

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.12750
2. Temporary resource number: SHF-19
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Robert and Margaret Zimmerman Residence
6. Current building name: Jerry and Susan Thompson House
7. Building address: 712 Dartmouth Trail
8. Owner name: Jerry J. and Susan H. Thompson
Owner organization:
Owner address: 712 Dartmouth Trail
Fort Collins, CO 80525

Parcel number: 97241-10-081

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SE 1/4 SW 1/4 SW 1/4 NE 1/4 of section **24** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **494467** Northing: **4489935**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 81**
 Addition: **Indian Hills, 5th 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): **U-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1730 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Wood/Vertical Siding
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Fence
Porch
21. General architectural description:
Oriented to the south, this spacious later Ranch type home rests on a concrete foundation. The U-shaped house features blonde, nearly white Roman brick siding. The attached two-car garage and one of the walls of the porch are sided in vertical siding painted dark tan. The home has a cross-gabled roof formed by a side gabled form with two projecting front gable bays located at either corner of the façade. The roof has overhanging eaves and is covered in asphalt shingles. The southwest projection features four large rectangular casement windows centered on this portion of the façade. There is also an integrated planter constructed on the same light Roman brick as the rest of the house. In the center portion of the façade a long recessed porch appears. Another long integrated brick planter marks the front edge of the porch. There are two sets of concrete entry steps, located at either end, to the front porch. Three wooden or metal posts, painted cream to match the brickwork, form an open entryway to the porch from each set of steps. The primary entry, difficult to discern from the public right of way, is located at the southwest

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end of the recessed porch and features double doors (possibly stained wood) with what appear to be replacement vinyl or metal storm doors. There are two large picture windows, with prominent internal blinds, on the façade wall within the recessed porch. The southeast projection contains the two-car garage; it appears to have a replacement door. The west elevation, sided in vertical siding painted dark tan, contains four fixed pane rectangular windows. The overhanging eaves of the side gabled portion of the roof, a wooden privacy fence painted the same color as the home's siding, and the portion of the integrated planter which is located across the gable projection all are visible from this side of the house. The wooden fence mostly obscures views of the east elevation; however, what appears to be an opening for a covered back patio is discernible. The north (rear) elevation is 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 712 Dartmouth Trail: Roman brick siding, streamlined decorative roof supports, recessed entry porch, and integrated planters. The elongated horizontal orientation of the home, impressive double-door primary entry, and the prominent two-car attached garage are particularly associated with Ranch homes built in the later 1960s.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is centered on a large lot and, as shown on the aerial photographs, features a spacious back yard. The relatively level lot has an elevation of nearly 5000 feet above mean sea level. Both the back and front yard feature grass lawns. There are two trees, likely a crabapple and a birch, in the front yard and other deciduous trees are visible over the roof of the home/ in the rear. At the time of the fieldwork, geraniums and (perhaps) mums bloomed within the integrated planter.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1967** ☒ 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: **Robert A. and Margaret J. Zimmerman**

Source of Information: **1968 Fort Collins City Directory.**

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. Both the primary entry storm door and garage door appear to be replacements; date of changes unknown. The windows on the west elevation may be replacements, although no new cuts appear to have been made to the side of the home.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): Late-1960s Ranch home

35. Historical background:

The first owners of the home at 712 Dartmouth Trail were Robert A. and Margaret J. Zimmerman. They lived in the home with their sons Robert, a student at CSU, and Kurt. Robert Sr. worked as a research scientist for the U.S. Public Health Service. Jonathan P. and Claudia Ann Dolliver were long-term owners of this house, present at this address from 1975 to 1990. Dolliver was born on April 25, 1905, in Washington, D.C., to parents Senator Jonathan Prentis Dolliver I and Louise Pearsons Dolliver. The senior Dolliver, in addition to serving Iowa in both the United States House of Representatives and Senate, was the Republican Vice Presidential nominee in both 1900 and 1908. The younger Dolliver earned an undergraduate degree in history from the University of Iowa in 1927 and a doctorate of law from the same institution in 1932. He established a law practice in Fort Dodge, Iowa; ran unsuccessfully for the Iowa House of Representatives; and, according to his obituary, "became a gentleman farmer." He and his wife, the niece of a Fort Dodge minister, had one child, Mary Francis. In 1973 Dolliver retired and the family moved to Fort Collins. He passed away on December 2, 1992, after a lengthy illness. John Mason purchased the house from the Dollivers and lived there a brief time. In 1995 James W. and Dorothy A. McDaniel acquired the property; they owned the home for slightly longer than a year before selling to Deborah K Artzer and Kent E. Sutherland. Local attorney Sutherland took sole possession of the house in 2001 and then sold it in 2005 to Dale R. and Joyce A. Brooks. The current owners, Jerry J. and Susan H. Thompson, purchased the property in 2010.

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 1990.

Obituary: Jonathan Prentis Dolliver II. Larimer County Genealogical Society <http://www.lcgsc.org/obits/dolljo92.jpg> [Accessed 6 December 2010].

Google Search: Jonathan Prentis Dolliver I.

