

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.12743**
2. Temporary resource number: **SHF-14**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Louis and Mae Tiley Residence**
6. Current building name: **Adoptions Advocacy and Alternatives**
7. Building address: **2500 South College Avenue**
8. Owner name: **Joanne F. Gallagher**
 Owner organization: **Adoptions Advocacy and Alternatives**
 Owner address: **2500 S. College Avenue
Fort Collins, CO 80525-1726**

Parcel number: **97243-09-035**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 |

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 NW 1/4 SW 1/4 SW 1/4 of section **24** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **493517** Northing: **4489444**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 35**
Addition: **South College Heights, 1st filing** Year of addition: **1957**
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: **1860 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Roof Treatment/Flared Eave
Chimney
21. General architectural description:
Oriented to the west, this Ranch type home with some Tudor influences, especially the numerous multi-lite "diamond" windows, rests on a concrete foundation. The rectangular-shaped house features blonde brick siding and a side gabled roof with flared eaves. The roof is covered in asphalt shingles. The primary entry, a wooden door with a storm door featuring a large fixed pane window, is nearly centered on the façade. South of the front door is a large picture window, likely looking out from the house's living room. Nearly all windows are flanked by wooden decorative shutters painted dark brown. There is a front gabled bay featuring a double hung window just south of the picture window. North of the front door there is a bay window featuring the Tudor diamond pattern; this is one of few windows without decorative shutters. Beside the bay window, on the northwest corner of the façade, there is a second front-gabled bay, this one featuring a Tudor diamond pattern window with shutters. The north side of the house features an attached two-car garage with what appears to be a replacement door, two fixed pane windows

Architectural Inventory Form

Page 3

flanking a secondary entrance, two diamond pattern windows (one with shutters), and a dominant chimney. There also is a second chimney along the ridgeline of the house. The east (rear) elevation, beyond a concrete brick wall and large decorative wooden gate on the north side of the property, was not visible from the public right of way. According to Larimer County assessor records, the home has four bedrooms and three bathrooms. Character-defining features of this property type evident at 2500 South College Avenue include: horizontal orientation, picture window, prominent chimney, and attached two-car garage. The flared eaves, color-scheme of the home, bay window on the façade, and numerous diamond pattern windows all contribute to the Tudor appearance of the house.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This home is located on a large corner lot, bordered on the north by Harvard Street. Despite the South College Avenue address, this property actually is set back quite far from the busy street with a grassy berm separating this residence from the road. There is a grass front lawn and several mature, both deciduous and evergreen, trees and bushes. This property is sited on a relatively level, spacious lot with an elevation of slightly over 5000 feet above mean sea level.

24. Associated building, features or objects:

Secondary Building/ Shed

Located at the southwest corner of the home, this rectangular building has cream painted vertical siding and a side-gabled roof covered in asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1956** ☒ 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: **Louis H. and Mae A. Tiley**

Source of Information: **1957 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1956. An analysis of the style, building materials, and other historical records corroborate this date of construction. Historic images from 1956 and 1967 indicate minor changes have been made to this property over time. The earlier photo shows a garage door with either a square window or design motif in the center plus a recessed secondary entry on the same (northern) side of the home. In the 1967 image the shutters and trim are painted white and there seems to be a slight modification of the area surrounding the front door, possibly the addition of basic metal posts supporting the roof. Internal alterations seem likely since the house currently features four bedrooms and three bathrooms. This type of interior arrangement, particularly the number of bathrooms, was virtually unheard of at the time of construction. The date of these changes is unknown.

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

V. HISTORICAL ASSOCIATIONS

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate uses(s): **Domestic/Single Dwelling**
33. Current uses(s): **Commerce and Trade/Professional**
34. Site type(s): **Former home converted to office**

35. Historical background:

The original owners of the home at 2500 South College Avenue were Louis and Mae Tiley, owners of Tiley Real Estate. Louis Harley Tiley was born on March 29, 1894, in Iowa to parents William and Nellie Tiley. Mae Agnes was born on April 3, 1898, in Nebraska to parents Luther and Blanche Churchill. The couple married on December 9, 1920, in North Platte, Nebraska. By the 1930 Census they were living with their two children, Anabel and K. Bill, at 338 Elizabeth in Fort Collins; the couple operated a grocery from their home. Both Louis and Mae were quite entrepreneurial, with numerous building permits indicating they were purchasing and remodeling homes throughout the 1940s. By 1948 they had a business named Tileys, perhaps another grocery store, at 935 Peterson Street.

