

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.12746**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Walter and Frances Bujack Residence**
6. Current building name: **Kevin Brookfield House**
7. Building address: **512 Cook Drive**
8. Owner name: **Kevin P. Brookfield**
Owner organization:
Owner address: **2112 Stonecrest Drive
Fort Collins, CO 80521**

Parcel number: **97152-01-010**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible | <input checked="" 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 NE 1/4 NE 1/4 NW 1/4 of section 15 Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **490949** Northing: **4492296**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **N/A**
Addition: **Not Applicable** Year of addition: **Not Applicable**
13. Boundary description and justification: **The boundary, as described below, contains but does not exceed the land historically associated with the property.**
☒ Metes and bounds exist
BEG AT PT 2172 FT E & 130 FT S OF NW COR 15-7-69, S 100 FT, E 150 FT, N 100 FT, W 150 FT TPOB

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **3088 square feet**
16. Number of stories: **Two**
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: **None Applicable**
21. General architectural description:
Oriented to the west, this Bi-Level house with minimal Colonial influences rests on a concrete foundation. The two-story, rectangular-shaped house is constructed of white bricks. It has a side gabled roof covered in asphalt shingles. The overhanging eaves, along with four white square columns, form a two-story minimal entry porch. There is a single-story 1970s addition which forms the northwest corner of the façade. This part of the home is also rectangular with a side gabled roof and a tripartite, horizontally oriented, fixed pane window. Decorative shutters, painted black, flank this window. The primary entry is centered on the façade of the original house. The door, reached via a low single-brick height stoop, is white wood or vinyl and features a Colonial surround with two narrow incorporated flanking sidelights. Centered above the broken pediment of the door surround is a metal eagle. South of the front door there is a large slider picture window. The rest of the façade windows are also sliders, oriented horizontally and slightly smaller than the picture window. There are two of these smaller openings on the first story and a total of four windows of varying sizes on the second story. All of the windows are aluminum and feature decorative shutters painted black. Vegetation

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obscures the southern elevation. The north elevation, part of the 1970 addition, features a single window which appears to be square; horizontal siding painted white is visible in the gable face. The east (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, this house has three bedrooms and two-and-a-half bathrooms. Character-defining features of this building type evident at 512 Cook Drive include: the horizontal orientation, rectangular two-story form, side gabled roof, and minimal entry porch. The columns, decorative shutters, and door surround with metal eagle lend this house its Colonial appearance.

22. Architectural style:

Other architectural style:

Building type: **Bi-Level**

23. Landscape or special setting features:

This house is located on a rectangular-shaped lot with an empty lot between this home and busy West Mulberry Street. It features a relatively level grass front yard and several mature trees are visible on the lot. There is a paved driveway in front of the 1970s single-story addition (although the detached garage is located behind the house). The property is sited on a lot with an elevation of 5053 feet above mean sea level.

24. Associated building, features or objects:

Garage

A two-car, detached garage exists on the property but is only partially visible from public of right-of-way. It appears to be rectangular-shaped building with a side gabled roof covered in asphalt shingles. The garage door is painted off-white. Date of construction unknown.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1965** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Walter A. and Frances J. Bujack**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 assessor also notes a 1970 alteration, most likely the single-story addition at the northwest corner of the façade. However, it is possible this portion of the building may simply be a conversion of a original attached garage to living space. An analysis of the brick pattern on the facade of the single-story portion of the facade did not offer conclusive evidence about the original construction or function of this part of the house. Google Earth images indicate the primary entry has been painted; when this aerial photo was taken (date unknown), the front door appears to have been untreated wood.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
Commerce and Trade/Business

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32. Intermediate uses(s): **Domestic/Single Dwelling**
Commerce and Trade/Business

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

34. Site type(s): **Bi-Level suburban home.**

35. Historical background:

The original and longtime owners of the house at 512 Cook Drive were Walter A. and Frances J. Bujack. Walter was born in Denver on September 7, 1923. He served in the Marines and was honorably discharged with a disability in 1943. Frances was born on July 21, 1933, in Walden, Colorado. The couple married on March 27, 1949, in Wray, and had three daughters: Linda, Lenore, and Leslee. Walter pursued an acting career (credits include the movies Best Years of Our Lives and Waiting to Exhale plus local and national commercials for the Thrifty Nickel Newspaper, Pringle Brothers Spirits, and U.S. Health). He also worked as a police officer for both the City of Fort Collins and Colorado State University for many years. Frances was a clerk for the Larimer County Court. In the 1960s the couple established Bujack Armored and Security Services, a business they ran from their home. In the early 1990s the Bujacks sold their home and by 1991 Frances had moved to Tuscon, Arizona, where she passed away on April 26, 1996. Walter died in Fort Collins on February 6, 2010. In 1992 George F. and Jennie P. Mercurio transferred ownership of their home to Stephanie Anne Mercurio-Robb, likely a married daughter. In 1998 it appears Stephanie remarried and her new husband Donald J. Oft, Jr. moved into the house at 512 Cook Drive; he operated an advertising and marketing business out of this home. In 2002 the Ofts sold the property to Kevin P. Brookfield where he, for a time, he operated Morningside (recording) Studio (currently located at 2424 Mathews Street).

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 1966 through 2005.

Obituary: Frances J. Bujack. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/Bujafr96.jpg> [Accessed 25 Feb 2011].

