

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.12237**
2. Temporary resource number: **SHF-7**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **El Palomino Lodge Motel**
6. Current building name: **El Palomino Motel**
7. Building address: **1220 North College Avenue**
8. Owner name: **Yoonlee, Inc.**
Owner organization:
Owner address: **1220 N. College Avenue
Fort Collins, CO 80524**

Parcel number: **97012-00-002**

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**
SW 1/4 SW 1/4 SW 1/4 NW 1/4 of section **1** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493542** Northing: **4494787**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **N/A**
Addition: **Not Applicable** Year of addition: **Not Applicable**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **4740 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**

Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the west, this 1949 to 1958 motel complex includes six buildings and a swimming pool. The main building, which contains the motel office and restaurant, is described here. The other components of the complex are described in Field 24.
- The L-shaped building features the office at the intersection of the two building wings. The restaurant is located north of the office and there are five lodging units south of the office. This building is faced in light yellow stucco. The office is front-gabled with a very wide overhang shading the façade. The roof has visible oversized wooden rafter supports painted light yellow and a wide cornice painted rusty-red. There are three round metal posts painted light yellow extending from the bottom of the roof to the ground. Large plate glass windows, a glass entry door with a fixed transom, a panel of stained vertical siding, and integrated brick planters comprise the façade of the motel office. There is a rectangular, vertically oriented slider window on the main plane of the building between the office and the restaurant; a section of metal awning shades a portion of this window.**

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The restaurant portion of the main building also is faced in stucco and features a metal cornice painted dark green. There are large rectangular slider windows on the west and northwest sides of the building facing North College Avenue. An illuminated panel sign is affixed to the cornice near the center of the restaurant building. The primary entry is a wooden door painted dark green. The north elevation is slightly stepped and has no window or door openings. There is an illuminated panel sign advertising the motel affixed to this wall. This sign includes a portion in neon, indicating whether there are vacancies. The east (rear) elevation of the restaurant has four small rectangular windows covered with security grills painted light yellow.

The portion of the building with the five lodging units is faced in stucco painted light yellow, with a flat roof, and projecting metal awnings painted rusty-red. Each lodging unit features a large rectangular tripartite window with a brick sill and a board-and-batten stained wooden door.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a large rectangular-shaped lot along North College Avenue. There are paved parking areas around all of the buildings in the motel complex. There are low shrubs in the integrated brick planter along the façade of the motel office. A new, tri-corner, illuminated panel sign mounted on a round metal post painted dark brown appears at the corner of the complex near the intersection of Conifer Street and North College Avenue. The property is sited on a lot with an elevation of 4974 feet above mean sea level.

24. Associated building, features or objects:

The lodging buildings below are numbered from south to north within the motel complex. Unless noted otherwise, all of the buildings are rectangular-shaped, faced in stucco painted light yellow, have flat roofs, have board-and-batten stained wooden entry doors, feature metal awnings painted rusty-red, and have parking spaces adjacent. The information regarding square footage and dates of construction and/ or modification comes from the Larimer County assessor records (online). All modification details are unknown unless specified.

Lodging Building #1

There are original steel multi-pane windows, one per unit, with the trim painted light yellow. Small frosted rectangular slider windows, one per unit, appear on rear. South elevation faced in brick with visible metal cornice painted rusty-red. Total square feet: 846. Date of construction: 1958. Date of modification: 1960.

Lodging Building #2

There are white vinyl tripartite windows, one per unit. South elevation features two white vinyl windows for each unit. Both are rectangular sliders, one small and another larger. There are air conditioning units for each lodging room visible. There is an awning on the rear of the building as well. Total square footage: 894. Date of construction: 1950. Date of modification: 1956.

Lodging Building #3: There are white vinyl tripartite windows with unpainted brick sills, one per unit. Total square footage: 5863. Date of construction: 1949. Date of modification: 1960.

Lodging Building #4: There are four tripartite steel windows with trim painted light yellow on the west-facing façade. There are two hallways cut into the interior of the building with the lodging units coming off of this open hallway. This hallway is faced in vertical wood. The unit doors appear to be metal (or wood) painted dark red. The metal awning continues around the corner of the building from the façade to shade the north elevation. Similar tripartite steel windows appear on the east (rear) elevation of this building as well. There is a security fence along the rear of the building. Date of construction: 1950. Date of modification: 1956.