Both Tileys and their son Bill were involved with postwar subdivision development in Fort Collins. In 1957 Mae and Bill partnered with local lumberman turned developer Robert Everitt to plat the University Acres subdivision. The 120-acre site included 445 home sites and land set aside for churches and schools. The original home prices in University Acres ranged from \$30,000 to \$40,000; this figure was significantly higher than the \$10,000 to \$20,000 charged for Ranch houses elsewhere in Fort Collins. All three Tileys worked again with Everitt, and his father Les, in 1962 to develop the South College Heights subdivision. Neither University Acres nor South College Heights were the first postwar subdivisions in Fort Collins. However, both of these new housing areas were among the earliest "complete community" developments in town-- housing areas were large numbers of homes were built according to FHA guidelines with curvilinear streets and land set aside for community amenities such as schools, parks, and churches. Both the Tileys and the Everitts participated in a key development trend in Fort Collins, where new subdivisions and associated services (shopping, banks, churches, and schools) gradually shifted further and further south and east within the city.

Mae Tiley also was involved in real estate beyond Fort Collins, purchasing the Doud House (formerly belonging to the parents of Mamie Doud Eisenhower) in Denver in 1961. Mae was also half of the inspiration for Lemay Avenue in Fort Collins: former Hospital Road was renamed LeMae after Bob Everitt's father, Les, and Bill Tiley's mother, Mae; the city misspelled the street name as Lemay, however. Louis passed away in April 1974, and Mae died on May 4, 1997.

The next owners of this home, living here during the 1960s, were Charles O. and Virginia C. Henderson. Charles, also known as "China," was born in Fort Collins on August 31, 1922. He served in the Navy during World War II and married Virginia Cunningham on May 31, 1948. While living at 2500 South College Avenue, Charles worked first as a flight instructor at Fort Collins Aviation and later as chief pilot and machinist at Forney Industries. Charles also worked as a crop duster while Virginia was a teacher. They had a daughter, Carrie. Charles Henderson passed away, in Denver, on July 29, 1991. During the 1970s members of the Worthington family lived at this house. In 1972 Gary Worthington, a manager at Interstate Ecco, was in residence. By 1979 Robert and Terry Worthington lived at 2500 South College Avenue. The City Directory listed Robert as the President of Northern Colorado Equipment Company where Gary Worthington worked as the parts manager. Members of the Caputo family, chiropractors Dr. Jack P. and Dr. Frank P., owned the house during the 1980s. In 1992 Dr. Frank Caputo sold the home to Dowell S. and Garnette M. Stiles. In 1994 the Stileses sold the property to Joanne F. Gallagher, the current owner. Gallagher, a former elementary teacher with a Masters degree in Social Work, established Adoption: Advocacy & Alternatives in 1992. The nonprofit adoption placement agency has been located at 2500 South College Avenue since 1994 and Gallagher serves as both Executive Director and a birth parent counselor.

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 1957 through 1985.

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 5

Local History Archives Search: Louis Harley Tiley, Mae Agnes Tiley, K. Bill Tiley. <http://history.fcgov.com> [Accessed 22 December 2010].

1930 US Census: Louis Harley Tiley.

Obituary Charles O. Henderson. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/hendch91.jpg> - [Accessed 22 December 2010].

Google Search: Joanne Gallagher. <http://adoptionaa.org/aboutus.aspx> [Accessed 22 Dec 2010].

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.

Architectural Inventory Form

Page 6

39. Areas of significance: **Commerce**
Architecture
40. Period(s) of Significance: **Commerce: 1956-1962; Architecture: 1956**
41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property is historically significant for its association with the development of Fort Collins, particularly the role Mae, Louis, and Bill Tiley played in post-World War II residential subdivisions. The Tileys were Fort Collins entrepreneurs, operating a grocery store in the 1930s, purchasing and renovating homes in the 1940s, and participating in platting new residential subdivisions University Acres and South College Heights in the postwar period. In addition, this home is located within the Tiley-platted South College Heights subdivision. The house is also architecturally important as an example of a mid-1950s Ranch type home. Character-defining features include: a larger size (than early Ranch homes), horizontal orientation, picture window, prominent chimney, and attached two-car garage. The flared eaves, color-scheme of the home, bay window on the façade, and numerous diamond pattern windows all contribute to the Tudor appearance of the house. Architecturally, this home is one of many of this model of home within the South College Heights subdivision. The levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places. However, there is sufficient significance to qualify for individual listing in the Colorado State Register of Historic Properties (Criterion B: Commerce) and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1956, this residential 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 Tileys, the original owners of the home, lived in this house from 1957 to 1962; the city directory listing noted this same address for Tiley Real Estate. This period coincided with the time Mae, Louis, and Bill were active in platting the University Acres and South College Heights subdivisions in Fort Collins. The minor changes to the northern side of the home do not adversely affect the aspects of design, materials or workmanship. This building retains sufficient physical integrity to convey both its historical and architectural significance for listing in the Colorado State Register of Historic Properties 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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears at least some portions of the South College Heights subdivision may be good candidates for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 7

