

*South College Avenue Corridor
Historic Survey Report
Mulberry to Horsetooth*



February 2020



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Cover Photo: 1636 S. College Avenue by Sherry Albertson-Clark



EXECUTIVE SUMMARY

During the 2019/2020 Budgeting for Outcomes process, the City Council approved funding for a full-time contractual Survey Planner position for two years. The South College Avenue Corridor Historic Survey was the first project completed using this funding and was selected due to the interest in redevelopment in the area and the lack of available information on the properties. The survey was conducted during the second half of 2019 and surveyed 194 properties located on the College Avenue frontage in the three-mile area between Mulberry Street and Horsetooth Road. Properties were surveyed using three different types of survey:

- Windshield - 114
- Reconnaissance - 53
- Architectural - 17

Ten properties in the corridor are already designated Local Landmarks.

A fourth type of survey, intensive surveys, are more detailed and most often done as a result of a development review application. These surveys are typically completed by a consultant and paid for by the applicant.

Detailed results of the study are summarized on a series of spreadsheets that serve as the Survey Log. These results show:

- 150 properties are not eligible for landmark designation
- Four properties are eligible for National and State Register designation
- 19 properties are eligible for Local Landmark designation
- Potential areas for expansion of the Laurel School Historic District were identified
- Two potential areas for historic districts (1600 Block of S. College Avenue and University Heights) were identified

The survey report will be posted on the City's Historic Preservation web page.



INTRODUCTION

The South College Avenue Corridor between Mulberry Street and Horsetooth Road represents several different eras and types of development that occurred in Fort Collins over the period between 1900 and the present. The corridor includes buildings from the Victorian Age at the north end of the corridor, to modern buildings near the south end, with a significant amount of mid-century construction in between. It is a three-mile long corridor that encompasses 30 city blocks and forms the eastern boundary of the campus of Colorado State University. It includes much of the “commercial strip” development in Fort Collins that occurred post-WWII. A total of 194 buildings and structures were identified, documented and evaluated in accordance with federal standards for potential eligibility as historic landmarks, or as contributing structures to historic districts if there is historic district potential. In addition to evaluations of individual properties, evaluations were done for potential new historic districts or expansions of existing historic districts. This report summarizes the work completed for this survey, as well as how the information gathered during the survey will be used in the future.

METHODOLOGY

Scope of Work

The scope of work for the South College Avenue Corridor survey was to identify, document and evaluate all properties within the corridor to determine what historic resources exist and to identify their potential eligibility for landmark designation. In addition to the many resources that are not historic, the survey identified those key resources in need of more intensive levels of survey, as well as those areas where historic district potential may exist. Since there is little undeveloped land left in the corridor and given its predominantly commercial nature, it is an area under redevelopment pressure. As a result, it was the first area to be surveyed using the additional historic resource survey position that is funded by City Council for the next two years.

Assessing landmark eligibility as well as historic district potential *now* will provide information to owners on their property’s significance and the benefits of preservation and related financial incentives, should they be interested in pursuing landmark designation. Property owners, neighbors and developers can be engaged early in the process to promote the preservation and incorporation of locally eligible landmarks in redevelopment proposals as supported by the City’s Land Use and Municipal Codes. This will give developers useful survey information in the earliest phases of planning, leading to better preservation outcomes for historic resources in the corridor and it will allow staff to be proactive in responding to future redevelopment proposals in the corridor.

Preliminary Research and Field Work

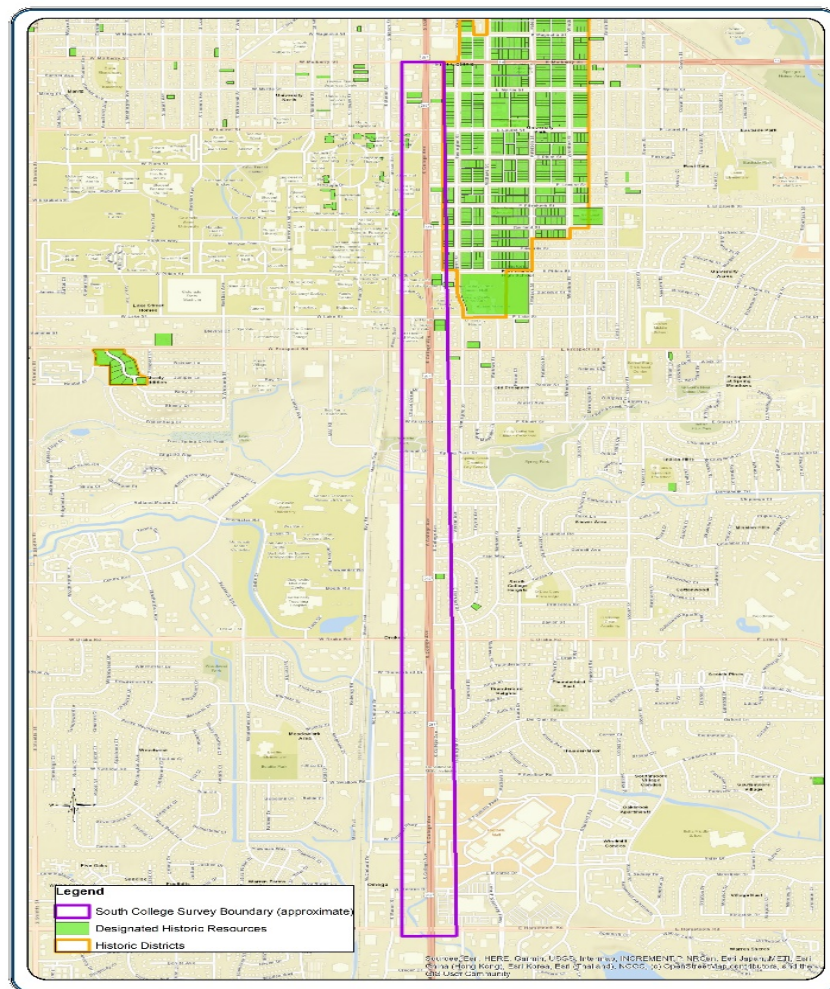
Overall mapping of the corridor, including building construction date, building footprints, property address and parcel numbers was provided by the City’s GIS staff. GIS mapping was used to enter data on the Survey Log spreadsheets prior to conducting field work. This mapping included parcel numbers, construction date(s) and addresses as supplied from the Larimer County Assessor’s data base.

The corridor includes properties that front (address) on College Avenue, between Mulberry Street and Horsetooth Road. A total of 194 properties were surveyed, which included several properties that are



not addressed on College Avenue. Where a single building “wraps” from College Avenue to an adjacent cross street and includes addresses that are not on College Avenue, the entire building was included in the survey. If a building has a side wall on College Avenue, but is addressed on the adjacent street, it was also included in the survey. The map below shows the survey area boundary, as well as the Laurel School Historic District, a National Register District.

South College Avenue Survey Boundaries & Laurel School Historic District



All field work was conducted in the summer and fall of 2019 by the Survey Planner. Other staff of the Historic Preservation Office assisted with preparation of form templates, data collection, discussion and evaluation on individual properties, and with development of the commercial architectural styles used in this survey. Support from the staff of the Local History Archive at the Discovery Museum was also vital, particularly in the area of the Larimer County Tax Assessor “dead file” property cards, which



typically have photos and property data from 1948, 1969 and 1978 on properties. Addresses were confirmed in the field with those provided on the GIS maps. For all properties, photographs were taken to document the current condition of the principal buildings, as well as any accessory structures such as garages and sheds. Photos of buildings and structures were taken from the public right-of-way (sidewalk and street) along South College Avenue. Where alleys exist, photos were taken of the backs of the buildings and of accessory structures or buildings. When possible, all four sides were captured in photographs. Digital photos were placed in the digital address folder for each property, along with other relevant information gathered during the survey.

