.

Architectural and Historical Overview for 624 – 626 South Meldrum Street

The home at 624 – 626 South Meldrum Street is a double American Foursquare (see historic photos #1 – 2 and recent photos #1 – 5). The Foursquare is a part of post-Victorian architecture, appearing after 1900 and lasting into the 1920s. The Foursquare has been referred to as “the box” as it is a very simple, unadorned, yet comfortable home. These characteristics made the house quite economical and popular among the middle class.

A perusal of building reports in various newspapers (1903 – 1911) revealed no documentation recording the year the house at 624 – 626 South Meldrum Street was built. The first owner listed in the 1902 Fort Collins City Directory at 626 South Meldrum Street was William Wolf, a laborer, and his wife Julia. However there was no listing for 624 South Meldrum Street that year and no listings for either house from 1904 until 1908 when Mrs. Vienna A. Price lived at 626 South Meldrum Street. That year 624 South Meldrum Street was listed as “vacant” rather than having no listing at all, as in previous years. It seems possible that another house was standing at 626 South Meldrum Street, where William and Julia may have lived, before the double Foursquare was built. Marie Smith, who has owned both properties and then lived at 624 South Meldrum Street since 1954, has always believed that the house was built around 1908.

Over the years, the homes at 624 – 626 South Meldrum Street were often rented out to teachers, professors, and students. Some of the more notable residents include the Sigma Delta Fraternity, 1909 – 1914 (occupied both halves), and Harry W. Hughes (at 624 South Meldrum Street), 1948 – 1952, for whom Hughes Stadium was named. Mrs. Ruth Lange, daughter of Frank Goeder, owns several old photographs (see historic photos #2 - 4), both interior and exterior, from the time that her father was a fraternity member at the house. She has donated copies of some of these photos to the Fort Collins Public Library Local History Office. A photo of the house can also be found in the 1913 Colorado State University Silverleaf Yearbook.

General Features:

This particular foursquare was built as a double house and is equally divided into two homes. There are very few, perhaps only four other, double Foursquare homes in Fort Collins. The house at 624 – 626 South Meldrum Street appears to be the only one not to have become a business or been broken up into smaller apartments.

Both halves are essentially identical with some minor differences due to alterations over the years. There are 2 stories as well as a spacious attic and a full basement. It has a low hipped roof with overhanging eaves. Scrolled rafter ends decorate the underside of the eaves. There is a small dormer window in the front of the roof with 18 panes of glass. A front porch extends almost the full width of the house. Bay windows adorn the first and second floor windows on the front elevation. The house is built of brick with wooden interior framing and plaster and lathe walls. The only decorative brickwork, an arched pattern, is found above the windows closest to the front doors. All other windows have sandstone headers and sills. The front doors are a beveled panel of plate glass surrounded by egg and dart molding.

Windows:

The windows are double hung with undivided lights. They are operated with sash cords and weights that are accessible only by removing the molding. Sash cords have broken on a few windows but are in good working condition on most. Several of the windows have original glass.

Woodwork and hardware:

The floors are all narrow pine boards. Door and window trim sets are pine; most are painted at 626 South Meldrum St. The doors are five panel. The side casings of the doors and windows are flat with rounded

edges and butt against the square-edge head casing. A simple fillet molding spans the lower edge of the head casing. At one time there were probably window and cap moldings throughout the house – a small remnant of cap molding can still be found on the upstairs bathroom window in 624 S. Meldrum St. (see recent photo # 6 and sketch). The baseboards are three part and are original in much of the house. According to Marie Smith, owner since 1954, Mrs. Crumpacker, a resident in the early 1960's, painted most of the woodwork in 626 S. Meldrum St. (without asking permission!)

The original hardware is copper-plated and most of the original hardware is still in the houses. Original hardware for the front and back door transom windows can also be found at 624 S. Meldrum St (see recent photo #7). The door sets are quite decorative. Matching decorative hardware can be found on the built-in dining room cabinet at 624 S. Meldrum St (see recent photo #8).

Stairs and Hallways:

The homes have lower and upper side halls. The lower hallway has an open stair with a banister the full length of the stair and simple turned posts. The newel post has a square base with a paneled shaft and fairly plain cap adorned by a narrow egg and dart molding with pearls. The space under the stair serves as a closet and is enclosed by a paneled wall. All woodwork except flooring is painted on the 626 side but is still partly unpainted on the 624 side (see recent photos # 9 - 10). The front doors are topped by a transom window (see recent photo #11). The front door at 626 South Meldrum Street no longer has its original hardware but the outline of the original door set and transom window hardware can be seen in the paint. An interior door once hung between the hallway and the dining room.

