

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.2244**
2. Temporary resource number: **SHF-4**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Bonavent F. and Florence E. Dreiling Residence**

6. Current building name: **Patricia Faubion House**
7. Building address: **260 Circle Drive**
8. Owner name: **Patricia Ann Faubion**
Owner organization:
Owner address: **260 Circle Drive**
Fort Collins, CO 80524-4110

Parcel number: **97133-27-072**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SE 1/4 SE 1/4 SE 1/4 SW 1/4 of section **13** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **494276** Northing: **4490750**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 72**
Addition: **Circle Drive** Year of addition: **1945**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1209 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built up rock**
20. Special features: **Garage/Attached Garage**
Porch
21. General architectural description:
Oriented to the west, this early Ranch type home with some Contemporary influences, namely the metal cornice and flat roof for both the home and the porch, rests on a concrete foundation. The rectangular-shaped house features siding of red Roman brick and a flat roof with a metal cornice painted green. An integrated planter parallel to the façade forms the front porch; the flat porch roof has a green metal cornice and is supported by simple poles anchored inside the planter. The wooden primary entry door is nearly centered on the façade and has an all-glass storm door. A large, tripartite picture window flanks the door to the south. Near the southern end of the west-facing elevation is a two-car attached garage with a flat roof; the garage door (which may be a replacement) is painted brick red and features four rectangular fixed pane windows. There is a twelve-light window with a rowlock sill on the façade between the picture window and the garage; it is located on the upper portion of the elevation, near the plane of the porch roof. A similar window also is located near the northwest corner of the façade. The southern elevation of the home is brick and features no visible windows. Neither the north nor the east (rear) elevations were visible from the public right

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of way. According to Larimer County Assessor Records, the home has two bedrooms and one bathroom. Character-defining features of this property type evident at 260 Circle Drive include: horizontal orientation, Roman brick, flat roof, picture window, and integrated planter.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This home is located in the curve at the southeast portion of Circle Drive. It features a xeriscaped front lawn and a curving path of small red rocks between the sidewalk and the front porch. This property is sited on a relatively level, compact lot with an elevation of nearly 5000 feet above mean sea level. The home is located within the Circle Drive subdivision, one of Fort Collins' earliest postwar developments. There are pine trees flanking both ends of the façade and a large deciduous tree is planted in the front yard beside the concrete driveway. A black chain-link fence encloses the rear yard.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1951** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor's Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Bonavent F. and Florence E. Dreiling**

Source of Information: **1952 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1951. An analysis of the style, building materials, and other historical records corroborate a 1951 date of construction. It appears from field observation the garage door and facade windows may be replacements; date unknown.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

33. Current uses(s): **Domestic/Single Dwelling**

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34. Site type(s): **Suburban home**

35. Historical background:

The early history of this property, most likely by complete coincidence, was associated with the automotive business in Fort Collins. The original owners of this house were Bonavent F. and Florence E. Dreiling. Mr. Dreiling was a partner in Dreiling Motors, the Buick dealership located at 230 South College Avenue. Carl I. and Florence E. Aker lived in the house from at least 1960 to 1972. He was the owner of the Larimer County Credit Association and she worked for the company as a secretary. The second auto-related owner was David A. Lewis, a foreman at the Ghent Motor Company; he lived in the home with his wife Dorothy during the late 1970s. In the mid-1980s the owners were Jim Brink, the choral director at Poudre High School, and his wife Patricia, an assistant newspaper editor. In 1989 Patricia Brink sold the property to Patricia Faubion who remains the owner of the house. City directory searches indicate Ms. Faubion rented the house in 1995 when the resident was Ron H. McNeeley; it is unclear whether she currently lives in the home.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1952 through 1995.

