

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.12739** Parcel number: **97123-18-033**
 2. Temporary resource number: **City-1**
 3. County: **Larimer**
 4. City: **Fort Collins**
 5. Historic building name: **Columbia Savings and Loan**
 6. Current building name: **Cache Bank and Trust**
 7. Building address: **100 South College Avenue**
 8. Owner name: **Post Modern Development, Inc; USTL; and Christopher D. Wells**
 Owner organization:
 Owner address: **144 North Mason Street, Unit 4**
Fort Collins, CO 80524

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 SW 1/4 NW 1/4 SW 1/4 of section **12**
10. UTM Reference Zone: **13**
 Easting: **493500** Northing: **4492883**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Portions of Lots 7-10; Block 121**
 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: **2422 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
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 Modern Movement bank building rests on a concrete foundation. The rectangular-shaped building features siding of gray-blue Roman brick. The signage panels, one in the center of the façade and another on the north-facing elevation, are composed of tan-colored stucco. This building has a flat roof. The primary entry, glass double doors, is nearly centered on the façade, features both sidelights and a fixed pane transom, and has a flat roofed projection which provides minimal protection from the elements. A four-pane window wall topped in glass forms the northwest corner of the façade; the primary entry is located within this portion of the building which also projects higher than the main roofline. The other half of the building features brick bays flanking six, vertically oriented, rectangular fixed pane windows. There is a stucco signage band above this window wall. South of the entry there is an ATM with a projecting roof similar to the one covering the front door. There is a driveway, providing access to the drive-in window located on the east (rear) elevation, at the southwest corner of the building. The south elevation features a single fixed pane rectangular window near the southeast corner. The north elevation has a similar appearance to the southwest corner of the façade, but there are four (rather than six) fixed pane windows. The east (rear) elevation features a metal door painted

Architectural Inventory Form

Page 3

blue with a square fixed pane window; this secondary entry is located on the southeast corner. The drive-up window, with a projecting roof, is centered on this elevation. There is a small night deposit box north of this drive-up access. Character-defining features of the Modern Movement style evident at 100 South College Avenue include: the flat roof, Roman brick siding, and glass projection on the northwest corner.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on several narrow rectangular lots with an elevation of 4987 feet above mean sea level. There appear to be a few parking spaces behind the building. In the sidewalk, in front of the building, there is a plaque celebrating Fort Collins' 1964 centennial. This panel features handprints from Mayor Harvey Johnson, Colorado State University President William Morgan, and comedian Jack Benny.

24. Associated building, features or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1962** ☒ Actual ☐ Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Columbia Savings and Loan**

Source of Information: **1962 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1962. An analysis of the style, building materials, and other historical records corroborate this date of construction. Comparing the current condition to historic images indicate changes to the signage. Originally the name of the bank appeared along the front edge of the glass entry box at the northwest corner of the façade; this lettering appears to have been illuminated. Sometime after 1967 but prior to 1977 the stucco signage area replaced what appear to have been vinyl panels above the fixed pane windows on both the façade and north elevation. The assessor noted a 2002 remodel (likely interior changes).

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution**

32. Intermediate uses(s): **Commerce and Trade/Financial Institution**

33. Current uses(s): **Commerce and Trade/Financial Institution**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

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

35. Historical background:

A financial institution has appeared at this prominent downtown location for at least 103 years. The long-standing First National Bank of Fort Collins, established in 1881, was located here from 1908 until its demolition in 1961. The current building was constructed in 1962 to house the Columbia Savings and Loan. The bank's parent company, Music Corporation of America, also owned Columbia Broadcasting System (CBS). Popular comedian Jack Benny had a weekly television program on that network. Based upon this association, Benny attended the bank's grand opening on October 9, 1962. He opened the branch's first savings account and autographed the savings books of the next 500 individuals who opened accounts. Benny served as an honorary vice president for Columbia Savings and Loan 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 he left a permanent mark on the community: leaving his 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. In a newspaper article marking Benny's passing in 1975, original Columbia Savings and Loan bank manager Don Stuart recalled his "most vivid recollection of Jack Benny... sitting by the front window (of the bank) on a hot July day signing autographs for over two hours for every little kid who came in off the street." In 1993 ownership of the building transferred from First Nationwide Bank to Colorado Savings Bank. In 1998 First Choice Bank purchased this property from Liberty Savings Bank. Two years later the building transferred from Wells Fargo Bank to Post Modern Development, Inc. In 2001 this firm sold a percentage of the property to Christopher Wells and Ronald A. Wykstra. The current owners are Post Modern Development, Inc. (50 percent), USTL LLP (30 percent), and Christopher Wells (20 percent). This financial institution is now known as the Cache Bank and Trust.

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 1908 and 1962 through 2005.

"Historical Tour of the First National Bank of Fort Collins." <http://history.fcgov.com/archive/bank/nationalbank1.php> [Accessed 10 March 2011].

"Jack Benny Liked Fort Collins." *Fort Collins Coloradoan*. 2 January 1975, n.p.

Google search: Jack Benny.

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.

