

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: **SLR.2275** Parcel number: **97132-46-001 (Unit 1)/ 97132-46-902 (Unit 2)/ 97132-46-003 (Unit 3)**
2. Temporary resource number: **SHF-10**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Nicol Building**
6. Current building name: **Nicol Building**
7. Building address: **528-530 South College Avenue**
8. Owner name: **Larimer County Partners, Inc. (Unit 1 & 2)/ Wendy & Mark Cohen (Unit 3)**

Owner organization:

Owner address: **530 S. College Avenue, Unit 1 & 2/ 2718 Beaver Court (Unit 3)**
Fort Collins, CO 80524/80526

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 NW 1/4 NW 1/4 NW 1/4 of section **13** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493519** Northing: **4492173**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Southern 10 feet of Lot 15 and all of Lot 16; Block 125**
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: **2,400 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built-up rock**
20. Special features: **None Applicable**
21. General architectural description:
With its primary façade oriented to the west, this corner lot Modern Movements commercial building is located at the intersection of South College Avenue and East Myrtle Street. It appears to rest on a concrete foundation. The square-shaped building features rough, gray brick siding with a tall stone panel on the southern elevation along Myrtle Street. This panel pierces the plane of the flat roof with overhanging eaves and a cornice painted dark brown. This panel extends above the roof surface and also features the building's name in stylized metal lettering. Three wooden beams painted tan protrude from the stone panel. In addition, a portion of the brick wall extends above this roof line, forming a very basic parapet around the two street-facing sides of the building. The glass door entries for both addresses are located on the west elevation, at opposite corners of the building. Each is located within a recess defined by a concrete stoop, the full-height brick wall, and an open partition of three square beams (likely wood) which are painted dark brown. Clerestory windows run between these two entries with a nearly full-height fixed pane window located immediately flanking each of the entry recesses. The area between these windows is solid brick and features illuminated signs for the two businesses occupying space in the building. The southern elevation features the stone panel, clerestory windows, and at least

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two large fixed pane windows near the southeast corner of the building. The east elevation, abutting a parking lot, is relatively plain, but does have clerestory windows as well. There are three secondary entrances, metal doors painted dark brown with a large fixed pane window in the center of each, located at the northeast corner of the building. The northern elevation was not visible from the public right of way. Character-defining features of this Modern Movements commercial building include its horizontal orientation, flat roof with overhanging eaves which appears to float above the main body of the building, integrated stone signage panel with stylized lettering, clerestory windows, and adjacent parking lot.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type: **Commercial**

23. Landscape or special setting features:

This building is located on a compact rectangular corner lot at the intersection of South College Avenue and East Myrtle Street. The grass parking strip also contains deciduous trees. There is a parking lot along the east side of the building. The property is sited on a lot with an elevation of 4995 feet above mean sea level.

24. Associated building, features or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1965** ☒ 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: **John "Jack" Nichols**

Source of Information: **Local History Archive**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1965. An analysis of the style, building materials, and other historical records corroborate this date of construction. The roof of the building was replaced in 2002. The assessor records noted a 2004 remodel and an additional building permit in 2007 mentioned slight alterations to interior spaces.

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

V. HISTORICAL ASSOCIATIONS

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

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

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33. Current uses(s): Commerce and Trade/Professional

34. Site type(s): Corner lot Modern Movements commercial building

35. Historical background:

The original owner and occupant of this building was Nicol Realty, Inc., a real estate firm operated by John J. "Jack" Nicol. He lived at 610 South Washington Street with his wife, Elsie K., who taught at Colorado State University. The couple had two sons: John and Bill. In addition to Jack Nicol's firm, other original tenants of this building were the Farnham & Garwood Agency, insurance brokers, and The Prudential. Another office, situated in the center of the south elevation, was unfinished in 1965. Nicol later was associated with Wheeler Realty and he used this same building for that firm's offices. Over the years the building also provided office space for the Triangle Review newspaper and the Community Foundation. Jack Nicol passed away in 2000 and his family donated the building to the Longs Peak Council of the Boy Scouts of America. They occupied the space for only four months before selling the property, in July 2001, to current co-owners Partners of Larimer County, a nonprofit youth mentoring agency, for \$450,000. The organization moved to this building from their former location at the Farm Bureau Insurance Building at 335 East Mountain Avenue (5LR.12776). Other tenants in July 2001 included a law office and a home nursing service. In 2005 Wendy and Mark Cohen, also current co-owners, leased their portion of the Nicol Building to Crossroads Safehouse. The organization established the new Lacy Miller Center, named after the Cohens' daughter who was murdered in 2003 by someone impersonating a police officer.

36. Sources of information:

Larimer County assessor record.

Larimer County Assessor. Commercial Property Appraisal Records, September 1964, 25 March 1969, and 27 July 1978.

"Partners to buy College Ave. site for future home." *Coloradoan*. 11 July 2001.

"New Lacy Miller Center for Crossroads Safehouse at 528 S. College Ave (the Nicol Building at Myrtle Street). Projected opening: Jan 2006."

Crossroads Safehouse News. Fall 2005.

Local History Archives: Buildings—Old Town Survey.