Lodging Building #5: There are four tripartite steel windows with trim painted yellow on the south-facing façade. There are also two small rectangular possible slider windows on the façade. Air conditioning units, a metal awning, and a single wooden door painted light yellow are visible on the north (rear) elevation. Total square footage: 2112. Date of construction: 1958. Date of modification: 1960.

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Swimming Pool

The concrete pool is surrounded by a lounging area of concrete and a tall wall constructed of concrete blocks painted light yellow; a row of unpainted bricks top this wall. There is a building near the pool. It is a rectangular, single-story light red-brown brick with a flat roof and a metal cornice painted light yellow. There is a decorative brick pattern created by selective removal of bricks, replicating the appearance of breeze blocks. The door is board-and-batten stained wood and there are at least two steel windows with trim painted light yellow.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1949** ☒ Actual ☐ Estimate
Source of Information: **1949-1958 (Assessor)**

26. Architect: **Unknown**
Source of Information:

27. Builder: **Unknown**
Source of Information:

28. Original Owner: **Bernhard E. Goehring**
Source of Information: **1950 Fort Collins City Directory**

29. Construction history:
According to Larimer County assessor records, the buildings within this motel complex were constructed between 1949 and in 1961. An analysis of the style, building materials, and other historical records corroborate this date of construction. The assessor records note dates of modification (but not what changes were made) for many of the buildings in this complex: Building #1: 1960, Building #2: 1956, Building #3: 1960, Building #4: 1956, and Building #5: 1960. Vinyl windows on buildings #2 and #3 may be alterations, since many of the motel rooms still feature the original steel-frame windows.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Hotel**

32. Intermediate uses(s): **Domestic/Hotel**

33. Current uses(s): **Domestic/Hotel**

34. Site type(s): **Modern Movements Motel**

35. Historical background:
El Palomino Motel and Café at 1220 North College Avenue was constructed in 1949. The original owner was Bernhard E. Goehring. The next partners in this motel venture were brothers Carl and John Bales. Carl and his wife Audrey—who were married on August 21, 1937, in Calumet City, Illinois—operated El Palomino and then, in 1960, built and managed the Town House Motel (later known as the University Motor Inn) until their retirement in 1966. In 1960 Jack K. Ritchey owned El Palomino and the café manager was Wayne Smith. In 1962 married couple Leonard H. and Lillian Snow managed El Palomino. By the mid-1960s business partners Andrew Lavender and George Bock were in charge. The 1972 city directory listed Kenneth H. Anderson as a partner in El Palomino. Hae Young Kim was both owner and manager of this facility in 1980. In 1994

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James P. Petersen transferred ownership of the motel to John H. Chambers and, two years later, the café became known as the Golden Dragon Restaurant. Chambers sold El Palomino to Steve and Yoon Lee in 1998. From that point to the present day, the motel has been associated, in some way, with these two partners. The current owner is Yoonlee Inc., a corporate name which combines the surnames of these two individuals. According to signage at the property, the former El Palomino Café is currently known as Alicia's Restaurant; it serves Chinese and Mexican food.

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 1950 through 2005.

Obituary: John Bales. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/balejo93.jpg> [Accessed 1 Mar 2011].

VI. SIGNIFICANCE37. 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
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

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39. Areas of significance: **Architecture**
Commerce
Transportation/Road-related (vehicular)

40. Period(s) of Significance: **1949-1958; 1949-1961; 1949-1956**

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

42. Statement of Significance:

This complex, initiated in 1949, is one of many motels which historically dotted North College Avenue to cater to travelers. Architecturally, this complex includes six buildings with individual lodging units arranged around a paved courtyard for parking cars near the motel rooms. This complex also includes an office, a restaurant, and a swimming pool. Character defining features of the Modern Movements style motel include the centrally located office with prominent overhanging roof, board-and-batten doors, steel windows, amenities such as the restaurant and swimming pool, and adjacent parking near each unit. Postwar motels have become increasingly rare, prime candidates for clearance and redevelopment as most travelers now prefer to stay in modern hotels or facilities closer to the interstate. The level of significance is sufficient for this property to qualify for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties (Criterion A: Commerce and Criterion C: Architecture). It also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

The buildings within the complex display varying levels of integrity. As a complex, El Palomino exhibits a moderate 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. Removal of original steel windows and installation of vinyl replacements has negatively impacted materials. This resource retains sufficient physical integrity to convey its architectural significance for listing on the National Register of Historic Places, the Colorado State Register of Historic Properties and 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.**

