

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.9996 | Parcel number: 97243-24-001 |
| 2. Temporary resource number: | City-4 | |
| 3. County: | Larimer | |
| 4. City: | Fort Collins | |
| 5. Historic building name: | Fort Collins Federal Savings & Loan Association - University Branch | |
| 6. Current building name: | Key Bank | |
| 7. Building address: | 100 East Drake Road | |
| 8. Owner name: | Home Federal Savings and Loan Association of the Rockies | |
| Owner organization: | ATTN: KeyCorp Management Co. c/o First American Tax Valuation | |
| Owner address: | PO Box 560807
Dallas, TX 75356 | |

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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**
SW 1/4 SW 1/4 SW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493510** Northing: **4489137**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 1**
 Addition: **South College Heights, 4th 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **3501 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
 Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
 Located on a corner lot at the intersection of East Drake Road and South College Avenue, this irregular-shaped Modern Movements building features blonde brick siding. The one-story bank has a flat roof with a deep overhang and wide metal cornice painted dark brown. On the west side of the building, both signage and a digital clock appear on the building's cornice. The recessed primary entry, a tinted glass double door with a fixed pane transom, is centered on the west elevation but is angled toward the southwest. North of this front door there is a west-facing four-unit window wall with a divided metal kickplate. The northwest corner of the building is rounded with three recessed, narrow, vertically oriented fixed pane windows in this curve. The curved element continues to an interior corner where there is a brick wall which attaches the multi-lane drive-thru to the main bank building. There is also a brick enclosure for the utility machinery; the triangular end of this enclosure is an integrated brick planter. This curve continues above the roofline, with a squat, nearly circular, slanted-roof tower.

South of the primary entry there is a slanted brick wall. At the southwest corner of the building there is a circular brick support column with bench

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seating underneath the roof overhang. Behind this column there is a recessed corner window wall of tinted glass; this window is similar in appearance to the windows north of the bank's front door. At the southeast corner of the building there is another round brick support pillar; this one does not feature bench seating. A few narrow fixed pane windows, similar to those on the west side of the building, appear between the corner window wall and the rear support column. The cornice on the south side of the building, similar to the west, features signage with the Key Bank logo. There are two secondary entries, both solid metal doors painted dark brown with narrow fixed pane transoms, on the east (rear) elevation. The drive-thru-- comprised of an extension of the metal roof cornice with numerous thin, round metal supports—is most visible from this side of the building.

Character-defining features of Modern Movements architecture evident at 100 East Drake Road: the flat roof, wide metal cornice, and window wall units. The squat roof tower circular brick corner support columns are distinctive features of this bank building.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a large, nearly rectangular, corner lot. There is a paved parking lot with angled parking spaces on the west and south sides of the building. Entry to the site is either from East Drake Road or the frontage road off of South College Avenue. Landscaping on the site features manicured trees and bushes, small stones, and rock beds. Along the west side of the site there is a strip of grass lawn with a metal Key Bank sign. A brick wall defines the entry to the drive-thru from the southeast side of the property. The elevation of the site is 5018 feet above mean sea level.

24. Associated building, features or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1970** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **William Robb**

Source of Information: **List from RB&B architects - available in Appendix of "Fort Collins E-X-P-A-N-D-S..." historic context**

27. Builder: **N.G. Petry Construction**

Source of Information: **Architectural Inventory Form: 5LR.9996 - completed 2001**

28. Original Owner: **Fort Collins Federal Savings & Loan**

Source of Information: **1970 City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1970. An analysis of the style, building materials, and other historical records corroborate the date of construction. The assessor records also note a 1993 remodel date, although it seems likely this work involved interior changes to the resource.

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

V. HISTORICAL ASSOCIATIONS

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31. Original use(s): Commerce and Trade/Financial Institution

32. Intermediate uses(s): Commerce and Trade/Financial Institution

33. Current uses(s): Commerce and Trade/Financial Institution

34. Site type(s): Modern Movements savings & loan

35. Historical background:

Constructed in 1970, this building was originally the University Branch of the Fort Collins Federal Savings and Loan. The main office for this financial institution was located in the Savings Building at 125 South Howes (5LR.12757). Locally prominent architect William Robb designed both buildings and N.G. Petry Construction was the builder. Savings and Loans increased in popularity in response to the postwar residential building boom, providing financing to builders and mortgages to purchasers. This particular building was located on land in the fourth filing of the South College Heights subdivision. Local real estate developer/ realtor and South College Heights resident (home at 2500 South College Avenue- 5LR.12743) Mae Tiley sold the savings and loan this land in 1969. The original manager of this branch was R. Dale Gowdy and the assistant manager was Rhoda G. Allison. The current owner of the property is Home Federal Savings and Loan Association and it is now a Key Bank branch.

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 1970.

"Identifying, Evaluating and Nominating Post-World War II Residential Neighborhoods"- PowerPoint presentation given at the Colorado Preservation, Inc. Saving Places Conference, 8 February, 2006.

5LR.9996- Key Bank, completed April 2001.