Historical Research

As a follow-up to the survey field work, historical research was conducted to develop a basic construction history and historic background for each property; to determine the date and type of alterations that were made; and whether any historical association exists with important events or activities, persons, or groups. The primary sources used for research were the online Larimer County Tax Assessor Records; Fort Collins History Connection online data base (Tax Assessor historic images, archived building permits for 1920 – 1945); the Local History Archive for Tax Assessor property cards; the City's online permit data base (building permits from 1945 to the present); City Directories 1901 – 2008; Fort Collins Historic Preservation Office digital and hard copy files by property address; and the Colorado State University Archive for historic images. These sources provided valuable information to help determine the date(s) of construction, property ownership and occupancy, as well as historic images that may help identify the general period of additions and/or alterations. For some properties, additional sources were used, including U. S. Census data available on ancestry.com and the City of Fort Collins' CityDocs data base.

Survey Types

The type of survey to use for a property was determined based on the age, nature and condition of a property being surveyed; the age, nature and condition of surrounding buildings; whether there were apparent additions and the nature of those additions (placement, materials, style of addition); and any existing knowledge about the historical background and construction history of the property. Descriptions of the different levels of surveys are:

Windshield Survey – This is the most basic level of survey for buildings that are either less than 50 years of age; or for buildings older than 50 years of age that have obvious newer alterations that have resulted in a loss of integrity. These alterations have significantly changed the appearance of the building. This type of survey can usually be completed in the field with an initial look at the property.

Reconnaissance Survey – This survey was used for buildings that are over 50 years of age that may have had some exterior alterations. These buildings don't typically have unique architecture or design. In this type of survey, there may need to be some level of follow-up research done to verify the dates of alterations and additions, and to determine if there is any historical association.

Architectural Survey – This type of survey was done for buildings that are over 50 years of age that are architecturally unique or significant. They may have had some exterior alterations, but still retain their integrity. These are much more detailed surveys that focus on the architecture



of the building and include at least a basic level of historical research to determine if the building also has an association with a significant event or activity, or person or group related to the community.

Intensive Survey – These surveys will be done *only* if a building has been identified during this survey as being that unique and significant building that has never been surveyed before or is identified in the field as being eligible for designation at the national and/or state landmark level. These surveys may be conducted by a consultant.

The surveys conducted for this project did not provide the in-depth level of information needed for a National Register nomination. In the “Results & Recommendations” section of this report, several properties are identified as needing an Intensive Survey done in the future, if a National Register nomination is pursued. Additional research may still be needed for Local Landmark nominations.

Preparation of Forms and Report

Survey forms were prepared for those properties that had either a Reconnaissance or Architectural Survey. Information on the Reconnaissance Survey form includes building address; historic/current name(s); field evaluation and general recommendations; historical information; integrity of architecture; information on roof, exterior walls, foundation, distinctive features, porches, windows; and alterations. Information on the Architectural Survey form includes identification information; geographic information; detailed architectural description; architectural history; historical association; significance; and eligibility assessment. Completed Reconnaissance and Architectural Survey forms reside in the City’s property by address files. Sample forms can be found in Appendix B.

Eligibility Criteria

The evaluation of buildings to determine eligibility focused on historical significance, architectural significance, and building integrity in accordance with National Park Service and Certified Local Government criteria. The assessment of these three items determines whether a building or property is considered eligible for local, state and/or national landmark designation, as well as whether it would be contributing or non-contributing to a historic district, if there is district potential in an area.

Historical significance evaluates whether the building or structure was associated with events or activities that made a significant contribution to local history; or was associated with the lives of persons or groups significant in the community’s past.

Architectural significance evaluates whether the architecture of a building or structure represents the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

Building or structure integrity considers seven factors:

- whether important exterior materials are retained and visible;



- if the design is substantially intact (configuration, proportions, roofline, window pattern, historic additions);
- if there is evidence of workmanship using historic construction methods (joinery, carving, turning, etc.);
- whether it is in its original location;
- if the setting has changed significantly (physical character of property and its relationship to surrounding features);
- whether the feeling of the property has changed or its original purpose and design are readily recognizable; and
- if any known associations with historic events, persons, or groups are still conveyed.

Historic districts are the concentrations of eligible historic buildings or structures that have a common architectural style, a similar construction period, or a common geography or association. They may not have the significance to be individually designated, but what they share as a group can be significant. In a district there are contributing and non-contributing buildings or structures. Contributing buildings or structures add to the historical associations, architectural qualities or archaeological values of an area and help explain why an area is significant. Non-contributing buildings or structures are those that do not relate to why an area is significant and they may not possess adequate integrity due to alterations or additions made over time.

Building Types

Building type refers to the form of a building and is distinct from its architectural style. It is often mistaken for style. The building types used for this survey are those found in the Field Guide to Colorado's Historic Architecture & Engineering by the Office of Archaeology and Historic Preservation (OAHP) of History Colorado.¹ Building types varied throughout the survey and included forms such as Bungalow, Foursquare, Oblong Box Gas Station, and 20th Century Commercial. In some instances, building type and architectural style may be the same, as is the case with the Ranch style and building type.

Architectural Styles

A wide variety of architectural styles were discovered during this survey: from Victorian architecture at the north end of the corridor; Craftsman and Mediterranean Revival mid-corridor; to Usonian, International and Strip Commercial at the southern portions of the corridor. The architectural styles used to classify the architecture of residential properties are those identified in the Field Guide. While the field guide provides some styles applicable to commercial properties, a series of commercial styles, particularly for mid-century and modern buildings were developed to use in this survey and other future surveys that include commercial buildings of the mid-century era and newer. Some of these architectural styles were not found in the South College Avenue Corridor.

The architectural elements for each commercial style below are not intended to be a comprehensive list, but they include the key elements expected to assist in determining a commercial building's

¹ Anstey, Mary Therese, et al. Field Guide to Colorado's Historic Architecture & Engineering (Colorado Historical Society, 2008)



architectural style. The Commercial Modern style is noted with an * and is specifically referenced in and credited to the study titled “Commercial Modernism in the Greater West Littleton Boulevard Corridor 1950 - 1980” by Michael Paglia & Diane Wray Tomasso for the City of Lakewood.²

Brutalist:

- Horizontal orientation, with secondary verticals
- Overscale, “big” buildings
- Deeply recessed windows
- Vertical windows
- No eaves
- Cast in place concrete or aggregate
- Flat roof

Commercial Modern*:

- Horizontal orientation
- Prominent front façade
- Large areas of glazing
- Little ornamentation
- No eaves, or boxed overhanging eaves
- Flat or shed roof

Contemporary:

- Use of free-flowing and curved lines
- Rounded shapes
- Stone, brick, wood, glass, metal
- Multiple windows for natural light
- Energy efficient, sustainable materials

International:

- Horizontally oriented
- Smooth, untextured materials; industrial materials like concrete or aluminum
- Cantilevers
- Bands of windows
- Flat roof

