

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.12738
2. Temporary resource number: SHF-8
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Lamplighter Motel
6. Current building name: America's Best Value Inn
7. Building address: 1809 North College Avenue
8. Owner name: Lamplighter Lodging, Inc.
Owner organization:
Owner address: 1809 N. College Avenue
Fort Collins, CO 80524

Parcel number: 98354-00-032

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: **8N** Range: **69W**
SE 1/4 SE 1/4 SE 1/4 SE 1/4 of section **35** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493465** Northing: **4495636**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **N/A**
 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): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **13323 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Stone**
Stucco
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Balcony**
21. General architectural description:
Oriented to the east, this 1960s Modern Movements motel complex includes two buildings with lodging rooms and three small accessory buildings. The main building, including the office, is described here. The other buildings within the complex are described in Field 24.

The rectangular-shaped, two story building is faced in green rubble stone on its front gabled portion with overhanging eaves; this part of the building faces North College Avenue. Below this stone area, the remainder of the façade is a large window wall. An integrated stone planter runs along the foundation on the building's façade. The side gabled, northern elevation of the building is faced in stucco. The motel office is located in the northeast corner of the building. The primary entry door is glass and flanked by large fixed pane windows. All of the motel units feature what appear to be vinyl replacement slider windows with light brown trim. The doors are solid wood (or metal) and are painted the same color as the window trim. Individual air conditioning units protrude from the surface of the side of the building and are located adjacent to the unit entry doors. Second story units are reached via a wooden staircase with a black metal railing. A balcony runs the entire length of the second story,

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allowing access to these units. The balconies feature rectangular, metal, mesh screen decorative details. All of the wooden trim on the building, the wooden staircase, the exposed rafter ends, and the metal balconies are all painted a rusty-brown. The western elevation has no window or door openings. The overhanging eaves and two long staircases extend from the ground near the foundation up towards the second level balconies on either side of the building. The southern elevation is nearly identical to the northern side. Character-defining features of the Modern Movements motel evident on this main building include the corner office near the vehicular entry drive, stair and balcony access to the upper story units, and adjacent parking near each unit.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on large rectangular-shaped lot along North College Avenue. There are paved parking areas around all of the buildings in the motel complex. There are geraniums rooted in the integrated planter along the façade of the main building and a small grassy area in front of this same building. A new illuminated panel sign with a stone base appears in the grass lawn near the entry driveway. The property is sited on a lot with an elevation of 4988 feet above mean sea level.

24. Associated building, features or objects:

One-Story Lodging Unit

This second, L-shaped lodging building in the motel complex matches the main building in materials and design. Two separate buildings, with the longer, south-facing portion containing the individual lodging units, seem to comprise the L-shape of this building. The east-facing, front gabled façade is faced in green rubble stone. The glass primary entry to this building is centered on the façade. There are two large, rectangular, horizontally-oriented slider windows with flower boxes flanking this entry. The west elevation of this building shows the side of the front building, where the green rubble stone wraps around slightly from its front. The remainder of this building is sided in stucco and there are two small square windows in the stucco portion. The rear of the street-facing portion of the building contains a mounted air conditioning unit, a large picture window, and a partially obscured entry door near the intersection of the two buildings. The long side gabled portion of the building faces the main lodging building. There appear to be about five units, each with its own door and air conditioning unit. The two rear units have large picture windows, while the rest of these lodging rooms have smaller slider windows. A large evergreen obscures the view of the west elevation from the public right of way. The north (rear) elevation is constructed of concrete blocks painted off white. There is a small wooden fence panel painted rusty-red near the northeast corner of the building. There are a total of ten small square windows with brick sills. There is a rectangular replacement slider window near the front of the building. The exposed rafter ends are painted green.

Shed 1

This rectangular side gabled storage building with vertical siding painted off white and trim painted rusty-brown is located near the southwest corner of the property. There are wooden double doors. The roof is clad in asphalt shingles. Date of construction unknown.

