



**Fort Collins Postwar Development
1945-1969
Survey Report**

Prepared by:

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Prepared for:

Advance Planning Department
City of Fort Collins

Colorado State Historical Fund
Project 08-02-031

July 2011



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architectural history | preservation planning | digital preservation media



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On the Cover. The rapid growth of Fort Collins after World War II mirrored that of other cities. (Fort Collins Public Library, image C00144)

INTRODUCTION

Fort Collins Postwar Survey

The Fort Collins Postwar Survey documented ninety six individual sites and the fifty seven homes within the Reclamation Village subdivision. The project was designed to gather architectural and historical data for properties constructed during the postwar period. The surveyed sites included residential, commercial, industrial, and religious buildings constructed between 1945 and the early-1970s. This rather broad date range was chosen because this project represented the first systematic analysis of recent-past resources in Fort Collins. The project included the following deliverables: reconnaissance survey report, survey forms, intensive survey report (this document), and an historic context. This project's intensive survey, based upon the findings of the preliminary reconnaissance survey, sought to document the best examples of postwar architecture in Fort Collins. All survey work was com-

pleted in accordance with the Colorado Office of Archaeology and Historic Preservation (OAHP) Colorado Cultural Resource Survey Manual-Guidelines for Identification: History and Archaeology (2007).

Two funding sources covered the project costs: a State Historical Fund (SHF) grant award and a City of Fort Collins allocation from the Advanced Planning budget. Four professionals completed products for this project. Adam Thomas, Historitecture principal, conducted the reconnaissance survey. Subcontractor Cindy Harris prepared the draft historic context, with assistance from both Thomas and Mary Therese Anstey. Anstey completed nearly all of the survey forms, the survey report, and assisted with the final historic context document. Cheri Yost was responsible for the formatting of the context and survey report.

SECTION 1

Project Area

The incorporated city of Fort Collins is situated along the Interstate I-25 urban corridor, approximately sixty-three miles north of Denver and forty-three miles south of Cheyenne, Wyoming. The community is located along the Cache la Poudre River and near the foothills of the Rocky Mountains, affording local residents dramatic views and numerous recreational opportunities. Horsetooth Reservoir, located nine miles west of the city center, is both a geographic landmark and a popular site for fishing, boating, and camping. The elevation of the community is approximately 5,000 above mean sea level. Fort Collins has a moderate, arid climate with an average of 300 days of sunshine each year.

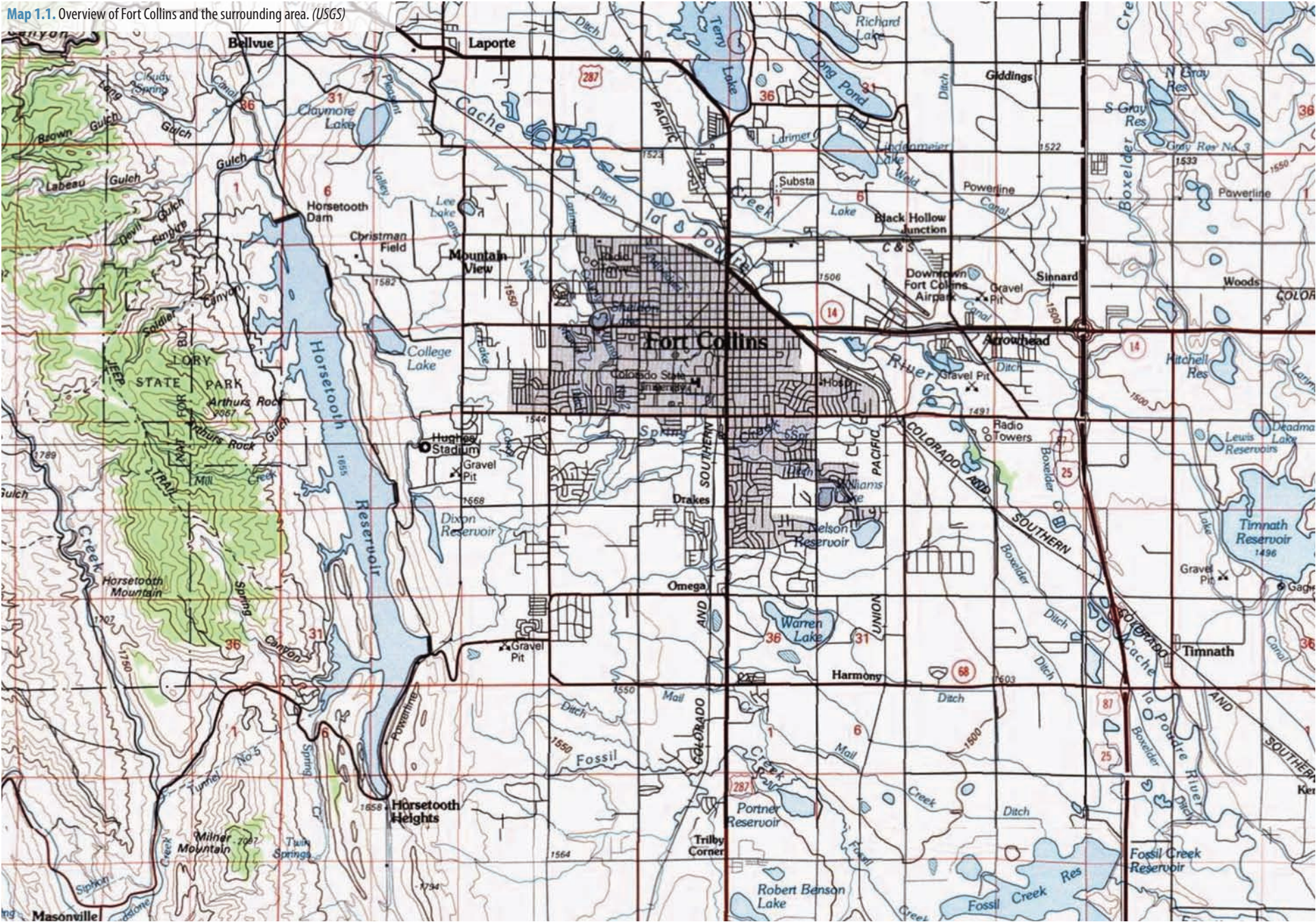
Fort Collins, the most populous city in and county seat of Larimer County, has an area of approximately fifty-four square miles. The community consistently wins national awards for liveability, highlighting Fort Collins as a key location for entrepreneurs, retirees, and recreation enthusiasts. The campus of

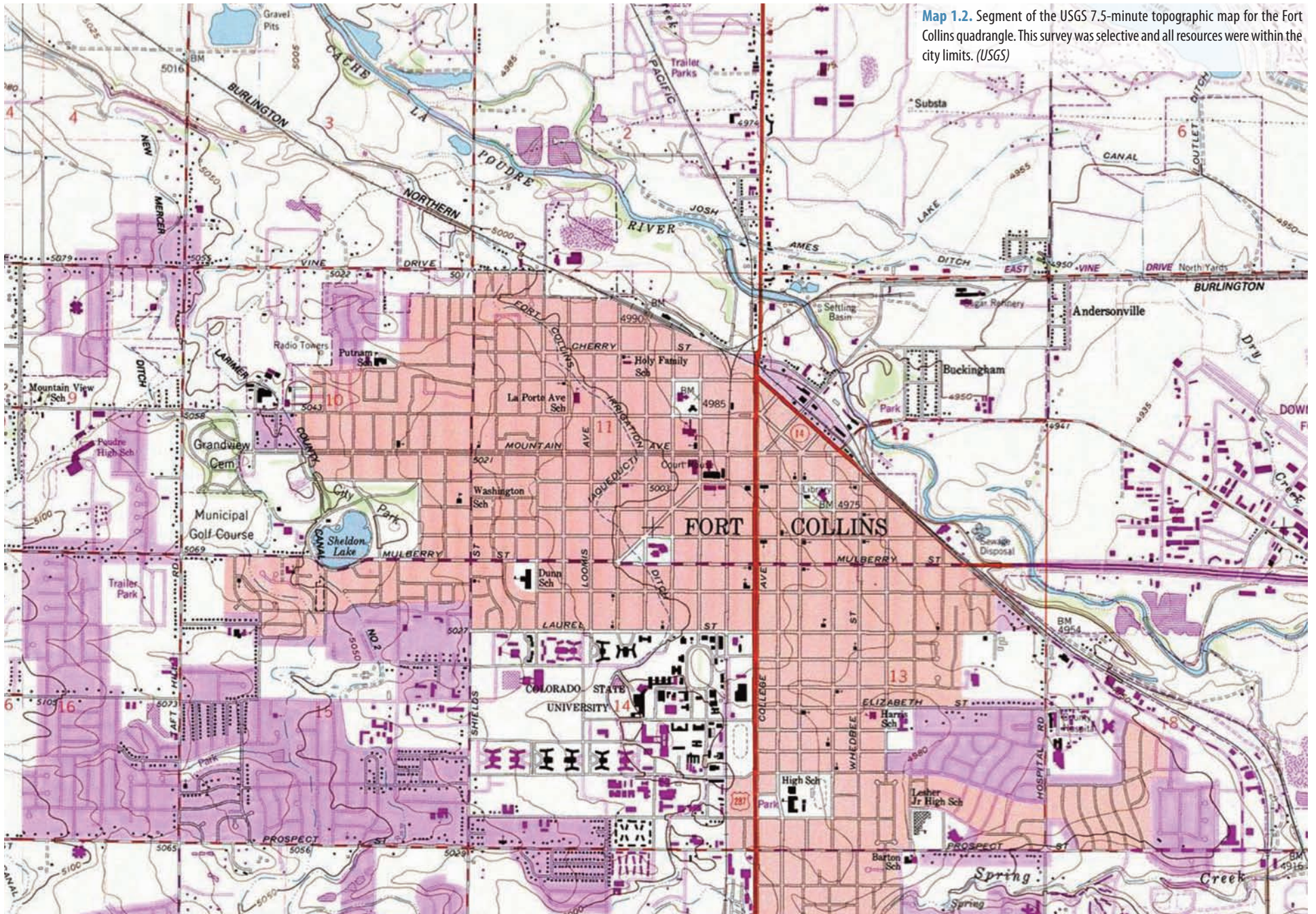
the Colorado State University is a major hub for Fort Collins and is the city's major employer. Other top employers include Poudre Valley Health System and Poudre School District. Key industries in Fort Collins include Woodward Governor and Anheuser-Busch. Fort Collins is home to numerous high tech companies, such as well-know firms Hewlett-Packard and Intel.

The sites for the project survey work were all located within the Fort Collins city limits. Intensively surveyed sites had legal locations within numerous sections of Township 7 North and Range 69 West of the Sixth Principal Meridian, depicted on the United States Geological Survey (USGS) 7.5-minute topographic map of the Fort Collins quadrangle (1984).¹ Total acreage for selective intensive surveys is more difficult to determine than for comprehensive surveys of contiguous resources. The approximate acreage for this project, determined by adding the surveyed area for all sites, was fifty acres.

Maps of the survey area appear on the following pages.

Map 1.1. Overview of Fort Collins and the surrounding area. (USGS)





Map 1.2. Segment of the USGS 7.5-minute topographic map for the Fort Collins quadrangle. This survey was selective and all resources were within the city limits. (USGS)

SECTION 2

Research Design and Methods

Goals and Objectives

The overall goal of this project was to collect and analyze architectural and historical data for Fort Collins properties constructed during the postwar period. Candidates for survey included those resources built from 1945 to the early-1970s. This rather broad date range was chosen because this project represented the first systematic analysis of recent-past resources in Fort Collins. This project's intensive survey, based upon the findings of the preliminary reconnaissance survey, sought to document many of the best examples of postwar architecture in Fort Collins.

The project featured a combination of funding: a State Historical Fund (SHF) grant award and a City of Fort Collins allocation from the Advanced Planning budget. The SHF portion of the project called for completion of a reconnaissance survey, a selective intensive survey of sixty-two sites, a survey report, and an historic context. City funding covered selective intensive survey of forty-one additional sites. There were no changes to any of the SHF products. However, during the project there was a negotiation regarding the city-funded portion of the project. Instead of preparing single Architectural Inventory Forms (#1403) for individual postwar sites, Historitecture agreed to complete the new OAHF Post-World War II Residential Suburban Subdivision Form (#1403b) designed to document entire subdivisions. This template was used to record the fifty-seven resources in Reclamation Village. In addition to this

new form, Historitecture prepared Architectural Inventory Forms for thirty-four postwar sites as part of the city-funded portion of this project.

Scope of Work

The City of Fort Collins developed the following scope of work for the SHF-funded portion of the Post-World War II survey project:

- A. Develop a scholarly context on post-World War II commercial and residential architecture in Fort Collins, from 1945 – 1967:
 1. Conduct thorough background research on the history, growth and development of Fort Collins, and on state, national and international trends affecting our community, including information on social and political trends and their architectural manifestations, on the development of new construction materials and techniques, and on innovations in community planning, as well as on significant area and regional architects and builders;
 2. Conduct archival research and literature search, on existing documentation and source materials;
 3. Complete a file search of existing information at CHS/OAHP, at the Fort Collins Museum and Local History Archives, and in the City Planning and Engineering Departments.

- B. Conduct a reconnaissance survey of five selected residential subdivisions and of the College Avenue and Campus West commercial districts:
 - 1. Consult with CHS to establish the methodology for the reconnaissance survey;
 - 2. Perform reconnaissance survey, noting good examples of intact post-WWII architecture, and examples of common alterations to these properties; document relevant examples through digital photography;
 - 3. Consult with CHS to select properties for intensive level survey.
- C. Perform the intensive survey of sixty-two properties:
 - 1. Prepare a Colorado Cultural Resource Survey Architectural Inventory Form (OAH #1403) for each property, including all primary and secondary buildings and structures;
 - 2. Provide a detailed architectural description and in depth historical research for each building and structure;
 - 3. Provide professional quality black-and-white digital photography of all primary and secondary structures;
 - 4. Determine the number and distribution of resources by age, architectural style and type, construction materials, and property type;
 - 5. Provide a professional evaluation of each resource's eligibility, based upon its significance and integrity, for designation as a Fort Collins Landmark, and for listing on the State and National Registers.
 - 6. Determine the distribution of historic buildings and areas of concentration, and delineate potential district boundaries.
- D. Prepare a survey report, to include bibliography, tables and maps.
- E. Present findings at neighborhood meetings and Landmark Preservation Commission hearings during and at the completion of the project.