-
47. Digital photograph file name(s): collegeaves2500 - 1.tif - collegeaves2500 - 5.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 Surveyd
49. Date(s): 08/30/2010
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

Architectural Inventory Form

Page 8

SKETCH MAP



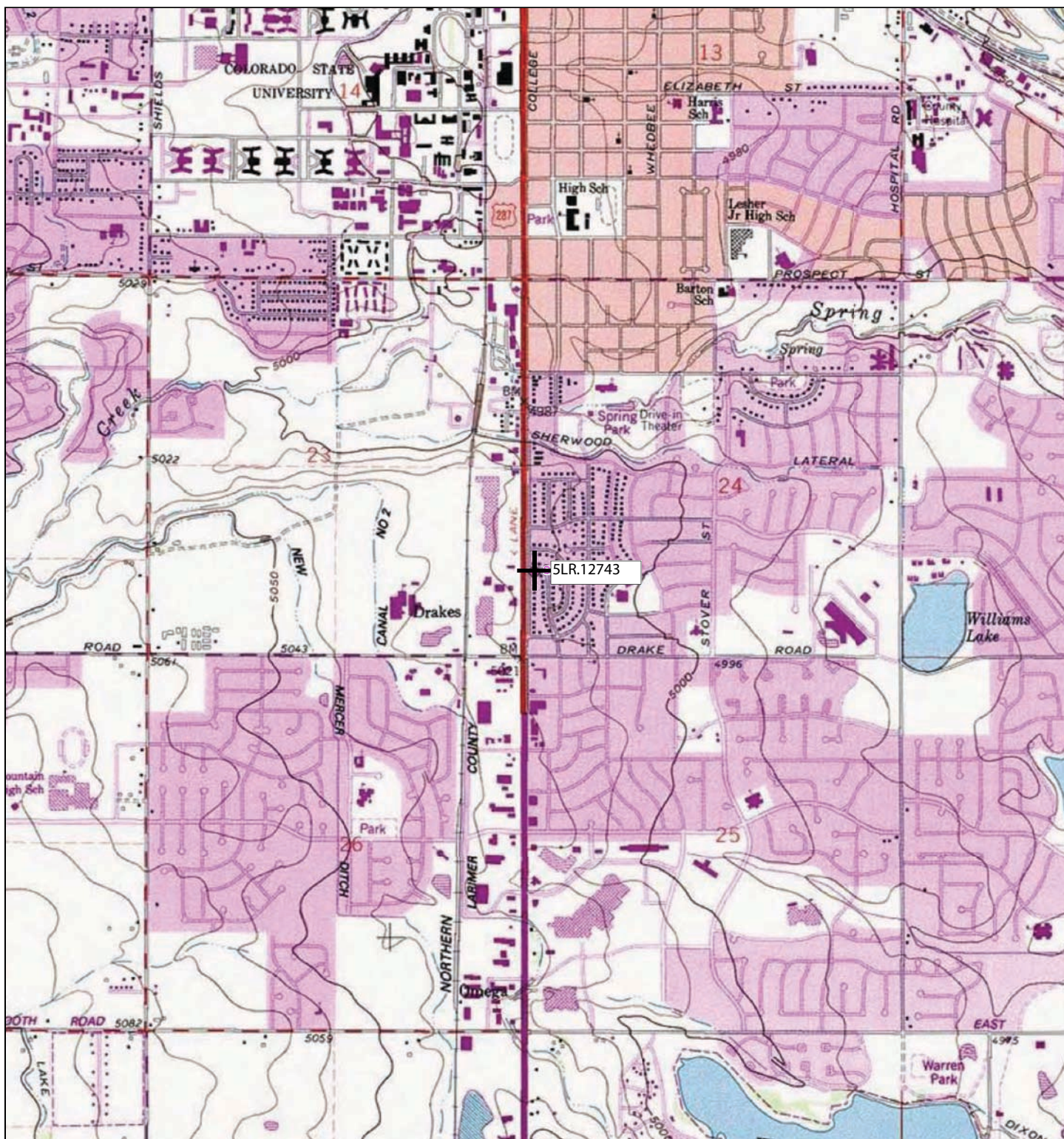
Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 9

LOCATION MAP



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

Fort Collins Post-World War II Survey

