

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.12744** Parcel number: **97243-09-119**
- 2. Temporary resource number: **SHF-15**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Eugene and Vivian Ridnour Residence**
- 6. Current building name: **Starla Manewal House**
- 7. Building address: **113 Columbia Road**
- 8. Owner name: **Starla Manewal**
- Owner organization:
- Owner address: **113 Columbia Road  
Fort Collins, CO 80525-1701**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible            | <input checked="" 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**  
 NW 1/4 SW 1/4 NW 1/4 SW 1/4 of section **24**
10. UTM Reference Zone: **13**  
 Easting: **493587** Northing: **4489612**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Lot 119**  
 Addition: **South College Heights, 5th filing** Year of addition: **1958**
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): **L-Shaped Plan**  
 Other building plan descriptions:
15. Dimensions in feet: **1492 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Wood Roof/Shake Roof**  
 Other roof materials:
20. Special features: **Garage/Attached Garage**

21. General architectural description:

The home at 113 Columbia Road is an L-shaped Ranch type property with a concrete foundation. It faces north and features cream vertical siding and doors and shutters painted a salmon color. There is a prominent, two-car attached garage (with brick cladding on the lower part of the walls to either side of the door) in the projecting bay. Ranch homes like this one, with the garage located in the projecting bay, are sometime referred to as "snout houses." The home has a cross-gabled roof covered in wooden shake shingles.

The decorative detailing on the house-- such as the scalloped bargeboards and faux diamond pane windows-- illustrate modest Tudor influences. There is a fixed pane picture window flanked by what appear to be double-hung windows located beneath a front gabled roof at the northwest corner of the facade. The front door is wooden with a fixed pane window with muntins mimicking a diamond pattern. A similarly patterned sidelight flanks this entry. Both of these windows appear to feature amber-tinted, frosted glass. Nearly all of the windows on the home have decorative shutters.

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The rear and west side of the home were not visible from the public right of way. The east side of house has a window with salmon shutters located on the garage wall beneath the roof's overhanging eaves.

According to Larimer County Assessor records, the house has three bedrooms and two bathrooms. Character-defining features of the Ranch type evident at 113 Columbia Road include the horizontal orientation, attached garage, and gabled roof. This home also features modest Tudor influences.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This property is located on a relatively level suburban lot, with an elevation of around 5,000 feet above mean sea level. The surrounding residential neighborhood hosts Ranch type homes which appear to date to the same time as 113 Columbia Road. This property is situated mid-block between the major thoroughfares of South College Avenue (to the west) and Mathews Street (to the east). The home is located on a heavily wooded lot with juniper bushes and pine trees planted within a grass front lawn.

24. Associated building, features or objects:

**None visible.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1960**                       Actual    Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Eugene and Vivian L. Ridnour**

Source of Information: **1960 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this Ranch type home was constructed in 1960. An analysis of the style, building materials, and other historical records corroborates a 1960 date of construction. There are no known alterations to this building.

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):            **Domestic/Single Dwelling**

32. Intermediate uses(s):    **Domestic/Single Dwelling**

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33. Current uses(s):        **Domestic/Single Dwelling**

34. Site type(s):    **Suburban home**

35. Historical background:

This home was constructed in 1960 and the first owners were Eugene and Vivian Ridnour. Eugene Ridnour was born on July 21, 1937. When he lived in this home he worked as an assembler at the Woodward Governor Company and Vivian's profession was listed as bookkeeper at Citizens Industrial Bank. The couple lived in the home for only a few years. Eugene Ridnour passed away in June 1986 while living in Oakland, California.

From circa 1964 to the present this home has been associated with members of the Manewal family: Cecil L., his wife Darlene M., and their daughter Starla. Cecil L. Manewal was born May 1, 1908, in Missouri to parents Henry A. and Millie L. Manewal. According to census records, he lived in Kiawa, Oklahoma (1910), Center, Kansas (1920), and Ottawa, Kansas (1930). Darlene was born on October 9, 1915 in Missouri. By 1941 Cecil and Darlene were married and living in Kansas City. Cecil enlisted in the U.S. Army on January 4, 1944, at Fort Leavenworth in Kansas and, at the time, he had one year of college education. Daughter Starla was born in Kansas City, Kansas, on March 15, 1950.

When the family moved into 113 Columbia Road, Cecil worked as a claims adjuster and investigator with L.A.W. Bond Adjusting Company. From 1966 to at least 1970 he worked at Columbia Savings & Loan (at 100 South College Avenue- 5LR.12739). In 1976 he was the administrator at Eventide North Nursing Home and by 1982 he had become the Executive Director of the World Wide Christian Chiropractic Association. Cecil remained in the home until just prior to his death in January 1987. On May 12, 1986, the Larimer County Assessor recorded a transfer of the property from Cecil, Darlene, and Starla to Darlene and Starla only.

Starla Manewal attended both Fort Collins High School and Colorado State University. She worked as a secretary at several Fort Collins businesses and churches. She was the sole caretaker for her mother until Darlene's death on May 27, 2001. Starla was active at Foothills Assembly of God Church, singing and playing both the guitar and piano. In the latter part of her life, she became physically disabled. However, at the time of her death on January 13, 2010, Starla had just finished the first draft of a book and two children's stories she had hoped would be published.

36. Sources of information:

Larimer County tax assessor records (online).

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha; R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1964 through 1987.

Social Security Death Index for Eugene Ridnour, Cecil L. Manewal, Darlene M. Manewal, and Starla Manewal.

US World War II Enlistment Records -1938-1946 for Cecil L. Manewal.