File Search and Previous Work

Based upon the findings of the reconnaissance survey, Historitecture submitted to the City of Fort Collins a list of properties to be intensively surveyed. After some negotiation, a final list of properties to be surveyed was approved in October 2010. Historitecture completed an official search of OAH #1403 files, using the COMPASS online database. This search was conducted on March 30, 2011, in anticipation of requesting site numbers for all resources surveyed during this project. The file search determined thirty sites had been previously inventoried. Re-survey of these resources was justified for a number of reasons. A majority of the previously surveyed sites were documented again based upon the OAH recommendation to re-survey resources every ten years. A number of the previously surveyed resources were revisited based upon the quantity and/or quality of information provided on the original forms; several of these resources were inventoried either as part of a reconnaissance survey or were recorded by students with limited experience with historical and architectural survey work. Most importantly, documentation of these previously recorded sites allowed all of these resources to be considered within the context of Fort Collins's postwar development. The city, like nearly all communities across the state, had not completed a systematic study of the postwar period and associated buildings and structures. The results of the file search are

TABLE 2.1: FILE SEARCH RESULTS

Site Number	Property Name	Address	National Register Eligibility*	Date of Survey
5LR.2244	N/A	260 Circle Drive	Not Eligible- Field	28-Apr-98
5LR.2252	N/A	330 Circle Drive	Not Eligible- Field	28-Apr-98
5LR.2266	N/A	410 Circle Drive	Not Eligible- Field	28-Apr-98
5LR.2275	Nicol Building	528-530 College Avenue	Within Existing District- Noncontributing	8-Apr-98
5LR.2293	Rock'n'Robins CDs, Records, and Tapes	804 College Avenue	Within Existing District- Noncontributing	10-Apr-98
5LR.2497	St. John's Lutheran Church	305 Elizabeth Street	Within Existing District- Noncontributing	24-Dec-97
5LR.2652	N/A	112 Kenroy Court	Not Eligible- Field	23-Apr-98
5LR.2721	U.S. West Service Center	913 Laurel Street	Not Eligible- Field	13-Dec-97
5LR.3205	Seventh Day Adventist Church	502 Pitkin Street	Within Existing District- Noncontributing	21-Jan-98
5LR.3513	First United Methodist Church	1005 Stover Street	Not Eligible- Field	31-Mar-98
5LR.3664	N/A	1538 Whedbee Street	Eligible- Field	20-Mar-98
5LR.3978	Reclamation Village	Various	Needs Data- Officially	3-Feb-99
5LR.4387	N/A	327 S. Shields Street	No assessment given on form	8-Apr-01
5LR.4392	N/A	427 S. Shields Street	Not Eligible- Field	6-Jul-86
5LR.7453	N/A	523 S. Grant Avenue	No assessment given on form	4-Jan-01
5LR.8178	Mosher Manor	113 Myrtle Street	No assessment given on form	9-Feb-99
5LR.8477	N/A	121 Sherwood Street	No assessment given on form	27-Jan-99
5LR.8479	N/A	125 Sherwood Street	No assessment given on form	27-Jan-99
5LR.8590	N/A	530 N. Shields Street	No assessment given on form	21-Mar-01
5LR.8755	N/A	410 Wayne Street	No assessment given on form	30-Aug-00
5LR.8757	N/A	510 Wayne Street	No assessment given on form	30-Aug-00
5LR.9996	Key Bank	100 E. Drake Road	Not Eligible- Field	1-Apr
5LR.9998	First National Bank Computer Annex	200 Olive Street	Not Eligible- Field	17-Apr-01
5LR.10478	Roger Steele Residence	1810 S. Taft Hill Road	Not Eligible- Field	Apr 01
5LR.10486	Hall Residence-Griffith Residence	628 Monte Vista Avenue	No assessment given on form	Apr 01
5LR.10490	Griffin Building	303 W. Prospect	Not Eligible- Field	Apr 01
5LR.10493	Fellowship Bible Church	2550 S. Taft Hill Road	Eligible- Field	Mar 01
5LR.10494	Vern's Tile and Linoleum	1618 S. College Avenue	Not Eligible- Field	14-Apr-01
5LR.11217	N/A	106 Washington Avenue	Within Potential District- Unknown Status	17-Aug-00
5LR.12237	El Palomino Motel	1220 N. College Avenue	Eligible- Officially	12-Apr-10

NOTE: Determinations of National Register of Historic Places eligibility are subject to change over time. There are three major factors affecting eligibility assessments. First, many recent past resources surveyed during the 1980s and 1990s were not found eligible based upon strict adherence to the National Register fifty-year "rule." Second, the availability of new details about the history and architecture of resources can impact assessments of significance. Finally, extensive alterations, either historically accurate restoration or insensitive changes, can impact assessments of integrity.

summarized in Table 2.1.

Methods

All survey work was completed in accordance with the OAHF Colorado Cultural Resource Survey Manual- Guidelines for Identification: History and Archaeology (2007). Adam Thomas, Historitecture principal, started work on this project, conducting the reconnaissance survey, working with Cindy Harris on the draft historic context, and completing a few of the intensive survey forms. In August 2010, architectural historian Mary Therese Anstey joined Historitecture, taking over responsibility for the completion of all remaining products.

This survey project was organized in three major steps: fieldwork, archival research, and form completion.

Fieldwork

RECONNAISSANCE

The basis of the reconnaissance survey was a color-coded map, produced by the City, that depicted all Fort Collins properties containing principal buildings dating to between 1945 and 1967, based on Larimer County tax assessor records. The map revealed both significant concentrations of postwar construction as well as newer infill in prewar neighborhoods. Historitecture used the map as a means to prioritize the enormous number of properties containing postwar buildings. Adam Thomas then canvassed these concentrations of resources and individual properties by car, bicycle, or on foot, photographing properties and recording the following features:

Address;

Property name;

Property type (e.g. residential, commercial, or religious);

Date of construction;

Style;

Survey priority (e.g. high, medium, or low); and

Notes.

The results of the reconnaissance survey were an intensive-level survey plan and list of candidate properties. In developing this list, Mr. Thomas selected properties best representative of the time period (1945 to 1967) and its associated architectural styles. The properties generally had a high level of physical integrity and represented economic and geographic diversity. They also included a mix of commercial, government, religious, industrial, and residential properties.

INTENSIVE

For all intensively surveyed sites, the first step was to physically visit each property to record its architectural features and photograph as many elevations of each building as possible. During the fieldwork, archaeological potential was not considered because this was an historical & architectural survey. This project featured multiple fieldwork sessions due to the staff transition on this project, the distance between surveyed sites in this selective intensive survey, weather conditions, and other factors. Adam Thomas conducted intensive survey fieldwork on July 2, 2010. Mary Therese Anstey conducted further fieldwork for the intensive survey portion of the project on August 26 and 30, 2010; November 19, 2010; December 14, 2010; March 21, 2011; and April 8, 2011.

Recording every elevation of every building and structure was, in many cases, somewhat difficult. Lack of alleys represents a character-defining feature of postwar residential subdivisions. For this reason, obtaining photographs of both the

rear elevations of many of the surveyed homes and any secondary structures (such as accessory sheds and detached garages) from the public right-of-way was impossible. In many, but not all, cases, it was less challenging to obtain complete photographic documentation of commercial, industrial, and religious buildings. Historitecture was able to record at least the principal elevation of each major building surveyed during this project.

Archival Research

To make the best use of the project budget, Historitecture staff purposefully concentrated on consulting available online research materials. Developing the property histories was based on two major sources: property search records from the Larimer County Assessor and Fort Collins city directories. Both of these sources were available online, at www.co.larimer.co.us/assessor and history.fcgov.com/archive/directories.php. Biographical information came from a variety of sources. The Larimer County Genealogical Society's online obituaries, available at www.lcgsco.org/county-indexes/obituaries, were particularly useful. Information from online search engines such as Ancestry.com and Google supplemented details available elsewhere. Other fruitful sources included U.S. census records, oral histories, and the clipping files at the Local History Archive in the Fort Collins Museum.

Form Completion

The final step combined the results of the fieldwork and archival research for the surveyed sites onto the Architectural Inventory Form (#1403). A form was generated for each property, with the appropriate photographs and maps attached. As mentioned previously, a Post-World War II Residential Sub-

urban Subdivision Form (#1403b) was completed for Reclamation Village, a neighborhood of homes erected in northeast Fort Collins in 1946 to provide housing for workers engaged in the Colorado-Big Thompson water diversion project. All universal transmercator (UTM) coordinates were confirmed using the Google Earth online tool. Black and white photos, in archival sleeves, were attached to each survey form. Each inventory form included two maps: a site map based on aerial images provided by the City of Fort Collins and a USGS map identifying the surveyed resource by site number.

Procedure

Work on the intensive-level selective survey began on July 2, 2010, and was completed on April 8, 2011. Photographs were captured on multiple cameras, including a Nikon D90 digital camera with 12.1 megapixel resolution and a Casio EX-Z1000 with 10.1 megapixel resolution. All survey photographs were printed according to the National Register's 75-year archival standard by way of an Epson Stylus Photo 1400 inkjet printer. This included Epson Claria high-definition inks on four-by-six-inch Epson ultra premium glossy photo paper. The photos were saved as four-by-six-inch, 300 pixel-per-inch images, in tagged image file format (TIF) and burned onto a 300-year, archival compact disc. Forms were compiled and generated in Archbase, a File-Maker database.

Determination of Significance

Historitecture assessed the selected Fort Collins postwar survey properties for their historical and architectural significance and, thus, their individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as City of Fort Collins local landmarks.

Initially, in consideration of National Register eligibility, Historitecture ranked each surveyed site on a scale that considered the combined levels of historical significance and physical integrity, based on the four National Register criteria of significance and seven standards of integrity. Historitecture also applied local criteria for local landmark eligibility. Those rankings were, from low (not significant, low physical integrity) to high (very significant, high physical integrity):

- Not individually eligible
- Individually eligible, local landmark (or, perhaps, State Register); and
- Individually eligible, National Register and State Register.¹

NATIONAL REGISTER ELIGIBILITY

The National Historic Preservation Act of 1966, as amended, created the National Register of Historic Places, which the National Park Service administers. Criteria for National Register eligibility are set forth in Title 36, Part 60, of the Code of Federal Regulations and are summarized as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a

type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to the criteria listed above, the National Register requires some additional considerations before a property can be listed:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her



- productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance. In general, properties achieving significance within the past 50 years are not considered eligible for individual listing in the National Register.

the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. The criteria for listing are as follows:

- Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:
 - A. The property is associated with events that have made a significant contribution to history; or
 - B. The property is connected with persons significant in history; or
 - C. The property has distinctive characteristics of a type, period, method of construction or artisan; or
 - D. The property has geographic importance; or
 - E. The property contains the possibility of important discoveries related to prehistory or history.

STATE REGISTER ELIGIBILITY

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 and is a listing of the state’s significant cultural resources worthy of preservation for the future education and enjoyment of Colorado’s residents and visitors. The State Register program is administered by OAHP within the Colorado Historical Society. The Society maintains an official list of all properties included in

LOCAL LANDMARK ELIGIBILITY

Local landmark designation provides for the recognition of sites, structures, objects and areas important to the history and character of Fort Collins, and protects them from exterior changes which might destroy or jeopardize their authenticity or distinctive features. Local designation may be based on historical importance, architectural importance, or geographic importance:

Historical importance—has character, interest, or

value as part of the development, heritage, or culture of the city, state, or nation; is the site of an historic event with an effect upon society; is identified with a person or group who had some influence on society; or exemplifies the cultural, political, economic, social, or historic heritage of the community. *Architectural importance*—portrays the environment of a group of people in an era characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural specimen; is the work of an architect or master builder whose individual work has influenced the development of the city; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

Geographic importance—the site, structure, object, or area, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or city.

Local landmarks must meet at least one of the following criteria:

1. The property is associated with events that have made a significant contribution to the broad pattern of history; or
2. The property is associated with the lives of persons significant in history; or
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 the individual distinction; or
4. The property has yielded, or may be likely to yield, information important in prehistory or history.

The City of Fort Collins requested specific guidance for assessing the integrity of postwar resources. This information appears in Appendix A.

DETERMINATIONS OF DISTRICT ELIGIBILITY

This inventory was conducted as an intensive-level selective survey and, therefore, lacked the continuity of resource data necessary to recommend the creation of an historic district. However, the recommendations section of this report contains some details about areas of the city where there may be district potential.

SECTION 3

Historical Context

In August 1945, the United States emerged victorious from World War II, having obtained a level of military, political, and economic power greater than previously imagined. War-weary Americans emerged from the conflict with a sense of pride, confidence, and consensus that enabled them to develop astounding technological innovations and reach new heights in industrial productivity. Although it took a few years for the country to settle into peacetime, overall prosperity marked the postwar period.

As in most communities throughout the country, the postwar mood in Fort Collins was optimistic. This optimism, along with several other factors, allowed Fort Collins to transform itself geographically, economically, politically, and culturally during the second half of the twentieth century. The community hoped for a bright and prosperous future, with promises of plenty of water and electricity from the Colorado-Big Thompson project. Business boomed. Major highway projects were underway, Colorado A&M was bursting at the seams with new students, and great masses of people relocated to Fort Collins. From a quaint agricultural town with a population of 12,251 people in 1940, the city more than doubled in size by 1960. To accommodate these new citizens, developers constructed both infill housing and residential subdivisions on former agricultural land. The center of town, along with new shopping and business facilities, homes, churches, and schools gradually spread southward.

A number of important themes not only influenced but also resulted in postwar development of Fort Collins between 1945 and 1969. The text below describes Fort Collins at the close of World War II, crucial infrastructure improvements, the postwar transformation of Colorado A&M to Colorado State University, the role of recreation and religion in postwar Fort Collins, the local characteristics of the postwar residential building boom, and local business development.

Fort Collins at the End of World War II

When World War II came to a close, residents of Fort Collins rejoiced. GIs and defense workers would soon be returning home and the future—postponed in service to the nation—could at last begin. Approximately 4,000 Larimer County residents enlisted in the armed forces during the war; 98 gave their lives. During the war, as elsewhere across the country, Fort Collins residents invested in war bonds, participated in Civil Defense drills, collected scrap metal, and engaged in other patriotic and thrifty activities. Some traveled to Cheyenne each day to attach machine guns and instruments to B-17 and B-24 bombers at the Boeing plant. Others held jobs in small manufacturing plants making plastic goods and parachutes or put their hands and backs into agricultural work.

Unlike other American cities that witnessed increases in manufacturing and the erection of new worker housing, Fort Collins did not experience significant wartime changes. Ini-

This project included production of an historic context as a separate document and this portion of the survey report is based upon that publication. Readers interested in knowing more about the topics discussed here should refer to *“Fort Collins E-X-P-A-N-D-S” The City’s Postwar Development, 1945-1969* by Cindy Harris and Adam Thomas.

tially GIs returned to a city where lilacs still lined the streets, people still rode trolleys to work, and the Aggies still played football on Saturdays in the fall. The city's economy was based predominantly upon agricultural supply and processing. In addition to agriculture, business related to education, tourism, professional services, service-related industries, and some manufacturing contributed to the city's economy. Fort Collins was home to the Colorado Agricultural and Mechanical College or Colorado A&M, a land-grant institution established in 1870. As the war wound down, efforts were underway both to resume work on the Colorado-Big Thompson Project and to complete Horsetooth Reservoir. Understanding the implications of the G.I. Bill, Colorado A&M prepared for an influx of new students. Developers planned new subdivisions to host new families. Churches and businesses constructed additions. All of these changes hinted at how Fort Collins would change and become more modern during the postwar period.

Postwar Infrastructure Improvements

The western United States experienced a tremendous postwar population boom. "From 1945 to 1970 more than 30 million people moved beyond the Mississippi, the most significant redistribution of population in the nation's history."¹

This newfound popularity for the West was based upon both emotional and cultural influences. Many enjoyed labeling themselves as modern-day pioneers within this region's arid, mountainous, wide-open landscapes. During the 1950s popular culture also embraced all things western, including singing cowboys and Wild West television programs. Some of the individuals who moved west found their way to a sleepy cow and college town at the foot of the Rocky Mountains: Fort Collins.

Major community infrastructure improvements, such as enhancements to highways, water supply and storage, and the electrical transmission network had been planned since the 1920s, but economic depression delayed completion. With federal government support and plentiful funding, these projects could be completed—and just in time to meet the demands of a doubled population. The period of most rapid growth occurred between 1951 and 1957. The city adopted new planning and zoning ordinances and created a municipal planning department to address issues associated with land annexation for both residential and commercial expansion. Basically, between 1945 and 1969, Fort Collins transformed from a rural, small town into a modern city.

After the war highway building was a top priority in Fort Collins and in other communities across the nation. President Dwight D. Eisenhower signed legislation in 1956 that literally paved the way for an American obsession with the automobile. Road building projects, including those originally initiated prior to the Great Depression and World War II, provided much-needed employment for thousands while the nation's industries converted to peacetime production. The Colorado Department of Transportation (CDOT) revived twelve projects mothballed during the war and initiated an additional fifty-three new projects. Immediate postwar road building projects included north-south routes along Highways 85 and 87. These roads stretched from the border with Wyoming through Greeley, Fort Collins, Denver, Colorado Springs, Pueblo, and Walsenburg to the Raton Pass at the New Mexico state line. In Fort Collins residents were eager for work to begin widening bridges and paving portions of Highway 287, completing sections of the Denver-Cheyenne Highway, and improving Colorado Highway 14 from Sterling through the Poudre Canyon.

The Federal-Aid Highway Act of 1956 changed the name of the highway system to the National System of Interstate and Defense Highways, identified dedicated funding sources, and adjusted the way highway funds were apportioned to states. Federal funding paid for ninety percent of a nationwide highway system with all roads meeting new national design standards. Throughout the postwar period, road construction—federal interstates, state highways, and local streets—was important to commercial, residential, and community expansion. By 1965, Interstate I-25 was continuous from Walsenburg to the Colorado-Wyoming border, providing Fort Collins residents easy access to cities and towns along the Front Range.

With federal funding for road construction, communities shifted their focus to other necessary infrastructure improvements. As with other Front Range cities, lack of water in Fort Collins threatened expansion. Plans to address this issue had been in progress since the 1930s. A citizens' group aided by Colorado A&M president Charles Lory, a longtime advocate of efficient water use in Colorado, submitted a report in 1934 to the Bureau of Reclamation explaining the continued threat of drought and its effect on regional agriculture. In 1937 the Bureau approved a plan to divert water from the west-flowing Colorado River at Grand Lake to the east-flowing Big Thompson River. The Colorado-Big Thompson Diversion Project was underway in 1938: however, like all new building not associated with war production, after the strike on Pearl Harbor, construction ceased. Work on the project resumed in 1946, and the promise of water fueled plans for the growth of both agriculture and industry in Northern Colorado. On July 21 and 22, 1949, the Bureau completed Soldier Canyon and Horsetooth dams, creating the Horsetooth Reservoir with a capacity of

151,800 acre-feet. This water project provided water not only to irrigate acres of farmland in Northern Colorado but also a dramatic increase in electrical horsepower for use in homes and industries in Denver and throughout the region.