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.
- ☐ 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

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

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1951**

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

42. Statement of Significance:

The home, architecturally, represents an example of a 1950s postwar Ranch with Contemporary influences. Character-defining features include the horizontal orientation, Roman brick, flat roof, picture window, and integrated planter. This house is one of many similar Ranch homes within the Circle Drive subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1951, this residential 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. Despite the presence of a possible replacement garage door and facade windows, this building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears the Circle Drive subdivision may be 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.**

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

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47. Digital photograph file name(s): **circledr0260 - 1.tif through circledr0260 - 3.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Avenue
Fort Collins, CO 80522
48. Report title: **For Collins Post-War Survey**
49. Date(s): **12/14/2010**
50. Recorder(s): **Mary Therese Anstey**
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



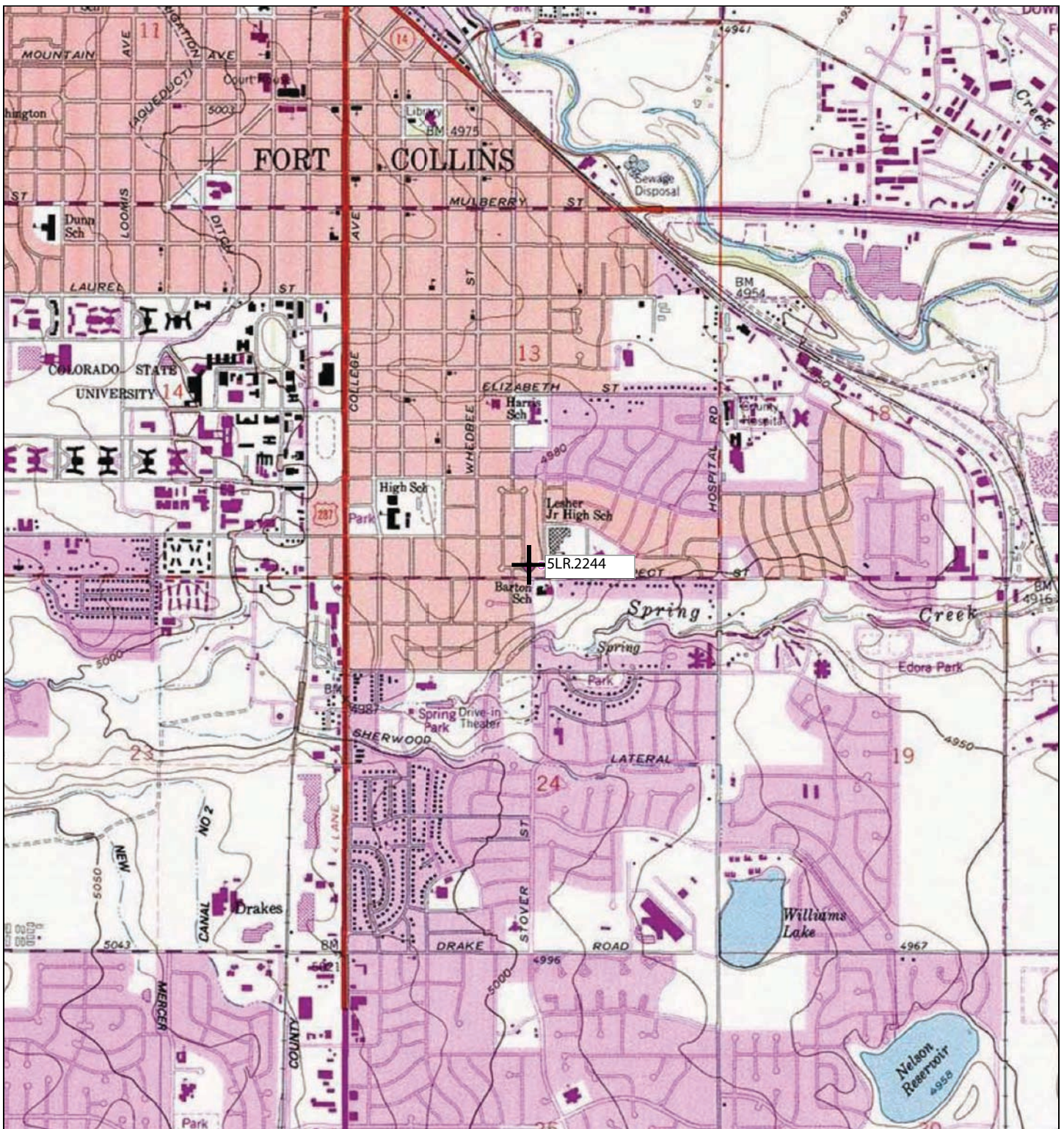
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LOCATION MAP



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

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