

## 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.12740**
2. Temporary resource number: **City-2**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Poudre Valley National Bank**
6. Current building name: **Wells Fargo Bank Building**
7. Building address: **401 South College Avenue**
8. Owner name: **Wells Fargo Bank**  
 Owner organization: **c/o Thomson Tax Services**  
 Owner address: **PO Box 2609  
 Carlsbad, CA 92018**

Parcel number: **97114-25-002**

- |   |   |                                       |                                     |  |
|---|---|---------------------------------------|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment:        | <input checked="" type="checkbox"/> Individually eligible | <input 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 SE 1/4** of section **11** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **493398** Northing: **4492410**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Lots 5- 8 and 17-20; Block 114**  
 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): **Square Plan**  
 Other building plan descriptions:
15. Dimensions in feet: **26,923 square feet**
16. Number of stories: **Three**
17. Primary external wall material(s): **Concrete**  
**Glass**  
 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 east, this Modern Movement bank building rests on a concrete foundation. The square-shaped building features concrete siding, tinted window walls, and a bronze decorative sunscreen. This screen is composed of mostly rectangles with a cornice-like line of circles near the top of this distinctive design element. The three-story building also has a flat roof. Four large concrete towers provide the main support for the building and the individual floors are suspended from these towers with a system of cables running through the concrete. The third floor is cantilevered out beyond the lower floors. There are two glass double-door entries on the façade, one on each side of the central tower. These entry vestibules feature tinted glass and are adjacent to the window walls along the façade. The towers around the building feature illuminated signage; the front tower has a centered metal door. There is a time and temperature clock near the southern primary entrance. It is affixed to the south-facing portion of the central concrete tower. Square supports, grooved concrete or metal, at the front corners both make the body of the building appear recessed and give this bank an appearance of floating. The north and south elevations show a continuation of the tinted window walls and the bronze screen; each features a central concrete tower. There is a secondary entry and ATM lobby, of either concrete or stucco, which**

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projects from the west (rear) elevation and is closest to the adjacent parking lot behind the building. This part of the building appears to be an addition or alteration from the original design. Character-defining features of the Modern Movement style evident at 401 South College Avenue include: flat roof, integrated window walls, cantilevered design, and distinctive bronze sunscreen.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a wide rectangular lot at the corner of South College Avenue and East Magnolia Street. The bank is located on the front of the parcel, with a large parking lot and the drive-thru building located near the rear of the site. A grass lawn surrounds the bank and there are small bushes along the foundation on both the north and south sides; there is also a small tree island in the rear parking lot. The elevation of the site is 4997 feet above mean sea level.

24. Associated building, features or objects:

**Detached Drive-Thru**

Located at the northwest corner of the lot, there is a rectangular stucco, flat-roofed drive-thru building. It allows for service to at least eight cars. According to Larimer County assessor records, this building was constructed in 1986.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1967** ☒ Actual ☐ Estimate

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

26. Architect: **James M. Hunter and Associates**

Source of Information: **Bales, H.N. A Continuation of the History of the Poudre Valley National Bank of Fort Collins (covering the period from 1950 to 1968).**

27. Builder: **Frank Johnson**

Source of Information: **Bales, H.N. A Continuation of the History of the Poudre Valley National Bank of Fort Collins (covering the period from 1950 to 1968)**

28. Original Owner: **Poudre Valley National Bank**

Source of Information: **1968 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1967. An analysis of the style, building materials, and other historical records corroborate this date of construction. The footings and building supports were designed to accommodate a total ten-story tower, although the additional seven stories were never constructed. Historic photographs indicate the drive-thru lanes were originally connected to the rear of the building, close to the current location of the rear entrance/ATM lobby. The assessor noted a 1986 remodel; this likely was the date when the ATM lobby was added.

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

**V. HISTORICAL ASSOCIATIONS**

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

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

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

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

35. Historical background:

When constructed in 1967, this building was the new home for Poudre Valley National Bank, a local financial institution originally established in 1878. In 1964 the bank purchased the northern half of the 400 block of South College, extending west to Mason Street. Like many other local businesses and institutions, Poudre Valley relocated from their downtown home at South College and Mountain avenues, choosing to erect a new building further south and closer to newer housing and shopping areas. To clear space for this new facility, the bank demolished a number of existing houses associated with their own history. These homes included the former residences of both A.W. Scott, an early bank director, and Fred W. Stover, a past president at Poudre Valley Bank. The bank commissioned the architectural firm of James M. Hunter & Associates of Boulder to design the new building; this firm was best known in Fort Collins for their work developing plans and designing a number of modern buildings on the Colorado State University campus during the 1950s and 1960s. The bank floated capital notes totaling \$1 million to finance construction of the new building. Local contractor Frank Johnson, the low bidder on the project, started work on March 7, 1966, and the new bank was completed on April 10, 1967. There were a variety of grand opening festivities. Colorado bankers and their wives were invited to a behind-the-scenes tours of the new bank during the week of April 17. Some employees were designated as unofficial tour guides, with members of the public wanting to see and hear about this impressive new building even after it officially opened for business on April 27, 1967. The final cost of the new building was slightly higher than expected, totaling \$1.5 million. Approximately a year after construction, this building became known as United Bank of Fort Collins. It did business as Norwest Bank from ca. 1983 to 2000. The bank is currently affiliated with Wells Fargo.

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 1968 through 2005.

United Bank of Fort Collins, Annual Report 1970.

"The Poudre Valley National Bank" (booklet), 1967.

Bales, H.N. "A Continuation of the History of the Poudre Valley National Bank of Fort Collins (covering the period from 1950 to 1968)."