Fort Collins continued to improve their water infrastructure to take advantage of business and industrial opportunities while accommodating a higher population. Fort Collins began to participate in federal power pooling in 1955 through the Bureau of Reclamation, adding hydroelectric to its existing resources of coal, oil, and gas. Fort Collins was one of the first communities in the nation to install utilities underground. The postwar subdivision of Circle Drive received this treatment in 1946 and Carolyn Mantz subdivision in 1953. The concept of underground utilities was based upon materials and engineering developed and used successfully during the war. This utility undergrounding was an important improvement both financially and aesthetically. The underground system was easier and less costly to maintain since lines were not subject to damage from storms and tree limbs, and poles no longer had to be replaced. Eliminating both poles and tangles of electrical lines created a pleasing, minimalist, even pastoral appearance attractive to both developers and homebuyers. Faced with high initial expenses for such undergrounding, but keen to attract development, City Manager Guy Palmes arranged for the City to subsidize these costs. Instead of charging developers the full sum of approximately \$500 per residential unit, an expense likely to be passed on to new homeowners, Palmes assessed developers just \$50. In 1968 the city adopted an ordinance requiring all new subdivisions to feature underground utilities exclusively.

Roads and water infrastructure improvement were visible postwar developments. However, improvements to the

local planning system were just as necessary to facilitate local postwar growth. The origins of city planning predated the postwar period—the City of Los Angeles was the first U.S. community to enact a zoning ordinance in 1909— but in the face of tremendous postwar growth and the resulting commercial and residential development, such regulations were increasingly necessary to assure the appropriate placement of often competing developments. Fort Collins enacted its first zoning plan in 1929, developing six categories of sanctioned land use. Given the general lack of development during the 1930s and 1940s, there was little need for zoning enforcement until the postwar period; the Fort Collins zoning board was not created until 1954. This body dealt with annexations that expanded the city boundaries and dramatic subdivision development during the postwar period and beyond.

Fort Collins annexation statistics show the years from 1951 to 1957 as the key period in the city's postwar expansion. Between 1925 and 1950 the City made only four annexations totaling 18 acres. However, from 1951 to 1957 there were twenty-seven annexations of 1,388 acres, with such annexation trends continuing after 1957. The *Coloradoan* reported the city doubled in size between 1948 and 1959, reaching just over six square miles. This same article labeled 1959 as Fort Collins's "boomingist' year yet, in annexation, in construction, and, possibly, in population."² According to a 1961 *Coloradoan* article, the city made a total of 75 annexations between 1948 and 1961, and these additions increased the total area of the city from 1,900 acres to 4,068 acres during the thirteen-year period.³

Changes to zoning and planning infrastructure were part of larger changes within Fort Collins municipal government. Although voters were initially reluctant, city officials recog-

nized the need for a more efficient system to manage the issues facing the community and appointed Guy Palmes to the position of city manager. In 1954, citizens approved a new city charter which established a council-manager form of government, placing ultimate responsibility for city administration in the hands of the city manager. This official answered to the city council and attended all council meetings but possessed no vote at these sessions. The new charter also enlarged the city council from three to five members and gave this body authority to appoint the mayor.

Continued population growth and commercial expansion highlighted the inadequacies of the city's existing 1929 zoning ordinance. In 1953, Palmes recommended the city council adopt new regulations to address the realities of postwar prosperity. Palmes identified the problems at hand, anticipated future growth, and presented a logical plan for managing city expansion. He advocated new zoning regulations to allow for new streets, highways, and storm and sanitary sewers; electric, gas, and telephone facilities; and garbage and rubbish removal. He also recommended at least ten percent of the land within new developments be allocated for schools, parks, and playgrounds; new zoning would also allow for neighborhood drug stores and groceries.⁴ Palmes advocated not only a study of existing and future tourist courts, motels, and trailer camps, but also stringent regulations on sanitary, health and fire hazards for such facilities. The proposed zoning ordinance included a new element: the need for adequate parking. Palmes suggested requiring all residential developments to supply at least one off-street parking space for each dwelling unit. He also advocated for new commercial areas outside of downtown to provide ample off-street parking to meet the expected volume of customers. In general, Palmes believed the new zon-

ing ordinance would both support good growth and preserve the aesthetic qualities of the city.

Despite his best intentions, Palmes's efforts to revise the 1929 zoning ordinance neither accurately gauged the growth rate nor adequately addressed the effects. In 1958 the city considered comprehensive planning rather than simple revisions to the zoning ordinance. The City, through the Colorado State Planning Division, secured grants to hire Denver community planning consultant Harold Beier who produced a set of reports detailing the history, character, economic base, and physical features of the city. The final document in the series was a comprehensive report summarizing the City's strengths and weaknesses and providing strategic planning guidance. In this document, he expressed concern about unplanned development—especially narrow streets with little planning in terms of either design or route—in the unincorporated fringe areas adjacent to the city; he supported the city's policy of not providing water connections to properties outside the city limits as crucial for stopping such inappropriate, unplanned growth.

According to Beier, the city's wide streets represented one of its greatest assets. He identified the width, alignment, and direction of the streets (particularly College and Mountain avenues) as the most important aspect of the original town plat. He claimed such wide rights of way "may have been the salvation of the downtown business area... [since] they provided wide sidewalks for pedestrian movement, plenty of street width for diagonal parking of cars at the curbing...and more than sufficient land width for the movement of vehicles."⁵ Beier also had opinions about the width of city lots, reminding Fort Collins leaders that the buying public wanted more yard space, a better house, and lower densities. He suggested widening

the minimum residential lot but trimming the depth since new homes no longer featured barns or garages at the rear. Beier also advocated a move away from the outdated practice of subdividing parcels into straight-line or rectangular plans. The suggestions he made were in keeping with prevalent practices in large postwar residential subdivisions intended to streamline the planning process for such developments.

Finally, Beier advocated the role of community planning to discourage monotonous residential suburbs. He encouraged planning neighborhoods which function "as an integrated group of dwellings and associated public, commercial and other facilities" rather than "block after block of identical houses at uniform cost." He expressed opinions in keeping with a modern planning ethos, which believed well-designed physical surroundings positively influenced residents.⁶

Only a limited number of zoning code adjustments based upon Beier's recommendations were adopted. In the early-1960s the city's dramatic continued growth highlighted the need for more changes to existing planning regulations, particularly those portions related to subdivisions, traffic management, controlled annexation, and recreation planning. The city hired the firm of S. R. DeBoer & Company, nationally renowned planning consultants from Denver, to develop a comprehensive plan. However, the DeBoer Plan was not well-received and was generally dismissed as being too comprehensive. Nevertheless, DeBoer's research reports were critical for future planning endeavors. The League of Women Voters also played an essential role in moving the issue of city planning forward. Chapter president Marcile Wood pushed for a Citizen's Advisory Planning Committee, a group successful in convincing the city to hire its first planner in 1962. This individual developed a revised zoning ordinance that Fort Collins

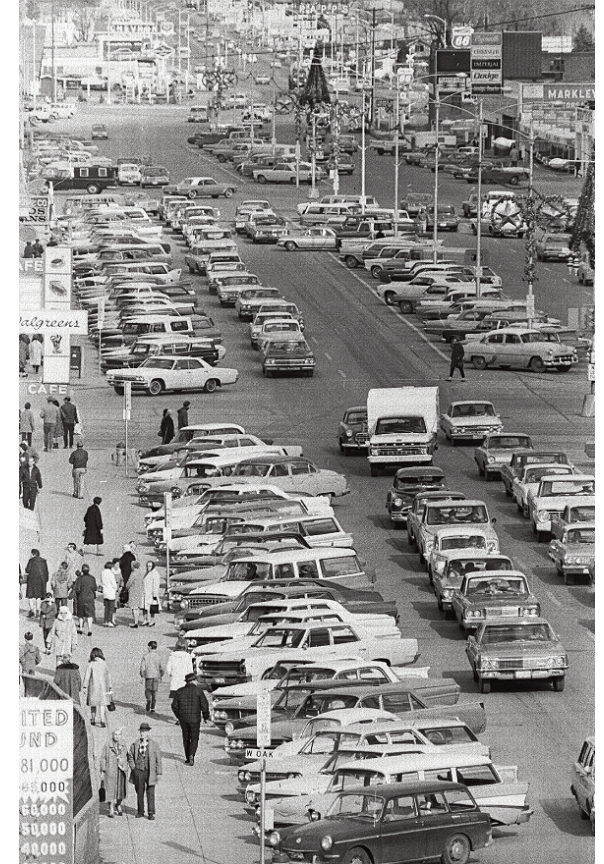


Figure 3.1. According to planning consultant Beier, Fort Collins wide city streets were one of its greatest assets. (Fort Collins Local History Archives, C01484)

adopted in 1965. In 1967 the city adopted its first comprehensive plan, “The Plan for Progress.”

City Manager Guy Palmes, who had been in charge of utilities prior to accepting this leadership position and influenced so much of Fort Collins’s postwar expansion, retired in 1961. The *Coloradoan* noted how he, along with the members of the City Council, “... pulled and shoved the residents over humps of low water pressure, backed up sewage, deteriorating streets, a growing parking dilemma, and other equally serious problems, somehow managing to keep ahead of these growing pains.”⁷ These individuals carefully controlled the city’s physical expansion, but it was the small agricultural college that burst its seams at the end of World War II.

Postwar Change at Colorado A&M

The history of Fort Collins is intertwined with the evolution of its largest institution, Colorado A&M, today’s Colorado State University. During the postwar period, both the campus and the City experienced dramatic population increases, faced infrastructure shortfalls, and struggled to maintain buildings. Using long-term planning to guide the evolution of the college, President William Morgan created new academic programs, built modern facilities, and transformed the provincial college into an international research university. This expansion was critical to the growth of the City. Indeed, modernizing the college was crucial to modernizing the City; both expanded simultaneously.

During the final years of the war, at Colorado A&M and universities across the country, peacetime preparations were well underway. Politicians and government officials sought to prevent the conditions that led World War I veterans to march on Washington in 1932, demanding payment of their service

certificates. Government officials realized until American industry fully transitioned to peacetime production, jobs would be in short supply. Their solution was to reward those who had served their country with a share in the American Dream, providing the means to obtain a college education, training for new jobs, and support for purchasing homes. The Servicemen’s Readjustment Act of 1944, commonly known as the G.I. Bill, was designed to ease veterans’ transition back into society and prepare them for new occupations. This legislation provided unemployment compensation, building materials for Veteran’s Administration (VA) hospitals, job-placement assistance, guaranteed home and business loans, and both education and training benefits.

The G.I. Bill had a profound effect upon secondary education in the United States. Of the approximately 15 million World War II veterans, roughly 7.8 million took advantage of education and training benefits. This enormous influx of former soldiers was responsible for an enrollment boom of seventy percent over prewar levels at American universities. At Colorado A&M the January 1946 enrollment of 1,461 represented a thirty-seven percent increase over figures from fall 1945.⁸

The effect of the G.I. Bill on American colleges and universities was nearly immediate. Such institutions, traditionally bastions of the upper and upper-middle classes, were swamped with veterans who little resembled the freshmen of prewar years. In 1947 almost half of all college students had served in the military. These veterans were, in most cases, older, hardened by war, and eager to get on with their lives. Under the G.I. Bill, the federal government paid the cost of tuition and fees directly to the participating educational institution, with the veteran receiving a monthly allowance of \$50 if

single or \$75 if married with dependents. A portion of this allowance was intended to cover the cost of housing, a commodity in very limited supply in most college towns, particularly Fort Collins. In response to such shortages, the college converted a former storage building into sleeping quarters for twenty students and transformed unused club offices in the old Student Union building into additional accommodation.

The housing problem was so severe the college asked citizens to open their homes to boarders; hotels filled to capacity and restaurants struggled to feed everyone who did not own a hot plate. Some students found lodging in Loveland and others drove in from Cheyenne each day. On May 4, 1945, the Chamber of Commerce and Board of Realtors initiated a campaign to solve the impending student-housing crisis with the results of their study used to seek funding priority from the Federal Housing Administration (FHA) and the War Production Board. Through late-1945 and into 1946 the student-housing crisis dominated local news. Thanks to Chamber and Board of Realtors efforts, many residents, previously unwilling to take in boarders, recanted and opened their homes to students. Having addressed the housing crisis, a small problem still existed: bed linens were in short supply, and those on hand had been “used up and worn out;” the scarcity of pillowcases and sheets was a citywide problem.⁹

While the city struggled to feed, clothe, shelter, and educate the swarm of students and their families, some Fort Collins residents disapproved of these activities. They believed remodeling homes to accommodate students would cause neighborhood decline, complaining particularly about the shoddy workmanship of hasty remodels. When the plan to erect a ‘veteran’s village’ on the western edge of the campus

at Laurel and Shields streets was announced in October 1945, nearby residents protested. In the end, however, the needs of the many outweighed the worries of the few and Colorado A&M erected Veteran’s Village—a ninety six-unit city of Quonset huts, pre-fabricated houses, and trailers.

Like other universities, Colorado A&M made accommodations to expedite the enrollment of former servicemen. The administration switched from a semester to a quarter system and even initiated Saturday classes. By fall 1946 there were approximately 3,500 students crammed into the school’s now inadequate classroom space. The college solved this problem, partially, with the same approach used in Veteran’s Village: acquiring surplus military buildings for use as classrooms, offices, and warehouses. These units were larger than those used for housing and were often either divided into two floors or split in half.

After instituting such temporary measures the college turned its focus towards the largest expansion in its history of both its physical and intellectual landscapes. President Morgan, the institution’s eighth leader, took the helm in summer 1949. Upon assuming his position, he developed a ten-year, \$28-million building program. At the time the College Farm occupied most of sprawling campus. Thus Morgan had a distinct advantage: room to grow. The college established a housing program, taking advantage of long-term federal loans with low interest rates to build dormitories, dining halls, and student unions. Morgan and the (physical) Plant Development Committee, working with Boulder architect James M. Hunter, sought to develop the campus beyond the Oval, clustered classrooms and libraries in the eastern section and housing and recreational facilities in the western section, and relocated the College Farm. The college used new funding from the state

Apartments
And Houses
Are
Needed
For
Returning
Veterans!

Help Relieve
Housing Shortage
and
Make Money
By
Remodeling
Now!

Housing Units Needed!

There is a strong possibility that permission can be obtained to remodel and build new homes to furnish living quarters for returning service men, war workers, etc. We must—to obtain this permission—present a demand for, and a willingness to, remodel or build. With absolutely no obligation, we ask your cooperation in filling out and mailing the questionnaire below.

Are You Interested in Remodeling For Rental Purposes?.....

How Many New Units Would You Consider? 2 room 3 room 4 room

Are You Interested in Building New Units For Rental to Returning War Veterans?.....

(Name).....

(Address).....

**This is Urgent! Mail Your Answer Now to
Combined Housing Committee**
(Colorado A & M; Real Estate Board; Chamber of Commerce)
162 North College Ave., Fort Collins

Figure 3.2. The Fort Collins Chamber of Commerce and Board of Realtors campaign to solve the impending student housing crisis included an advertisement in the local paper, urging citizens to get involved with remodeling and building projects to accommodate incoming students. (*Fort Collins Courier*, May 4, 1945)

to expand academic facilities for engineering, agriculture, and the humanities from 1957 to 1964.

The design of these buildings differed from the traditional architecture of American academia, with classic columns, grand entrances, portly profiles, and brick construction. Instead, these postwar buildings reflected the modernization efforts also taking place elsewhere in the City. Concrete, aluminum, and glass dominated facades. Entrances were subtle; the overall profile low and sprawling. Function dictated form. Concrete courtyards connected the buildings. Masculine and rigid geometry, in contrast with the soft and feminine lines of the Oval, dominated the landscape. Students and citizens seemingly approved this modern physical space. The local newspaper praised Morgan's efforts, reacting favorably to the 1957 nearly \$410 million expansion program which included \$6.9 million in construction.¹⁰

President Morgan was a driving force behind the name change to Colorado State University, gaining state approval for this modification on May 1, 1957. In that same year the Soviet Union scored a major victory in the space race when they launched the first artificial satellite, Sputnik. This success shocked Americans who suddenly worried about losing ground in the war against communism. Public education was subject to harsh scrutiny and Congress passed the National Defense Education Act (NDEA) of 1958 "to help ensure that highly trained individuals would be available to help America compete with the Soviet Union in scientific and technical fields."¹¹ At Colorado State University, Morgan took advantage of post-Sputnik opportunities and NDEA provisions to increase research funding, attract new faculty, establish graduate research assistantships, and initiate graduate programs in a number of technical fields.

