

## 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.12745**
2. Temporary resource number: **City-3**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Mountain View Townhouses**
6. Current building name: **Mountain View Townhouses**
7. Building address: **1112 Columbine Court**
8. Owner name: **H. Luis and Letha I. Robinson**
- Owner organization:
- Owner address: **1812 Lakeshore Circle  
Fort Collins, CO 80525**

Parcel number: **97101-12-004**

- |                                                     |                                                           |                                                  |                                     |                                            |
|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------|-------------------------------------|--------------------------------------------|
| 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**  
SE 1/4 NE 1/4 SE 1/4 NE 1/4 of section **10** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **491798** Northing: **4493347**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lots 4A-8A, Block 1**  
Addition: **Mountain View** 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): **U-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **22,720 square feet (all three buildings)**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**  
**Concrete/Concrete Block**  
Other wall materials:
18. Roof configuration: **Other Roof**  
Other roof configuration: **Folded plate**
19. Primary external roof material: **Other Roof Material**  
Other roof materials: **Built-up rock**
20. Special features: **Balcony**  
**Fence**
21. General architectural description:  
This three-building apartment complex is U-shaped with the buildings oriented around an open grass lawn. The nearly identical buildings are situated to the west, north, and east. The rectangular Modern Movement buildings rest on concrete foundations. The apartments feature a combination of siding: concrete block, brick, and weatherboard painted white. Each building has two stories and the roofs are shallow folded plate with wide metal cornices. Wooden privacy fences separate the small paved front patios for all of the units; some have an additional low picket fence to further define the front of this outdoor space. A first-floor sliding glass patio door opens onto each of these patios. There is a rectangular slider window above this door. Both the door and window are located within a white weatherboard section of the façade; red brick flanks each of these weatherboard bands. The rear of each building features mostly white weatherboard siding with brick defining the area around the door and window for each unit. These doors, facing onto the concrete parking lot, appear to be solid wood painted white with metal storm doors, also painted white. An aluminum slider window flanks each entry. The upper story also features another aluminum slider window for

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each apartment. Dividers of concrete block painted white and extending from the foundation to the roofline further define each unit. The center, south-facing building has a black metal balcony; it covers three-quarters of the rear of the building with a staircase providing access to three upper-story apartments. Character-defining features of this Modern Movement apartment complex evident at 1112 Columbine Court include: the folded-plate roof, patio doors, and courtyard arrangement.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on an irregular shaped lot along the curve of Columbine Court. There is a grass lawn in the center and a number of paved walkways lead from the street, from the parking lot, and between the three buildings. There are numerous mature trees in the front yard. A brick and stucco sign is centered in the grass lawn near the street. The elevation of the site is 5029 feet above mean sea level.

24. Associated building, features or objects:

None

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1965-1967** ☒ Actual ☐ Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Unknown**

Source of Information:

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1967. An analysis of the style, building materials, and other historical records corroborate this date of construction. City directory searches indicate shifts in the numbering convention for the individual units within this complex; however, it seems unlikely these changes were related to physical alterations such as subdivisions of existing apartments. The complex has always included three buildings, i.e. no new buildings were added to the complex over time.

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

**V. HISTORICAL ASSOCIATIONS**

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

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

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

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34. Site type(s): **Modern Movement 1960s apartment complex**

35. Historical background:

Over its forty-four year history, the Mountain View Townhouses have been home to mostly single individuals or couples without children. The professions of these residents have shifted over time. In 1968, just one year after construction of the complex, the majority of those living here was either students at Colorado State University or somehow related with the campus; residents included numerous students, a graduate assistant in the Zoology department, a Political Science instructor, and several others labeled as professors, instructors, or secretaries. Of those not attending or working at CSU, there were individuals working in retail, agriculture, professional support, and scientific professions. By the mid-1970s both fewer students and individuals associated with the university lived at 1112 Columbine Court. The CSU-related professions included a chemist, a copy machine operator, a librarian, and a secretary at the Foothills campus. The listed jobs for other residents included a Weld County case worker, a travel agent, a car salesman, a forest firefighter, and a brick layer. By 1980 this complex was still home to at least nine students (many from CSU), but there were no CSU-related professions listed for any residents. Other listed jobs included clerks at medical offices and local clothing stores, employees at Mountain Bell, a cable television installer, a nurse, a cosmetologist, and an attorney. In 1986 there was only one CSU student in residence and no campus-related professionals living in the Mountain View Townhouses. Listed professions for residents included driver, manager, city employee, orderly, ballet artistic director, warehouse foreman, welder, employee at First National Bank, employee at Taco Bell, and stock analyst. City directories from the 1990s through 2005 did not include sufficient information to analyze the professions of the Mountain View residents. In addition, there is little ownership information available about this property. In 1991 it transferred from Morris G. Bristol and the Morris G. Bristol Trust to the current owners, Bristol's daughter Letha I. and her husband H. Luis Robinson.

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 1968 through 1992.

Google search: Erma H. Bristol.