Obituary: Walter A. Bujack. <http://obit.bohlenderfuneralchapel.com/obitdisplay.html?task=Print&id=753672&listing=Current> [Accessed 25 Feb 11].

Google Search: Kevin P. Brookfield.

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.

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- ☐ 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: **1965**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This home had a long association with the Bujacks, a local couple who established a security firm which they operated from this house. Architecturally, it represents an example of a (possibly) modified Bi-Level building type home. This property type is also known as a Raised Ranch, describing its resemblance to a Ranch home with two stories. Character-defining features include the rectangular and two-story form, side gabled roof, and minimal entry porch. The columns, decorative shutters, and door surround with metal eagle lend this house its Colonial appearance. 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 possesses sufficient architectural significance to qualify for listing as a Fort Collins Landmark. Designated resources must possess both significance and integrity; while this building is architecturally important, this house does not retain integrity (see Field 43 below) and, therefore, cannot be listed as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1965, this Bi-Level home exhibits a relatively low 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. It is uncertain whether the single-story portion of the facade represents an addition or the conversion of an attached garage to additional living space. If this portion of the building is an addition, it adversely affects the design and feeling of this home. For this reason, the building does not retain sufficient physical

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integrity to convey its architectural significance for listing on the National Register, State Register, or 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): **cookdr0512 - 1.tif through cookdr0512 - 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): **11/19/2010**
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



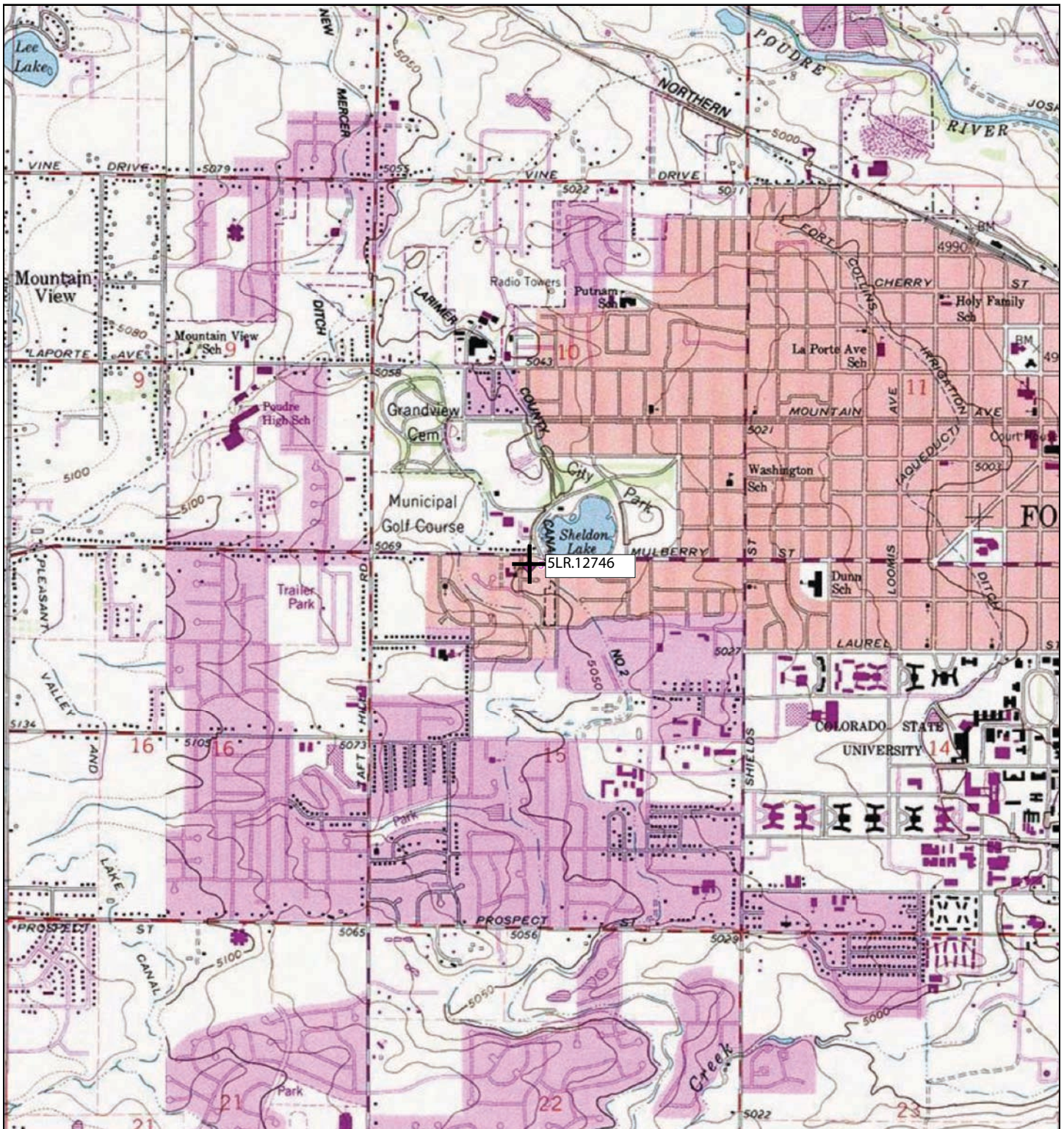
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LOCATION MAP



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

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