Shed 2

This square prefabricated building, located at the northwest corner of the property, has a front gabled roof covered in asphalt shingles. It has weatherboard siding painted light brown with dark brown trim. The door is unadorned and flush. Date of construction unknown.

Shed 3

This square prefabricated building, located at the northwest corner of the property, has a front gabled roof covered in asphalt shingles. It has weatherboard siding painted light brown with dark brown trim. The door is unadorned and flush. Date of construction unknown.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1961** ☒ Actual ☐ Estimate
Source of Information: **Larimer County Assessor Records (online)**

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26. Architect: **Unknown**
Source of Information:
27. Builder: **Ben Olds**
Source of Information: **Ware, Ruth A. Correspondence with City of Fort Collins Historic Preservation Program. 9 January 1987.**
28. Original Owner: **Paige Lunberry and Harold R. Nelson**
Source of Information: **1962 Fort Collins City Directory**
29. Construction history:
According to Larimer County assessor records, this motel complex was constructed in 1961. An analysis of the style, building materials, and other historical records corroborate this date of construction. All of the motel units feature what appear to be vinyl replacement slider windows with light brown trim; date of change unknown. The sign is new, likely installed between July and November 2010. Also, since the facility's name changed from the Lamplighter, a large black lantern which, as recently as summer 2010 hung from the gable end of the main building, has been removed.
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): **1960s motel**
35. Historical background:
The Lamplighter Motel at 1809 North College Avenue was constructed in 1961. The original partners in this business were Paige Lunberry, a graduate of Fort Collins High School who later became a realtor, and Harold R. Nelson. Long-term owners Claude O. and Alma Wuthier purchased the Lamplighter in 1966 and owned it until the early-1990s. Claude was born June 21, 1914, at Fort Logan, and Alma was originally from Wheatridge. Claude served as a master sergeant during World War II. The couple were married on February 9, 1945, in Colorado Springs. The next owner of the Lamplighter was Sam Brunswig. He was born April 11, 1906, in Cheyenne County, Kansas, and moved to Fort Collins in 1964. During his early years in the town, he was involved with both home building and real estate. About a year before he passed away on December 23, 1993, Brunswig sold the motel to Stratborough Investors, Inc. In 2006 this firm transferred the property to Lamplighter Lodging, Inc., and these two investors continued quit claiming the motel back and forth for the next three years. The current owner of the facility is Lamplighter Lodging, Inc. According to signage on site, the motel has changed its name to America's Best Value Inn.
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 1962 through 2000.
Obituary: Sam Brunswig. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/brunsa93.jpg> [Accessed 28 Feb 2011].
Ware, Ruth A. Correspondence with City of Fort Collins Historic Preservation Program. 9 January 1987.
Google: Claude O. Wurthier.**

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Google: Alma M. Wurthier.

Google: Paige Lunberry.

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
- ☐ 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**40. Period(s) of Significance: **1961**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This complex, built in 1961 by Ben Olds, is one of many motels which historically dotted North College Avenue to cater to travelers. Architecturally, this complex includes two buildings with individual lodging units arranged around a paved courtyard for parking cars near the lodging units. Character-defining features of the motel type include the corner office near the vehicular entry drive, stair and balcony access to the upper story units in the main building, and adjacent parking near each unit. Surprisingly, for a motel erected in 1961, this complex does not feature an outdoor swimming pool. The level of 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, it is eligible for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

This motel complex 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. Changes to the windows and signage plus removal of the large black lantern impact the aspects of materials slightly. This building retains sufficient integrity to convey its 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: **The 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): **collegeaven1809 - 1.tif through collegeaven1809 - 6.tif**

Digital photographs filed at: **Historic Preservation Program, City of Fort Collins
 281 N. College Avenue
 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**

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53: Phone number(s): (303) 390-1638