² Paglia, Michael & Tomasso, Diane Wray, Commercial Modernism in the Greater West Little Boulevard Corridor 1950 – 1980, (June 2018)



Late 19th Century/Early 20th Century:

- Single or several stories
- Flat or slightly pitched roofs
- Brick, decorative brick
- Parapets
- Buildings of single storefront, double storefronts, corner or diagonal storefronts, or commercial block covering a larger area with multiple entrances

Late Modern:

- Horizontal orientation
- Ribbon windows, belt courses
- Large areas without windows
- Industrial materials like concrete and aluminum
- Hooded or deep-set windows
- No eaves, or boxed eaves
- Flat or shed roof

Moderne:

- Horizontal orientation
- Flat or barrel roofs
- Smooth exteriors
- Streamlined, rounded corners
- Linear building elements
- Lacks ornamentation

New Formalist:

- Vertical orientation
- Sunscreens or shade walls, metal spandrels to vertically link windows
- Recessed windows
- Vertical piers
- No eaves, or coping at top of walls
- Flat roof
- Exterior of cast stone, brick and marble

Neo-Mansard:

- Horizontal orientation
- Mansard roof as dominant feature, with cedar shingles, clay tiles, asphalt shingles or standing seam metal material
- Roof may be broken by dormers or inset balconies
- Segmental or arched roof



Shed:

- Sloped shed roofs
- Wood board siding
- Little or no overhang
- Long narrow windows or different sizes
- Windows may be angled to match roof slope

Strip Commercial:

- Linear or L-shaped building with multiple tenant spaces
- Individual storefronts with large areas of glazing
- Common sign band areas
- Flat roof

Usonian:

- Horizontal orientation
- Ribbon windows, clerestory, and corner windows
- Traditional materials like wood and stone, brick or cast concrete block laid in patterns
- Geometric ornament
- Overhanging eaves
- Cantilevers
- Flat, gabled, or sculptural roofs

The evaluation of architectural significance for this survey focused on the front or façade of a building to evaluate its eligibility; however, the other sides were taken into consideration if they were visible from the public right-of-way. Additions do not automatically rule out a building from potentially being eligible for consideration as a landmark. When evaluating the affect of additions on a building, the following are some of the factors considered:

- addition is more than 50 years old;
- is no more than 1/3 of the size of the original building;
- is “hyphenated” with a transitional element that preserves the original shape of the building;
- could be removed without loss of the original historic fabric;
- is not readily visible from the public right-of-way;
- is not a modern “pop top” addition;
- is designed to be in character with the original building; and
- is designed to be subordinate in character and fade into the background without competing with the original building

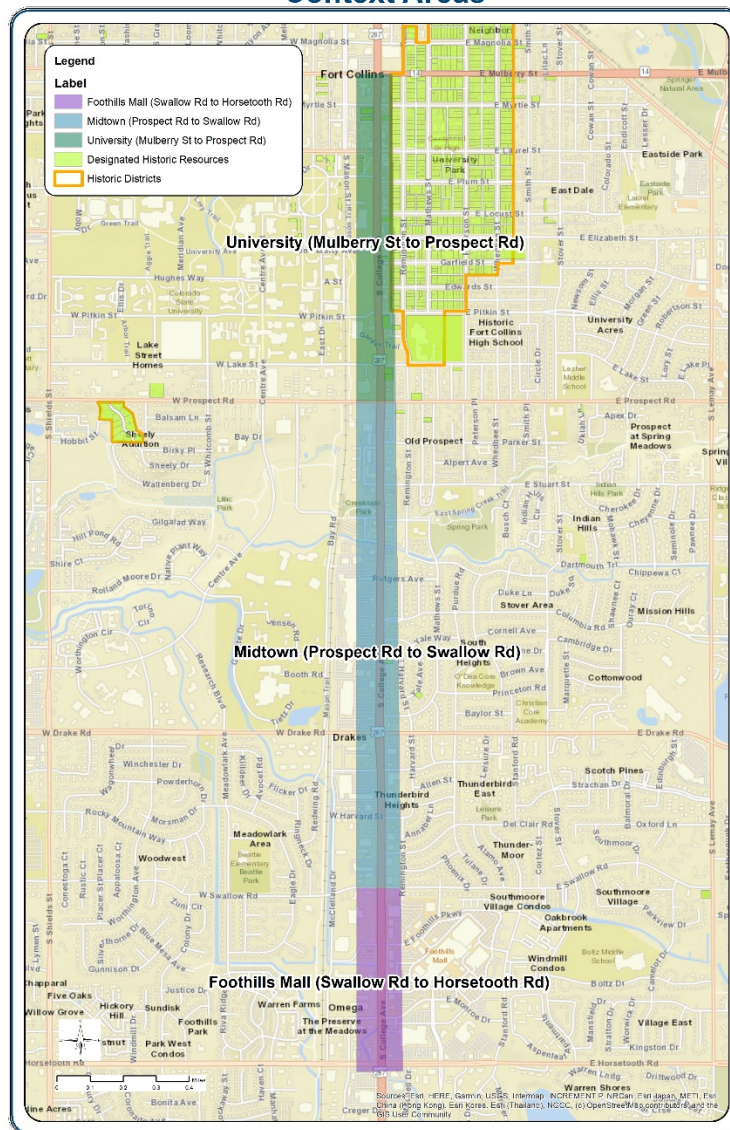
These are general guidelines to use, with the knowledge that there may be additions that don’t meet these guidelines, yet the building may still merit eligibility with all factors being considered.



HISTORIC CONTEXT

There are three distinct areas in this corridor that provide an understanding of the development patterns of the area. The northern-most area (University Area) is and has been oriented toward Colorado State University in its commercial and housing offerings over the period from the early 1900s to the present. This is due to the area's proximity to campus, where students, professors and other university employees could easily live and walk or bike to campus. The Mid-Town Area, lying between Prospect and Swallow Road, represents an area of more intense auto-related development that generally occurred between the 1950s and 1970s. The third area, referred to as the Foothills Mall area, covers the section between Swallow and Horsetooth Road. This area saw development and redevelopment primarily occur in the late 1970s to the present. The map below shows the three context areas.

**South College Avenue Historic Survey Project
Context Areas**





University Area

The 11-block area of South College Avenue between Mulberry Street and Prospect Road started as a residential area of larger homes, beginning in 1901. Many of these homes were the residences of prominent citizens of the community, some of whom were affiliated with what is now known as Colorado State University. Because of the proximity of the campus, several of the larger homes later housed fraternities and sororities. The smaller homes offered student rental housing, either as apartment units or as rooms in boarding houses. Retail shops, including the Campus Shop (NW corner of Laurel and College) and the Village Shops in the 800 block of South College Avenue provided services with the college student in mind. Commercial additions were built on the fronts of several of the existing homes so that commercial ventures could occur while the original house still provided rental housing. Over time, smaller homes were razed to make way for parking lots and new commercial buildings, as traffic increased along College Avenue and the original on-street parking was removed. Businesses became more oriented toward the automobile. An example of this change was the demolition of the Unity Church at the SW corner of Mulberry and College to make way for a fast food restaurant with a drive thru. The east side of the corridor became a buffer for the residential neighborhoods to the east. Much of the area to the east is within the Laurel School Historic District, a National Register Historic District created in 1980.

