

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.12754**
2. Temporary resource number: **City-5**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Kenneth and Shirley McAferty Residence**
6. Current building name: **David Frisbee Residence**
7. Building address: **708 Garfield Street**
8. Owner name: **David D. Frisbee**
Owner organization:
Owner address: **708 Garfield Street**
Fort Collins, CO 80524

Parcel number: **97134-08-155**

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 NW 1/4 NW 1/4 SE 1/4 of section **13** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **494453** Northing: **4491377**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 155**
 Addition: **University Acres, 5th filing** Year of addition: **1961**
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: **2800 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood/Vertical Siding**
Brick
 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: **Garage/Attached Garage**
Chimney
Fence
21. General architectural description:
Oriented to the south, this Modern Movements home with Contemporary influences rests on a concrete foundation. The two-story, rectangular-shaped house features both vertical and horizontal siding (painted sage green) and painted brick (darker sage green). The shallowly peaked front-gabled roof, with overhanging eaves and cornices painted rusty brown, is covered in built-up rock. The double-door primary entry is centered on the façade. The simple wooden door with no window openings is painted a sunny yellow. There is a large fixed-pane window directly above this entry; its top follows the angle of the roofline and is located under the eaves. Directly east of the front door, there is a three-quarters height window wall which extends all the way to the eaves. The wide trim between these fixed pane windows and elsewhere on the house is painted the same rusty brown as the cornice. Between this large window and the southeast corner of the façade, there are three rectangular, vertically oriented windows which appear to be double hung. Within a recess between the front door and the large brick chimney, there is

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another full-height window wall. An attached two-car garage comprises the southwest corner of the façade; there are two wooden doors, each with a row of four rectangular windows. The eastern elevation is clad in horizontal siding on the top three-fourths of the wall with painted brick near the foundation. This side of the house has two rectangular, horizontally oriented window openings. The western elevation features horizontal siding and includes both a secondary entry door and another rectangular, horizontally oriented window looking into the garage. The northern (rear) elevation was not visible from the public right of way; a tall wooden privacy fence obscures much of the view. According to Larimer County assessor records, this house has four bedrooms and two bathrooms. Character-defining features of the Contemporary influences evident at 708 Garfield Street include the shallow front gabled roof with overhanging eaves and prominent cornice, dominant brick chimney, and fenestration pattern which features large panes of glass and window walls.

22. Architectural style: **Modern Movements**

Other architectural style: **Contemporary**

Building type:

23. Landscape or special setting features:

This house is located on an L-shaped lot. It features a relatively level grass front yard and several mature trees are visible. There is a paved driveway with a slightly curved concrete walkway leading to the front door. The property is sited on a lot with an elevation of 4984 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1961** ☒ Actual ☐ Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Kenneth L. and Shirley McAferty**

Source of Information: **1962 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1961. An analysis of the style, building materials, and other historical records corroborate this date of construction. The two-car attached garage may be an addition; the aerial photo shows a different roofing material on the garage portion of the home.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Suburban home.**

35. Historical background:

Many of the owners of the home at 708 Garfield Street are associated, in some way, with Colorado State University.

The original owners of the home were Kenneth L. and Shirley McAferty. He was the director of the student center at Colorado State University. In the late -1960s this property was owned by Robert E. and Sonja K. Marshall. He was the assistant manager at E & J Distributing, a local beer distributor with offices located at 581 N. Loomis Avenue. The Marshalls had three children: Kristi, Michael, and Denai.

The longest term owners, from the early 1980s through 2004, were Eugene V. and Georgia M. Burba. The Burbas sold this house to the current owner, David D. Frisbee, an associate professor in the Orthopedic Research Center at the CSU College of Veterinary Medicine.

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 1962 through 1982.

Google Search: David D. Frisbee.

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.

