

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.12742**
2. Temporary resource number: **SHF-13**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Faith Realty Company Office Building**
6. Current building name: **Simmons Building**
7. Building address: **1630 South College Avenue**
8. Owner name: **Mark E. Simmons**
- Owner organization:
- Owner address: **2718 Bluegrass Dr
Fort Collins, CO 80526-1321**

Parcel number: **97242-16-008**

- | | | | | |
|---|---|---------------------------------------|-------------------------------------|--|
| 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**
SW 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: **4490595**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 8; 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: **4,320 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Balcony**
21. General architectural description:
Oriented to the west, this Modern Movements two-story office building rests on a concrete foundation. The rectangular-shaped building features siding of blonde brick. It has a flat roof with a wide metal cornice painted gray and overhanging eaves. Despite the fact Larimer County assessor records indicate the building contains four units, there are five glass entry doors visible on the façade. Three of these doors are located on the first story. The door labeled "B1" has a sidelight. The other two first floor doors, labeled "2B" and "A2," have fixed-pane transoms. There is a corner window, facing west and south, with a brick half-wall below the window on the southwest portion of the facade. At the opposite corner of the façade, there is a wooden staircase with metal supports. All parts of the staircase are painted the same shade of gray as the cornice and the staircase offers access to upper story units. A brick wall shelters this staircase from the elements on its north side. Behind these stairs there is a panel of vertical siding painted light brown; this siding extends to the second story of the building. There is a rectangular, vertically oriented fixed-pane window at the northwest corner of the façade. On the second story there are two glass entry doors. One of these entrances is nearly centered on the façade, slightly recessed, and features both a sidelight and a fixed-pane transom. The large corner window matches the

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fenestration on the first floor of the building. The round metal supports, painted the same color as the cornice and balcony, extend from the roof to the concrete pad on which this building rests.

There are a series of metal slats running from the roofline to just below the balcony at the southwest corner of the south elevation. This feature, intended to block the sun, covers approximately the front one-third to one-fourth of this side of the building. On the first floor there are at least three rectangular fixed pane windows with wide metal surrounds. The first and second stories have identical features at the southeast corner. This part of the building has a secondary wooden entry door and a large window comprised of two fixed pane rectangular windows. An expandable metal security grate covers this large window on the first story. Near this window there is a concrete staircase with a basic railing painted cream; it allows access to the back of the building. The north elevation features six fixed pane, rectangular, vertically oriented windows on each of the two stories. The siding on the majority of this side of the building appears to be either painted concrete or stucco. An illuminated sign is visible from this elevation and rests on a short brick extension from the façade.

On the east (rear) elevation, there are secondary entries for two of the units, one on each story of the building. The door to the second floor unit is metal painted cream with a large rectangular fixed-pane lite and a fixed-pane transom. The door on the first story is solid metal, also painted cream. Both of these doors have two fixed-pane rectangular windows, similar to those near the doors on the south elevation, flanking them. There is a rear staircase similar to the one visible on the façade. Two additional doors, one matching each of the two described elsewhere on this side of the building, are located on a basement level. Both of these doors have narrow fixed pane transoms. There are two rectangular windows beside the door nearest the center of the rear elevation. Character-defining features of the Modern Movement style evident at 1630 South College Avenue include: flat roof, wide cornice, overhanging eaves, sun screen on south elevation, integrated balcony, and horizontal orientation.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a narrow rectangular lot along South College Avenue. It is covered in concrete or asphalt. There are a total of twenty-five diagonal parking spaces on the north and south sides of the building. This property is 4993 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1964** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Tax Assessor.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Faith Realty Corporation**

Source of Information: **1964 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1964. An analysis of the style, building materials, and other historical records corroborate this date of construction. There are no known alterations to this resource.

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

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V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. Historical background:

The original owner and principal occupant of this multi-office building, constructed in 1964, was the Faith Realty Corporation, also known as Faith Realty & Development and Faith Realty of Fort Collins. The building represented the meteoric rise in this company's size and prominence under its lead broker and vice president, William "Bill" Thomas.