In the 1960s and 1970s, some former residences were converted to commercial use, yet still retain their residential character, while other commercial uses occupy newer commercial buildings. The new mixed-use buildings at 704 – 708 and 830 S. College Avenue have commercial uses on the ground floor and upper floors of apartment units oriented toward university students. These buildings replaced earlier residential commercial buildings. The Mawson Residence near the NE corner of College Avenue and Prospect Road was incorporated into a new Taco Bell restaurant in 1993, resulting in a unique design for the restaurant, while still retaining the character of the original residence. Other buildings in the blocks between Pitken Street and Prospect Road are in commercial use, but their residential character has been retained, including several in the 1500 block that have local landmark designation.

Because of the proximity of the CSU campus to South College Avenue and plans for facility expansion, former residential properties on the west side of College Avenue, between Pitkin and Prospect Road were acquired and demolished for the construction of a new student health center at the NW corner of South College Avenue and Prospect.

The Music District was created in 2014 and includes five properties along the College Avenue Corridor between Olive Street and Laurel Street (619, 621, 633, 639 and 641 S. College). It was created by the Bohemian Foundation, a local non-profit entity, as a gathering place and workspace for the music community. Bohemian has also acquired 609 S. College Avenue (Rist-Reitzer Residence) and plans on incorporating it into the Music District.

Mid-Town Area

The area between Prospect and Swallow Road experienced its initial growth boom in the 1950s and 1960s. (Note: The Mid-Town Area as defined in other City documents extends from Prospect to Harmony Road. For the purposes of this survey, the Mid-Town area covers the shorter distance of Prospect to Swallow Road). As auto traffic increased, this corridor, which is U. S. Highway 287, catered to those traveling between Denver and Cheyenne and other destinations to the north or south. Until the interstate system was built, Highway 287 was *the* north-south route and motels, gas stations and



drive-in restaurants dominated the corridor south of Prospect Road. The area between the Arthur Ditch (north of Rutgers Avenue) and Drake Road was platted and developed as South College Heights, with streets named for colleges and universities. The land elevation increases heading south on College Avenue, peaking where Rutgers Avenue intersects with College Avenue – at the “heights”.

The developers of the South College Heights Subdivision were Mae, husband Lewis and son K. (King) Bill Tiley. The Tileys ventured into land development several years earlier, when they were selected to assist with the relocation of CSU’s horse farm, on the west side of what is now known as Lemay Avenue, opposite Poudre Valley Hospital. They partnered with Bob Everitt of Everitt Enterprises and platted the area between Stover Street and Lemay, from Elizabeth Street to Prospect Road. This area was developed as University Acres, with streets named after former CSU presidents.³ The Tileys’ success with this development then led them to South College Heights, which was platted in seven residential subdivisions approved between 1954 and 1960 for the area between Rutgers, Stover, Drake and College Avenue. This area is home to over 500 dwellings, many of which are ranch-style homes, built between the mid-1950s and mid-1960s. The development includes several blocks of homes along the Frontage Road of College Avenue on the east side, where Lewis and Mae Tiley’s former residence at 2500 S. College Avenue is a designated local historic landmark. The South College Heights area represents one of the largest single-family developments built during Fort Collins’ post-war residential development booms. Many of the homes along the Frontage Road have since been converted into home occupations or rental housing, as traffic and noise on College Avenue increased and livability in these homes diminished.

The Tileys also developed University Mall, the first enclosed mall in Fort Collins. The mall is on the west side of College Avenue across from South College Heights. The area from the Rutgers Avenue intersection with College Avenue to Drake Road was platted as the University Shopping Center in 1959 and a McDonald’s restaurant was constructed there the same year. The north end of this area opened in the early 1960s with a free-standing Montgomery Wards store. By 1964, the enclosed portion of the mall was built south of Wards. By 1970, the area was known as University Plaza. King Soopers was built at the south end of the mall in 1975. Eakers Department store and a movie theatre were added to the enclosed mall area. The mall was known as Century Mall for a short time, before changing to University Mall by 1982.⁴ Montgomery Wards closed in 1997 and Whole Foods opened in late 2003 in the north portion of the former Montgomery Wards building. The southern portion of Montgomery Wards and the remainder of the original mall is now occupied by several big box stores, including Petco, Office Max, Wilbur’s Total Beverage, and Big 5 Sporting Goods.⁵

In 1971, the K-Mart store was constructed on the south portion of the University Shopping Center property. This was the first Unit Development (later known as Planned Unit Development or PUD) to be approved in Fort Collins, using the City’s Unit Development Ordinance.⁶ This ordinance allowed flexibility in building placement, minimum lot size and setbacks and became the development method of choice in Fort Collins for many years after. K-Mart was the first “big box” store in Fort Collins, which continued to be a magnet for these large, one tenant stores.

³ Simpkins, Anna. Midcentury Suburban Fort Collins: University Acres (unpublished, May 2019)

⁴ Fort Collins Building Permit Data, 1945 - Present

⁵ Ibid.

⁶ Fort Collins Unit Development Plan Ordinance #92-1978



The Fort Collins Federal Savings & Loan (now Key Bank) was built at the NE corner of College Avenue and Drake Road in 1970. Designed by local architect William “Bill” Robb, it was the second non-residential construction to take place in the South College Heights Subdivision, the other being the office building at the NE corner of Rutgers and College⁷. The area bound by College Avenue, Drake Road, Harvard Street and Princeton Road (Tract A) was intended to be commercial in nature and with the construction of a bank at this location, the remaining land area was split into six residential lots.

Foothills Mall Area

The remaining stretch of the corridor between Swallow and Horsetooth Road experienced a development boom beginning in the 1970s. The Foothills Fashion Mall was developed by Everitt Enterprises in partnership with Westcor of Phoenix and construction started in 1971. Until the mall’s decline by 2005, it was the commercial hub of Northern Colorado, drawing shoppers from southern Wyoming and western Nebraska to what was the largest mall in the region.⁸ The original Foothills Fashion Mall was a fully enclosed mall, with Sears and the Denver Dry Goods Company (aka The Denver) as the original anchor tenants. An expansion added May D & F (now Macy’s) and a second expansion added J. C. Penney at the southern end of the mall. Mervyn’s filled the space previously occupied by The Denver. By 2005, Mervyn’s was gone, and J. C. Penney moved to the former Shopko site several blocks south of the mall.⁹ A small strip center was located to the north of the mall on Foothills Parkway and it often had vacant spaces. The small retail strip to the south of the mall on East Monroe Drive fared a bit better.

In 2012, a Denver-based mall development company bought the property. The redevelopment concept called for a “lifestyle center”, retaining portions of the original enclosed mall, adding perimeter retail and restaurant pad sites, a multi-screen theatre and apartments. Portions of the original enclosed mall were altered/removed and the original retail spaces to the north, west and south of the main mall were razed. This provided space for several hundred apartment units to the north and east of the property and several new retail pad sites, including Nordstrom Rack and Ross Dress for Less, to the north of the enclosed mall. On the west side of the property are several buildings that back up to College Avenue and contain retail and restaurant uses that front toward the mall. Longhorn Steakhouse anchors the South College/East Monroe intersection and the Cinemark Movie Bistro fills in the southeast corner of the site, along with several bars/restaurants in The Shops at Foothills. The Youth Activities Center, which was located at the SE corner of the original mall property, was replaced with a City recreation center that was constructed at the south end of the enclosed mall.

