

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.12751
2. Temporary resource number: SHF-20
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Bridgette and Stephen Greene Residence
6. Current building name: Ross and Olive Hansen House
7. Building address: 631 Del Norte Place
8. Owner name: Stephen S. and Bridgette M. Greene
Owner organization:
Owner address: 631 Del Norte Place
Fort Collins, CO 80521

Parcel number: 97142-09-099

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SW 1/4 SW 1/4 NW 1/4 NW 1/4 of section **14** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **491949** Northing: **4492023**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 99**
 Addition: **Carolyn Mantz, 3rd filing** Year of addition: **1952**
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: **1272 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Other Roof Material**
 Other roof materials: **Built-up rock**
20. Special features: **Porch**
Garage/Attached Garage
Chimney
Window/Glass Block
21. General architectural description:
Oriented to the east, this Ranch type home rests on a concrete foundation. The rectangular-shaped house features wide horizontal siding painted sage green. There is also stone cladding from the foundation to just below the windows on the façade. The home has a shallow (nearly flat) front gabled roof with overhanging eaves and a prominent cornice painted brick red. The roof is covered in built-up rock. The primary entry, a stained wooden door with three rectangular windows arranged vertically near the door's edge, is located within the recessed porch. There is also a two-lite storm door. The porch support, a basic (likely wooden) beam painted sage green, is set on the diagonal. Southeast of the entry door, located in the gable projection, is a tripartite fixed pane rectangular window partially obscured by a juniper bush. A large tripartite picture window dominates the façade north of the front door. There is a single-car attached garage located at the northeast corner of the façade. The garage

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 3

door is painted sage green with brick red trim around the row of square windows in this door. A secondary entry, difficult to see due to the shadow cast by the overhanging eaves, is located between the garage and the rest of the house. There is a stone chimney along the home's ridgeline. On the southern side of the house, three windows are visible. One of these is a large opening filled in with multiple glass blocks. There is at least one tripartite rectangular window on the northern elevation of the home. The west (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, the home has two bedrooms and two bathrooms. Character-defining features of this property type evident at 631 Del Norte Place include: horizontal orientation, picture window, and prominent chimney.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This home is located on a lot at the curve of Del Norte Place. There is a grass front lawn and several xeriscaped beds containing tufts of decorative grasses, stones, and low bushes. There are also both deciduous and evergreen trees on the lot. This property is sited on a relatively level 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 northwest corner of the property, this rectangular building has sage green painted vertical siding, trim painted brick red, and a side-gabled roof covered in asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1954** ☒ 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: **Ross H. and Olive G. Hansen**

Source of Information: **1954 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1954. An analysis of the style, building materials, and other historical records corroborate this date of construction. There may have been internal alterations to add a second bathroom; date unknown.

Based upon field observation, it seems possible the single-car garage may have replaced an original carport; date unknown, however, estimated to be quite early. In addition, it appears the facade windows may be newer.

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

V. HISTORICAL ASSOCIATIONS

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

Architectural Inventory Form

Page 4

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

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

34. Site type(s): Suburban Ranch home

35. Historical background:

The first owners of the house at 631 Del Norte Place were Ross H. and Olive G. Hansen. Ross originally worked at the Fletcher Agency, a local real estate firm, but in 1960 he established his own business, Hansen Realty. The couple lived at the property from 1954 until the early 1970s. The next owners of the house, John A. and Beatrice Quist, lived here in the late 1970s; John was a professor at Colorado State University. During the 1980s Ray N. and Angelica Franklin were the owners. The couple married on July 28, 1978, in Travis, Texas, and Ray worked as an engineer at Hewlett-Packard. In 1994 Angelica sold the house to her son, also Ray N., although she was still the home's resident in 1995. In 1997 Ray N. Franklin III transferred the property to Bridgette M. Conway and Stephen Scott Greene, the current owners. This couple was married in circa 2003, and Bridgette works as a teacher at Leshar Middle School.

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 1954 through 1995.

Texas Marriage Collection, 1966-2002: Ray N. and Angelica Franklin.

Google Search: Bridgette Greene.

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.