Despite the physical and academic changes on campus during the late-1940s and 1950s, the campus image remained that of a "cow college." Dr. William Gray and his wife Nancy came to Fort Collins from Chicago in 1961 when Dr. Gray joined the university's Atmospheric Science Department; Nancy recalled, "at that time, there were still cows on the campus."¹²

Though the university remained steeped in its agriculture traditions, it also was subject to many of the same political and cultural influences which shaped campus life across the nation. In the 1960s, university officials witnessed student participation in the civil rights, women's rights, and anti-war movements. During this decade students invited provocative speakers such as James Meredith, the first black to enroll at the segregated University of Mississippi, Mississippi Governor Ross Barnett, and American Nazi party leader George Lincoln Rockwell to the campus. In 1967, after 2,500 students defied the existing rules and staged a "stay out" protest, Morgan modified the female student curfew that required women to be in their dormitory or approved off-campus residence by 11 p.m.

Student protests against the Vietnam conflict were most prevalent from 1967 onward. Protest groups composed of students, faculty, and local citizens were active in the Larimer County Democratic Party, staging a "Vigil for Peace" in February 1967. On March 5, 1968, hundreds of students and faculty marched to the downtown Fort Collins War Memorial. This group, after smearing blood on a placard attached to the statue, had a small altercation with a truck driver attempting to force the marchers off the road. Ultimately the police used mace to disperse the non-marchers. There were other anti-war protests in both 1969—a student sit-in at the Agriculture Building to express opposition to Dow Chemical holding job

interviews on campus—and 1970—a strike to mark both the invasion of Cambodia and the deaths of four student protesters at Kent State University. During a war moratorium concert on May 8, 1970, arsonists set fire to Old Main and attempted to burn down the ROTC firing-range.

Expansion continued through the 1960s and Colorado State University continued to post annual enrollment increases. A total of 7,304 students attended the school in the 1962-1963 academic year and this figure swelled to 15,361 by 1968-1969. Two athletic facilities, Moby Gymnasium in 1966 and Hughes Stadium in 1968, both provided playing space for competitors within the recently-joined Western Athletic Conference (WAC). Again, concrete and steel, rather than the brick and stone of the old field house, dominated these designs.

The G.I. Bill transformed Colorado A&M physically and institutionally. Though initially overwhelmed, the community of Fort Collins embraced its veteran-students and the students soon integrated into life in Fort Collins. The results of the G.I. Bill and the education these veterans received were two-fold. First, highly trained students joined the workforce at a time when the United States was establishing itself as an international superpower. Second, thanks to the G.I. Bill, a college education ceased to be the sole purview of the wealthy. In this way the education provision in the G.I. Bill democratized colleges and universities. In Fort Collins, this expansion of minds mirrored the expansion of both the campus and the City itself.

Recreation and Religion

Postwar America gave birth to the family vacation and Colorado welcomed tourists keen to explore the American West. Fort Collins missed no opportunity to exploit its location near to the Rocky Mountains and the Cache La Poudre River.

The Chamber of Commerce promoted the “Trout Route,” a 244-mile journey along Highway 287 through Poudre Canyon, north to Walden and North Park, returning via Laramie, south through Virginia Dale, Ted’s Place, and La Porte. Numerous rustic resorts, established along the river during the 1920s, experienced a revival in the postwar years. In Fort Collins, motor courts and motels proliferated along North College Avenue, providing lodging for tourists traveling into the mountains.

While nearby recreational activities were important for attracting tourists, both new and existing citizens required similar outlets. For most of the city’s history, community members provided for community recreational needs. City schools offered both organized sports and playgrounds. The local terrain—filled with streams, ponds, lakes, and gentle hills—sufficed for self-directed recreational pursuits. During the postwar period there was a general emphasis on providing opportunities to younger residents. In 1945 the City experienced a 25 percent rise in juvenile delinquency in a single year and supervised recreation was viewed as an antidote. That year the Recreation Committee of the Chamber of Commerce developed a recreation plan based upon use of existing facilities. Cooperation between the city government and the school district was strong, and that relationship made it possible for the city to delay developing its own parks and recreation plan.

Fort Collins citizens had always been concerned about children swimming—and sometimes drowning—in irrigation ditches around town. In response the Elks Club raised money for a community swimming pool located in City Park; the City assumed responsibility for both pool operation and maintenance. Although the City had a parks and recreation department, the municipality only maintained and repaired city grounds and parks rather than administering programming.

Instead the Fort Collins Recreation Commission, a nonprofit charitable organization funded through the Community Chest, developed recreational programs and activities. Several community events, like the Chamber of Commerce Junior Rodeo and the annual square dance festival, capitalized upon Fort Collins as a western town and played upon popular images from the postwar period.

In addition to its well-established reputation as a base for exploring nearby recreational and natural areas, Fort Collins had a long tradition of religious participation. The First Methodist Church was indeed first in Fort Collins. This congregation erected the fledgling community's first church building in 1876, a year prior to the platting of the town. By 1917, Sanborn maps of Fort Collins showed a total of fourteen church buildings. Most of these churches were architect-designed, and many occupied prime locations on prominent corners in or near the downtown.

Nationwide, church membership grew exponentially during the postwar period. In the late-1940s and early-1950s religious participation was considered a vital component of the American way of life. In the Cold War mindset, church membership represented a mark of American superiority over "Godlessness Communism." President Dwight D. Eisenhower championed church-going, and his weekly attendance at services was highly publicized. Based, at least in part upon such publicity, church membership nationwide increased from 64.5 million in 1940 to 114.5 million in 1960.¹³

Many religious buildings either had undergone numerous repairs over the years or suffered from poor maintenance due to lack of resources during the Great Depression and rationing during World War II. Like those elsewhere across the United States, many of the churches in Fort Collins emerged

from the war in poor condition. Leaking roofs, temperamental heating systems, and crumbling masonry plagued the buildings without prejudice. The First United Methodist Church building at 306 South College expanded in 1906, 1912, 1917, and 1950. They also made numerous repairs to this aging building over time. Many congregations realized patchwork additions and piecemeal solutions would no longer serve their religious missions. Grand and lovely downtown churches that once formed a soft edge between the commercial district and the finest residential section of town were, by the late 1950s, surrounded by busy intersections, new businesses, and rooming houses.

These types of changes to downtown neighborhoods and the relocation of parishioners to new residential subdivisions affected the distribution of religious congregations during the postwar years. Tracing the four locations where the First United Methodist Church held services over its long history illustrates this relocation pattern. The congregation's first organized worship service took place in 1869 in the downtown Grout Building at the corner of Linden and Jefferson streets. Their first permanent building was constructed at Laporte Avenue and North Mason Street. By 1891, the congregation had moved about a mile south to a larger downtown church at 306 South College Avenue. Faced with a church building which was too small for the number of worshippers, in 1960 First United Methodist church leaders purchased six acres of land at the corner of Elizabeth and Stover streets, approximately another mile and a half further southeast from their downtown location.

This migration pattern matched that of other older congregations in Fort Collins. St. John's Lutheran Church, currently located at 305 East Elizabeth Street, purchased its first church

building in 1916. This facility, the former home of the Church of God, was at the intersection of Canyon Avenue and Mulberry Street in downtown Fort Collins. As church congregations swelled, churches outgrew their pre-war sanctuaries. For example, at St. John's Lutheran Church, at least 186 parishioners showed up for services on most Sundays during the late-1940s, but there was seating for only seventy five. St. John's purchased additional land to expand. However, the parish postponed construction during World War II. By the time the war was over they had sold their downtown land and instead purchased property at the intersection of Mathews and Elizabeth streets, a little over a mile southeast. The church constructed their first church building on this new site in 1951 and completed an addition at this same location in 1963.

The Seventh Day Adventist Church at 502 East Pitkin Street is a third Fort Collins church that migrated, always relocating further south and east, over its 125-year history. Their first church was located at the corner of Olive and Whedbee streets, in the heart of downtown. The congregation then moved into a larger facility, a former Methodist church also located downtown, in the 200 block of East Mountain Avenue. The parish next purchased a building at Whedbee and Magnolia streets, just a block from their original location. The Seventh Day Adventists anticipated postwar growth and, as early as 1943, a few members started fundraising for a new church building. They found the "ideal lot in a beautiful section of the city" on Pitkin Street. This fourth and final location was nearly a mile further south than their original base; groundbreaking took place on Halloween, 1954, and construction was completed less than a year later.

Church architecture changed radically in the postwar period. Eschewing the old for the new, Gothic for Modernism,

these buildings embraced new forms for new functions. The majority of churches built during the postwar period exhibited many of the same principles that influenced subdivision design. Parishes commissioned new churches to create religious communities rather than simply to provide space for attending formal services. Reflecting cultural shifts and changing mindsets, postwar worshippers expected their churches, in both design and doctrine, to provide comparatively casual access to God. Toward this end, roughly one in four new religious buildings built in the United States during the postwar period were designed to reflect some variation of a modern architectural style.¹⁴

Many church congregations in Fort Collins who needed to expand after the war did so in the Modern style. Some church buildings, especially those constructed in the 1950s, featured only modest modern influences. The new building for the Seventh Day Adventist Church was completed in 1955. This facility has pinkish sandstone siding, a material used to accent numerous commercial buildings elsewhere in Fort Collins. There is also a large rectangular tower near the primary entry. This tower pierces the church's roof plane and has an appearance similar to the large chimneys featured on new Contemporary style and ranch type homes erected in the early- to mid-1950s. The windows express the Modernist ethos of eschewing traditional ornamentation. Instead of traditional stained glass depicting religious imagery, the windows at Seventh Day Adventist are opaque and have a milky or marbled appearance.

The new building for St. John's Lutheran Church illustrated the growing appreciation for modern church architecture over time. This facility incorporated buildings with three different dates of construction. The 1951 original church is lo-

cated west of the 1963 sanctuary; a ca 1980s addition runs along much of the southern, rear elevation. The 1951 church is much more traditional than the 1960s addition. Architect Harlan E. Rathburn designed this earlier brick church with modest Gothic influences such as an arched primary entry, arched window openings, and marble trim. When the congregation outgrew this new building they commissioned the Fort Collins architectural firm of Magerfleish and Burnham to design a thoroughly modern addition which more than doubled the original church footprint. Modern details on this addition include the flat-roofed entry vestibule, brick bell tower, and an impressive folded plate roof over the new sanctuary. There are also lines of large steel fixed pane windows with casements in the bottom and juxtaposed against bands of cream acrylic or plastic facing. This center section of the building has an International style appearance.

The most modern of the Modern religious buildings in Fort Collins was the First United Methodist Church at 1005 Stover Street. Local architect William Robb was the designer of record, although William Brenner, only a year out of architectural school, was responsible for much of the design.¹⁵ Completed in 1964 at a cost of nearly \$1 million, this church is most impressive from the north where the various elements—an octagonal chapel, the independent bell tower, a glass walkway on the main body of the building, the end of the administrative wing, and the soaring front gabled sanctuary with the folded plate roof details—are clearly visible. The triangle motif, representing the holy trinity, is repeated both inside and out; it appears in the stained glass windows of the chapel and sanctuary, the folds of the roof, at the ends of the pews, on the main altar, and in various other places. Brenner labeled the building “contemporary” and claimed this facility marked a change in

church design. He believed this church was more about inviting the outside in and correlated this feeling to a more open attitude in 1960s religion and a general breaking away from tradition. He cited the stained glass windows with religious colors rather than religious scenes as one way this church differed from earlier religious architecture.¹⁶ The design relied upon innovative engineering for the elaborate folded plate roof and featured “stressed skin” panels with new high-strength resin glues.¹⁷ All of the exterior materials were chosen to be both durable and maintenance-free.

Postwar Housing

In the closing stages of World War II, Americans eagerly shifted focus to the future: living in new houses and starting their own families. Lack of wartime home building, rationing, and emotive ads all fueled feelings of deferred gratification on the home front. Although it would take time for production to shift from war materiel to home building supplies and domestic products, folks were already dreaming of what their ideal home would be like. The vast majority wanted new houses with more space, multi-purpose rooms, eat-in kitchens, and spacious yards for the children.¹⁸

However, memories of depression era mortgage defaults made banks wary. The postwar building boom was the first real test for the Federal Housing Administration (FHA), an agency created as part of the 1934 National Housing Act. FHA insured mortgages, removing this risk from lenders; this program also changed the home lending dynamic, shifting to long-term, low-interest, low down payment, self-amortizing mortgages with affordable monthly payments.

Despite dreams of new homes, GIs returned to a reality of extreme housing shortages. Fort Collins exhibited the same

pattern evident across the United States. Local construction languished from 1929 to 1938, with the value of building permits in 1939 finally, and only slightly, exceeding those granted ten years earlier. Provisions in the GI Bill, again, sought to ease soldiers' transition back to civilian life by offering loans for home, business, or farm purchases. This legislation (along with the Veterans' Emergency Housing Acts of 1946, 1948, and 1949) allowed for FHA mortgages with either no or low down payments, interest rates of five to six percent, and thirty year terms. Ultimately, these provisions granted approximately 3.5 million home mortgages to veterans. Federal guidelines limited funding to homes ranging in size from 800 to 1,000 square feet with prices from \$6,000 to \$8,000. Veterans' new homes were almost exclusively low-cost single-family dwellings in suburban settings, most with no more than four to five rooms.

The G.I. Bill and FHA made home ownership available to more people than at any time in history. The only thing missing were the houses. With demand and financing in place, architects and builders scrambled to conform to the terms of the Bill. These programs dictated, based on price and size, the way these homes would look. They would be functional, practical, and economical. FHA encouraged curvilinear street design and large-scale subdivisions which could take advantage of modernized construction methods. This program also supported landscaping with shade trees and grass lawns to both form a barrier between the new houses and the street and create a park-like feel within neighborhoods. Garages at the front of the house provided access to the street and eliminated unsightly alleys. The new subdivisions employed arteries to control the flow of automobiles, channeling them from larger streets to smaller clusters of homes. The drive along curving roadways was considered more pleasant and safer than the

constant stop-and-go of the grid.

With so many new homes relying upon FHA funding, most local planning departments adopted agency standards for home construction and street design. The FHA advocated zoning as a way to address earlier speculative building projects which left a few homes either unconnected to existing neighborhoods or disconnected within large tracts of land. Previously discussed planning updates in Fort Collins may not have clearly stated a desire to adhere to FHA guidance. However, this underlying motivation was clear in planning consultant Harold Beier's advice to the city council regarding poor street design on the urban fringe. Beier, like the FHA, advocated land-use planning and zoning to protect the investment in new housing. Both believed zoning was essential to preserve the quality of the community.

The discussion of postwar subdivisions usually focuses on large merchant builders, such as William Levitt on the east coast, who conquered the FHA process and created huge housing developments based upon assembly line construction methods. However, it is important to understand not all communities followed this pattern and, even in those where such developments emerged, there usually was a difference in timing. The Fort Collins pattern illustrates this diversity. From 1945 to 1952, the city managed to accommodate the need for housing in three ways. They encouraged small areas of infill construction within the existing city limits, allowed small developments within the so-called "fringe" areas just outside the city, and permitted the resourceful rehabilitation of existing buildings to include basement and garage apartments. In Fort Collins residential building permits held steady at around 450 in each year between 1950 and 1953, and then began a steady climb from 618 in 1954 to 728 in 1960.

The story of Fort Collins's postwar development is best expressed in the story of selected housing areas: Reclamation Village, Circle Drive, Carolyn Mantz, and Western Heights. These developments span from the early postwar period when individuals were desperate for any home to the later years when residents moved out of small starter homes into more spacious houses meant to accommodate their growing families and continuing desire for consumer goods. This section concludes with a discussion of Robert Everitt, a Fort Collins lumberman turned successful local builder.

RECLAMATION VILLAGE

In April of 1946, the Bureau of Reclamation obtained the lease on a 12-acre parcel on the north side of La Porte Avenue opposite McKinley Street and west of Taft Hill Road. The site was chosen for its location near both schools and utility connections.