Architectural Inventory Form

Page 5

- ☒ 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**
Commerce

40. Period(s) of Significance: **1962; 1962**

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

42. Statement of Significance:

Historically, this building is important for its association with commerce and local banking. This building, architecturally, represents an example of a 1960s Modern Movements bank building. Character-defining features include the flat roof, Roman brick siding, and glass projection on the northwest corner of the façade. The original drive-in window is also indicative of the period, when restaurants, cleaners, banks, and other businesses were keen to accommodate customers who demanded automobile-convenient service. According to the Colorado Office of Archaeology and Historic Preservation, the building is eligible for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties (Criterion A: Commerce, Criterion C: Architecture). This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1962, this bank 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. Changes above the fixed pane windows had minimal impact upon the aspect of materials. This building retains sufficient physical integrity to convey its historical and architectural significance for listing in the National and State Registers and as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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): **collegeaves0100-1.tif through collegeaves0100-4.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, Mary Therese Anstey**
- 51: Organization: **Historitecture, LLC**
- 52: Address: **PO Box 181095**
Denver, CO 80218-8822
- 53: Phone number(s): **(303) 390-1638**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

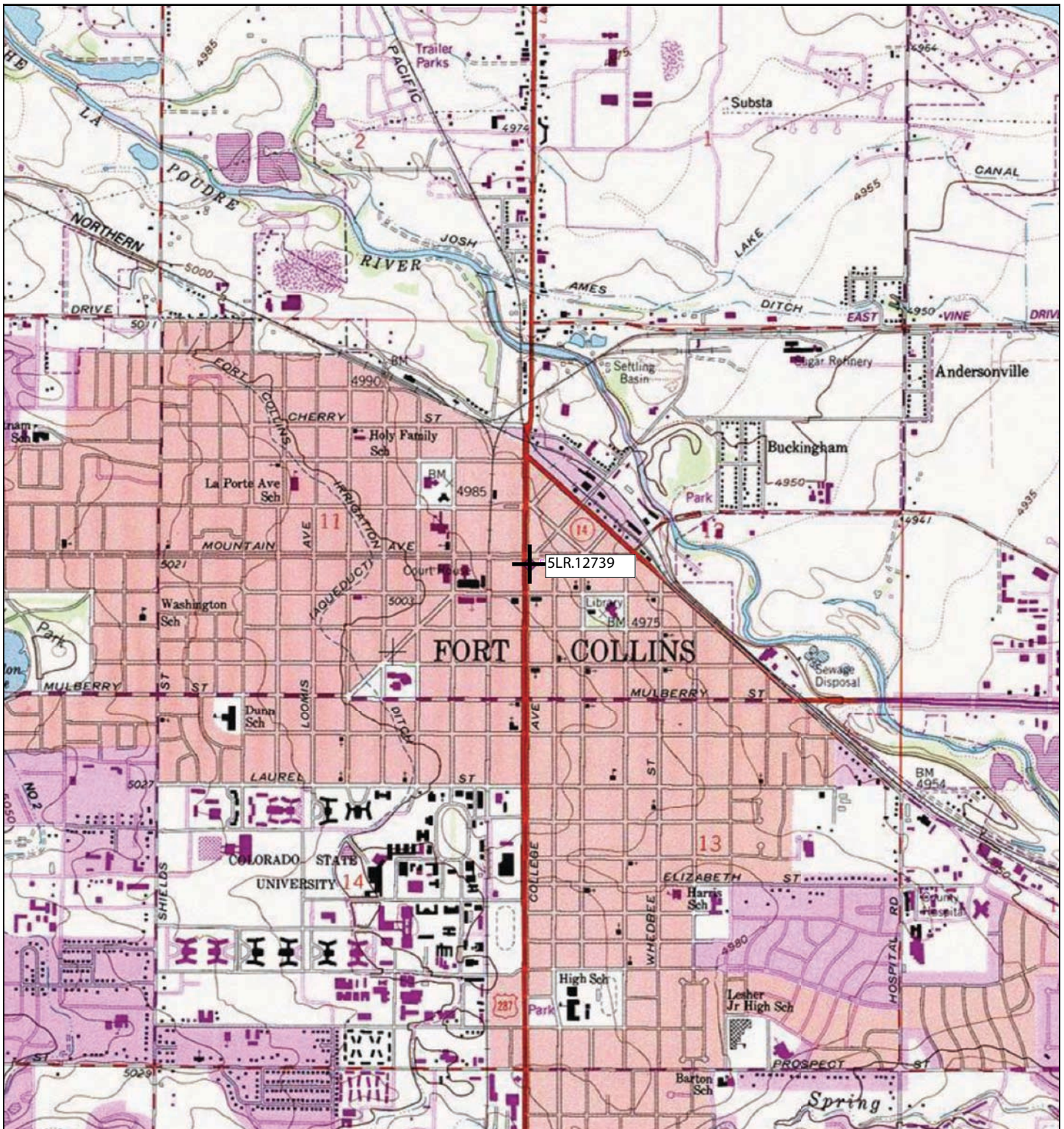
SKETCH MAP



Architectural Inventory Form

Page 8

LOCATION MAP



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

Fort Collins Post-World War II Survey

HISTORITECTURE