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SKETCH MAP



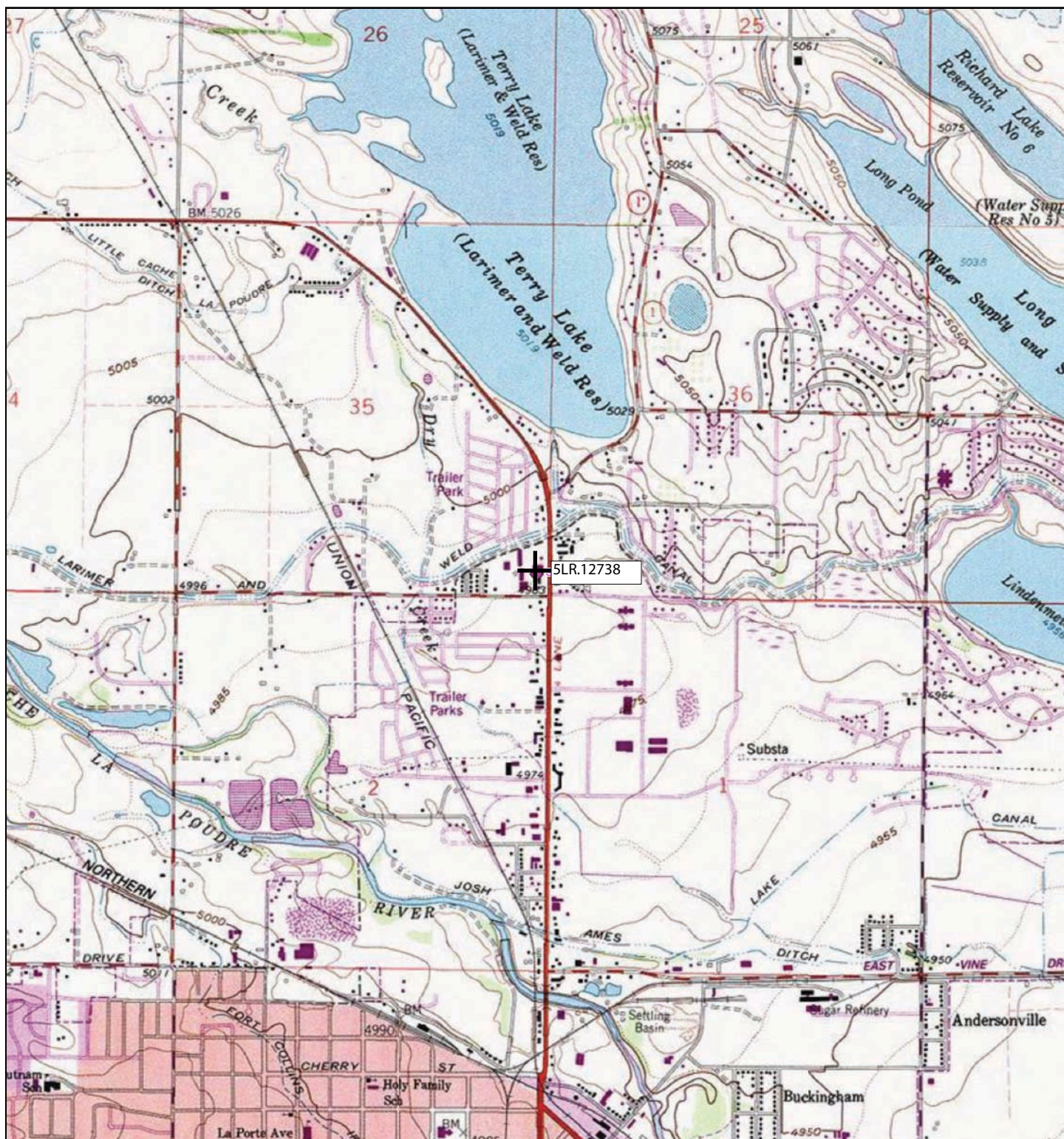
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LOCATION MAP



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

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