

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.12741**
2. Temporary resource number: **SHF-9**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Safeway**
6. Current building name: **Sports Authority**
7. Building address: **425 South College Avenue**
8. Owner name: **Wells Fargo Bank**
 Owner organization: **c/o Thomson Tax**
 Owner address: **PO Box 2609
 Carlsbad, CA 92018**

Parcel number: **97114-25-001**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 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**
SW 1/4 SE 1/4 SE 1/4 SE 1/4 of section 11 Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **493367** Northing: **4492346**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lots 1-4 and 13-16, 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **25810 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete**

Other wall materials:
18. Roof configuration: **Other Roof**
Other roof configuration: **Upswept**
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the east, this Googie style commercial building rests on a concrete foundation. The rectangular-shaped building is faced in panels of pebbled cement separated by metal beams painted dark brown. The store has a distinctive roof with upswept corners, wide overhanging eaves, and a metal cornice painted red. Large plate glass display windows form a window wall in the center of the building under the central upward swoop of the roof. There are automatic glass double doors at the north and south corners of the window wall. The north elevation has no openings. Near the roofline there is a large, rectangular, vertically oriented flush cement panel; it appears signage (likely for the former Safeway) used to appear in this area. On the west (rear) elevation the central barrel swoop of the roof is evident, with this portion of the gable face filled with stucco or tinted cement. The loading dock, constructed of concrete blocks painted dark brown, is located along this side of the building and faces north. It has wide overhanging eaves, a high concrete platform, and a metal garage door located in the corner closest to the building. Adjacent to the loading dock there is a metal secondary entry door painted dark brown. There is a large wooden painted sign near the southwest

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corner of the building; there are lights angled toward this signage and affixed to the building. The south elevation has no openings. There are some large metal electrical boxes attached to the southwest corner of the building; the vertical portion of the boxes is painted with a decorative motif which features large marbles. An illuminated sign appears in the large, rectangular, vertically oriented cement panel located along the roofline close to the southeast corner of the building. Character-defining features of this Googie style commercial building include the large scale, upswept roof, expansive front display windows, and spacious parking lot.

22. Architectural style: **Modern Movements/Googie**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a series of narrow rectangular-shaped lots at the intersection of South College Avenue and West Mulberry Street. There is an expansive parking lot with spaces for 125 cars in front of the retail store. The property is sited on a lot with an elevation of 4997 feet above mean sea level.

24. Associated building, features or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1966** ☒ 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: **Safeway**

Source of Information: **1966 Fort Collins City Directory, field observation**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1966. An analysis of the style, building materials, and other historical records corroborate this date of construction. The assessors note a 1987 remodeling date; it is unclear what work was done at this time, but it may have been associated with changes to signage and other aspects of the building when the property was sold to United Bank FTC NA.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Grocery Store**

32. Intermediate uses(s): **Commerce and Trade/Specialty Store**

33. Current uses(s): **Commerce and Trade/Specialty Store**

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34. Site type(s): **Googie commercial building**

35. Historical background:

In 1966, the year this building was constructed, the Fort Collins city directory listed a total of twenty-three businesses under the heading "Grocers." Many of those listed appeared to be small, local shops. However, there were listings for five 7-11 Food Stores, a single King Soopers (2325 South College Avenue), and two Safeway Stores. Safeway Store #313, the first to open in Fort Collins, was located at 101 West Prospect Road.

The second Safeway grocery store in Fort Collins (listed in the city directory as #314), this distinctive building located at 425 South College Avenue, opened in 1966. The first manager of this store was Virgil O. Goddard, who was born June 29, 1926, in Kremlin, Oklahoma. He served in the Navy during World War II, fighting in the Pacific theatre. He married Lorene Scalva in Sterling on May 21, 1950. The couple and their two sons moved to Fort Collins in 1965. Goddard was an excellent candidate to be the first manager at this new Safeway store since he had previously managed Safeways in both Wray, Colorado, and Goodland, Kansas. Goddard died on March 17, 1992. By 1972 the manager of this grocery store was Nile Mason and in the mid-1980s Max Getts held the same position. In 1987 R.P. Plaza, Ltd., sold the commercial property to current owner, United Bank FTC NA. Starting in 1990, the Gart Brothers sporting goods store occupied the former Safeway building. The store is now known as Sports Authority.

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 1966 through 2005.

Obituary: Virgil O. Goddard. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/goddvi92.jpg> [Accessed 28 Feb 2011].

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.