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**

40. Period(s) of Significance: **1965**

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

42. Statement of Significance:

This building is named after John "Jack" Nichol who had it built to provide office space for both his real estate enterprises and other local tenants. Architecturally, it represents a Modern Movements style commercial building. Character-defining features include the horizontal orientation, flat roof with overhanging eaves which appears to float above the main body of the building, integrated stone signage panel with stylized lettering, clerestory windows, and adjacent parking lot (particularly important for clients needing ample space to park their cars).

The level of architectural significance for this resource is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. However, the City of Fort Collins would like the National Register eligibility of this resource to be reconsidered in 2015 when the building is fifty years old. According to the Colorado Office of Archaeology and Historic Preservation, the building is eligible to the Colorado State Register of Historic Properties under Criterion C: Architecture as a good example of a Modern Movements commercial building. The resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1965, this Modern Movements commercial 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. The roof replacement does not appear to have adversely affected the integrity of this resource. The building retains sufficient physical integrity to convey its architectural significance for listing in the Colorado State Register of Historic Properties 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): **collegeaves0528-0530 - 1.tif through collegeaves0528-0530 - 5.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**
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



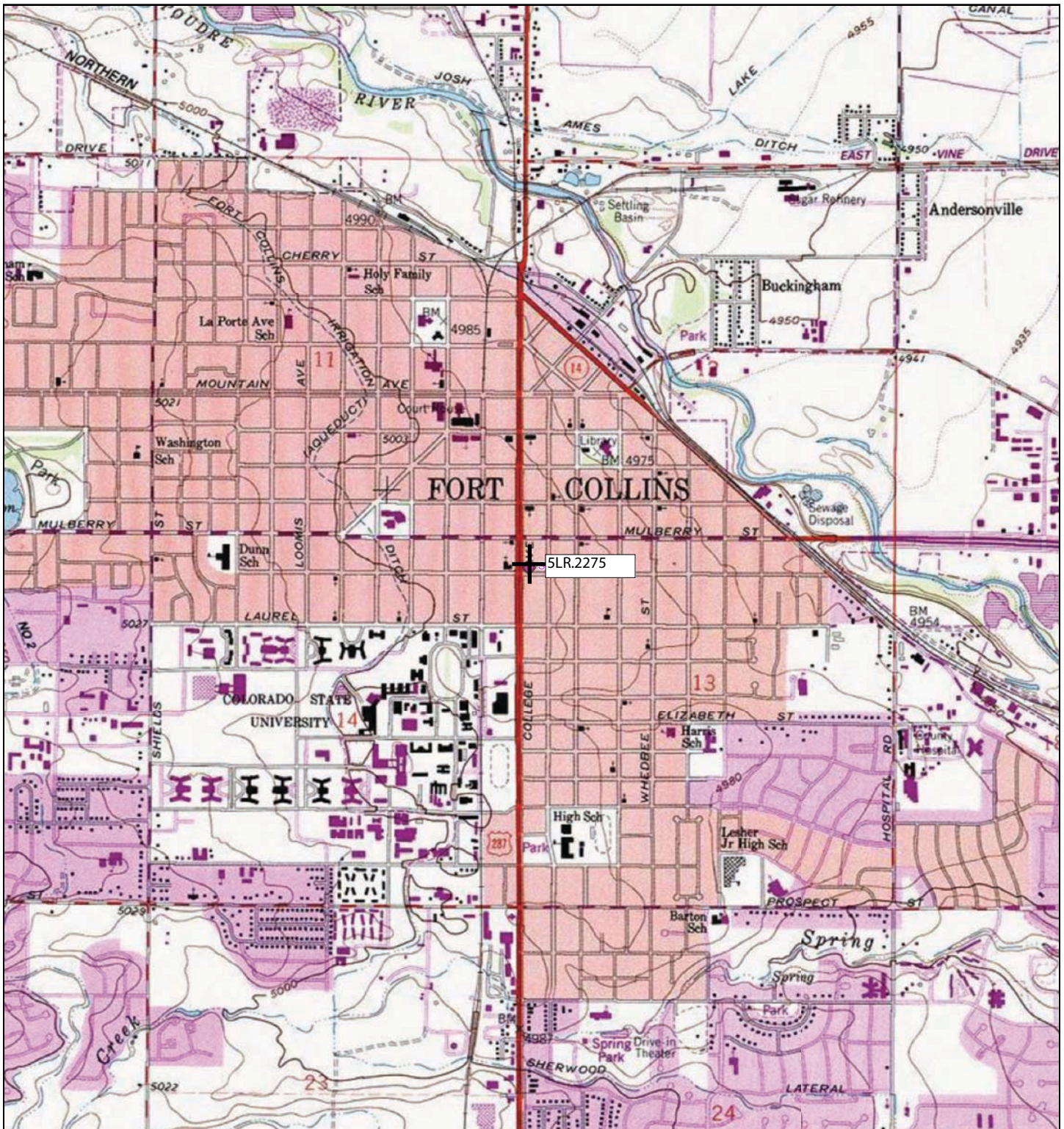
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LOCATION MAP



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

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