

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District



I. IDENTIFICATION

1. Resource number: 5LR.12736
2. Temporary resource number: SHF-2
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Dr. Arthur H. Schoondermark Building
6. Current building name: Newman Building; All Sports Trophies
7. Building address: 400 Canyon Avenue
8. Owner name: Raymond L. and Susan Newman
Owner organization:
Owner address: 400 Canyon Avenue
Fort Collins, CO 80521-2625

Parcel number: 97114-29-022

44. National Register eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed
State Register eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SE 1/4 SW 1/4 SW 1/4 SE 1/4 of section **11** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **492839** Northing: **4492404**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 3, except the southern 42.5 feet; Block 47**
Addition: **Fort Collins Original Town** Year of addition: **1873**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **2,915 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Concrete
Other wall materials:
18. Roof configuration: **Other Roof**
Other roof configuration: **Front gabled with flat additions**
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Window/Glass Block**
21. General architectural description:
Oriented to the north, this Modern Movements commercial establishment rests on a concrete foundation. The irregular-shaped building includes both a gable-fronted entry and two flat roof planes/bays. The front-gabled portion of the roof is covered in sheets of gray asphalt with the remainder clad in a rubber membrane. The majority of the siding is tannish-pink Roman brick, but there are panels of aggregate concrete with a pebbled gray appearance around the main entrance and the rear and side elevations appear to be constructed with concrete blocks. The primary entry, a fixed-pane glass door with aluminum trim and hardware, is located within a recess at the western portion of the front-gabled (north) façade. This area also includes a large fixed-pane window to the west of this entry; the angled top edge of the window mimics the line of the eave. To the other side of the entry, three large fixed panes create a window wall within the gable face and façade. The flat-roofed portion of the façade is solid brick and is composed of two stepped wall planes extending to the southwest corner of the building. These planes create the stepped orientation of the two shop units which comprise the western elevation of the building. Each storefront has a glass door to the north and a large display window dominating the remainder of the exterior surface. The sign for the business, All-Sports Trophies, appears above the large window

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in the shop unit closest to the Canyon Avenue-facing façade. The second unit sports stains or metal attachments for a sign which no longer appears above its display window. The east elevation contains an opening with glass block in-fill and numerous metal doors painted dark brown. The character-defining features of this resource include: the large display windows (on the shopfront units), decorative details surrounding the primary entry, and ample street and lot parking near the building.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a triangular-shaped corner lot, with Canyon Avenue along the front and the non-intersecting portion of South Sherwood Street along the rear. There are juniper bushes planted along the front-gabled façade and a large evergreen tree is located near the intersection of this and the flat-roofed portion of the building. Large evergreen trees also provide some shade to the parking area in the rear. The property is sited on a lot with an elevation of 5001 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1960** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Tax Assessor.
City Directory**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Dr. Arthur H. Schoondermark**

Source of Information: **City Directory
Warranty Deed 19920000174, recorded 2 January 1992.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1960. An analysis of the style, building materials, and other historical records corroborate this date of construction. It appears there used to be a sign above the display window of the second unit; date of change unknown.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Health Care/Medical Business/Medical Office**

32. Intermediate uses(s): **Health Care/Medical Business/Medical Office**

33. Current uses(s): **Commerce and Trade/Specialty Store**

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34. Site type(s): **Corner lot commercial building**

35. Historical background:

The original owner of this building was Dr. Arthur H. "Doc" Schoondermark, who used the edifice to host his dental practice. Previously his office had been located in the Colorado Building, on College Avenue, and his family resided at 826 West Myrtle Street. Dr. Schoondermark was born on April 23, 1918, in Chicago. By 1920 his family moved to Greeley, where his father, Cornelius Schoondermark, was a dry goods salesman. On April 18, 1941, Dr. Schoondermark married Florence W. Zazienmicki, also a native of Chicago. During World War II Dr. Schoondermark remained stateside but served in the Army Medical Corps. The dentist's second wife, Ethel Leona Culahan, was born on September 5, 1921, in Jersey City, New Jersey. She moved to Fort Collins in 1948 and married Dr. Schoondermark on June 18, 1952, in Boulder. They had three children: Robert Alan Schoondermark, Karen Salaz, and Aloha Weiss. Doc Schoondermark was an avid outdoorsman with an interest in geology. But he was best known as an amateur archaeologist, publishing articles on the prehistory of northern Colorado and serving as president of the Colorado State Archaeological Society. He practiced dentistry in Fort Collins for more than four decades, retiring around 1984. He died on August 7, 2001.

Arthur and Ethel Schoondermark sold this property to Raymond L. and Susan Newman in 1992. The Newmans use the building for their business, All Sports Trophies.

36. Sources of information:

Larimer County assessor record.

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1940 through 2005.

U.S. Census of 1920. Greeley Ward 2, Weld, Colorado; Roll T625_173; Page: 5B; Enumeration District: 268; Image: 161.

"Ethel Schoondermark [obituary]." *Greeley Tribune*, 23 November 2004.