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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: **1966; 1966-1987**

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

42. Statement of Significance:

This building has been home to two retail chains: Safeway grocery and Gart Brothers/ Sports Authority. The Safeway was located here from 1966 to 1987 and this was the second Safeway store in Fort Collins. Architecturally, this building represents a good example of Googie architecture. It is easily recognizable as a former Safeway; the corporate design for their grocery stores in the mid-1960s featured the character-defining elements of this building, namely the signature upswept roofline, the large scale, expansive front display windows, and a spacious parking lot. Googie style buildings were designed for the automotive age, with the whole edifice intended to be advertising. The distinctive roof swoop allowed drivers to recognize this building as a Safeway grocery, even when preoccupied with driving down a busy street. The large front display windows and doors offered drivers a glimpse of the goods inside and, at night, allowed light from the well-lit interior to shine out toward the roadway, acting like the illuminated signs which also adorned the façade and appeared in the parking lot. The ample parking lot welcomed drivers and promised easy access. The large size of this store signaled to potential shoppers the sheer number of goods stored inside, signaling the convenience of one-stop shopping. The level of significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. According to the Colorado Office of Archaeology and Historic Preservation this resource is eligible for listing on the Colorado State Register of Historic Properties (Criterion A: Commerce, Criterion C: Architecture). It also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1966, this building exhibits a relatively 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 signage have been made to reflect the shift from the building's original use as a Safeway to its current status as a Sports Authority store. This building retains sufficient integrity to convey its significance for listing on the Colorado State Register and as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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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): **collegeaves0425 - 1.tif through collegeaves0425 - 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): **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) 390-1638**

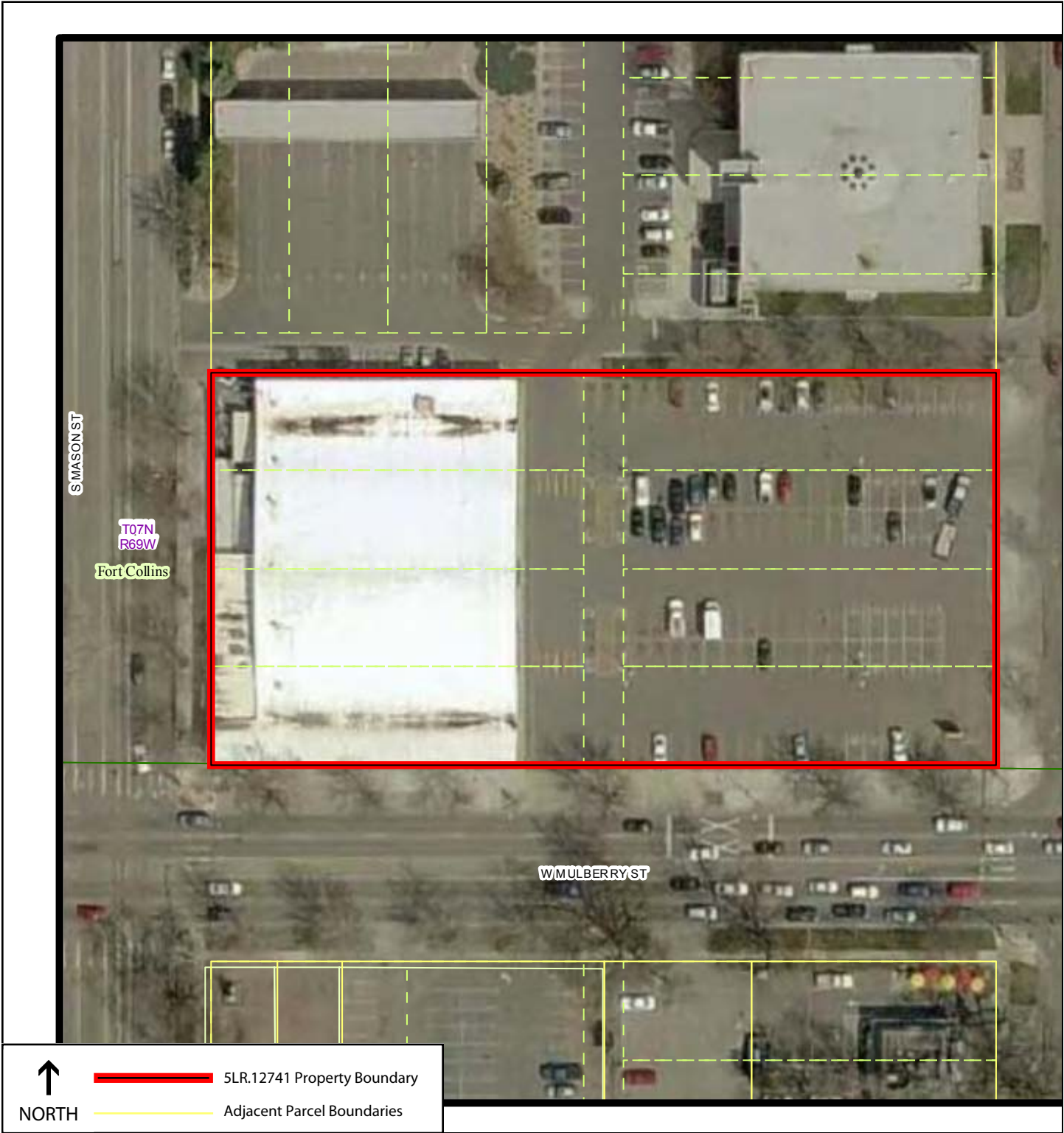
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SKETCH MAP