On this land the agency built thirty-five pre-fabricated, four-room homes, a headquarters, and an engineers' office building for use in association with the Big Thompson water project. This site was later referred to as Reclamation Village; a similar housing project in Estes Park had the same name. Once this important infrastructure project was complete, the Bureau transferred the entire development to the Government Services Administration (GSA). The City of Fort Collins hoped to purchase the parcel, remove the existing buildings, and rezone the tract for high-quality new housing. Towards this end, City building inspectors T.P. Treadwell and Byron Albert filed a report dated July 15, 1954, which indicated there were thirty-two two-bedroom prefabricated steel houses measuring 24.1 feet by 27.1 feet. They noted there were a total of four three-bedroom houses which were only slightly larger: 27.1 feet by

27.1 feet. Treadwell stated these sizes failed to meet the City's minimum requirements and reported the plumbing had been installed using black iron pipe welded together, a violation of current City and State codes.¹⁹

While local officials found the homes to be substandard, the lots, which measured 50 feet by 120 feet, were of correct size for a high-quality development. The streets were sufficient as well, being 40 feet wide with 20 feet alleys. Treadwell recommended removal of all of buildings so "modern buildings (could be) built on the lots for the improvement of the City." On July 28, 1954, City Manager Guy Palmes submitted a plea for reconsideration to the GSA who had decided to auction the property. He explained these buildings had been intended for temporary use, noting they were erected during the war when proper building materials were not available.²⁰

Despite Palmes' communications with the GSA, the homes went to auction without notice of the code violations. Bishop Brothers of Victoria, Texas, purchased both the land and all of the homes for approximately \$77,000. On September 2, 1954, Treadwell again reported the results of his inspection of the homes, this time adding information about his discovery of substandard wiring and the absence of masonry chimneys. Despite city objections, Reclamation Village was annexed into the city in 1954 and the basic prefabricated homes remain in the present day.

CIRCLE DRIVE

In June 1946, the first new homes built in Fort Collins since before the war welcomed homebuyers. The Circle Drive subdivision was re-platted from its original 1922 grid-style design into a modified oval. It was the first postwar residential development in Fort Collins to feature the curving streets

which became the hallmark of this era. Although the homes were designed with street-facing single car garages, the subdivision retained alleys as vestiges of the old days and an indication of its early postwar construction. The homes within the Circle Drive development were different than those built during the 1920s in the adjacent neighborhoods. This new residential neighborhood was near Fort Collins High School (built in 1924) and a collection of sorority and fraternity houses on the west. Although Circle Drive seems like the center of the city today, in 1946 it was at the southernmost edge of town with alfalfa fields to both the east and the south.

Harry G. Worsham Construction built the homes and his firm, Empire Realty Company, marketed them. In a community keen for any new housing, the seventy-seven new ranch type houses caused quite a stir. In this immediate postwar period, the Civilian Production Administration (CPA) regulated the sale and rent of new housing and this project displayed a CPA-required sign indicating the houses were built under the auspices of the veterans' emergency housing program. On June 27, 1946, a large advertisement in the *Coloradoan* announced:

Circle Drive Homes

Fort Collins Ultra Smart Subdivision

With Underground

Power, Telephone, and Street Lighting Wires

Postwar Designed Homes by Glenn Hunting, Architect

The first homes built on Circle Drive averaged 760 square feet and were available in four or five variations of the same basic floor plan. All of the houses were set on lots measuring approximately 65 by 105 feet. These one-story, rectangular shaped houses were built on concrete slabs and featured two to three bedrooms, a single bathroom, a kitchen, living room, an attached front-facing garage, and a covered patio at the

rear of the house. Unlike the majority of houses constructed after the war using balloon-frame construction, the homes on Circle Drive were built of concrete block. Sheathed in red brick veneer with windows trimmed in white, the homes had a crisp and tidy appearance. Low-pitched hip roofs complimented the homes' ground-hugging profiles. In general, these early ranch houses had large picture windows in the façade, indicating the location of the living room facing the street. The kitchen, located at the back of the house and adjacent to the dining room and garage, faced the back yard. The bedrooms were located side-by-side at the end of the house, next to the living room.

The modern and efficient homes on Circle Drive were just right for young families. A survey of the Fort Collins City Directory for 1948 indicates a variety of people occupied the houses on Circle Drive: Colorado A&M students with their young families, automobile dealers, mechanics, salesmen, college employees, and other members of the growing middle class. While not large, the homes provided enough space for a young family and the location offered easy access to the campus.

CAROLYN MANTZ

This new housing development was comprised of the Dunn School area, annexed in 1948, and the Mantz First Addition, annexed in 1950. Local builders Ben Olds and Bert Redd were responsible for this development. The Carolyn Mantz subdivision was built in three filings between 1951 and 1959 and it occupies a parcel of land bordered by West Mulberry (north), West Laurel (south), Washington (east), and Shields (west) streets. Mrs. Carolyn Armstrong Mantz of Denver, daughter of early Fort Collins builder Andrew Armstrong and widow of builder and financier Charles Mantz, had sold the

tract of land; it was originally a portion of the Mantz estate. This new development was built adjacent to 1920s homes on the north and east, the college to the south, and a mixture of small farms, bungalows, and City Park to the west. Both the mountain views and underground utilities were cited as assets for the subdivision.

The Mantz subdivision contains a continuum of postwar housing styles and types, transitioning from the small homes erected during the late-1940s to the rambling ranches which predominated during the 1950s. Houses built in the first filing averaged from 900 to 1150 square feet with three bedrooms and one bath. As development continued the houses grew progressively larger, with those built in the third and last filing (from 1953 to 1956) ranging in size from 1350 to more than 2200 square feet. The variety of homes available in this development, rather than a few styles repeated over and over, indicated the likely participation of individual homebuilders and architects in this large neighborhood. The earliest homes included a few Cape Cods and a number of simple brick ranches similar to those on Circle Drive.

The expansion in size of the ranch house is evident in the Carolyn Mantz subdivision and reflects a national trend. By 1951 families were beginning to outgrow their small starter homes. As the postwar economy stabilized, it became possible for more Americans to build houses more closely resembling their dream homes. Living rooms were enlarged and family rooms were added to provide more room for families with two or more children. The television, widely available by 1953, increasingly became the focal point of the family room where everyone gathered to watch favorite programs. Kitchens grew larger to accommodate new appliances. A second bathroom gave parents and children the privacy and additional space

they craved. Garages were designed for two cars, garden tool storage, and a work bench. Closets and cabinets grew to hold even more consumer goods. The do-it-yourself movement encouraged finishing basements, often converting them into “rec” or “rumpus” rooms suitable for post-pubescent children who, by 1960, formed a powerful new population (and consumer) group known as teenagers. Their noisy exuberance and rock and roll music was safely contained within the basement. Modern, efficient, and roomy, the ranch house soon assumed the stereotypical look with which we are most familiar.

The home at 625 Del Norte Place, built in 1954, was advertised for sale in 1957 and listed the following features: three bedrooms, fireplace in the living room, dining “L,” nineteen-foot kitchen with dinette, utility room with one wall of storage shelves, and two-car garage. Additionally, the ad mentioned, “Good neighbors, nice, quiet place to live.”²¹

Many homes in this subdivision displayed characteristics of the emerging ranch house. Several are nestled into the surrounding landscape, feature native stone and board and batten siding with earth-toned color palettes, low hip roofs, large front picture windows, and large chimneys. These houses exemplified the ranch ideal of indoor-outdoor living. Ranches used glass to visually link the interior of the home with the outdoors. Picture windows at the rear of the house gave way to sliding glass doors that led to patios or outdoor living rooms where the family enjoyed time playing games and sharing meals prepared on the outdoor grill. The fronts of the houses were designed for privacy, with bedroom windows high on the façade and recessed entrances. This general orientation away from the street and toward the backyard indicates an increasing focus on the family, rather than the community, as a source of fulfillment. The dominant front-facing garage showcased

the family's success to the community, however, by displaying new automobiles.

The expansion of Colorado A&M and its metamorphosis into Colorado State University in 1957 provided new jobs for professors, researchers, and administrative personnel as well as those in construction trades and service industries. Close to the expanding university campus, this subdivision appealed both to those who worked there and members of the local business community. In 1956 the Carolyn Mantz subdivision was home to residents with a variety of business and academic occupations; these households averaged four people, usually a mother, father, and two children. These families lived the new ranch house lifestyle in homes with family rooms, large kitchens with new built-in appliances, two bathrooms, and large backyards. Two-car garages replaced the single car garage as family income increased.

WESTERN HEIGHTS

The Western Heights subdivision, built almost entirely during 1957 and 1958, was developed on a small parcel of farmland just west of the university campus and the original farmhouse and some outbuildings still occupy a portion of this neighborhood. This development was constructed as all new housing rather than infill and, therefore, represents a more stereotypical postwar subdivision. On Sunday, June 2, 1957, a large Western Heights Land Corporation of Fort Collins advertisement appeared in the *Coloradoan*, inviting all to attend an open house at 1201 Westward Drive in the new Western Heights subdivision. Text in the ad promoted the many features and benefits of the new ranch type home: a modern low-silhouette, large living room, double fireplace, carpeting throughout, and a large sliding glass doors opening onto a

patio with built-in grill.

At 1,790 square feet, the model home on display offered three bedrooms and two baths, a modern kitchen with an electric dishwasher and garbage disposal, a full basement, a heated two-car garage, and a fenced back yard for parties and family fun. This home, only the initial model, ultimately did not represent the average home in Western Heights, most of which were smaller and less lavish. Styles within the subdivision ranged from the conservative brick-faced ranch type to homes with more contemporary styling. While either traditional ranch or contemporary details defined the exteriors, most houses in Western Heights averaged 1,400 square feet and included three bedrooms, one or two baths, basements, and either carports or garages. The larger homes had both a family room and a living room. The 1959 Fort Collins City Directory showed a variety of residents living in Western Heights: professors and employees of Colorado State University, salesmen, retail managers, a banker, realtors, and a judge. Most of the households included five residents, usually a mother, a father, and three children.

ROBERT EVERITT

Few communities had merchant builders as active and influential as William Levitt. However, there were definitely local businesspeople who became involved in postwar building in Fort Collins. One of the most prolific was Robert S. Everitt. Bob Everitt was born in Enid, Oklahoma, and graduated from the University of Oklahoma with a degree in Business. The Everitt and Currell families developed a string of lumberyards beginning in 1936, with facilities located in Oklahoma, New Mexico, Kansas, and Colorado. In 1953, after serving in the military during the Korean War, Bob moved to Fort Collins to manage the

Gould Lumber Company. Soon after his arrival he changed the trade name to Everitt Lumber. In the early 1960s The Everitt Lumber Company streamlined and diversified and by 1973 the company had not only thirteen retail yards located in three states but also interests or ownership in apartment complexes, land, home building companies, and various manufacturing plants.

In the early 1950s the Everitt Lumber Company entered into a relationship with builder J.E. Thompson. This alliance had to do with money and sales. Everitt was in the lumber business, but builders were not buying enough lumber. They claimed they were not buying materials because the community lacked areas to build houses; therefore, Everitt became involved with neighborhood development business and sold lots to builders. When this arrangement failed to boost lumber sales sufficiently, Everitt started building houses. To sell these homes he entered the real estate business. He then built shopping centers, office buildings, and other services for the owners of these new homes.

The company's first development projects were located near the college, but soon, like all development in Fort Collins, moved south. Everitt entered into a number of partnerships to develop residential areas in Fort Collins. In 1956 the Highlands Development Company, formed by Bob Everitt and Darrell Blake, submitted a preliminary plat with 242 home sites for the Indian Hills subdivision. Indian Hills was located in southeast Fort Collins and the original plat featured thoroughfares named Cherokee, Cheyenne, Commanche, Navajo, Seminole, and Pawnee drives plus Osage, Mohawk, and Sequoia streets. This residential area brought a new concept of subdivision design to the city; it was the earliest foray into "instant communities;" developments which included not only homes but also

amenities such as parks, schools, and recreation facilities. The houses in Indian Hills were upscale and so were the potential buyers, with the project marketed to physicians, professors, and other professionals.²²

In 1957 Everitt joined into a separate partnership, this time with local real estate agent Mae Tiley and her son Bill, to purchase a 120-acre parcel at Elizabeth Street and Prospect Road near Colorado State University. The subdivision, named University Acres, included 445 home sites and land set aside for churches and schools. University Acres was less upscale than Indian Hills, however the \$30,000 to \$40,000 home prices in the new development were considerably more than the \$10,000 to \$20,000 being charged in other areas of Fort Collins. Incorporating lessons learned and design elements from Indian Hills, Everitt developed the Parkwood subdivision in the 1960s; in this development he added recreational amenities such as a swimming pool and tennis courts. All of these subdivisions followed city planning consultant Harold Beier's advice to build groups of dwellings with associated public and commercial buildings rather than block after block of identical houses.

For Everitt, Fort Collins residential developments became a family affair. Bob's father Les Everitt moved to Fort Collins in 1962 and teamed with his son and the Tileys, this time Mae and Bill plus husband/ father Harley, to develop an expansive tract of land near South College Avenue and East Prospect Road. Ultimately, the 180-acre site would accommodate 500 houses. The collaboration between the Everitts and the Tileys resulted in more than just residential housing; they also are represented in the name of a major city street. Hospital Road on the eastern edge of the city originally was named for its proximity to Larimer County Hospital. When Indian Hills and

University Acres were being developed, the city manager approached Bob Everitt and Bill Tiley about renaming the road. They devised the name LeMae in honor of Bob's father, Les, and Bill's mother, Mae. An error at the city led to the name of the road being spelled Lemay instead.

The Everitt companies exerted a tremendous influence upon the built environment in postwar Fort Collins. Their residential and commercial developments spanned from the northernmost reaches of Lemay Avenue at the Fort Collins Country Club to Lemay Avenue Estates at the southern edge of town.

With postwar housing in place, these new residents needed services, especially stores. The section below explores business in Fort Collins during the postwar period.

Postwar Business

The American economy expanded exponentially following World War II. The war had left in ruin the economic powers of Europe and Japan. But the American mainland remained not only undisturbed, but also prospered, with unprecedented savings waiting to be spent on the products of greatly expanded industrial capacity. The period between 1945 and 1973 was the golden age of American capitalism.

The Fort Collins Chamber of Commerce, who popularized the slogan "Fort Collins E-X-P-A-N-D-S" in 1946, was one of the most active groups in making this saying a reality during the postwar period. Members of the chamber aggressively sought both to grow existing businesses and industries and to attract new businesses. They published local guidebooks extolling the attributes of the city and its people. Members of the Chamber promoted Fort Collins as well situated, with not only an ideal climate but also healthy, well-educated, productive citizens.

The Chamber, while enthusiastic, was also selective about the types of new businesses they wanted to attract to Fort Collins, shying away from new industries likely to "pollute the community with smoke, dinner buckets, and a fluctuating economy."²³ Construction, banking, auto-related businesses, larger manufacturing firms, and shopping centers represented the new or greatly expanded industries that located in Fort Collins after 1945.

Agriculture had long been the backbone of the Fort Collins economy and it continued to prosper following the war. There were fewer farms, but those that remained grew larger as crop management practices improved and new equipment became available. Economic prosperity, expanding world markets, and population growth during the baby boom increased demand for agricultural products. But, as always, natural factors, like blizzards in 1948-1949, played a major role in agricultural success. Water from Colorado-Big Thompson Project helped to offset the negative effects of droughts in both 1953 and 1957. The Great Western Sugar Company received contracts for fewer acres due to both high prices and low demand after the war. In 1954 the Fort Collins factory was shuttered, and in 1955 Great Western announced it would not reopen it; they planned to move all sugar processing to remaining factories in the area.

The construction industry in Fort Collins benefitted from the modernization of Fort Collins and its built environment, with the city's building boom lasting well into the 1970s. In 1950 the value of city-issued residential building permits was over \$1.2 million. That number increased steadily, reaching a peak of over \$412 million in 1965. Almost all industries were building or remodeling, road construction commanded massive projects, and a growing population needed new homes,

schools, parks, shops, and services. Everitt Lumber expanded into the building and development business. Another local business, the Ideal Cement Plant, enlarged their operations in 1957 and took advantage of area growth, supplying cement for a wide variety of building and road projects within the region. Stone quarries just west of the city also supplied building materials for residential, commercial, and community construction projects.

Banks grew to serve growing business and erected new modern buildings to attract new clients. The long-standing First National Bank of Fort Collins, established in 1881, was located at 100 South College Avenue from 1908 until its demolition in 1961. The following year Columbia Savings and Loan opened in the same location, erecting a bank building with clean lines and large plate glass windows. The bank's parent company, Music Corporation of America, also owned Columbia Broadcasting System (CBS), the network which produced popular comedian Jack Benny's weekly television program. Based upon this association, Benny both attended the bank grand opening on October 9, 1962, and served as an honorary vice president for the financial institution from 1962 to 1968. During that time he attended a total of five branch grand openings throughout Colorado, but the Fort Collins branch was his first such visit. In 1964 he returned to Fort Collins as part of the city's centennial celebrations. City officials declared July 1, 1964, "Jack Benny Day" and on that day he left a permanent mark on the community: handprints in a plaque outside the Columbia Savings and Loan. There are two other sets of handprints on this marker, those of Colorado State University President William E. Morgan and Fort Collins Mayor Harvey Johnson.