Google Search: Kent E. Sutherland.

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.

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

42. Statement of Significance:

The home, architecturally, represents an example of a later Ranch type home. Character-defining features include the Roman brick siding, streamlined decorative roof supports, recessed entry porch, and integrated planters. The elongated horizontal orientation of the home, impressive double-door primary entry, and prominent two-car attached garage are particularly associated with Ranch homes built in the later 1960s. This is one of many Ranch homes within the Indian Hills subdivision. The level of architectural significance 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 qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1967, this residential building appears to exhibit a relatively 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 likely replacement storm doors and garage doors do not negatively impact the design, materials, workmanship or feeling of this property. The same can be said of the possible replacement windows on the west elevation. This building retains sufficient physical integrity to convey its

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architectural 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 portions of the Indian Hills subdivision may be good candidates for listing as a National Register of Historic Places and/or Fort Collins historic district; it should be noted this particular street has more later infill homes and/or recently altered houses and so may not have the concentration and continuity of resources to be considered within the**

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): **dartmouthtr0712-1.tif through dartmouthtr0712-5.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): **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



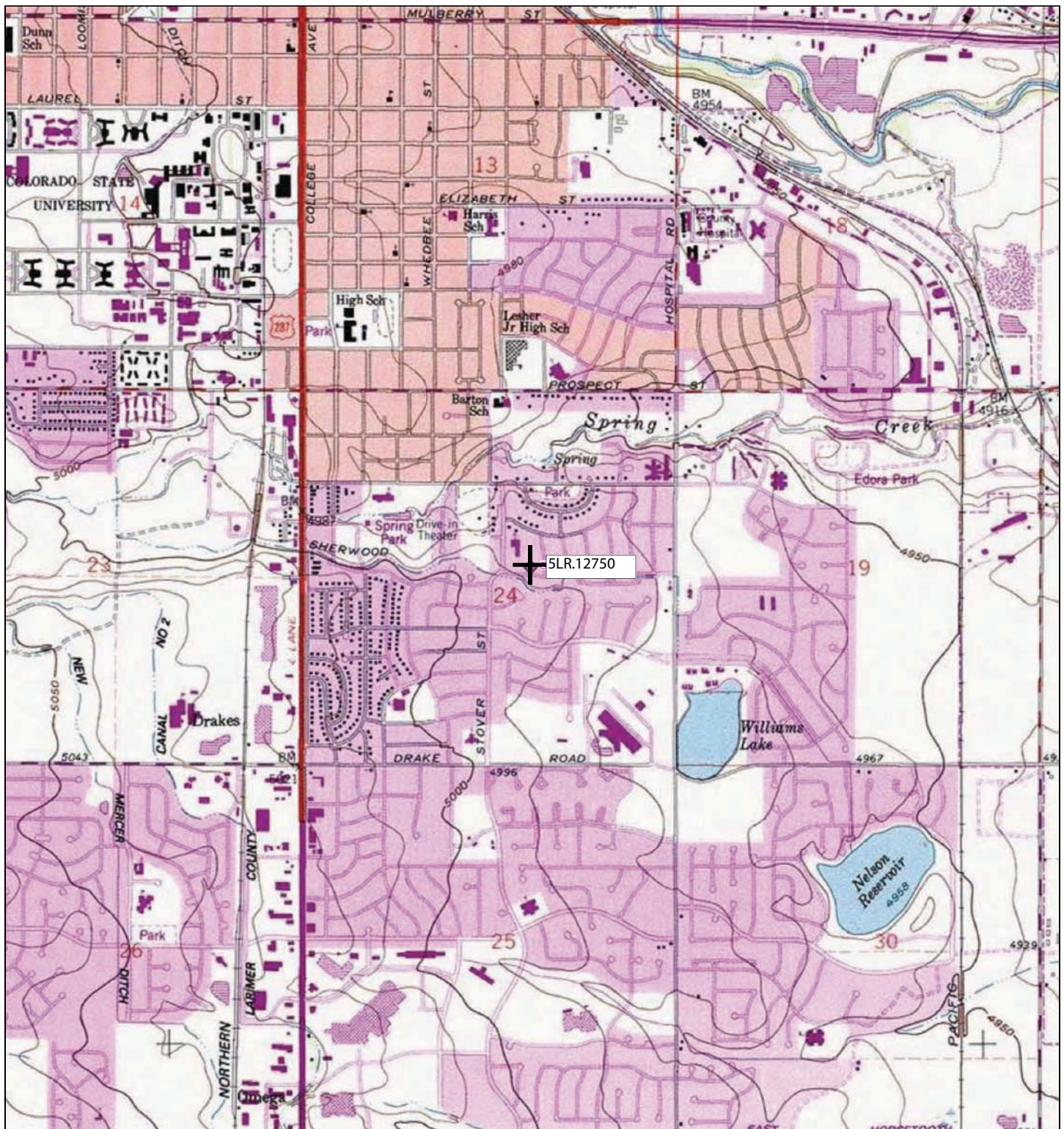
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LOCATION MAP



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

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