

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.10494
2. Temporary resource number: SHF-12
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Vern's Tile & Linoleum
6. Current building name: Weingang Building
7. Building address: 1618 South College Avenue
8. Owner name: Irma L. Weingang
Owner organization:
Owner address: 3398 S Broadway
Englewood, CO 80113

Parcel number: 97242-16-006

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: **7N** Range: **69W**
NW 1/4 NW 1/4 NW 1/4 NW 1/4 of section **24** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493523** Northing: **4490610**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 6; Block 1**
 Addition: **I.C. Bradley's Addition** Year of addition: **1925**
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: **3,552 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete/Concrete Block**
Stone
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
21. General architectural description:
Oriented to the west, the Modern Movements commercial building rests on a concrete foundation. The rectangular-shaped building is constructed of concrete block and features both stone and decorative concrete detailing. The flat roof appears to slope slightly toward the back of the building. The store unit is slightly elevated with a series of concrete steps leading from the front parking area to the primary entry. Black iron railings surround these stairs and similar iron work runs across the façade, giving the storefront a porch-like appearance. Centered on the façade there are three primary entry doors, all glass and each with its own transom. Four large plate glass display windows are evenly spaced across the façade. At the top of the façade there is a simple band of stucco and there is a small illuminated sign within this band and centered above the front door. The south and north elevations of the building feature solid walls decorated with what appear to be large precast concrete panels. The decorative pattern is comprised of a number of tightly spaced diamonds and the surface is either painted or tinted a pinkish-brown. There are also diagonal parking spaces along the southern elevation. The east (rear) elevation has a rectangular, vertically oriented casement window with dark brown painted trim on the upper portion of the southeast corner of the building. Immediately below this window there is a

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secondary entry painted the same color as the concrete block wall. There are two more rear doors; these appear to be metal and are painted dark brown. These two doors are reached via an elevated metal platform which resembles a fire escape. There are four windows near the pair of doors, two between the doors and the other two beneath the platform. All of these windows appear to be divided light fixed pane openings. At the northeast corner of the façade there is a single attached garage with a metal door. Character-defining features of this Modern Movements commercial building include its large display windows, flat roof, integrated stone details, 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 lot along S. College Avenue. Visible vegetation seems to belong to the adjacent property to the north. There are diagonal parking places available both in the front of the building and along the south side. The property is sited on a lot with an elevation of 4993 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 Tax Assessor.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Victor Deines**

Source of Information: **Historic Preservation Program Files**

28. Original Owner: **Vernon C. and Lois C. Schilling**

Source of Information: **1966 Fort Collins City Directory.**

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 City of Fort Collins had several building permits on file for this building. They include installation of two signs in 1970, internal remodeling to create a finance office in 1976, internal work for fitting out a hair salon in 1979, exterior painting and door replacement in 1998, and replacement of exterior stairs and railing in 2008.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. Historical background:

The original owners of this commercial building, constructed in 1965, were Vernon C. and Lois C. Schilling, owners of Vern's Tile and Linoleum. They previously operated their business at 125 Columbia Road. Vernon Schilling was born on September 28, 1932. His wife, Lois, was born on April 21, 1935. They had at least two children, Denise and Debra. During the early 1960s, Lois was a cashier and secretary for Boettcher & Company. Building permit records indicate a beauty salon may have shared this space in 1979. In 1980 the Schillings sold the building to Stanley W. and Rose M. Schilling. In 2001 Stanley, Vern's brother, transferred ownership of the building to Richard J. Weigang. The current owner of the property is Irma L. Weigang and the present occupant is the Aspen International Student Charity Organization Thrift Closet. The Weigans also own the Catholic Store on South Broadway in Englewood, Colorado.

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 1965 through 1980.

Ancestry: Vernon Schilling.

Google: Irma Weigang.