Mirroring the movement of Fort Collins citizens to new

suburban subdivisions, some well-established banks relocated south of downtown. Poudre Valley National Bank, established in 1878, was one of the oldest financial institutions in town. It occupied various downtown locations over its long history. In 1964 the bank purchased the northern half of the 400 block of South College, extending west to Mason Street; the bank planned to relocate from their downtown home at South College and Mountain avenues. To clear space for their new facility, the bank demolished a number of existing houses associated with their own history. These homes included the former residences of both A.W. Scott, an early bank director, and Fred W. Stover, a past president at Poudre Valley. The bank commissioned the architectural firm of James M. Hunter & Associates of Boulder to design the new building; this firm was best known in Fort Collins for their work developing plans and designing a number of modern buildings on the Colorado State University campus during the 1950s and 1960s. His design for the new bank featured a cantilever design, with the floors suspended with a complex system of cables running through the concrete and anchored to four large towers. A bronze solar screen was designed to protect the interior from intense heat and sunlight. The bank floated capital notes totaling \$1 million to finance construction of the new building. Local contractor Frank Johnson, the low bidder on the project, started work on March 7, 1966, and the new bank was completed on April 10, 1967. Grand opening festivities included a number of specialized tours for Colorado bankers and their wives, local dignitaries, and Fort Collins citizens. The final cost of the new building was slightly higher than expected, totaling \$1.5 million. Approximately a year after construction, this building became known as United Bank of Fort Collins.

The influx of auto-related businesses and employment in

Fort Collins had more to do with national trends than any Chamber of Commerce campaign. Returning GIs and individuals starting new families wanted new cars and communities across the country established businesses— auto dealerships, specialized lenders, gas stations, and auto repair facilities— to meet such demand. In 1951, based in part on the availability of personal automobiles, Fort Collins discontinued the municipal trolley system. Once the trolley was gone local inventor and entrepreneur J.D. Forney operated a bus line in the city. The bus line, like the trolley, was no competition for private cars and was discontinued in 1959. As automobile use increased, business owners found ways to cater to drivers who wanted easy access to services and plenty of parking spaces. Restaurants were at the forefront of drive-up ease; the first of this popular type of eateries was Morrie's In-And-Out Beef-burgers on Prospect Road.

Beyond drive-ins, banks, dry cleaners, and even city government also offered in-car or drive-up service. The 1953 remodeled Poudre Valley National Bank (located, at that time, downtown at South College and Mountain avenues) featured the first drive-up teller window in the city. Bank Director Clayton Watkins was the first customer to use the window, arriving on horseback to make a deposit. The Nu-Life Cleaners & Laundry constructed a building on Mason Street in 1959 which, in addition to containing the most advanced laundry and cleaning equipment in northern Colorado, was ingeniously designed so patrons could simply drive right to the front door, beneath a boldly cantilevered porte cochere, to deliver and pick up their laundry. The new City Hall was not immune to the drive-in phenomena, including a car-friendly window for payment of utility bills.

College Avenue, the Fort Collins main street and also a

section of Highway 287, represented a major thoroughfare for travelers of all kinds. For that reason numerous motor courts and motor lodges were located along this road. These complexes usually consisted of a group of small buildings accommodating one to four people each with adjacent parking and often situated near scenic or recreational areas. Motor lodges were similar to motels since they offered individual access to lodging, but rooms were arranged in rows, usually in either “L” or “U” shapes. Motor lodges of the 1940s and 1950s were located along highways and generally their customers stayed for a brief period on the way to a distant destination. As tourism increased, motels added swimming pools and restaurants in order to compete with motor lodges. Fort Collins had several modern motor lodges, courts, and motels from which to choose. The El Palomino Lodge at 1220 North College Avenue was the city's most luxurious motor lodge, offering a swimming pool and a popular dining room.

With more and more Fort Collins residents driving cars, there was a need for businesses which supported automobile ownership and provided auto-related services. Local entrepreneur and former Chamber of Commerce President Pat Griffin developed a chain of self-service gasoline stations. In 1959 he purchased the patent for coin-operated gas pumps to start his Gas-a-mat stations where patrons could insert quarters, half dollars, or dollars to purchase their own gas. Reliance upon automated pumps allowed Griffin to streamline the marketing and sales process and he was able to sell his gasoline for as much as eight to ten cents per gallon less than his competitors. Another Gas-a-mat hallmark, live-in attendants, was instituted in response to local fire codes. Despite the courts finding self-service gas stations legal, Gas-a-mat continued to face challenges with city fire codes in municipalities across the

west. This issue led Griffin to establish his stations on the fringes of communities. During the 1960s the eye-catching red and white Gas-a-mat sign appeared at stations in New Mexico (1961), Utah (1962), Montana and Idaho (1963), Nevada (1964), Arizona (1965), Washington and Nebraska (1967), California (1968), and South Dakota (1969). Eventually the Gas-a-mat empire included ninety-five stations in twelve states. In 1961 Griffin also established a 6,000 square foot office space for the Pat Griffin Company at 330 West Prospect Road in Fort Collins.

New and expanded industries both employed locals and attracted newcomers to Fort Collins. The city's population expanded greatly, almost tripling between 1950 and 1970. The Chamber of Commerce reported industrial employment rose from 1,068 in 1960 to 3,411 in 1969. While many of these employees were working at established companies like Woodward Governor or Forney Industries, quite a few took jobs at the newly built Aqua-Tec plant and the Kodak facility in nearby Windsor. Fort Collins resident A.E. "Gene" Rouse started the Aqua-Tec company, the original marketer of the Water Pik Oral Irrigator. By 1961 Rouse had recruited seventeen investors in a manufacturing plant east of Fort Collins to produce the dental tool. In the first year of production, Aqua-Tec made approximately \$30,000 in sales on the Water Pik Oral Irrigator. In 1967 the Teledyne Company purchased Aqua-Tec and continued producing and selling the popular Water Pik. The company's success continued into the 1970s and 1980s, when they not only expanded marketing from dental offices to exclusive stores such as Saks Fifth Avenue and Neiman Marcus but also introduced new products, most famously the Original Shower Massage pulsating showerhead, based on their existing technology. The company started international distribution of their products in 1979.

Chamber of Commerce efforts to expand the city were important for attracting new employers. However, they also were keen to provide citizens places to spend their earnings and making it convenient to do so. The postwar period represented a time of extreme consumerism when prosperity, optimism, pent-up demand, and persuasive advertising combined to convince buyers to purchase goods which were newer, bigger, better, shinier, and, above all, modern. In many communities across the country purchasing modern products translated into shopping at new stores in outlying areas, leaving the once busy commercial downtowns virtual ghost towns. Fortunately, this pattern did not mark Fort Collins's postwar development. City planning consultant Harold Beier accurately recognized the city's wide downtown streets as an asset. While other downtowns possessed little or no space for cars, Fort Collins was blessed with plenty of land for both curbside and center-street parking. To emphasize the city's appeal to motorists, an article in the General Credit Corporation employee magazine featured a number of photos of College Avenue illustrating the ease of movement on the wide street. One image showed a row of seventeen cars parked side-by-side across the width of the thoroughfare.

Thanks to both wide streets for automobiles plus the later development of large subdivisions in Fort Collins, downtown shopping remained brisk much longer than in other communities. In 1953 the largest retailers were J.C. Penney and Montgomery Ward, both located in the downtown commercial district. In the 1960s these mainstays of the local shopping scene began experiencing competition from new shopping centers, both in Fort Collins and in the larger cities of Cheyenne and Denver. In 1963 J.C. Penney built a large new store at 215 South College Avenue and a separate auto center at Olive and

Mason streets. Montgomery Ward located their new store inside University Shopping Center that same year.

During the 1950s and 1960s designs for commercial buildings— not only stores but also motels, restaurants— mimicked those of the popular Ranch type home. Business owners hoped the horizontality and open plans new homeowners enjoyed in their new houses also would attract shoppers. Shopping centers or malls remained relatively uncommon across the United States until the mid-1950s. A 1954 change in federal tax laws made the erection of such facilities much more profitable. When these tax laws changed, investors rushed to engage builders and the number of malls expanded exponentially. Early-1950s shopping malls were open-air arrangements. Generally, shops were arrayed around courtyards, covered walkways linked buildings, and access was gained to shops on the exterior and interior sides. Over time the practice of building fully enclosed shopping malls gained favor.

New malls, like new housing developments, were usually built on former agricultural land located outside the city limits or immediately adjacent to new subdivisions full of consumers. Such was the case with University Shopping Center in Fort Collins, sited near the South College Heights, University Acres, and Indian Hills subdivisions. Yet, locals still considered any address south of Prospect Road to be out in the country; this perception was not surprising since, at the time, both Prospect and Drake were still dirt roads, College Avenue was just two lanes wide in that section, and the area nearby still was farmland. In 1958 local builder Mae Tiley announced plans to build the University Shopping Center, a \$1.5 to \$2 million project, on a parcel located north of the South College Heights subdivision, on the west side of College Avenue just south of

Prospect Road. The project expanded that year to include a King Soopers grocery store and further retail development. The timing for construction of this consumer mecca was not coincidental. The State Highway Department planned to invest \$750,000 to widen and divide College Avenue from Olive Street to Drake Road (the southern city limits) in 1959.²⁴

When the University Shopping Center opened the anchor stores were the new Montgomery Ward at the north and King Soopers to the south. A large parking lot ran the length of the mall providing shoppers convenient and free parking. Eager shoppers entered the mall via a central door on the front of the complex or through separate entrances into the anchor stores. The mall was completely enclosed without skylights or atrium features. A play area for children featured a large concrete turtle with smaller turtles and other figures on a carpeted surface. Benches where parents could keep a watchful eye on the youngsters were located nearby. The turtles and a pinball arcade kept youngsters busy while Mom and Dad shopped at clothing, toy, shoe, and jewelry stores. A budget-friendly restaurant located at the front entrance to the mall was convenient for shoppers too. The enclosed space became an ideal location for contests, product promotions, fashion shows, as well as an annual Easter Egg Hunt and Christmas events featuring performances by local choirs and Santa Claus.²⁵

After the war, Fort Collins continued to serve as the retail, medical, legal, financial, and transportation center for outlying rural communities to the north, east, and west. Almost every industry—from hotels to banks to gas stations— arranged themselves for the convenience of the automobile-based consumer. Fort Collins grew from moving at the speed of a trolley, to moving at the speed of a car.

Conclusion

Fort Collins expanded greatly during the postwar period, growing from a sleepy college town to a thriving city with a respected university. In some ways Fort Collins was typical of many other postwar communities across the country. Citizens entered the mid-1940s with a sense of confidence and optimism. The local educational institution, always intimately linked to the fortunes of the city, illustrated the impact of one of the most important pieces of postwar legislation, the G.I. Bill. Upon graduation many of these soldiers-turned-students remained in Fort Collins where they seized their own portion of the American dream, securing a good-paying job, purchasing a new home, owning a new car, raising a family, and enjoying the freedoms for which they had fought overseas.

Despite these similarities with national postwar patterns, Fort Collins also demonstrated differences from the stereotypes of the period. While the city experienced expansion, it neither was on the same scale nor covered nearly as much ge-

ographic area as the well-known growth of places like Levittown. Fort Collins, like the majority of communities nationwide, had planned residential subdivisions of mostly ranch homes arranged on FHA-sanctioned curvilinear streets. However, here these developments were built later, mostly in the late-1950s and 1960s, rather than in the immediate postwar period. In the early postwar years Fort Collins development was mostly infill construction or relatively small subdivisions, like Circle Drive and Carolyn Mantz, located quite near to established areas of the city. Changes which happened in the postwar period set the stage for continued expansion in Fort Collins from the 1970s through the 1990s. In keeping with its more compact development patterns, the Fort Collins downtown did not experience the same dramatic exodus of shoppers to suburban shopping centers. The wide downtown streets, capable of accommodating parking along College Avenue, helped to keep the Fort Collins downtown vital when city centers across the country were commercial ghost towns.

SECTION 4

Results

The Fort Collins Postwar Survey resulted in the inventory of ninety-seven sites. This number includes both the individual buildings recorded on the Architectural Inventory Form (#1403) and the Post-World War II Residential Suburban Subdivision Form (#1403b) used to document Reclamation Village. These buildings possessed periods of construction between 1946 and 1970, with a single property erected in 1978. Of the surveyed sites, nineteen were determined to be officially eligible for individual listing in the National Register of Historic Places and thirty-seven (including the previous nineteen) were considered field eligible to the Colorado State Register of Historic Properties. The Colorado Office of Archaeology and Historic Preservation classified a total of eight sites as Needs Data; the necessary information to determine the eligibility of these resources to the National and State Register are listed on the relevant survey forms.

This project included eighty-nine sites determined eligible for listing as Fort Collins local landmarks. In addition, based upon the information gathered on Form #1403b, a portion of the Reclamation Village subdivision was identified as qualifying for listing as a Fort Collins historic district. This selective intensive survey lacked the distribution and density of resources necessary to determine district eligibility; see the Recommendations section for more details about historic district poten-

tial. However, at the request of city staff, a specialized approach was applied in Field 45 on the survey forms for selected resources. The “Yes” box was ticked for individual surveyed homes within subdivisions with dates of annexation of post-1945. See sidebar at right for text inserted in the “Discuss” field.

This survey recorded resources from five use types: residential, commercial, religious, industrial, and government. The majority (nearly 70 percent) of the documented sites were houses, including single-family homes, duplexes, townhouses, and apartment buildings. Over half of the surveyed sites were classified as Modern Movements, either the broad style category or a subcategory such as Usonian, International, or Goo-gie. Surveyed houses included examples of nearly all postwar residential building types, however, the vast majority were Ranch homes.

This postwar project identified three “Other” styles/ types not currently described in OAHPS Field Guide to Colorado’s Historic Architecture & Engineering. The building type Rustic Ranch and the two styles Contemporary and New Formalism are described briefly in Figure 4.1, including photographs illustrating these types and styles.

The results of this survey are summarized in tables 4.1 and 4.2. The resources in the first table are sorted by site number with the second table featuring sites in address order.

The following text appeared after the “Discuss” prompt for homes within the Carolyn Mantz, Circle Drive, Indian Hills, and South College Heights subdivisions:

This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. However, based upon the findings in the historic context and the limited survey completed during this project, it appears the [insert name] subdivision is a good candidate for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.

For surveyed houses within all other postwar subdivisions, the following text appeared after the “Discuss” prompt:

This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the [insert name] subdivision qualifies for listing in National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.

FIGURE 4.1. SELECTED PROPERTIES ELIGIBLE TO NATIONAL REGISTER OF HISTORIC PLACES



First United Methodist Church – 1005 Stover Street



Pat Griffin Building – 303 W. Prospect Road



Poudre Valley Bank – 401 S. College Avenue



Nelsen's 66 Service – 367 E. Mountain Avenue



Nu-Life Cleaners – 415 S. Mason Street



Ware Residence – 1801 Sheely Drive



Davis-Gibson Duplex – 1607-1609 Mulberry Street

FIGURE 4.2. POSTWAR ARCHITECTURAL STYLES AND TYPES



RUSTIC RANCH

This type combines the early Ranch form with Rustic style appearance. Such homes were usually constructed in the late-1940s. Many are found in recreational areas or used as second homes. Common elements include:

- Horizontal orientation and picture window
- Usually detached or no garage
- Relatively compact form
- Log (natural or manufactured) siding, with or without corner notching
- Stone chimney
- Shake or asphalt shingles



CONTEMPORARY

These postwar houses possess a streamlined appearance and usually were constructed in the late-1950s to early-1960s. Common elements include:

- Prominent, often metal, cornice
- Flat or shallow gabled roof
- Overhanging eaves
- Large, usually angular, panes of glass
- Clerestory windows
- Asphalt shingles or built-up rock roof covering



NEW FORMALISM

A monumental style applied to public buildings such as government offices and churches from the late-1950s through the 1970s. Classical influences are usually evident. Well-known example of New Formalism includes Kennedy Center for the Performing Arts in Washington, D.C. Common elements include:

- Stylized columns, arcades, or arches
- Use of newer materials such as concrete, glass or manufactured plastics
- Usually flat roofed

TABLE 4.1: SURVEYED PROPERTY ELIGIBILITY (SORTED BY SITE NUMBER)