The original auto dealerships in Fort Collins were located downtown, on College Avenue. The Ghent Ford (now Spradley-Barr Mazda), Dellenbach Motors and Markley Motors dealerships all eventually moved south from the Downtown. As commercial development continued along College Avenue and space in the downtown became more constrained, these dealerships moved to their current locations. Ghent Ford located at the SW corner of College Avenue and Drake Road in 1966. Ed Carroll opened in 1968 as a new dealership to the area selling Volkswagens. Dellenbach Motors moved south in 1971 and Markley followed in 1972.¹⁰ Moving to these locations gave the dealerships room to expand. Except for

⁷ Robb, William B. Building Permit #13872 Review Plan Set for 100 E. Drake Road, 07/15/1969

⁸ Fort Collins Coloradoan, Foothills struggles to meet expectations five years after multi-million dollar renovation, November 27, 2019

⁹ Fort Collins Building Permit Data, 1945 - Present

¹⁰ Fort Collins Building Permit Data, 1945 – Present



the Ghent/Spradley-Barr location at Drake Road, the other dealerships have had significant changes to their buildings and sites over time, typically driven by corporate requirements to upgrade. The Ghent/Spradley site and the adjoining Sherwin Williams paint store are slated for a mixed-use development of residential, retail and hotel use.

RESULTS & RECOMMENDATIONS

The results of this survey will provide valuable information to owners on their property's significance and the benefits of preservation and related financial incentives, if they are interested in pursuing landmark designation. Property owners, neighbors and developers can be engaged early in the process to promote the preservation and incorporation of locally eligible landmarks in redevelopment proposals as supported by the City's Land Use and Municipal Codes. It will also give developers useful survey information in the earliest phases of planning, leading to better preservation outcomes for historic resources in the corridor and it will allow staff to be proactive in responding to future redevelopment proposals in the corridor.

Survey Results

A total of 194 properties were identified, documented and evaluated during this survey and of these, 144 were determined not eligible. Of all properties surveyed:

- 144 were determined not eligible
- 114 were conducted as Windshield Surveys, with only basic information recorded
- 53 were evaluated on Reconnaissance Survey forms
- 17 were evaluated as Architectural Surveys
- 10 are already designated as local landmarks (found north of Prospect Road, except for the Mae Tiley Residence at 2500 S. College Avenue)

Most of the Reconnaissance and Architectural Surveys were concentrated in several blocks. The buildings of the 500 and 600 Blocks are generally the oldest in this survey, as development continued from the downtown, southward along College Avenue. These two blocks had eight Architectural and 11 Reconnaissance Surveys done. The east side of the 1600 Block, which is on the south side of Prospect Road, had one Reconnaissance and four Architectural Surveys done on a block that has nine buildings. The 2200 and 2500 Blocks include the residential portions of South College Heights along the Frontage Road and these areas had a total of 17 Reconnaissance Surveys completed.

Table 1 on the next page summarizes the type of survey done by block, as well as the total number of properties in that block and properties that are already locally designated.

Five properties in the corridor were vacant as of the date of this report. These were International House of Pancakes (1002 S. College Avenue), Wild Boar Café (1510 S. College Avenue – Bradley Residence), Lewan building (1608 S. College Avenue), Vern's Tile and Flooring (1618 S. College Avenue); and 2839 S.



College Avenue (formerly JoAnn Fabrics). Wild Boar, formerly located in the locally designated Bradley Residence, closed in October of 2019, while the other buildings have been vacant for much longer. The Ranch architectural style was the most common residential style in the corridor, with 22 buildings in the South College Heights frontage properties categorized in this style. The various Revivals (Mediterranean, Italian Renaissance, Spanish Colonial, Tudor, Colonial) combined for 21 residential buildings, primarily north of Prospect Road. The Commercial Modern style was found on 41 buildings throughout the corridor, while 40 were categorized as Contemporary style architecture.

Table 1: Summary of Survey Types by Block

Block	Arch	Recon	Windsh	Total Props in Block	Block	Arch	Recon	Windsh	Total Props in Block
500	5	1	4	10	2100	0	0	6	6
600	3	10	4	20 – 3 des*	2200	0	7	3	10
700	0	3	5	8	2300	0	2	2	4
800	1	2	3	6	2400	0	2	6	8
900	0	0	1	2 – 1 des*	2500	0	10	4	15 – 1 des*
1000	0	1	2	4 – 1 des*	2600	0	2	6	8
1100	0	1	1	2	2700	1	1	6	8
1200	0	2	1	3	2800	1	1	5	7
1300	0	0	3	5 – 2 des*	2900	0	1	2	3
1400	0	1	2	3	3000	0	0	5	5
1500	1	1	0	4 – 2 des*	3100	0	0	7	7
1600	4	1	4	9	3200	0	0	2	2
1700	0	1	4	5	3300	0	0	4	4
1800**	0	1	5	6	3400	0	0	3	3
2000**	0	1	6	7	3500	0	0	4	4
ArchReconWindshield									
100 E. Drake Road		101 W. Monroe Avenue		151 W. Lake Street					
				105 W. Prospect Road					
				120 W. Stuart Street					
				103 W. Harvard Street					
TOTALS		Architectural – 17		Reconnaissance – 53		Windshield – 114			
		Designated – 10		TOTAL - 194					

*Designated as local landmarks

**There is no 1900 Block on S. College Avenue



Discovered during this survey is that there is no 1900 Block of South College Avenue. This may be due to the location of Spring Creek, which crosses College Avenue at approximately where the 1900 Block would otherwise be located.

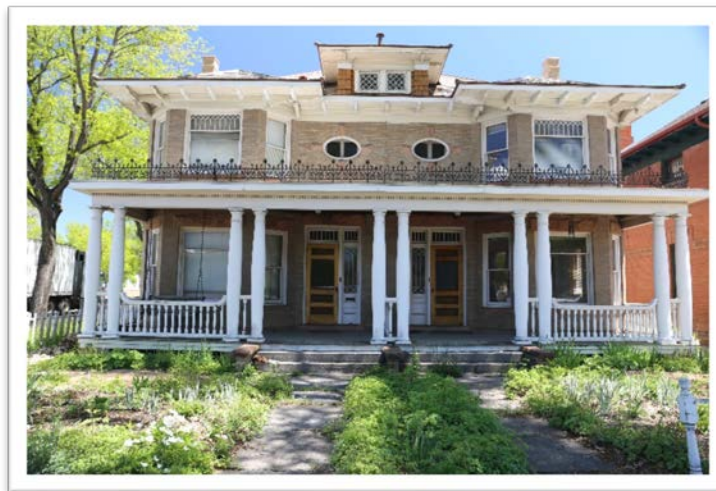
National and State Register Eligible

Four buildings were determined to be eligible for the National Register of Historic Places and the Colorado State Register, based on association with persons significant in local history and for architectural significance. These are:

500 & 502 S. College Avenue – J. A. Brown’s Flats North

504 & 506 S. College Avenue – J. A. Brown’s Flats South

These duplex buildings were built for James A. Brown and the architect/builder was Edison M. Cole of Cole-Potter Construction Company. Brown was a prominent real estate developer, bank president, City Councilman, and director at the Sugar Beet Factory. He did not live at either address, having his home in the 400 block of South College Avenue. According to Ansel Watrous in the “History of Larimer County, Colorado” Brown built 12 other homes in Fort Collins, making him an early real estate developer¹¹. Watrous also attributed the first frame house in Fort Collins to Brown. Edison M. Cole of Cole-Potter Construction Company was responsible for the design and/or construction of numerous buildings in Fort Collins around the time these buildings were built in 1905. Both are locally rare examples of a Foursquare duplex, with high levels of craftsmanship and many highly unique architectural details. Both are eligible under National Register Criterion B/2 - association with persons significant in local history and Criterion C/3 - architectural significance. Even with additions to the backs of the buildings, they are still considered eligible for the National and State Registers.