"Robert Alan Schoondermark." *Loveland Reporter-Herald*, 27 January 2010.

Colorado Department of Regulatory Agencies. "Pre-200 Docket Decision History by Company." Excel spreadsheet. Available from www.dora.state.co.us/puc/.../pre2000_DocketDecisionHistoryByCompany.xls.

Cook County, Illinois, Marriage License 87F546C9-69D9-4BBF-8011-FEC673D52E6E. Arthur H. Schoondermark and Florence W. Zazienmicki. Married 18 April 1941.

"Arthur Schoondermark" [obituary]. Fort Collins Coloradoan, 9 August 2001.

Deed 19920000174. Larimer County Clerk and Recorder.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

☒ A. Associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Associated with the lives of persons significant in our past.

☒ C. Embodies 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.

☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.

☐ Qualifies under Criteria Considerations A through G (see manual).

☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

☐ A. Associated with events that have made a significant contribution to history.

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- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

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

39. Areas of significance: **Architecture**
Health/Medicine

40. Period(s) of Significance: **1960; 1960 - 1961**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This building, architecturally, represents a 1960s Modern Movements commercial establishment originally used as a dentist office. Character-defining features include the large display windows on the shop units, decorative details surrounding the primary entry, and ample street and lot parking near the building. According to the Colorado Office of Archaeology and Historic Preservation, this resource is eligible to the National Register of Historic Places under Criterion A: Health Care/ Medicine and Criterion C: Architecture. This property also qualifies for listing in the the Colorado State Register of Historic Properties and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1960, this commercial office building exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. The apparent signage change on the second unit does not adversely impact the overall integrity of this resource. This building retains sufficient physical integrity to convey its architectural significance for listing on the National Register, State Register, and as a Fort Collins landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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44. National Register eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed
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45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss: **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.**

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **canyoneave0400 - 1.tif through canyonave0400 - 4.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Ave
Fort Collins, CO 80522
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **07/02/2010**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80218-8822
53. Phone number(s): **(303) 390-1638**

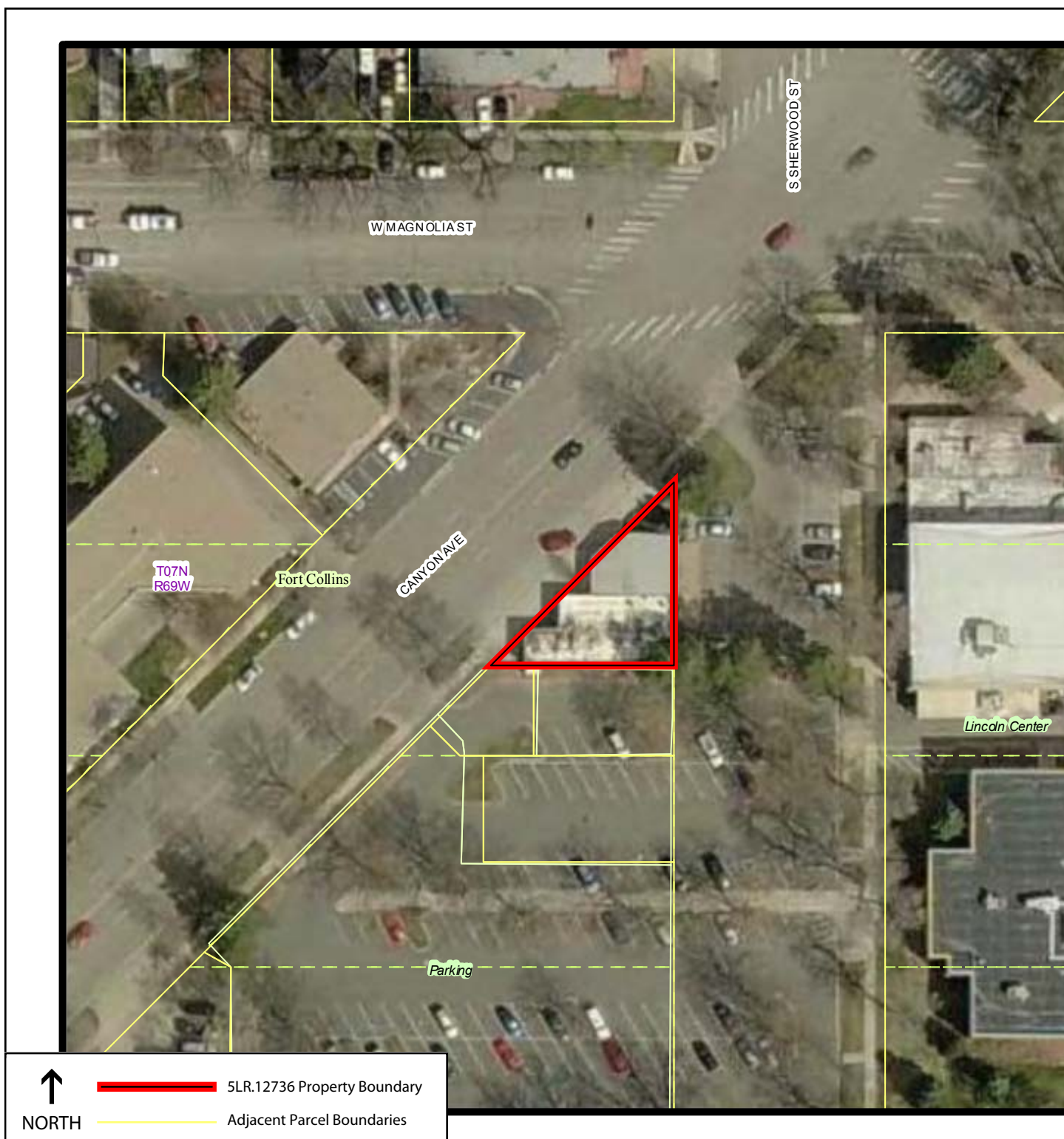
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SKETCH MAP