Site Number	Address	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
5LR.2244	260 Circle Drive	Dreiling Residence	Ranch	N	N	Y
5LR.2252	330 Circle Drive	Lee Residence	Ranch	ND	ND	N
5LR.2266	410 Circle Drive	Van Camp Residence	Ranch	N	N	Y
5LR.2278	528-530 S. College Avenue	Nicol Building	Modern Movements/ Commercial	N	Y	Y
5LR.2293	804 S. College Avenue	Batson Drugstore	Modern Movements/ Commercial	N	Y	Y
5LR.2497	305 E. Elizabeth Street	St. John's Evangelical Lutheran Church	Modern Movements	N	N	Y
5LR.2652	112 Kenroy Court	Scheffer Residence	Ranch	N	N	N
5LR.2721	913 E. Laurel Street	Mountain States Telephone & Telegraph Company – Plant Headquarters	Commercial	ND	ND	Y
5LR.3205	502 E. Pitkin Street	Seventh Day Adventist Church	Modern Movements	ND	ND	Y
5LR.3513	1005 Stover Street	First United Methodist Church	Modern Movements	Y	Y	Y
5LR.3664	1538 Whedbee Street	Farnham Residence	Ranch	N	N	Y
5LR.3978	Various	Reclamation Village subdivision	Various	ND	ND	Y (district)
5LR.4387	327 S. Shields Street	Washichek Residence	Ranch- (Rustic Ranch)	N	N	Y
5LR.4392	427 S. Shields Street	Carter Residence	Ranch	N	N	Y
5LR.7453	523 S. Grant Avenue	Case Residence	Modern Movements- (Contemporary)	Y	Y	Y
5LR.8178	113 W. Myrtle Street	Mosher Manor apartments	Modern Movements	N	N	Y
5LR.8477	121 N. Sherwood Street	Kinghorn Residence	Ranch	N	N	Y
5LR.8479	125 N. Sherwood Street	Horn Residence	Modern Movements	N	N	Y
5LR.8590	530 N. Shields Street	Mannon Residence	Ranch- (Rustic Ranch)	ND	ND	Y

Site Number	Address	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
5LR.8755	410 Wayne Street	Dowdy Residence	Late 19th and 20th Century Revivals- English Norman Cottage	N	N	Y
5LR.8757	510 Wayne Street	Taylor Residence	Ranch	N	Y	Y
5LR.9996	100 E. Drake Road	Key Bank	Modern Movements	N	Y	Y
5LR.9998	200 W. Olive Street	First National Bank Computer Annex	Modern Movements	N	Y	Y
5LR.10478	1810 S. Taft Hill Road	Steele Residence	Modern Movements	N	N	Y
5LR.10486	628 Monte Vista Avenue	Taylor Residence	Ranch	N	N	Y
5LR.10490	303 W. Prospect Road	Pat Griffin Building	Commercial	N	Y	Y
5LR.10493	2550 S. Taft Hill Road	Fellowship Bible Church	Modern Movements- (New Formalism)	N	Y	Y
5LR.10494	1618 S. College Avenue	Vern's Tile and Linoleum	Modern Movements/ Commercial	N	N	Y
5LR.11217	106 N. Washington Street	Widger Residence	Modern Movements	Y	Y	Y
5LR.12237	1220 N. College Avenue	El Palomino Lodge Motel	Modern Movements	Y	Y	Y
5LR.12736	400 Canyon Avenue	Dr. Arthur H. Schoondermark Building	Commercial	Y	Y	Y
5LR.12737	725 Cheyenne Drive	Griffin Residence	Ranch	N	N	Y
5LR.12738	1809 N. College Avenue	Lamplighter Motel	Modern Movements	N	N	Y
5LR.12739	100 S. College Avenue	Columbia Loan and Savings	Modern Movements	Y	Y	Y
5LR.12740	401 S. College Avenue	Poudre Valley Bank	Modern Movements	Y	Y	Y
5LR.12741	425 S. College Avenue	Safeway	Modern Movements- Google	N	Y	Y
5LR.12742	1630 S. College Avenue	Faith Realty Company Office Building	Modern Movements	Y	Y	Y
5LR.12743	2500 S. College Avenue	Tiley Residence	Ranch	N	Y	Y
5LR.12744	113 Columbia Road	Ridnour Residence	Ranch	N	N	Y
5LR.12745	1112 Columbine Court	Mountainview Townhouses	Modern Movements	N	Y	Y

Site Number	Address	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
5LR.12746	512 Cook Drive	Bujack Residence	Bi-Level	N	N	N
5LR.12747	1005-1007 Cragmore Drive	Fischer-Cook-Sutlive Residence	Ranch	Y	Y	Y
5LR.12748	1609 Crestmore Place	Lynch Residence	Ranch	N	N	Y
5LR.12749	1717 Dale Court	Harvey Residence	Modern Movements	N	N	Y
5LR.12750	712 Dartmouth Trail	Zimmerman Residence	Ranch	N	N	Y
5LR.12751	631 Del Norte Place	Greene Residence	Ranch	N	N	Y
5LR.12752	1300 Emigh Street	Weitzel Residence	Ranch	N	N	Y
5LR.12753	2012 Evergreen Court	Mayhak Residence	Modern Movements- (Contemporary)	Y	Y	Y
5LR.12754	708 Garfield Street	McAfterty Residence	Modern Movements- (Contemporary)	Y	Y	Y
5LR.12755	1005 Glenmoor Drive	Napiecinski Residence	Modern Movements- (Contemporary)	N	N	Y
5LR.12756	1220 Green Street	Brunswig Residence	Ranch	N	N	Y
5LR.12757	125 S. Howes Street	Key Bank Tower	Modern Movements	N	Y	Y
5LR.12758	418 S. Howes Street	Dr. Lynn H. Miller Building	Modern Movements	N	N	Y
5LR.12759	1510 Lakeside Avenue	West Residence	Ranch	N	N	Y
5LR.12760	419 Laporte Avenue	Wilson Apartment House	Modern Movements	N	Y	Y
5LR.12761	1830 Laporte Avenue	Forney Industries	Modern Movements	ND	ND	Y
5LR.12762	2200 Loyola Avenue	Fink Residence	Ranch	N	N	Y
5LR.12763	2201 Loyola Avenue	Dumler Residence	Modern Movements	N	N	N
5LR.12764	1400 Lynnwood Drive	LDS Church	Modern Movements	N	N	Y
5LR.12765	415 S. Mason Street	Nu-Life Cleaners and Coin-O-Mat Laundrmat	Modern Movements- International Style	Y	Y	Y
5LR.12766	419-423 S. Mason Street	Hill Building	Modern Movements	N	N	Y

Site Number	Address	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
5LR.12767	2400 Mathews Street	Martell Residence	Ranch	N	N	Y
5LR.12768	2412 Mathews Street	Kruse Residence	Split Level	N	N	Y
5LR.12769	1024 Meadowbrook Drive	Danielson Residence	Ranch	N	N	Y
5LR.12770	2601 Meadowlark Avenue	Schmitt Residence	Modern Movements	N	Y	Y
5LR.12771	111 S. Meldrum Street	Ulrich Building	Modern Movements	N	Y	Y
5LR.12772	1804 Mohawk Street	Chandler Residence	Ranch	Y	Y	Y
5LR.12773	627 Monte Vista Avenue	Tobin Residence	Cape Cod	N	N	Y
5LR.12774	1300 Morgan Street	Harsha Residence	Ranch	N	N	Y
5LR.12775	1320 Morgan Street	Livingston Residence	Ranch	N	N	Y
5LR.12776	335 E. Mountain Avenue	Farm Bureau Building	Modern Movements	N	Y	Y
5LR.12777	367 E. Mountain Avenue	Nelsen's 66 Service	Oblong Box Gas Station	Y	Y	Y
5LR.12778	417 W. Mountain Avenue	Professional Offices	Modern Movements	N	N	N
5LR.12779	1111 W. Mulberry Street	Gilsdorf Garage	Commercial	N	N	N
5LR.12780	1603 W. Mulberry Street	Rouse Residence	Ranch	N	N	Y
5LR.12781	1605 W. Mulberry Street	Marthinsen Residence	Modern Movements	N	N	N
5LR.12782	1607-1609 W. Mulberry Street	Davis-Gibson Duplex	Modern Movements- Usonian	Y	Y	Y
5LR.12783	109 W. Myrtle Street	University Manor apartments	Modern Movements	N	N	Y
5LR.12784	1208 W. Myrtle Street	Miller Residence	Modern Movements	N	N	N
5LR.12785	1305 W. Myrtle Street	Stubbs Residence	Ranch	N	N	Y
5LR.12786	147-151 W. Oak Street	Professional Building	Modern Movements	Y	Y	Y
5LR.12787	315 W. Oak Street	Old Town Professional Center	Modern Movements- International Style	ND	ND	Y

Site Number	Address	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
5LR.12788	425 Princeton Road	Holbomb Residence	Ranch	N	N	Y
5LR.12789	240 W. Prospect Road	USDA Forest Service Building	Modern Movements	N	N	Y
5LR.12790	142 Remington Street	Banwell Motor & Tire Company	Modern Movements/ Commercial	N	Y	Y
5LR.12791	1133 Riverside Avenue	Industrial Laundry Building	Modern Movements	N	N	Y
5LR.12792	1900 Sequoia Street	Baldwin Residence	Ranch	N	N	Y
5LR.12793	1800 Sheely Drive	Sherwood Residence	Modern Movements	N	N	Y
5LR.12794	1801 Sheely Drive	Ware Residence	Modern Movements	Y	Y	Y
5LR.12795	1924 Sheely Drive	Frye Residence	Neo-Mansard	N	Y	Y
5LR.12796	600 E. Swallow Road	LDS Church	Modern Movements	N	Y	Y
5LR.12797	2200 Vassar Avenue	Bynum Residence	Ranch	ND	ND	Y
5LR.12798	1509 Westview Avenue	Price Residence	Modern Movements	Y	Y	Y
5LR.12799	919 Woodford Avenue	Cram Residence	Ranch	N	N	Y
5LR.12800	160 Yale Avenue	Bartlett Residence	Split Level	Y	Y	Y
5LR.12801	168 Yale Avenue	Lalor Residence	Ranch	N	N	Y
5LR.12802	226 Yale Way	Scheller Residence	Ranch	N	N	Y

TABLE 4.2: SURVEYED PROPERTY ELIGIBILITY (SORTED BY ADDRESS)

Address	Site Number	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
400 Canyon Avenue	5LR.12736	Dr. Arthur H. Schoondermark Building	Commercial	Y	Y	Y
725 Cheyenne Drive	5LR.12737	Griffin Residence	Ranch	N	N	Y
260 Circle Drive	5LR.2244	Dreiling Residence	Ranch	N	N	Y
330 Circle Drive	5LR.2252	Lee Residence	Ranch	ND	ND	N
410 Circle Drive	5LR.2266	Van Camp Residence	Ranch	N	N	Y
1220 N. College Avenue	5LR.12237	El Palomino Lodge Motel	Modern Movements	Y	Y	Y
1809 N. College Avenue	5LR.12738	Lampighter Motel	Modern Movements	N	N	Y
100 S. College Avenue	5LR.12739	Columbia Loan and Savings	Modern Movements	Y	Y	Y
401 S. College Avenue	5LR.12740	Poudre Valley Bank	Modern Movements	Y	Y	Y
425 S. College Avenue	5LR.12741	Safeway	Modern Movements- Googie	N	Y	Y
528-530 S. College Avenue	5LR.2278	Nicol Building	Modern Movements/ Commercial	N	Y	Y
804 S. College Avenue	5LR.2293	Batson Drugstore	Modern Movements/ Commercial	N	Y	Y
1618 S. College Avenue	5LR.10494	Vern's Tile and Linoleum	Modern Movements/ Commercial	N	N	Y
1630 S. College Avenue	5LR.12742	Faith Realty Company Office Building	Modern Movements	Y	Y	Y
2500 S. College Avenue	5LR.12743	Tiley Residence	Ranch	N	Y	Y
113 Columbia Road	5LR.12744	Ridnour Residence	Ranch	N	N	Y
1112 Columbine Court	5LR.12745	Mountainview Townhouses	Modern Movements	N	Y	Y
512 Cook Drive	5LR.12746	Bujack Residence	Bi-Level	N	N	N
1005-1007 Cragmore Drive	5LR.12747	Fischer-Cook-Sutlive Residence	Ranch	Y	Y	Y

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Address	Site Number	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
1609 Crestmore Place	5LR.12748	Lynch Residence	Ranch	N	N	Y
1717 Dale Court	5LR.12749	Harvey Residence	Modern Movements	N	N	Y
712 Dartmouth Trail	5LR.12750	Zimmerman Residence	Ranch	N	N	Y
631 Del Norte Place	5LR.12751	Greene Residence	Ranch	N	N	Y
100 E. Drake Road	5LR.9996	Key Bank	Modern Movements	N	Y	Y
305 E. Elizabeth Street	5LR.2497	St. John's Evangelical Lutheran Church	Modern Movements	N	N	Y
1300 Emigh Street	5LR.12752	Weitzel Residence	Ranch	N	N	Y
2012 Evergreen Court	5LR.12753	Mayhak Residence	Modern Movements- (Contemporary)	Y	Y	Y
708 Garfield Street	5LR.12754	McAfterty Residence	Modern Movements- (Contemporary)	Y	Y	Y
1005 Glenmoor Drive	5LR.12755	Napiecinski Residence	Modern Movements- (Contemporary)	N	N	Y
523 S. Grant Avenue	5LR.7453	Case Residence	Modern Movements- (Contemporary)	Y	Y	Y
1220 Green Street	5LR.12756	Brunswig Residence	Ranch	N	N	Y
125 S. Howes Street	5LR.12757	Key Bank Tower	Modern Movements	N	Y	Y
418 S. Howes Street	5LR.12758	Dr. Lynn H. Miller Building	Modern Movements	N	N	Y
112 Kenroy Court	5LR.2652	Scheffer Residence	Ranch	N	N	N
1510 Lakeside Avenue	5LR.12759	West Residence	Ranch	N	N	Y
419 Laporte Avenue	5LR.12760	Wilson Apartment House	Modern Movements	N	Y	Y
1830 Laporte Avenue	5LR.12761	Forney Industries	Modern Movements	ND	ND	Y
913 E. Laurel Street	5LR.2721	Mountain States Telephone & Telegraph Company – Plant Headquarters	Commercial	ND	ND	Y
2200 Loyola Avenue	5LR.12762	Fink Residence	Ranch	N	N	Y
2201 Loyola Avenue	5LR.12763	Dumler Residence	Modern Movements	N	N	N

Address	Site Number	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
1400 Lynnwood Drive	5LR.12764	LDS Church	Modern Movements	N	N	Y
415 S. Mason Street	5LR.12765	Nu-Life Cleaners and Coin-O-Mat Laundrmat	Modern Movements- International Style	Y	Y	Y
419-423 S. Mason Street	5LR.12766	Hill Building	Modern Movements	N	N	Y
2400 Mathews Street	5LR.12767	Martell Residence	Ranch	N	N	Y
2412 Mathews Street	5LR.12768	Kruse Residence	Split Level	N	N	Y
1024 Meadowbrook Drive	5LR.12769	Danielson Residence	Ranch	N	N	Y
2601 Meadowlark Avenue	5LR.12770	Schmitt Residence	Modern Movements	N	Y	Y
111 S. Meldrum Street	5LR.12771	Ulrich Building	Modern Movements	N	Y	Y
1804 Mohawk Street	5LR.12772	Chandler Residence	Ranch	Y	Y	Y
627 Monte Vista Avenue	5LR.12773	Tobin Residence	Cape Cod	N	N	Y
628 Monte Vista Avenue	5LR.10486	Taylor Residence	Ranch	N	N	Y
1300 Morgan Street	5LR.12774	Harsha Residence	Ranch	N	N	Y
1320 Morgan Street	5LR.12775	Livingston Residence	Ranch	N	N	Y
335 E. Mountain Avenue	5LR.12776	Farm Bureau Building	Modern Movements	N	Y	Y
367 E. Mountain Avenue	5LR.12777	Nelsen's 66 Service	Oblong Box Gas Station	Y	Y	Y
417 W. Mountain Avenue	5LR.12778	Professional Offices	Modern Movements	N	N	N
1111 W. Mulberry Street	5LR.12779	Gilsdorf Garage	Commercial	N	N	N
1603 W. Mulberry Street	5LR.12780	Rouse Residence	Ranch	N	N	Y
1605 W. Mulberry Street	5LR.12781	Marthinsen Residence	Modern Movements	N	N	N
1607-1609 W. Mulberry Street	5LR.12782	Davis-Gibson Duplex	Modern Movements- Usonian	Y	Y	Y
109 W. Myrtle Street	5LR.12783	University Manor apartments	Modern Movements	N	N	Y