500 & 502 S. College Avenue by Sherry Albertson-Clark

¹¹ Watrous, Ansel. History of Larimer County, Colorado 1911 (Centennial – Bicentennial Edition 1776 – 1876 – 1976, MM Publications), Page 367



504 & 506 S. College Avenue – photo by Sherry Albertson-Clark

100 E. Drake Road – Fort Collins Federal Savings & Loan / Key Bank

This bank building was designed by William “Bill” Robb, who was a well-known local architect and was constructed by the N. G. Petry Construction Company of Denver. Bill Robb began his practice in Fort Collins in 1953 and create a significant body of work locally. Petry was best known for the construction of the original Mile High Stadium and its moveable seating, along with other Denver buildings. The bank’s location in the South College Heights Subdivision is also associated with local developer Mae Tiley and her family and it is one of only two non-residential properties developed within the subdivision. This building is a unique example of the Usonian architectural style in Fort Collins, with its brick pillars, use of roman brick in a stacked bond, and double semi-circular towers with skylights for bringing natural light into the building. It is eligible under National Register Criterion B/2 – association with persons significant in local history and Criterion C/3 – architectural significance.



100 E. Drake Road - photo by Sherry Albertson-Clark

**1630 S. College Avenue – Faith Realty / All Property Services**

This building was associated with Gordon Walker, founder and president of Faith Realty and Bill Thomas who joined the business after a long military career.¹² Faith Realty was a well-known local real estate company and both men were associated with it for many years. This two-story building was constructed in 1963 in the Usonian style and has an unusual cantilevered front balcony, a metal sunshade on the south wall and unique hand railings on the building front. It is eligible under National Register Criterion B/2 – association with persons significant in local history and Criterion C/3 – architectural significance.



1630 S. College Avenue – photo by Sherry Albertson-Clark

Local Landmark Eligible

There are 19 buildings found to be eligible for local landmark designation, as listed on Table 2 on the next page. These properties include the four that are National and State Register eligible. While there was adequate information for making an eligibility evaluation on each of these, several need additional research if they are formally nominated for local designation, so that a more complete history can be provided. The history of alterations on 522 S. College Avenue and the historical associations for 528 & 530, 804, and 2839 need further study. All but 2540 S. College Avenue (Don and May Wilkins Residence) had an architectural survey completed, which means that more historical research was done on these properties, but not to the extent of an Intensive level survey. The residence at 2540 S. College Avenue had a Reconnaissance Survey done, so the amount of historical research done was limited, but revealed the property's association with Don and May Wilkins. Don was a long-time editor of the Fort Collins Coloradoan and along with wife May, created the Wilkins Charitable Trust, which still exists today.

¹² Historitecture, LLC. Architectural Inventory Form, 1630 S. College Avenue, 07/02/2010


Table 2: Local Landmark Eligible Properties

Field No.	Address	Historic Name	Current Name
5LR.1503	500 & 502 S. College Avenue*	JA Brown's Flats North	500 & 502 S. College
5LR.1504	504 & 506 S. College Avenue*	JA Brown's Flats South	504 & 506 S. College
5LR.1505	522 S. College Avenue*	Scott Residence	522 Residences
5LR.1506	526 S. College Avenue	Beeman Residence	W. J. Frick Design Group
5LR.2275	528 & 530 S. College Avenue*	Nicol Building	Nicol Building
5LR.1507	608 S. College Avenue	Hill Residence	Hill Residence
5LR.1508	609 S. College Avenue	Rist-Reitzer Residence	Rist-Reitzer Residence
5LR.1511	621 S. College Avenue	Warren Residence	Music District
5LR.2289	724 S. College Avenue	F. J. Shantz Residence	724 S. College Avenue
5LR.2290	726 S. College Avenue	726 S. College Avenue	726 S. College Avenue
5LR.2293	804 S. College Avenue*	Batson's Rexall Drugstore	Rock 'n Robin's
5LR.2294	810 S. College Avenue	L. D. Crain Residence	Mellow Yellow
5LR.14613	1610 S. College Avenue	George & Ruth List Residence	3 Hopeful Hearts
5LR.12742	1630 S. College Avenue*	Faith/Realty	All Property Services
5LR.14614	1636 S. College Avenue*	Dr. Victor Cram Residence	Timeless Creations
5LR.14618	2540 S. College Avenue*	Don & May Wilkins Residence	2540 S. College Avenue
5LR.14616	2720 S. College Avenue	Inside Out	Inside Out
5LR.14617	2839 S. College Avenue*	Gart's Sporting Goods	Old JoAnn Fabrics Store
5LR.9996	100 E. Drake Road*	Fort Collins Federal S & L	Key Bank

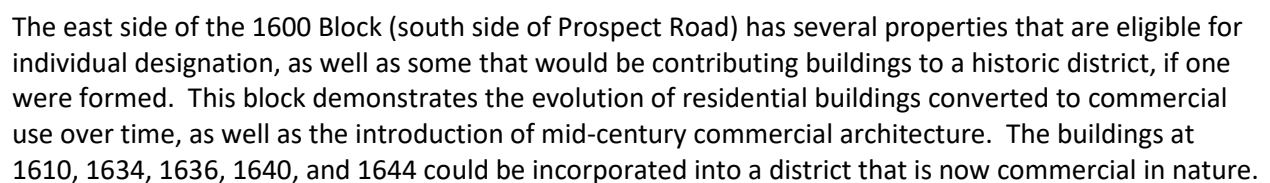
*Additional research needed

Historic District Potential & Future Surveys

There are several areas where historic district potential was identified during this survey. These areas are an expansion of the Laurel School Historic District (or creation of a new district) to include some of the residential properties along the east side of College Avenue; district potential for the east side of the 1600 Block; and the potential for one or more historic districts in the South College Heights Subdivision. A total of 35 buildings were determined to be contributing, where historic district potential was identified, as discussed below.

An expansion of the Laurel School Historic District or creation of a new district could be made to include several properties that are residential in nature; constructed during a similar era as the Laurel School District properties; and fronting on the east side of South College Avenue. This would include properties built as residences in the 500, 600, 700 blocks; and those in the 1200 block. These blocks are adjacent to the Laurel School District, separated only by the north/south alley between Remington Street and College Avenue. The original residences along College Avenue have a similar construction era as the buildings to the east of them that front on Remington Street. The map below shows the locations of potential expansions to the Laurel School Historic District. The original Laurel School Historic District

South College Avenue Survey Potential Laurel School Historic District Expansion Areas





District potential for properties east of the alley, fronting on Remington, was not evaluated, since this area is outside the survey boundaries, but it was developed under the same subdivision and timeframe as those properties along College Avenue. The map below illustrates two areas that are recommended for potential expansion of

The South College Heights Subdivision is generally located south of the Arthur Ditch (including Dartmouth Trail) to Drake Road, between College and Stanford Road. This area has over 500 homes that were developed during the late 1950s – 1960s. The area is associated with the Tiley family and represents one of the largest residential developments undertaken in Fort Collins during the post-war years. Many of the homes in this development are ranch-style, with some split-and bi-level styles. This area has the potential for one or more historic districts, based on its association(s), housing styles, and cohesiveness of its construction timing.