Bill Thomas was raised on a farm near Rantoul, Illinois. He joined the U.S. Navy at age 17, after three years of high school; he later obtained his Graduate Equivalency Degree (GED) through the Navy. He was assigned to the U.S.S. Northampton and was due to return to Pearl Harbor, Hawaii, on December 6, 1941. The ship remained at sea an additional day, arriving in the harbor just as the Japanese attack began on the morning of December 7. The ship was able to return quickly to sea, avoiding the devastating fate of much of the rest of the Pacific fleet. But the Northampton did not survive World War II. After the Japanese inflicted significant damage on the ship, it began to sink. Thomas pried open a damaged, heavy door to free twenty-five of his fellow sailors. He then volunteered for a highly risky attempt to cut away a catapult to try and right the ship. While he was ultimately successful, it was not enough to save the Northampton. For his gallantry and selflessness to save his fellow crew members, Thomas was awarded the Silver Star.

In all, Thomas dedicated two decades of his life to the Navy, spending sixteen of those twenty years at sea. He circumnavigated the globe three times and visited twenty-three foreign countries. Thomas spent his final years of service as a recruiter in Fort Collins. With his retirement looming, Thomas had a fateful encounter with Gordon Walker, founder and president of Faith Realty, then a small, real-estate brokerage firm. As Thomas recounted to a reporter in 1974, Walker asked him what he planned to do after retiring from the Navy. "I think I'd probably make the best ditch digger in town," he told Walker. "I'm not afraid of work, but to tell you the truth, I haven't the vaguest idea what I am going to do." Walker suggested that he try his hand at real estate. "I [didn't] even know what real estate [was]," Thomas confessed to the reporter.

Nonetheless, Thomas studied hard and passed his real estate exam. His first few months with Faith Realty were dishearteningly slow. In two and half months, he had failed to sell a single property. But the next month he sold five. "After that, you couldn't stop me," Thomas remembered. On November 17, 1961, Walker named Thomas the firm's general manager and lead broker. Under his leadership, the firm ballooned from three brokers and a secretary in 1961 to eighteen brokers and three secretaries in 1964. Thomas also added property management, insurance, and building departments. Faith rose to become the third largest realty firm in Fort Collins. With all of this expansion in staff and services, Thomas was forced to build a much larger facility, which, when completed in 1964, provided Faith Realty with one of the most modern office complexes in Fort Collins.

Faith Realty remained in this building until the early 1990s (and there is still a listing for ERA Faith Realty at 2816 Harvard Street), although it appears Bill Thomas only worked here until the late 1980s. In 1998 ownership of the building transferred from Beverly N. Campbell to Bruce M. and Susan Kreul Froseth. Bruce owns B.K. Maxwell Real Estate and Susan has her own architectural practice and is a retired professor of construction. The Froseths sold the office building to current owner Mark E. Simmons in 2002. The building was for sale when the fieldwork was completed.

36. Sources of information:

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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 1964 through 1993.

Google Search: Bruce M. Froseth.

Google Search: Susan Kreul Froseth.

"Bill Thomas" and "Faith Realty" files. Available for the Fort Collins Local History Archive.

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
- ☒ 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.

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39. Areas of significance: **Commerce**
Architecture
40. Period(s) of Significance: **Commerce: 1964-early-1990s; Architecture: 1964**
41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Historically, this building is important for its association with commerce, namely Faith Realty. Bill Thomas ran the local real estate office from 1961 through the late-1980s. This building, architecturally, represents an example of a 1960s Modern Movements small office building. Character-defining features include the flat roof, wide cornice, overhanging eaves, sun screen, integrated balcony, and horizontal orientation. According to the Colorado Office of Archaeology and Historic Preservation, this property qualifies for individual listing in the National Register of Historic Places (Criterion C: Architecture) and the Colorado State Register of Historic Properties (Criterion C: Architecture and Criterion A: Commerce). The resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1964, this office 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. This building retains sufficient physical integrity to convey its historical and architectural significance for listing on 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: **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): **collegeaves1630-1.tif through collegeaves1630-4.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**

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51: Organization: **Historitecture, LLC**