The upper hallway is quite spacious with a window at the front end (see recent photo #12). The stair opening is enclosed by a banister with turned spindles.

Porches:

The front porch runs almost the full width of the house. There is a small pediment supported by four Tuscan columns above the two front doors. These columns appear to be original to the house. The surface of the porch is cement and its foundation is the original sandstone. A wrought iron railing surrounds the porch and a single cement staircase is located at the front center of the porch. Ghost lines and support rods indicate where the original porch hung.

According to the Fort Collins Record of Building Permits, owner Harry Dimmitt received a permit (see permit attachment) to re-build the porch on April 21, 1948. Judging from a photo found in the 1913 CSU Silverleaf yearbook (see historic photo #1), the original porch balusters appear to have been plain square sticks. As can be seen from the photo, two wooden sets of stairs led up to the porch from the front walkways. The porch was supported by five Tuscan columns. The full roof was decorated by a low railing with stick spindles.

The back porches appear to be in their original form. Owner Frank T. Brickell received a permit to re-roof and re-floor the porches on January 30, 1939 (it is assumed that he worked on the rear porches since the permit implies more than one porch by use of the plural). They are small wooden screened-in porches each with coal shutles leading to coal rooms that also serve as the porch foundations (see recent photo #3).

Living Room:

The living room is located in the front of the house. It has a bay window facing the street and a single window on the southern wall. The two narrow windows (at 626 South Meldrum Street) in the bay work, the center window does not open. It appears to have worked at one time since there are tracks for the upper and lower sash to slide in. The living room is divided from the dining room and hallway by two archways (see recent photo #13 - 14). According to Marie Smith the archways were widened by Harry Dimmitt while he lived there.

Dining Room:

The dining room has a built-in china cabinet. According to Marie Smith, the cabinet at 626 S. Meldrum St. was re-built by Harry Dimmitt (see recent photo #15). The original cabinet can be seen in 624 S. Meldrum St (see recent photo #16). There is a double window on the outer wall. A doorway on the eastern wall leads into the kitchen.

Kitchen:

The kitchen has a small breakfast nook with a narrow window. An archway divides the breakfast nook from the rest of the kitchen (see recent photo #17). A small bathroom, once a pantry, was added several decades ago. It is located in the outer back corner of the kitchen. Much of the cabinetry appears fairly old but may not be original to the house. The cabinetry at 624 South Meldrum Street has had fewer alterations (see recent photo #18). Other alterations have been made over the years, for example, the kitchen sink at 626 South Meldrum Street was probably located on the wall dividing the two homes and was moved to the back wall under a window. There is an exposed chimney on the interior wall between the houses with two stovepipe holes (see recent photo #19). According to Marie Smith, a wood stove once sat in front of the chimney. The floor is burned and patched near the chimney. A door in the northwest corner leads to the basement. The back door is also located in the kitchen. It is topped by a transom window. According to Marie Smith, Harry Dimmitt, the owner from 1948 – 1952, made several changes in the kitchen: he added the bathroom, shortened the window above the kitchen sink, widened the breakfast nook archway, and added a peninsula with countertop. Marie believes the kitchen may originally have been equipped with a pump.

Garage:

A new double garage was put up around 1982 (see recent photo #20). Previous to that a garage may have been built in 1927 (Marie Smith remembers an old wooden double garage) by owner A.H. Parker, according to the Fort Collins Record of Building Permits, 1920-1949.

Heating:

The original coal furnace was converted to gas in 1946, according to Marie Smith, and still heats the house via hot water radiators. The iron radiators are decorative and can be found in most rooms (see recent photo #21). Baseboard heaters were added to both bathrooms and the breakfast nook at 626 S. Meldrum St.

Bedrooms:

There are three bedrooms, all on the upper floor. The largest is at the front of the house (see recent photo #22 - 23). It has a bay window and a single window on the southern wall. There is a closet in both the front and middle bedrooms. The middle and rear bedrooms are joined by a door; each bedroom also has a door into the hallway. The door between these two bedrooms does not match the other doors in the house. It was found in the basement and hung several years ago. The middle bedroom has a double window and the rear bedroom has two single windows, one in the southern wall and one in the eastern wall.

Bathrooms:

The upper bathroom at 626 S. Meldrum St. was remodeled by Jan Shepard in the 1980s. It originally had a claw-footed tub and now has a modern cast iron tub with shower. There is a newer pedestal sink and the original toilet (see recent photo #24). Each home has a matching older medicine cabinet (see recent photo #25) According to Marie Smith the house did not originally have any indoor bathrooms. She believes the upper bathroom was a linen closet and the lower bathroom was a pantry. However, houses of this form and period were frequently built with indoor plumbing. Marie states that it was Harry Dimmitt that added the downstairs bathroom. It has never been remodeled (see recent photo #26), with the exception of some minor pipe work.