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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: **1961**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this house represents a Modern Movements style home with Contemporary influences. Character-defining features include the shallow front-gabled roof with overhanging eaves and prominent cornice, dominant brick chimney, and fenestration pattern which features large panes of glass and window walls. According to the Colorado Office of Archaeology and Historic Preservation, the level of architectural significance for this resource is sufficient for this property to qualify for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties. This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1961, this Modern Movement house with Contemporary influences exhibits a moderate 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 two-car garage, if an addition, has a minimal effect upon the overall integrity of this resource. The building retains sufficient physical integrity to convey its architectural significance for listing in the National Register, 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

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 if the University Acres subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins landmark. If listed under Criterion C: Architecture, this resource

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would be considered contributing.If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A46. 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): **garfieldst0708 - 1.tif through garfieldst0708 - 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**
Denver, CO 80212-8822
53. Phone number(s): **(303) 390-1638**

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SKETCH MAP



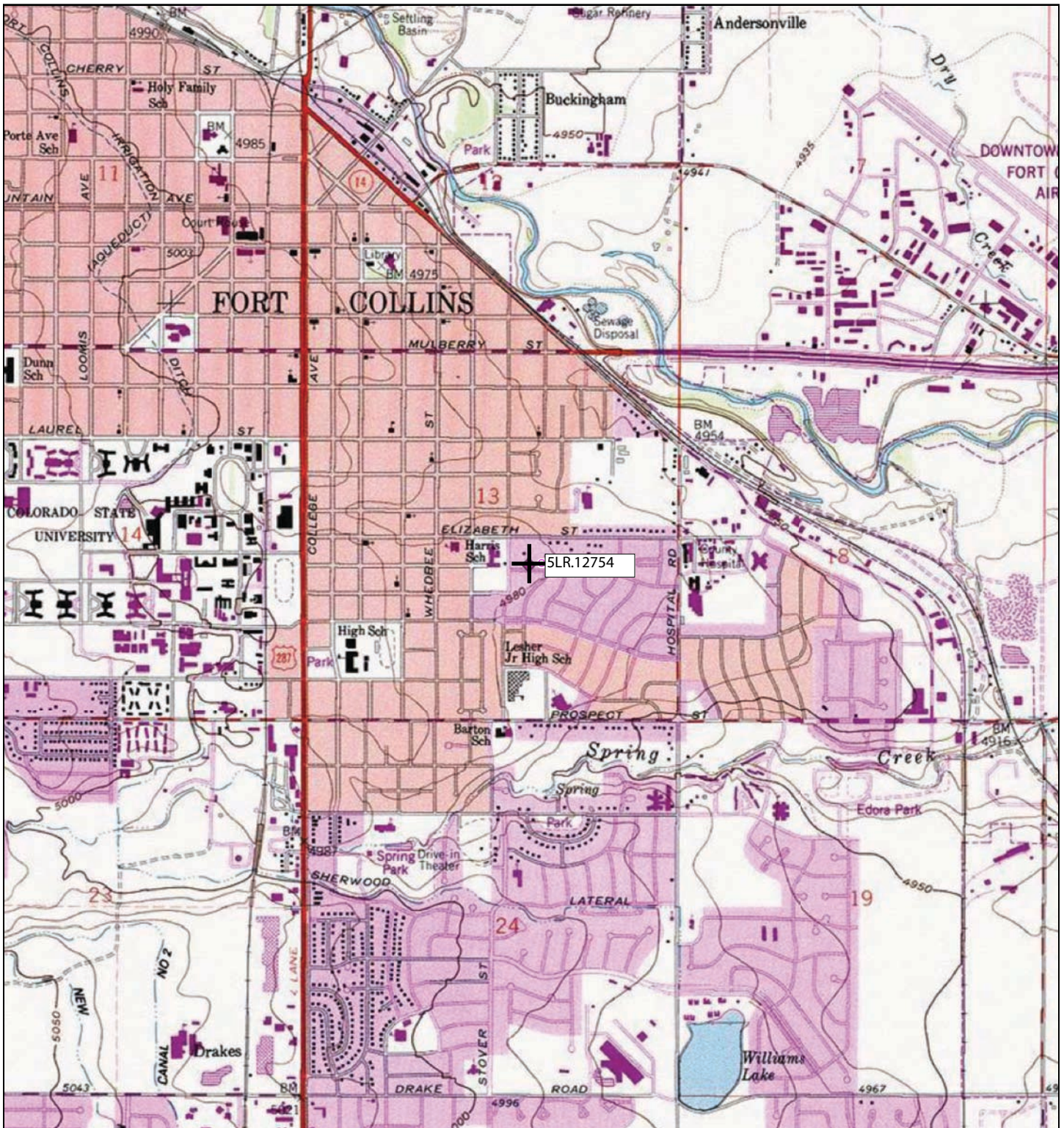
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LOCATION MAP



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

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