52: Address: **PO Box 181095**
Denver, CO 80218-8822

53: Phone number(s): **(303) 390-1638**

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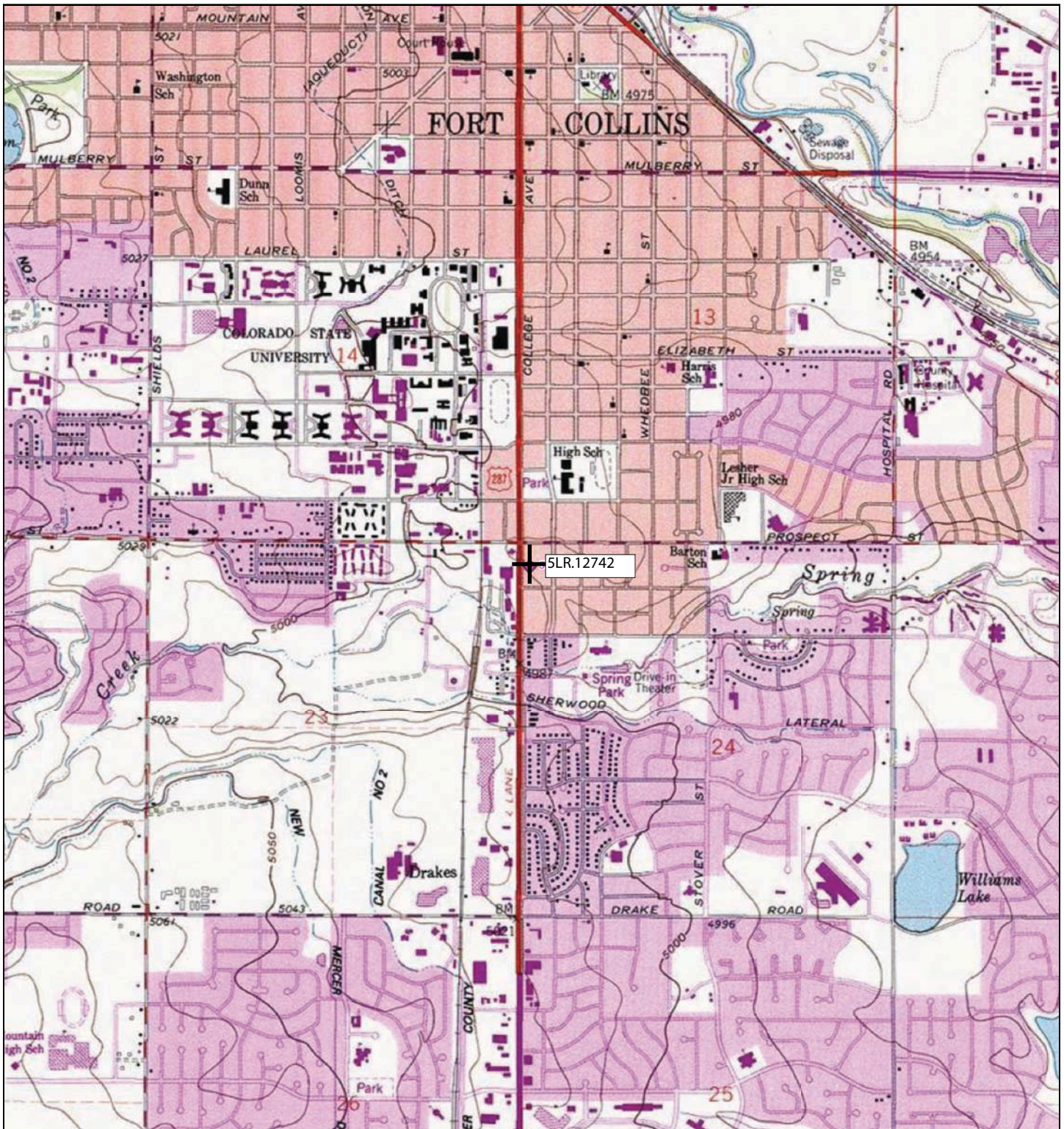
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LOCATION MAP



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

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