US Public Records Index for Cecil L. Manewal.

US Census Records 1910, 1920, ad 1930 for Cecil L. Manewal

Google search for Cecil L. Manewal: WWII Kansas Veterans Index - <http://www.kshs.org/genealogists/military/wwiiveteransresults.php?page=838&branch=A> [Accessed 2 September 2010].

Google search for Starla Manewal: Starla Manewal Obituary: [http://www.goesfuneralcare.com/ASIMAS/goesfuneralcare/obituaryDescription.jsp?domain\\_id=236&deceased\\_id=216590](http://www.goesfuneralcare.com/ASIMAS/goesfuneralcare/obituaryDescription.jsp?domain_id=236&deceased_id=216590) [Accessed 2 September 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.

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- 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.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1960**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically important for its association with the development of Fort Collins, particularly post-World War II residential development. The home is also architecturally important as a later model Ranch type house. Character-defining features include the horizontal orientation, nonfunctional shutters, picture window, minimal porch, and prominent attached garage. This is one of many Ranch homes 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 or the Colorado State Register of Historic Properties. However, the home qualifies for listing as a Fort Collins**

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### Landmark.

43. Assessment of historic physical integrity related to significance:

**Constructed in 1960, 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, feeling, and association. There are no known alterations. This building retains sufficient physical integrity to convey its architectural and historical 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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears at least some portion of the South College Heights subdivision may be a good candidate 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

47. Digital photograph file name(s):      **columbiard0113 - 1.tif through columbiard0113 - 3.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):                                      **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**

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## SKETCH MAP

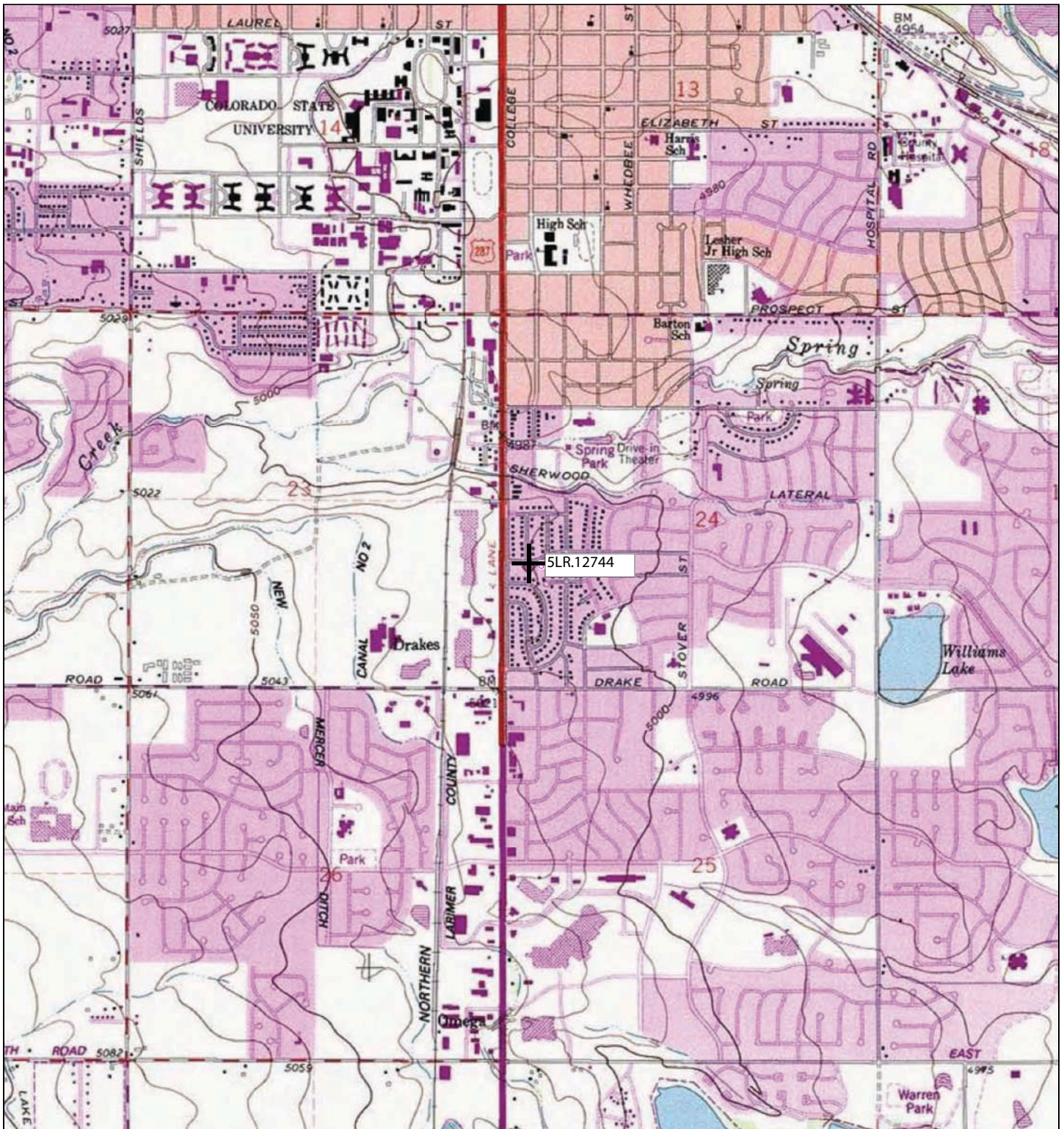


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## LOCATION MAP



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

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