Several properties were identified that warrant further research at the intensive level of survey. This would include full chain-of-title research and more in-depth historical and architectural research that was not done during this project. These are:

- Properties eligible for National and State Register nomination (500 & 502 and 504 & 506 S. College Avenue; 100 E. Drake Road; 1630 S. College Avenue)
- 1636 S. College Avenue – Timeless Creations
- 2540 S. College Avenue – Don and May Wilkins Residence



SURVEY LOG

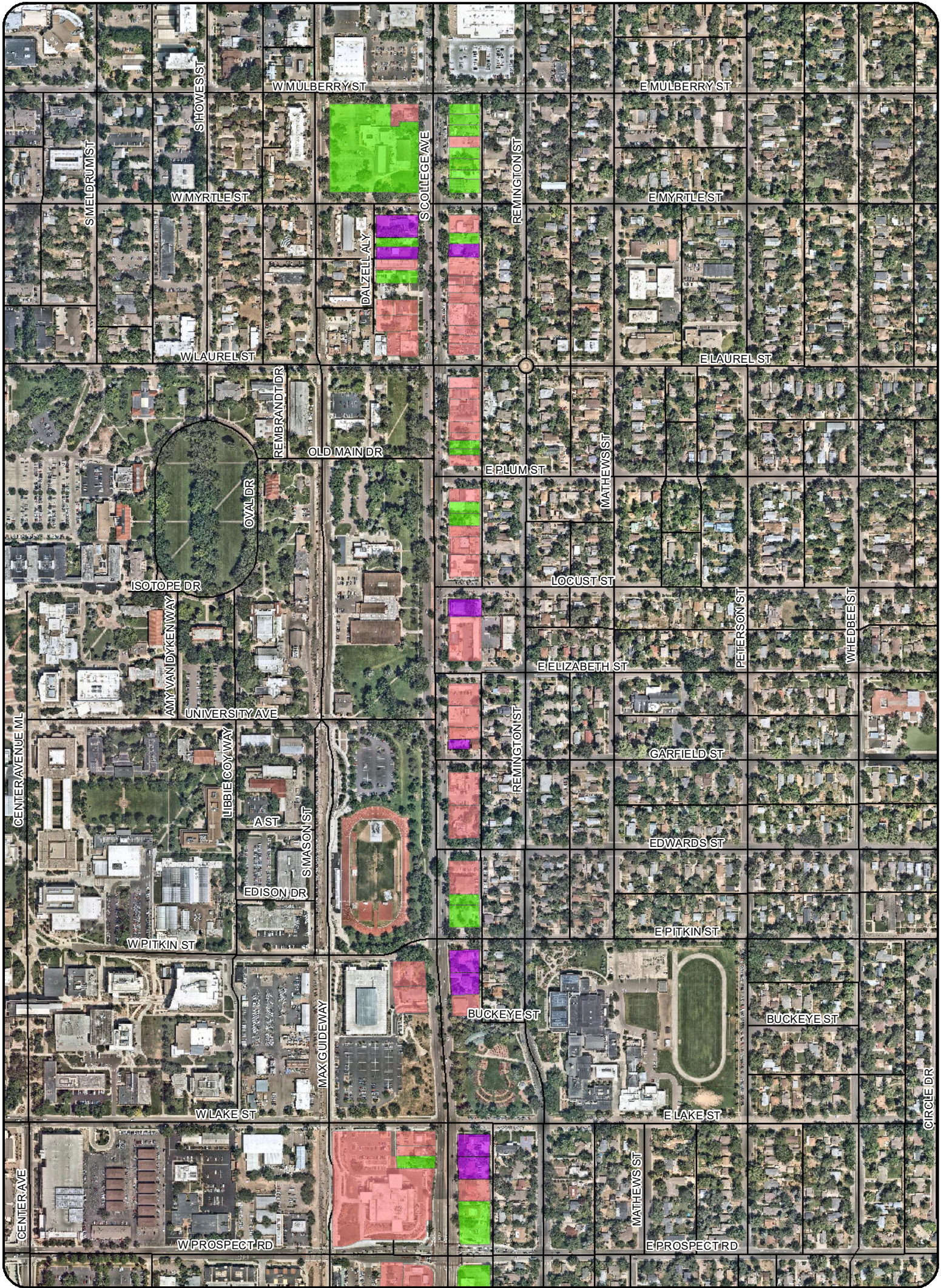
A Survey Log was created for each grouping of blocks and was used to capture and document information on all properties surveyed – regardless of the level of survey done. The log includes properties that are already designated landmarks, although no additional time was spent in documenting these properties beyond adding them to the Survey Log and taking photographs. Information on the Survey Log for each property that is not locally designated includes:

- Parcel number
- Address
- Date of construction, date of significant alterations
- Number of stories
- Exterior wall material(s)
- Roof material(s)
- Architectural style
- Building Type
- Original use
- Current use
- Eligibility for national register/state register/local landmark/district contributing/or already locally designated
- Date of survey
- Notes
- Common name
- Field number (if known – properties that had Architectural Surveys done received a field number from History Colorado if one was not previously assigned)
- Level of survey prepared

The “Notes” column was used to provide information on items such as additions or alterations that have been made to the property, or to indicate if the property is less than 50 years of age. Where alterations are noted, this generally indicates that alterations were made that noticeably change the building’s appearance. The information on the Survey Log created for this survey is being used as to improve the existing GIS-based historic resource survey data base and mapping.

South College Survey Field Results

Mulberry to Prospect



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Legend

Fort Collins Historic Resource Survey

Field Results

- Designated as Historic
- Eligible to be Designated as Historic
- Unlikely to be Designated Historic