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: **1970**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Historically, this building is important for its association with local banking, especially savings and loans. Architecturally, this financial facility is a good example of a later-Modern Movements building. Character-defining features include the flat roof, wide metal cornice, and window wall units. The squat roof tower and circular brick corner support columns are distinctive features of this bank building. Comparing this building to the Savings Building tower at 125 South Howes Street (5LR.12757), it seems likely local architect William Robb designed these two banks to share a similar appearance and corporate identity. Both this savings and loan and the tower on the other building were constructed in 1970. Both feature similar brick siding, use of a wide metal cornice, integration of tinted window walls, and prominent corporate signage. This level of historical and 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 resource is eligible to the Colorado State Register of Historic Properties under Criterion C: Architecture. It also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1970, this 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, association, and feeling. The 1993 remodel, noted in the Assessor records, likely involved interior changes to the bank and, therefore, do not affect the assessment of integrity for eligibility. This building retains sufficient physical integrity to convey its architectural significance for listing on the Colorado State Register of Historic Properties and as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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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 South College Heights subdivision may be good candidates 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): **drakerde0100 - 1.tif through drakerde0100 - 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): **03/21/2011**
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**

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SKETCH MAP



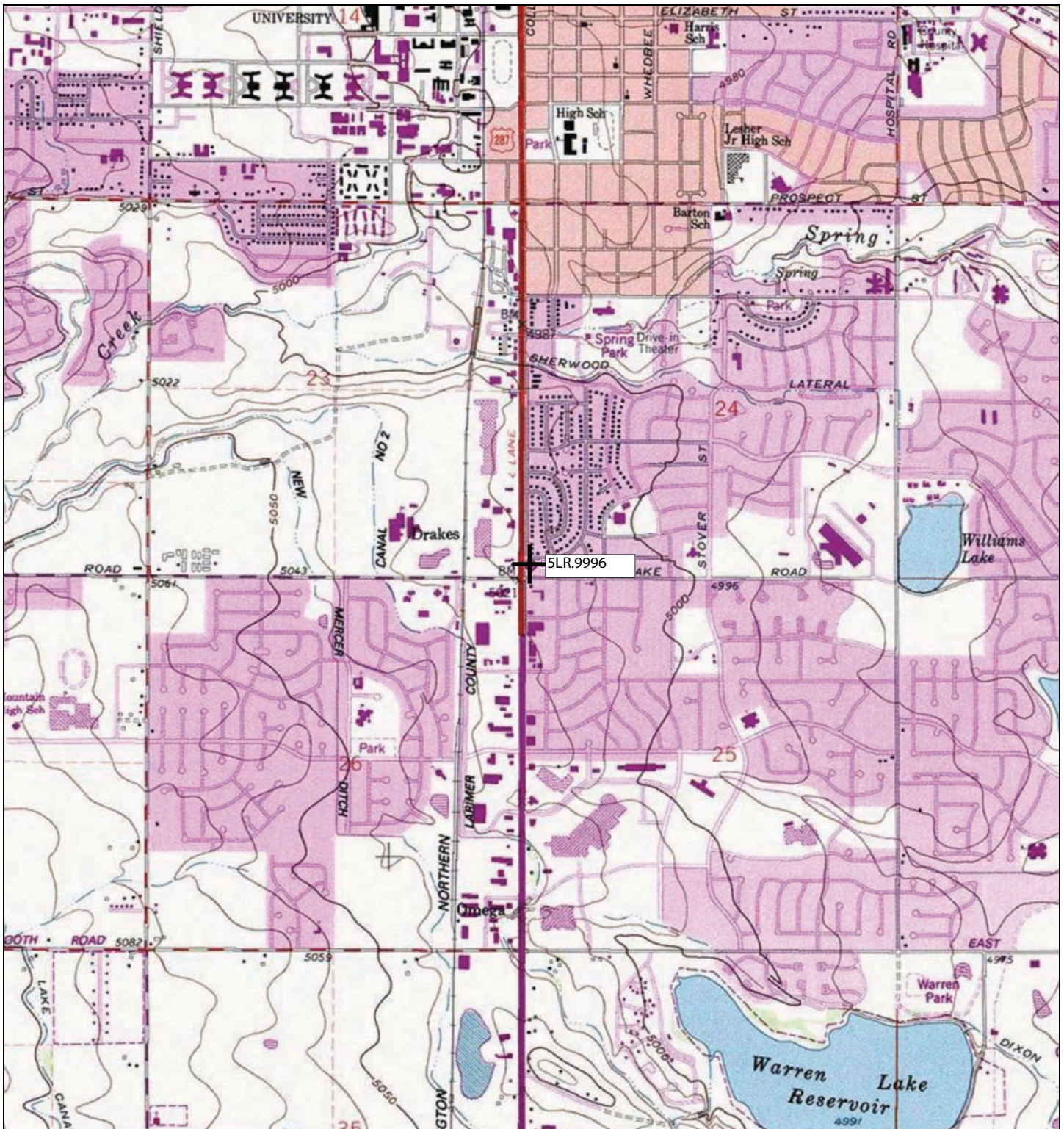
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LOCATION MAP



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

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