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Address	Site Number	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
113 W. Myrtle Street	5LR.8178	Mosher Manor apartments	Modern Movements	N	N	Y
1208 W. Myrtle Street	5LR.12784	Miller Residence	Modern Movements	N	N	N
1305 W. Myrtle Street	5LR.12785	Stubbs Residence	Ranch	N	N	Y
147-151 W. Oak Street	5LR.12786	Professional Building	Modern Movements	Y	Y	Y
315 W. Oak Street	5LR.12787	Old Town Professional Center	Modern Movements- International Style	ND	ND	Y
200 W. Olive Street	5LR.9998	First National Bank Computer Annex	Modern Movements	N	Y	Y
502 E. Pitkin Street	5LR.3205	Seventh Day Adventist Church	Modern Movements	ND	ND	Y
425 Princeton Road	5LR.12788	Holbomb Residence	Ranch	N	N	Y
240 W. Prospect Road	5LR.12789	USDA Forest Service Building	Modern Movements	N	N	Y
303 W. Prospect Road	5LR.10490	Pat Griffin Building	Commercial	N	Y	Y
142 Remington Street	5LR.12790	Banwell Motor & Tire Company	Modern Movements/ Commercial	N	Y	Y
1133 Riverside Drive	5LR.12791	Industrial Laundry Building	Modern Movements	N	N	Y
1900 Sequoia Street	5LR.12792	Baldwin Residence	Ranch	N	N	Y
1800 Sheely Drive	5LR.12793	Sherwood Residence	Modern Movements	N	N	Y
1801 Sheely Drive	5LR.12794	Ware Residence	Modern Movements	Y	Y	Y
1924 Sheely Drive	5LR.12795	Frye Residence	Neo-Mansard	N	Y	Y
121 N. Sherwood Street	5LR.8477	Kinghorn Residence	Ranch	N	N	Y
125 N. Sherwood Street	5LR.8479	Horn Residence	Modern Movements	N	N	Y
530 N. Shields Street	5LR.8590	Mannon Residence	Ranch- (Rustic Ranch)	ND	ND	Y
327 S. Shields Street	5LR.4387	Washickek Residence	Ranch- (Rustic Ranch)	N	N	Y
427 S. Shields Street	5LR.4392	Carter Residence	Ranch	N	N	Y

Address	Site Number	Historic Name	Style/ Type	Nat. Reg.	State Reg.	Local Ldmk.
1005 Stover Street	5LR.3513	First United Methodist Church	Modern Movements	Y	Y	Y
600 E. Swallow Road	5LR.12796	LDS Church	Modern Movements	N	Y	Y
1810 S. Taft Hill Road	5LR.10478	Steele Residence	Modern Movements	N	N	Y
2550 S. Taft Hill Road	5LR.10493	Fellowship Bible Church	Modern Movements- (New Formalism)	N	Y	Y
Various	5LR.3978	Reclamation Village subdivision	Various	ND	ND	Y (district)
2200 Vassar Avenue	5LR.12797	Bynum Residence	Ranch	ND	ND	Y
106 N. Washington Street	5LR.11217	Widger Residence	Modern Movements	Y	Y	Y
410 Wayne Street	5LR.8755	Dowdy Residence	Late 19th and 20th Century Revivals- English Norman Cottage	N	N	Y
510 Wayne Street	5LR.8757	Taylor Residence	Ranch	N	Y	Y
1509 Westview Avenue	5LR.12798	Price Residence	Modern Movements	Y	Y	Y
1538 Whedbee Street	5LR.3664	Farnham Residence	Ranch	N	N	Y
919 Woodford Avenue	5LR.12799	Cram Residence	Ranch	N	N	Y
160 Yale Avenue	5LR.12800	Bartlett Residence	Split Level	Y	Y	Y
168 Yale Avenue	5LR.12801	Lalor Residence	Ranch	N	N	Y
226 Yale Way	5LR.12802	Scheller Residence	Ranch	N	N	Y

SECTION 5

Recommendations

Recommendation 1: Nominate Eligible Properties

This project's intensive survey, based upon the findings of the preliminary reconnaissance survey, sought to document postwar architecture in Fort Collins. A number of resources found officially eligible to the National Register and the Colorado State Register are particularly fine examples of relevant styles and building types; some are the work of locally well-known architects. Listing these sites will add to the many other Fort Collins resources already designated and, when viewed collectively, these historic buildings can tell the story of the city's development from its origins to its recent past.

Recommendation 2: Share the Findings

Few Colorado communities have undertaken a comprehensive study of their postwar resources. Interest in this period is growing. While the project products—survey forms, survey report, and historic context—represent major contributions to postwar scholarship, there are other materials that could be prepared for a wider audience. For example, the story of Fort Collins's neighborhoods should be shared with those neighbors. The “E-X-P-A-N-D-S” theme could be shared locally with historic preservation and other community groups, especially those active during that time such as the Chamber of Commerce. For the preservation community outside of Fort Collins, research material about Fort Collins lumberman and builder Robert Everitt could be reformatted and submitted to OAHP for posting among their other biographies of Colorado

builders. Similar biographical entries could be prepared about Fort Collins architects William Robb, William Brenner, and/or the firm of RB&B. Finally, the descriptions of the three new architectural styles/building types described in the results section of this report should be lengthened for inclusion in the *Field Guide to Colorado's Historic Architecture & Engineering*.

Recommendation 3: Complete Additional Survey

This intensive selective survey did not collect sufficient information to determine historic district potential for all resources. However, the text in Field 45 on the survey forms for houses within postwar subdivisions (described in the Results section above) provided some guidance as to which areas may be potential historic districts. Since this project was originally conceived, OAHP has developed the Post-World War II Residential Suburban Subdivision Form (#1403b). This instrument, used to record Reclamation Village as part of this project, represents an excellent way to document entire postwar housing developments. Such paperwork should be easier to complete, now that a community postwar context has been prepared. Good candidates for documentation using #1403b include the Carolyn Mantz, Western Heights, and Meadowlark subdivisions. For those postwar subdivisions not covered in the historic context, the completion of Form #1403b will be more time-consuming. But, it is still worthy of completion and represents a better, in terms of both time and cost, approach to documenting such large postwar housing developments.



Figure 5.1. The historic landscape features of Meadowlark subdivision complement its historic homes. (photo by Mary Therese Anstey)

NOTES

Section 1

1. This project was a selective intensive survey. Surveyed sites were located within Sections 1, 10-15, 18, 23-25, and 35.

Section 2

1. Resources listed on the National Register of Historic Places are automatically recognized in the Colorado State Register of Historic Properties. This practice also was used when determining eligibility. In other words, if a resource was deemed eligible to the National Register, then it also was noted as State Register-eligible.

Section 3

1. Robert V. Hine & John M. Faragher, *The American West* (New Haven: Yale University Press, 2000), 520.
2. *Coloradoan* (1 January 1960)
3. *Coloradoan* (1 January 1961).
4. Guy Palmes, "Recommendation for a New Zoning Ordinance," 1953, n.p.
5. Harold Beier, "Research and Survey Report Part 1: History and General Character of the City of Fort Collins, Colorado." (Fort Collins: Urban Planning, 1958), 20.
6. *Ibid*, 16-17.
7. *Coloradoan* (12 July 1961).
8. James E. Hansen, *Democracy's College in the Centennial State: A History of Colorado State University* (Fort Collins: Colorado State University, 1977), 353.
9. *Coloradoan* (3 January 1946).
10. *Coloradoan* (1 January 1958).
11. U.S. Department of Education, website (accessed on 7 September 2010).
12. *Denver Post* (22 March 1953).
13. Elaine T. May, *Homeward Bound: American Families in the Cold War Era*, 1st and 2nd editions (New York: Basic Books, 1988, 1999), 20.
14. James Hudnut-Beumler, *Looking For God In The Suburbs* (New Brunswick: Rutgers University Press, 1994), 37.
15. William Brenner, interview by Cindy Harris (17 March 2011).
16. *Coloradoan* (24 May 1980), B1.
17. "Program from (First United Methodist) Consecration." 11 October 1964.
18. Rosalyn Baxandall and Elizabeth Ewen, *Picture Windows: How the Suburbs Happened* (New York: Basic Books, 2000), 87.
19. *Fort Collins Courier* (5 April 1946).
20. T.P. Treadwell, "Correspondence" (Fort Collins, 15 July 1954), n.p.
21. *Coloradoan* (10 June 1950 and 14 April 1957).
22. *Coloradoan* (1 January 1958).
23. *Denver Post* (22 March 1953).
24. *Coloradoan* (31 January 1958).
25. Lucille Schmidt, interview by Cindy Harris (18 May 2010).

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APPENDIX A:

Integrity Assessment Guide

The City of Fort Collins requested special guidance on how to handle assessments of integrity for postwar resources. The current project was a selective survey, documenting only a handful of the numerous postwar sites in Fort Collins. The information below is intended to assist preservation staff and members of the Landmark Preservation Commission in making determinations of eligibility for listing a resource as a Fort Collins Landmark for properties not recorded during this project.

Eligibility requires both significance and integrity. Significance is determined first and, for Fort Collins Landmarks, should be based upon the local eligibility criteria. Once the significance of the resource has been ascertained, focus can shift to integrity. Integrity is the ability of a resource to convey its significance. Integrity assessments of postwar resources are based upon the same concepts applied to all historic resources, namely the seven aspects of integrity as defined by the National Park Service. The seven aspects of integrity are: location, setting, design, materials, workmanship, feeling, and association. There should be a balance among these seven aspects; not all aspects need to be high. However, the overall integrity, when all seven aspects are considered, should be retained. For more details on these aspects, refer to the National Park Service National Register Bulletin “How to Apply the National Register Criteria for Evaluation” available online at www.nps.gov/history/nr/publications/bulletins/nrb15/.

The information below gives general advice on how to apply the seven aspects of integrity to postwar resources.

Location – As with all historic resources, the relationship between any postwar property and its historic and/or architectural associations is ruined if the property is moved from its original location. In other words, most moved postwar properties will have a low ranking in terms of the aspect of location. For example, moving a postwar home from its postwar subdivision divorces that house from the historical and architectural significance gained from being part of a designed whole. Care should be taken, however, to consider the original intention of the postwar resource. Many mobile homes date to the post-1945 period, especially the time immediately after the war when communities experienced a dramatic surge in housing demand and extremely limited supplies of existing homes. These modular homes were designed specifically to be moveable; the moving of a mobile home (or other resource designed to be moved) has less of an effect upon the aspect of location than the relocation of a postwar building constructed to remain in place.

Setting – Setting refers to the condition of the physical surroundings of a historic property. When assessing the integrity of setting for any historic resource, postwar buildings and sites included, the following elements (as applicable) should be considered: topography, vegetation, human-made features like paths or fences, and the relationships between

buildings, features, and open space on the site. Comparing historic images, when available, to the present surroundings for a building can be helpful when assessing integrity of setting. Keep in mind vegetation is a living organism; it was planted with the intention to grow and may look much different than when it was originally established. A hallmark of many postwar subdivisions was the absence of fences so as to encourage the indoor-outdoor living and a community atmosphere where homeowners could easily socialize with their neighbors; researching the original covenants of a given postwar residential area may indicate the original intention of the subdivision designer about fences. Open space was critical for both commercial and domestic postwar buildings. Commercial sites featured large parking lots and this area surrounding the businesses represent the importance and wide-spread automobile ownership during the postwar period. Within residential subdivisions, most homes had a uniform setback and the individual developments usually had space set aside for parks or other recreational areas; changes to the location of individual postwar homes on their lots and/or infill of land originally established as open space will have a negative impact on the aspect of setting.

Design – Factors considered when assessing the aspect of design include: the form, plan, space, structure, and style of a building or site. As with all historic resources, it is important to know about the original construction of the postwar resource. You must understand the typical or character-defining elements of postwar architectural styles and building types; the historic context, survey forms, and survey report prepared as part of this project offer such crucial background information, although additional site-specific research may be necessary. Measured in sheer numbers, many more postwar

resources are defined as building types than architectural styles. Examples of postwar domestic building types include Ranch, Split-level, Neo-Mansard, and Raised Ranch. The form of these resources is character-defining; additions or other alterations to the footprint of such buildings may have an adverse impact on the aspect of design. The size of such an addition also can significantly affect design. For example, the earliest postwar Ranch homes were exceedingly small (by modern standards), many averaging less than 1000 square feet. The Secretary of Interior's Standards for Rehabilitation state "new additions, exterior alterations, or related new construction... shall be compatible with the massing, size, scale, and architectural features..." This guidance should be used in determining whether an altered postwar resource retains sufficient integrity of design to convey its historical and/or architectural significance.

Materials – Materials are the physical supplies used to create the original construction. With postwar resources, like any historic property, the building must retain the key exterior materials dating from the period of historic significance in order to have strong integrity of materials. If the building has been rehabilitated, the historic materials and significant features must have been preserved. A number of new and/or experimental building materials were introduced during the postwar period. Some of these products were used as substitutes for building supplies rationed during the war and into the early postwar years. Other materials were invented to be less expensive, facilitating, for example, the rapid and rather economical construction of large postwar subdivisions. Still other materials were byproducts of the general postwar upsurge in industry, especially in the plastics and aerospace fields. A selected list of common postwar construction materials includes

glass block, plywood, asphalt siding, aluminum, stainless steel, concrete block, cast stone, reinforced concrete, shotcrete, pre-cast concrete, masonite, plastic laminates, glued laminated timber, gypsum board, simulated masonry, plate glass, and porcelain enamel; for more details on materials used in postwar construction consult Thomas C. Jester's *Twentieth Century Building Materials: History and Conservation* (1995) or other specialized publications. Consultation of historic images and building permits can be helpful in determining what changes have been made to the subject postwar property over time. Keep in mind materials which negatively affect the integrity of materials for historic resources pre-dating 1945 may actually be original to postwar homes or buildings. Key examples include vinyl windows and vinyl or metal siding.

Workmanship – Workmanship involves the physical evidence of craftsmanship or artisans' skill in the original construction of a building. In the pre-war period, most contractors were responsible for nearly all tasks involved in the building process and even the most successful builders only completed a handful of buildings or homes within a given year. During the postwar period there was a dramatic change in the construction industry, with more resources built more quickly. In the face of increased demand, after deferred new construction during both the Great Depression and World War II, the American construction industry had to adapt and increase their overall output. The building industry adopted methods modeled on the automobile assembly line, delivering only the pre-cut and construction-ready materials needed immediately and encouraging each member of huge construction crews to specialize in a single aspect of construction and to repeat that task at multiple sites. These methods were particularly suited to and employed in the construction of large residential subdivi-

sions; at its most efficient, this process allowed for the construction of multiple homes in a single day. Given this emphasis on streamlined construction methods during the postwar period, the aspect of workmanship is often less of a consideration than it is for pre-war resources. When assessing the integrity of workmanship for postwar buildings, special attention should be paid to non-historic alterations which detract from the machine-made aesthetic of the postwar period. For example, a postwar Ranch home where an intricate highly-carved porch more suited to a Victorian home has been added would possess a low degree of integrity in terms of workmanship.

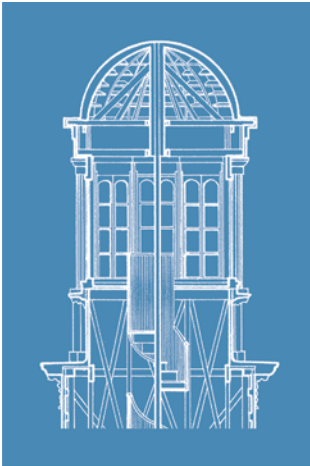
Feeling – Feeling relates to the emotional response the property evokes in the viewer. For this reason, it can be more subjective than most of the other aspects of integrity. Feeling results from how well the physical features of a building convey the property's historic character. Changes to many of the other aspects of integrity often have a negative impact upon the integrity of feeling for all historic resources, including those from the postwar period. For example, if a postwar Ranch home retains its integrity of design, materials, workmanship, and setting, then it likely still "feels" like a postwar property and has a great deal of integrity of feeling. When assessing the feeling of a property or site it is often helpful to ask yourself if the original owner and/or users of the building would recognize the existing resource as their home or business.

Association – Association deals with the strength of connection between the subject property and the reason it is important. Like feeling, association requires the presence of physical features conveying the historic character of the building or site. Also like feeling, the aspect of association can be somewhat subjective. If a resource is found to be significant

for its link with a particular person, it will be important for that person to have spent a great deal of their productive life living and working in the subject building.

The assessment of integrity relies upon comparative analysis. The question to ask: In comparison to similar resources significant for the same reason how intact is the subject property? Making such comparisons requires a broad base of knowledge regarding the buildings and sites within Fort Collins. The products from this project—the historic context, survey forms, and survey report—are intended to offer staff and members of the Landmark Preservation Commission with such general background information regarding postwar resources. However, applicants for Fort Collins Landmark designation should provide the Commission with sufficient information about their particular postwar building to make such comparisons.

Whether considering pre- or postwar resources, it is important for the Commission to make consistent assessments of integrity over time. Consistently relying upon an analysis of the seven aspects of integrity will help protect the Commission from a public perception of favoritism or partiality. Over time, potential applicants and other Fort Collins citizens should appreciate the consistency of the Commission in making decisions based upon the significance criteria and the seven aspects of integrity. It will be important for all new Commission members to understand these important concepts for determining eligibility for listing as a Fort Collins Landmark. Orientation of new members should include details about the group's prior decisions regarding Landmark eligibility and the impact of both significance and integrity in the Commission's discussions.



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