Basement:

The foundation is sandstone. Toward the front of the basement a half wall rises several feet to an earth-floored crawl space. The original coal heater is covered with asbestos insulation. A small workroom and a stone walled coal room under the back porch now houses the washer and dryer.

Sources and Attached Documents:

Abstract of Title for the North ½ of Lot 11, Block 96, Harrison's Addition to the City of Fort Collins, Colorado
 The American Foursquare, by Patricia Boone, Old House Journal, p.28 – 31
 American Vernacular Interior Architecture 1870 – 1940, by Jan Jennings and Herbert Gottfried, Iowa State University Press, Ames
 Declaration of Covenants, Conditions, and Restrictions for the North ½ of Lot 11, Block 96, Harrison's Addition to the City of Fort Collins, Colorado
 Fort Collins Record of Building Permits, 1920 – 1949
 Historic Photos Numbered 1 - 4
 Lange, Ruth, personal interview and historic photographs
 List of building reports from various newspapers compiled by Wayne Sundberg, 1903 – 1911, Fort Collins Public Library
 List of Building Permits
 List of Residents
 Post-Victorian Architecture: The American Foursquare, by Renee Kahn, The Old House Journal, February 1982, p. 29 – 32
 Reading the Old House: Figuring Out the Foursquare; by James C. Massey and Shirley Maxwell, Old House Journal, p.20 - 22
 Recent Photos Numbered 1 -26
 Smith, Marie, personal interview
 Sketch of window cap molding

Fort Collins Record of Building Permits 1920 – 1949

Date	Permit #	Owner	Lot	Job	Est. Cost	Permit Cost
9/10/27	1791	A.H. Parker	#626 N1/2 11 96	Garage	\$230.00	\$1.30
1/30/39		Frank T. Brickell	#624 – 626 N1/2 11 96	Re-roofing and re-flooring porches	\$90.00	\$1.15
1/26/45	8189	Helen Dimmitt	#624 – 626 N1/2 11 96	Re-shingling and repairs	\$1000.00	\$2.50
4/21/48	10462	Harry Dimmitt	N1/2 11 96	Re-build porch	\$250.00	\$1.45

	List of Residents 1902-1999	
	626 South Meldrum Street	624 South Meldrum Street
Year		
1902	William (Laborer) and Julia Wolf	No listing
1904-1907	No listing	No listing
1908	Mrs. Vienna A. Price	Vacant
1909-1914	Sigma Delta Fraternity House	Sigma Delta Fraternity House
1915-1916	No record	No record
1917	J.L. Wallace	Mrs. Louise Bruns
1918	No city directory	No city directory
1919	P.H. Wood	M. Alice Williams
1920-1921	No city directory	No city directory
1922	Judge G. Warren and Dorothy Culver, County Court	M. Alice Williams
1923-1924	No city directory	No city directory
1925	Judge G. Warren Culver, County Court	R.R. Murchison
1926	No city directory	No city directory
1927	Judge G. Warren Culver, County Court (A.H. Parker, owner*)	Ernest C. (Musician, Colorado Agricultural College) and Helen M. Smith
1928	No city directory	No city directory
1929	Judge G. Warren Culver, County Court	Albert A. (James-Fuller Shoe Company) and Julia A. Fuller
1930	No city directory	No city directory
1931	Marshall Moore	Albert A. (James-Fuller Shoe Company) and Julia A. Fuller
1932	No city directory	No city directory
1933	Marshall (Forman) and Jenny A. Moore	Vacant
1934-1938	Elmer E. Ellsworth (Realtor)	Mrs. Ella B. Taylor
1939	Owner: Frank T. Brickell (No city directory)	Owner: Frank T. Brickell (No city directory)
1940	Frank T. (Taxi Driver) and Gladys H. (Self Emp. Stenographer) Brickell; children Franklin, 15, Robert 9	Earl E. and Gladys Jenkins Dunigan's Café (162 N. College)
1941-1947	No city directory	No city directory
1948-1952	Harry Dimmitt, owner (Realtor and Campus Shop Owner)	Harry W. Hughes
1954	Anna Blunk (Mabel, Lester, and Marie Smith, owners)	Mrs. Ruby J. Hughes (Mabel, Lester, and Marie Smith, owners)
1956	Adad (Instructor, Colorado A&M) and Silvia Farman-Farma (Mabel, Lester, and Marie Smith, owners)	Vacant (Mabel, Lester, and Marie Smith, owners)
1957	William (Teacher, Public School) and Ellen C. Greenleaf (Mabel, Lester, and Marie Smith, owners)	Norman F. (Teacher, Public School) and Susan W. Furniss (Mabel, Lester, and Marie Smith, owners)
1958	No city directory	No city directory
1959	Vacant (Mabel, Lester, and Marie Smith, owners)	Carlos R. (Assistant Professor, CSU) and Geraldine S. Allen Jr.