Google search: Morris G. Bristol.

**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.

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- ☐ 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: **1967**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Historically, this building is important for its early association with Colorado State University, being home to both students, professors, and other campus employees. Architecturally, this complex is a good example of 1960s Modern Movements apartment buildings. Character-defining features include: the folded-plate roof, patio doors, and courtyard arrangement. This level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. According to the Colorado Office of Archaeology and Historic Preservation, this building is eligible for listing on the Colorado State Register of Historic Properties. It also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1967, this apartment complex 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 site retains sufficient physical integrity to convey its architectural significance for listing on the 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

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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. More survey is needed to determine whether the Mountain View subdivision qualifies for listing in the National Register of Historic Places and/or as 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): columbinect1112 - 1.tif through columbinect1112 - 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 Survey
49. Date(s): 03/21/2011
50. Recorder(s): Mary Therese Anstey
51. Organization: Historitecture, LLC
52. Address: PO Box 181095  
Denver, CO 80212-8822
53. Phone number(s): (303) 390-1638

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SKETCH MAP



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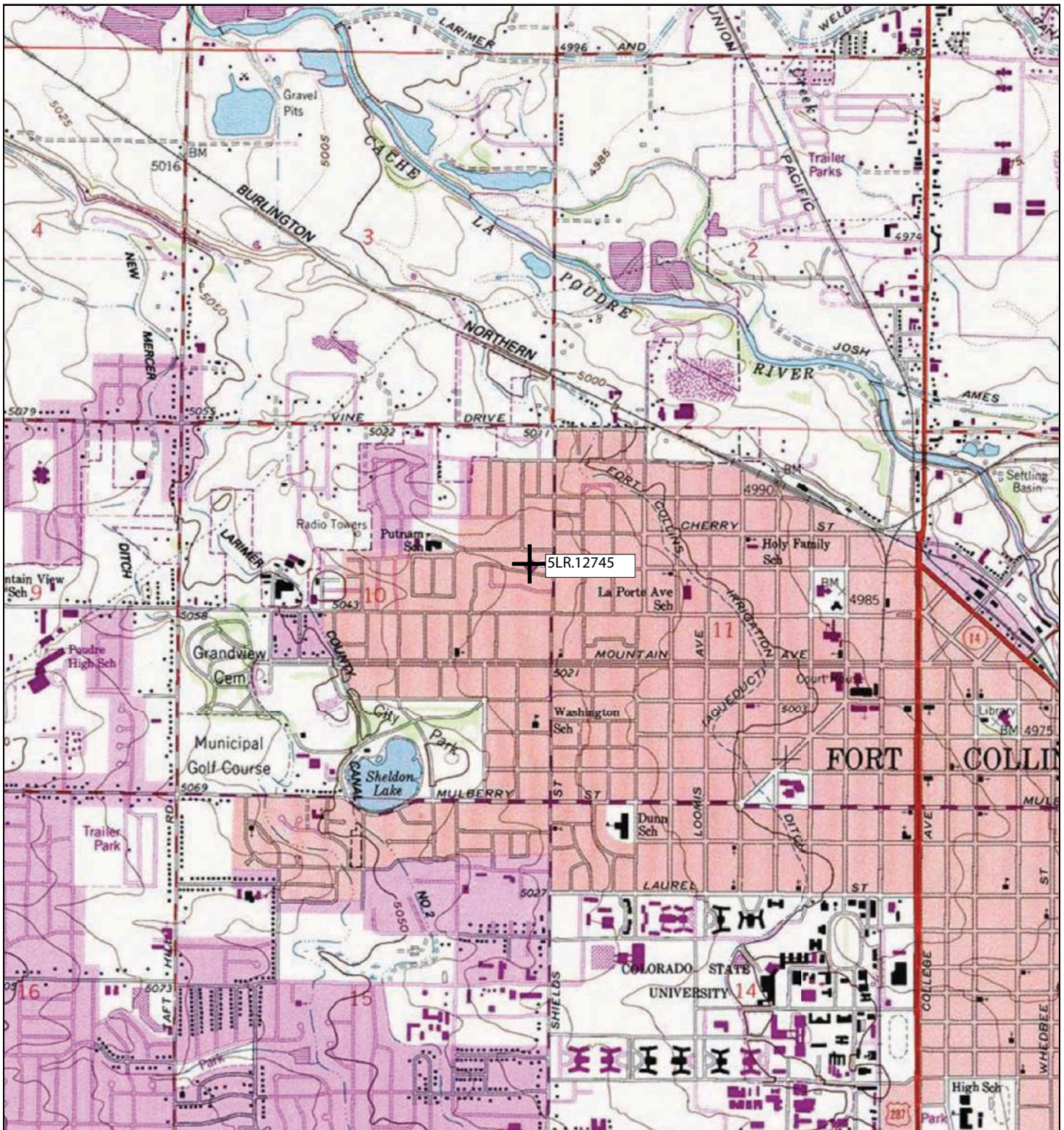
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## LOCATION MAP



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

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