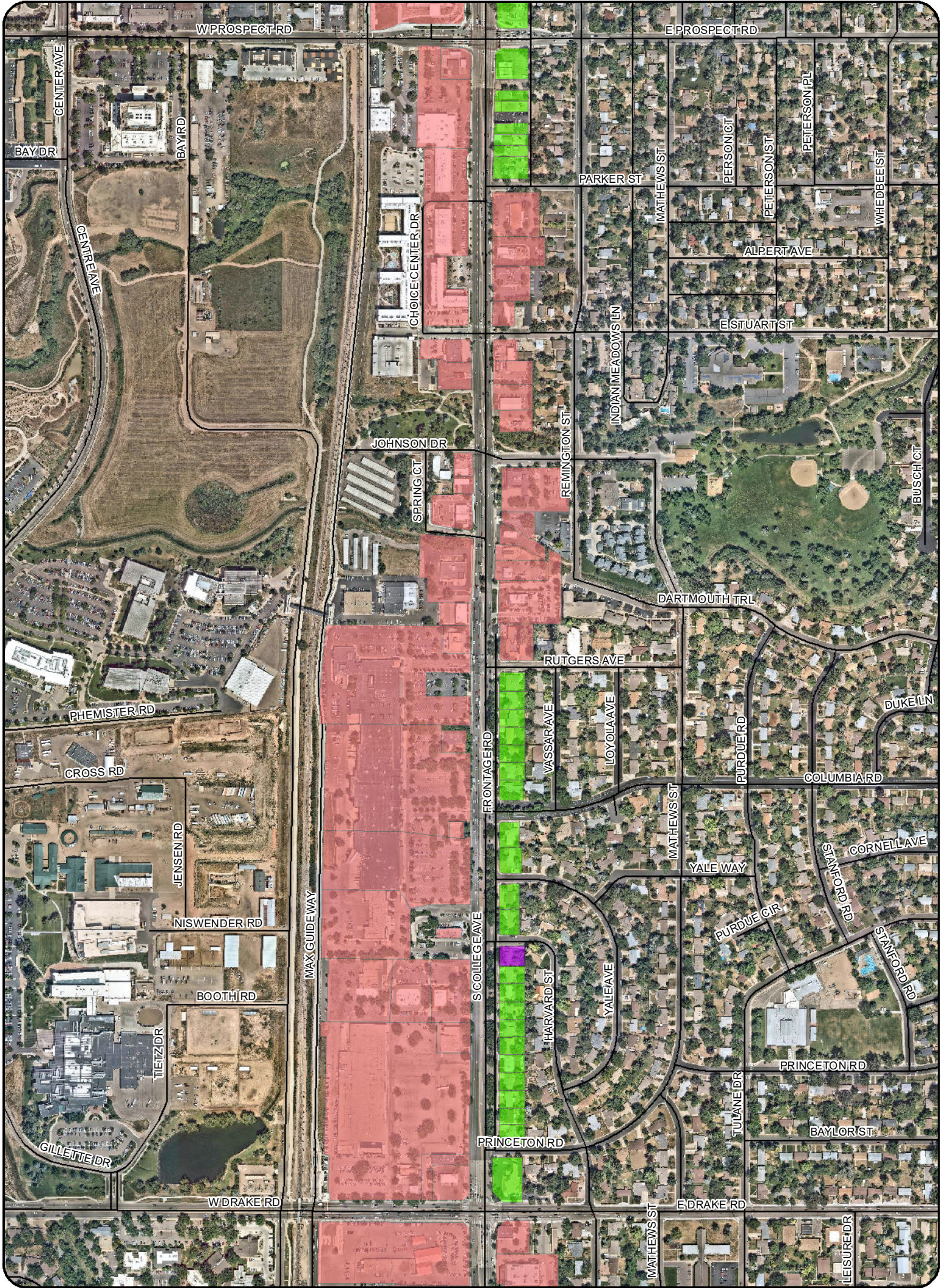
Note: "Eligible to be Designated" indicates properties that could be designated as historic individually OR as part of potential City Landmark Districts. In some cases, the eligibility of those districts has not been formally evaluated.

"Unlikely to be Designated" indicates properties that, upon field research, do not appear to have significance. However, in-depth research could overturn that field assessment in a limited number of cases.



South College Survey Field Results

Prospect to Drake



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Legend

Fort Collins Historic Resource Survey

Field Results

- Designated as Historic
- Eligible to be Designated as Historic
- Unlikely to be Designated as Historic

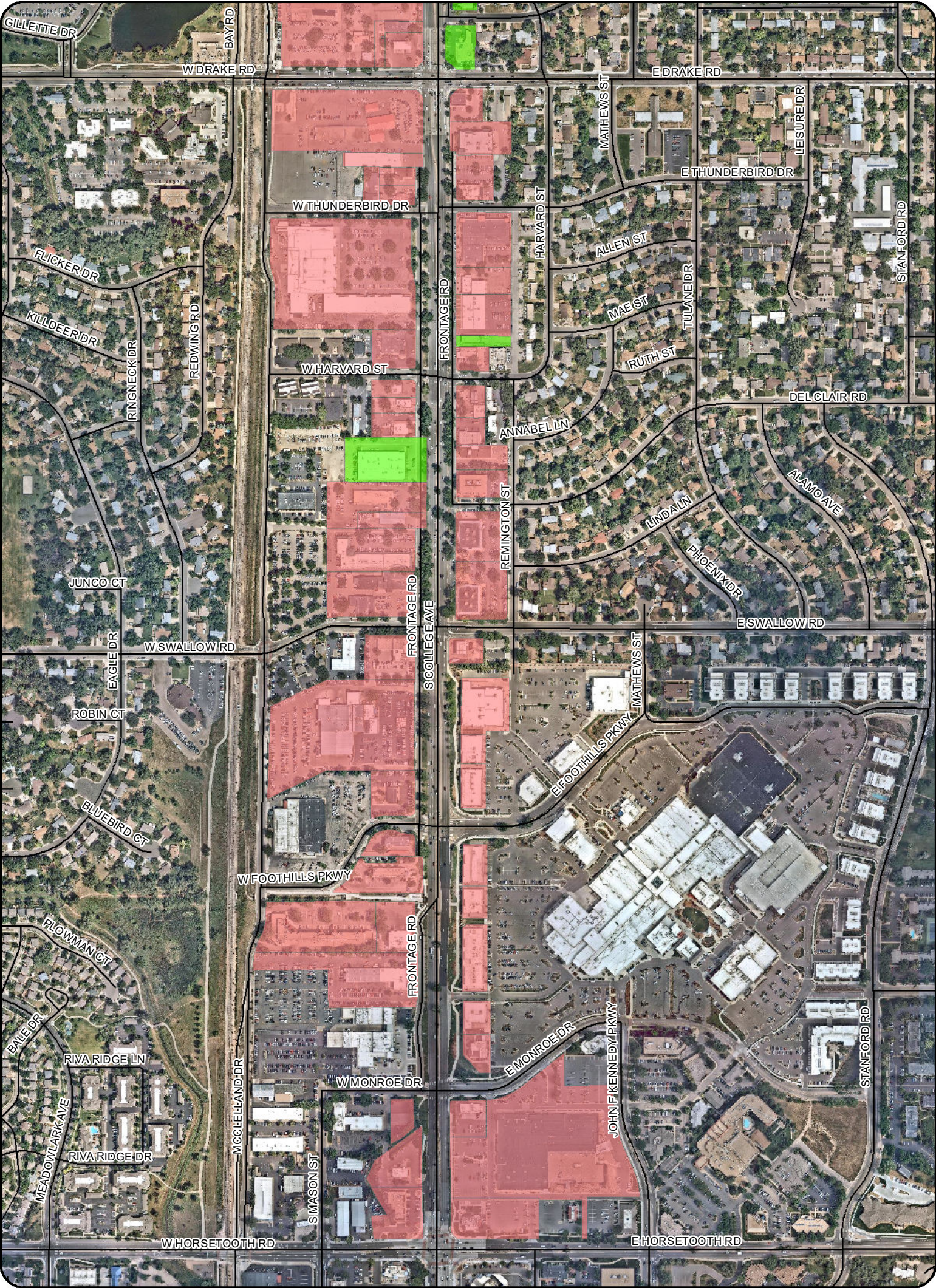
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South College Survey Field Results

Drake to Horsetooth



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Legend

Fort Collins Historic Resource Survey

Field Results

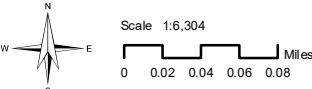
Designated as Historic

Eligible to be Designated as Historic

Unlikely to be Designated Historic

Note: "Eligible to be Designated" indicates properties that could be designated as historic individually OR as part of potential City Landmark Districts. In some cases, the eligibility of those districts has not been formally evaluated.

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APPENDIX A

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APPENDIX B

Sample Reconnaissance Form

Sample Architectural Form