		(Mabel, Lester, and Marie Smith, owners)
1960	David W. (Assistant Professor, Agronomy) and Margorie J. Crumpacker (Mabel, Lester, and Marie Smith, owners)	Carlos R. (Assistant Professor, CSU) and Geraldine S. Allen Jr. (Mabel, Lester, and Marie Smith, owners)
1961	No city directory	No city directory
1962	David W. (Assistant Professor, Agronomy) and Margorie J. Crumpacker (Mabel, Lester, and Marie Smith, owners)	Vacant
1963	David W. (Assistant Professor, Agronomy) and Margorie J. Crumpacker (Mabel, Lester, and Marie Smith, owners)	Ved P. and Silvia J. Vatak (Mabel, Lester, and Marie Smith, owners)
1964	David W. (Assistant Professor, Agronomy) and Margorie J. Crumpacker, children David 8, John 7, Gene 4, and Mark 2 (Mabel, Lester, and Marie Smith, owners)	Charles D. (Mfg rep for Glove Co.) and Barbara Leach; children Susan 10, Deborah 9, Malcolm II 8, Gary 6, William R. 4, David R. 2 (Mabel, Lester, and Marie Smith, owners)
1965	No city directory	No city directory
1966	No listing	Lester N. (Salesman Burchfield Realty) and Marie (Real Estate Sales) Smith, owners; Roger Smith
1967	No city directory	No city directory
1968	L. Neil (Student, CSU) and Barby L. Smith (Lester and Marie Smith, owners)	Same as most recent record
1969	L. Neil (Student, CSU) and Barby L. (Emp. Poudre Valley Nat'l Bank) Smith, and Larry Sarnar, (Student CSU) (Lester and Marie Smith, owners)	Lester N. (Emp., Aquatech) and Marie Smith, owners; Roger Smith
1970	Colorado Ballistics Lab; L. Neil (Owner, Colorado Ballistics Lab) and Barby L. (Emp., Poudre Valley Nat'l Bank) Smith (Lester and Marie Smith, owners)	Same as most recent record
1971	Colorado Ballistics Lab; L. Neil (Owner, Colorado Ballistics Lab) and Barby L. (General Bookkeeper, United Bank of FtC) Smith (Lester and Marie Smith, owners)	Same as most recent record
1972-1973	Same as most recent record	Lester N. (Emp., Aquatech) and Marie Smith, owners
1974	No city directory	No city directory
1975-1976	Colorado Ballistics Lab; L. Neil Smith (Lester and Marie Smith, owners)	Same as most recent record
1977	Neil Molson-Smith (Lester and Marie Smith, owners)	Same as most recent record
1978	No city directory	No city directory

1979	Neil and Cynthia Molson-Smith – Molson owners? (Lester and Marie Smith, owners)	Same as most recent record
1980	Neil (writer) and Cynthia Smith (Lester and Marie Smith, owners)	Lester N. (Empl, Teledyne) and Marie Smith, owners
1981	L. Neil (Novelist) and Cathy L. (Stained Glass Artisan) Smith (Lester and Marie Smith, owners)	Same as most recent record
1982	David F. (Student, CSU and Shirley M. (Day Care Provider) West (Lester and Marie Smith, owners)	Same as most recent record
1983	Occupant refused information	Same as most recent record
1984	Jan C. Shepard, Mgmt. Consultant, Self-Employed (Lester and Marie Smith, owners)	Same as most recent record
1985-1986	Jan C. Shepard, Asst. to Director of Communications, City of FtC, owner	Lester N. (Senio Insp., Teledyne) and Marie Smith, owners
1987-1988	Jan C. Shepard, owner	Lester N. (Retired) and Marie Smith, owners
1989	Jan C. Shepard, Consultant, Self-Employed, owner	Same as most recent record
1990	No listing	Same as most recent record
1991	John B. Gallagher, owner	Same as most recent record
1992-present	David G. Alciatore (Asst. Professor, Mech. Eng., CSU) and Diane M. Reiser (Student, CSU; Mental Heath Worker), owners	Same as most recent record

*Information in italics from book of building permits, 1920-1949

Primary source: Fort Collins City Directories, 1902 - 1992