Architectural Inventory Form

Page 5

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: **1954**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of a relatively early Ranch type house. Character-defining features include the horizontal orientation, picture window, and large chimney. The house has a streamlined appearance, accentuated by the nearly flat roof, slanted porch support beam, and prominent cornice. This home is one of many Ranch houses in the Carolyn Mantz 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 1954, this residential building exhibits 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. None of the changes-- internal alterations to add a second bathroom, possible conversion of the carport to a garage, and newer facade windows-- have had a tremendous impact upon the overall integrity of the home. This building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark. NOTE: Interior changes are never considered in determinations of eligibility for listing a resource as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
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45. Is there National Register district potential: ☒ Yes ☐ No ☐ Needs DataDiscuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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 the Carolyn Mantz 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): **delnortepl0631-1.tif through delnortepl0631.4.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): **12/14/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Fort Collins, CO 80212-8822
53. Phone number(s): **(303)390-1638**

Architectural Inventory Form

Page 7

SKETCH MAP



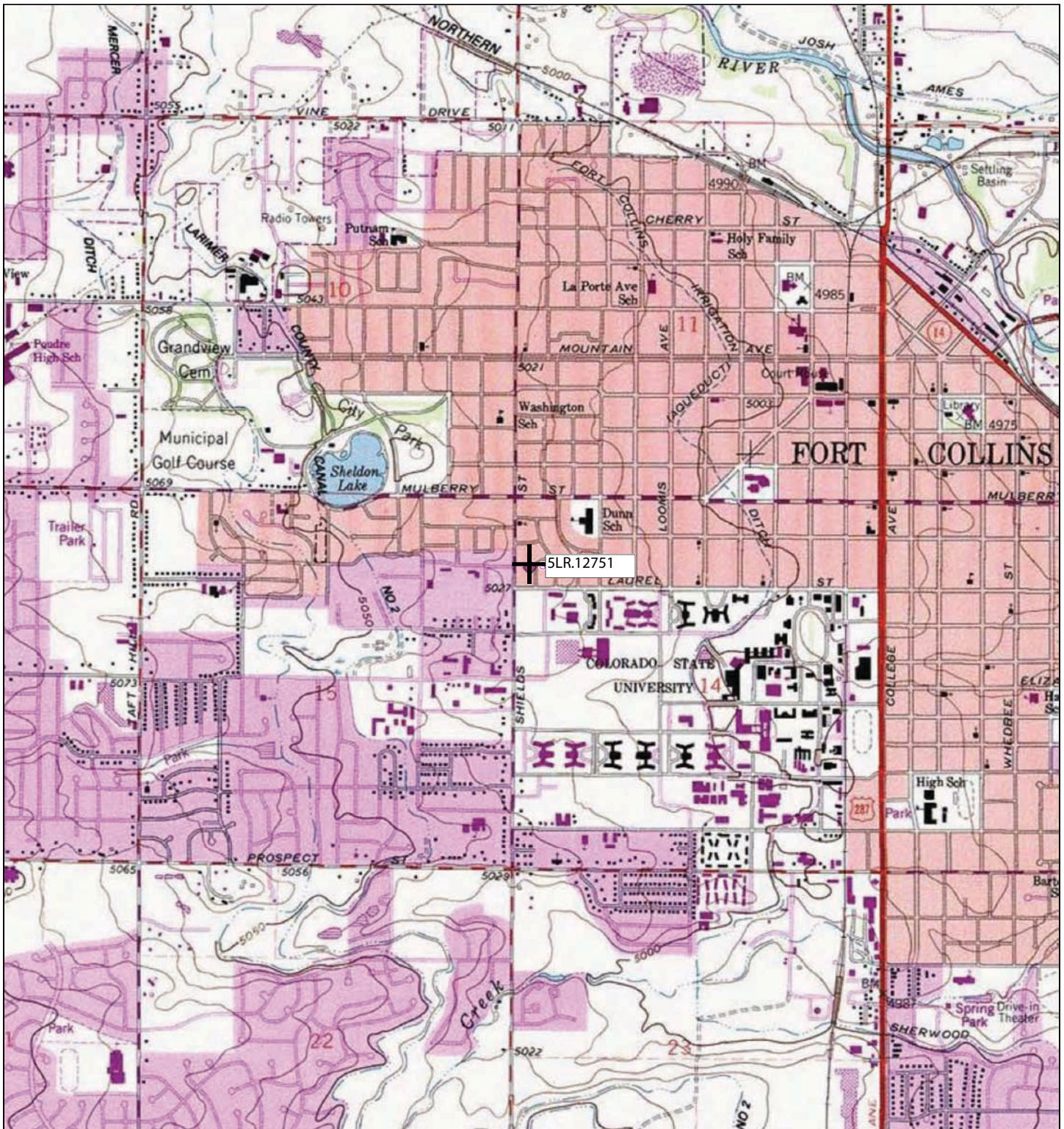
Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 8

LOCATION MAP



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

Fort Collins Post-World War II Survey