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

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- ☒ 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 was originally Vern's Tile & Linoleum. Architecturally, it represents a somewhat altered Modern Movements style commercial building. Character-defining features include the large display windows, flat roof, integrated stone details, and adjacent parking lot (particularly important for location outside of more pedestrianized downtown shopping district). The decorative detailing on the north and south elevations give this building added interest. 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 or the Colorado State Register of Historic Properties. However, this resource 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 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. The exterior changes detailed in the construction history appear to have been mostly replacement in-kind and, therefore, had little impact on the aspects of design, materials, and workmanship. The building retains sufficient physical integrity to convey its architectural 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: **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

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VIII. RECORDING INFORMATION

47. Digital photograph file name(s): collegeaves1618 - 1.tif through collegeaves1618 - 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
51. Organization: Historitecture, LLC
52. Address: PO Box 181095
Denver, CO 80218-8822
53. Phone number(s): (303) 390-1638

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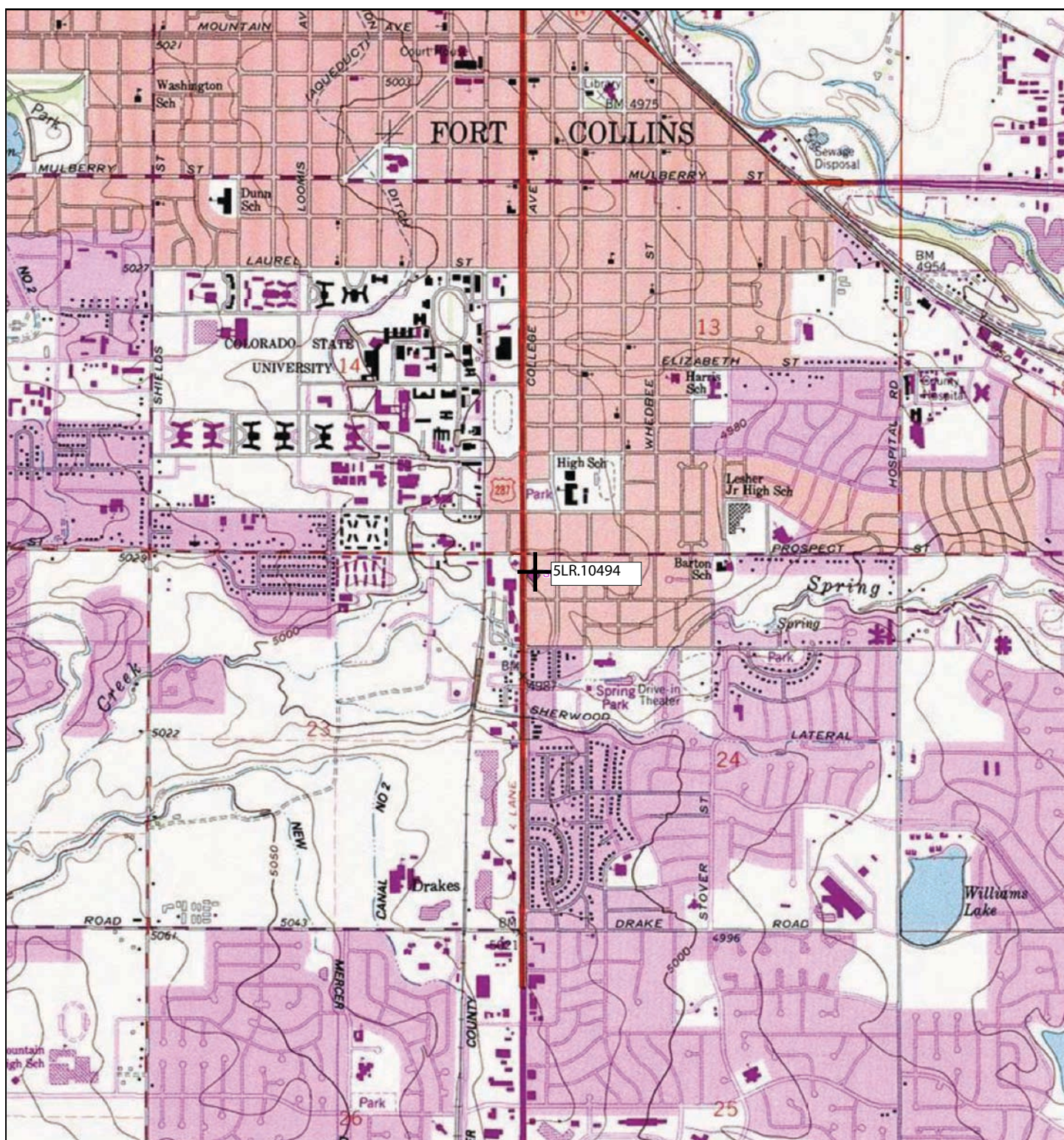
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LOCATION MAP



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

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