## 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:

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- ☐ 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.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1967**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. Poudre Valley Bank was one of the first financial institutions established in Fort Collins. The choice of this location for their 1967 new building indicated the trend of many commercial, social, and religious entities who, during the late-1950s and 1960s, relocated further south, closer to clients living in new residential subdivisions. This building, architecturally, represents an example of a 1960s Modern Movements bank building. Character-defining features of the Modern Movement style include: flat roof, integrated window walls, cantilevered design, and distinctive bronze sunscreen. In keeping with 1960s auto-centric design, the original building featured a six-bay drive-thru which could be accessed from three sides of the building. This property meets the requirements of Criterion Consideration G: James M. Hunter and Associates, an architectural firm from Boulder also responsible for campus master planning and numerous modern buildings at Colorado State University, designed this bank. Marketing materials prepared at the time of the opening described this bank as "one of the finest, and most modern bank buildings in Colorado," calling special attention to the cantilevered design and bronze solar screen to protect the interior from both heat and sunlight. This same brochure mentioned, "The night-time appearance of the building will be enhanced by a special lighting system, which will illuminate the interior dome, the solar screen, and the exterior walls. Landscaping adds the final touch of beauty." This level of architectural significance is sufficient for this property to qualify for individual listing in the National Register of Historic Places (Criterion C: Architecture), the Colorado State Register of Historic Properties, and as a Fort Collins Landmark.

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43. Assessment of historic physical integrity related to significance:

Constructed in 1967, 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 to the original drive-thru and the rear ATM lobby addition have had a small impact upon design. However, this building retains sufficient physical integrity to convey its architectural significance for listing in the National Register, State Register, 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: **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): collegeaves0401 - 1.tif through collegeaves0401 - 7.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): **11/19/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095  
Denver, CO 80212-8822**
53. Phone number(s): **(303) 390-1638**

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## SKETCH MAP



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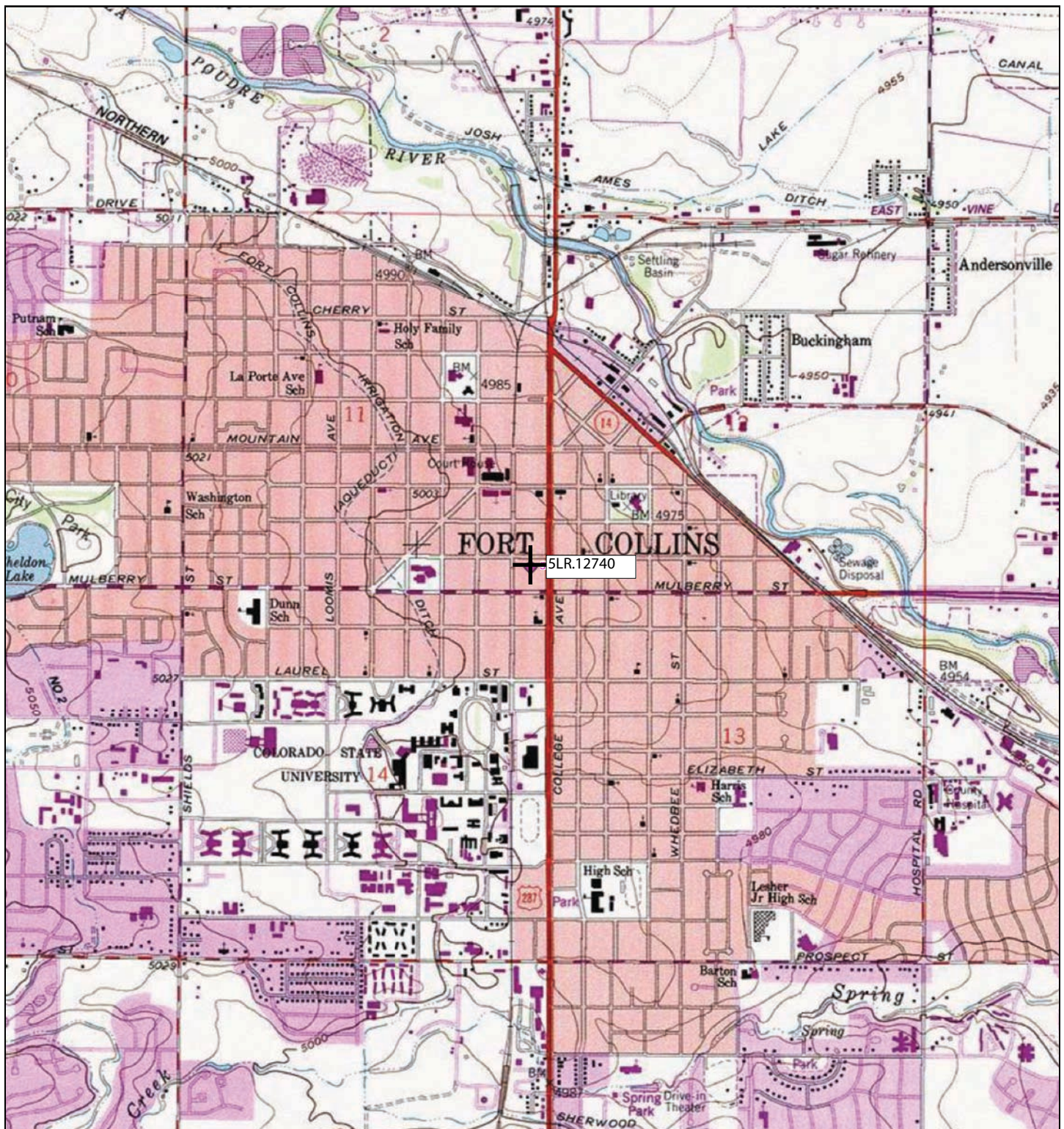
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## LOCATION MAP



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

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