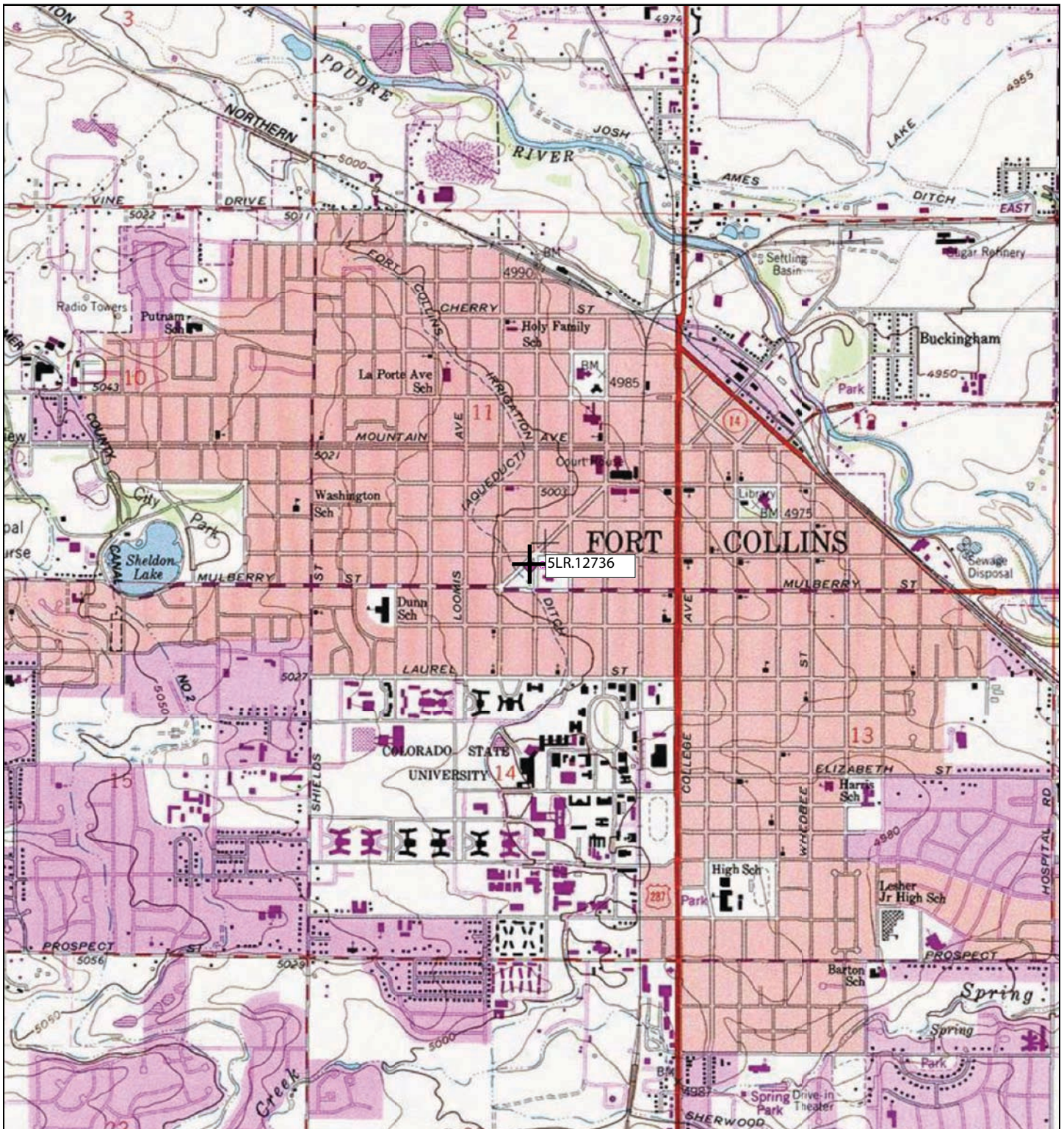
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LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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