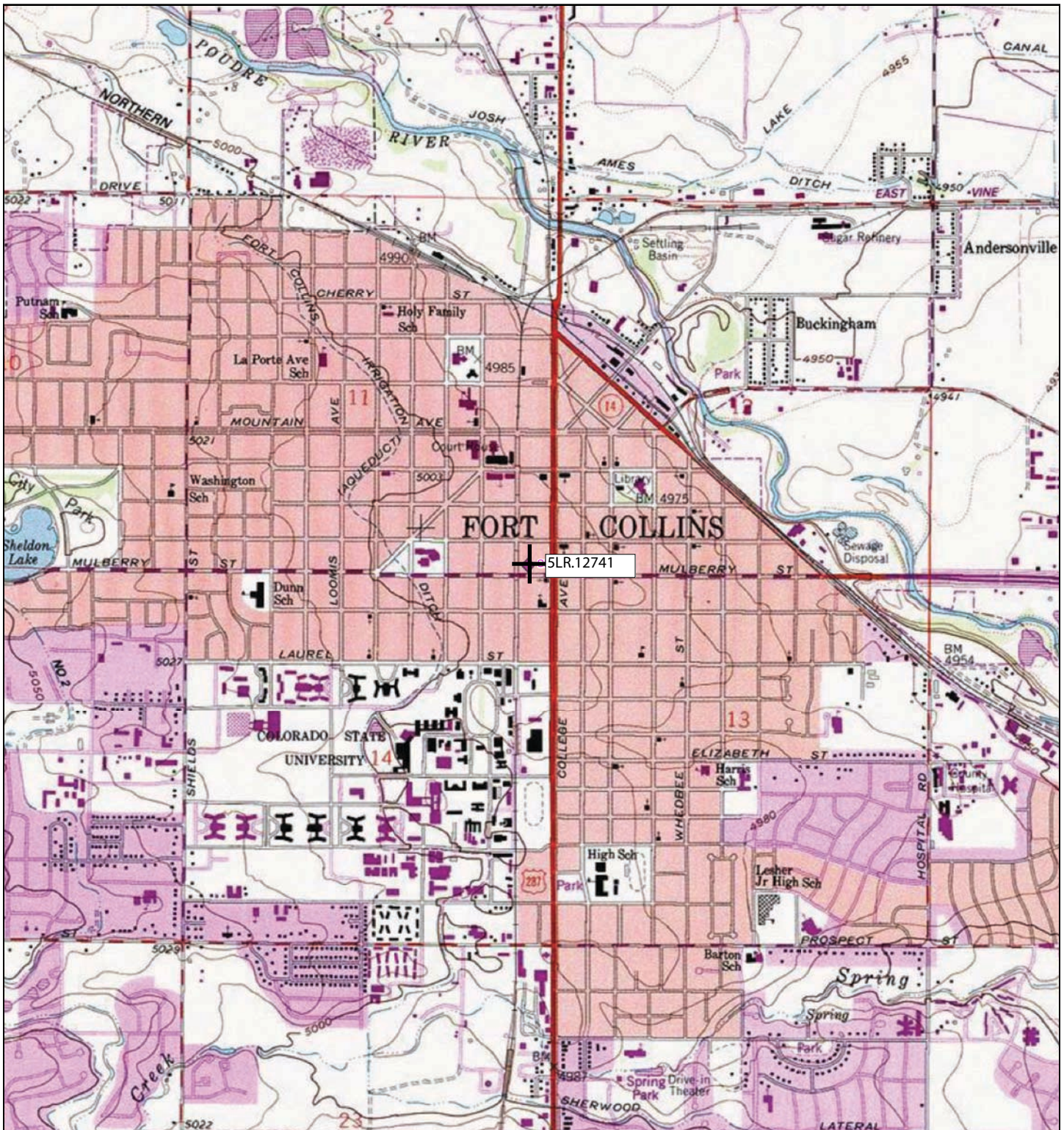
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LOCATION MAP



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

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