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): **collegeaven1220 - 01.tif through collegeaven1220 - 10.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**

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281 N. College Avenue
Fort Collins, CO 80522

48. Report title: Fort Collins Post-War Survey

49. Date(s): 11/19/2010

50. Recorder(s): Mary Therese Anstey

51. Organization: Historitecture, LLC

52. Address: PO Box 181095
Denver, CO 80218-8822

53. Phone number(s): (303) 690-1638

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SKETCH MAP



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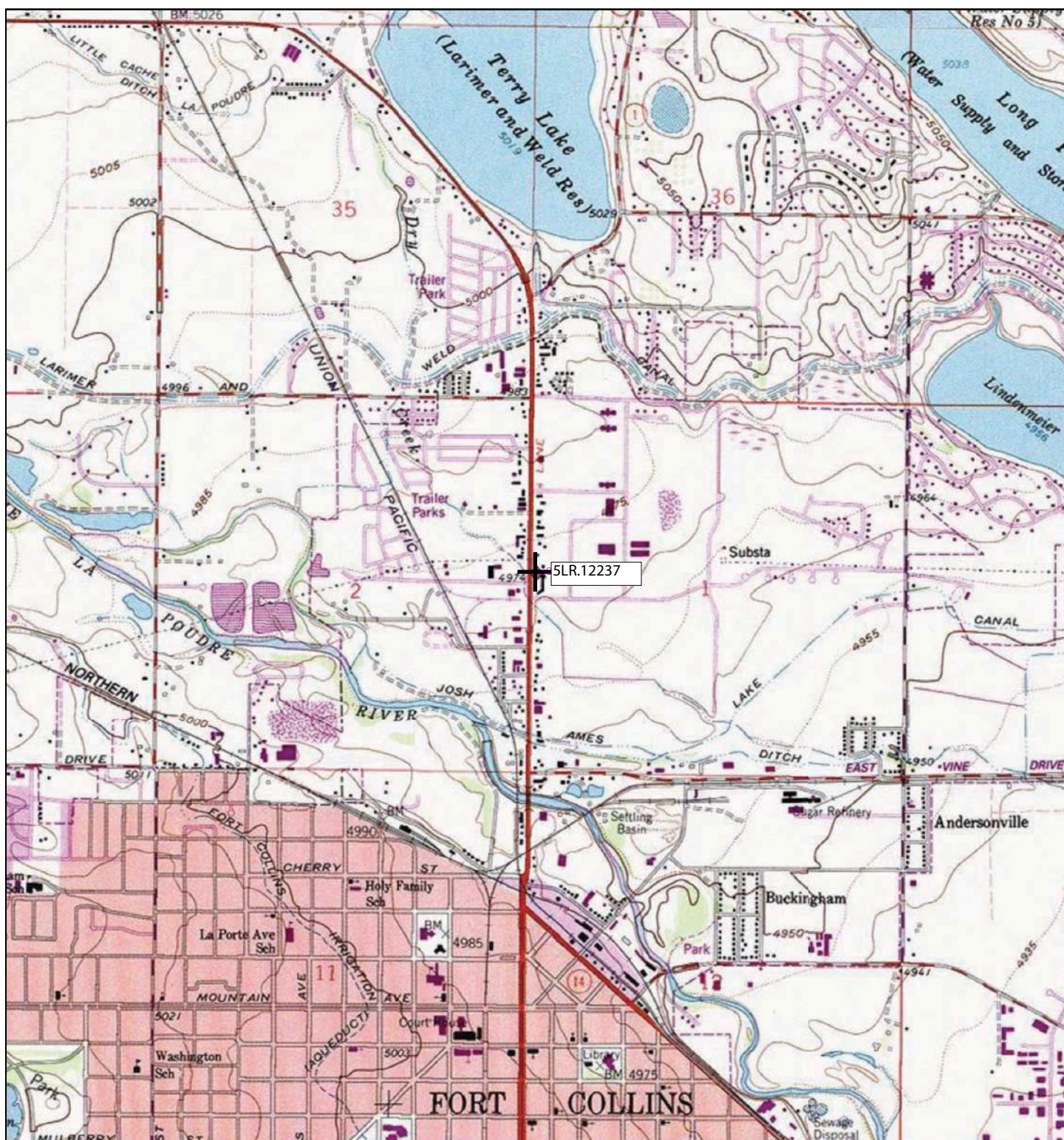
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LOCATION MAP



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

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