

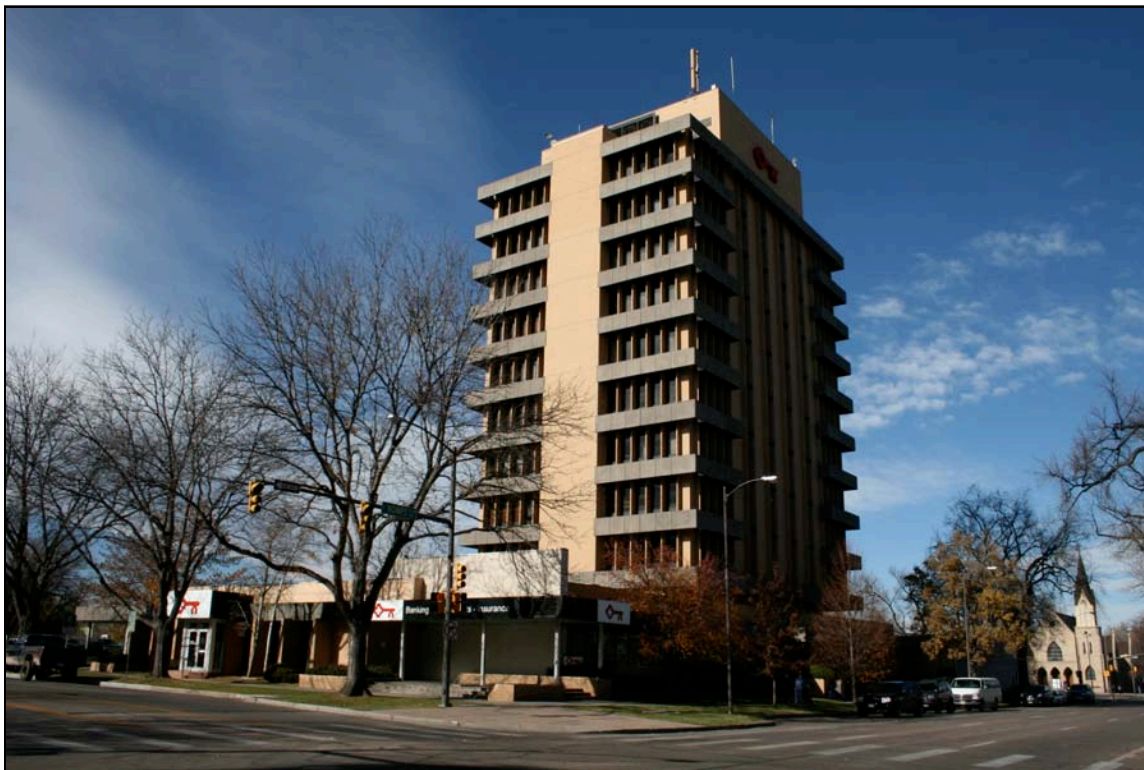
## COLORADO CULTURAL RESOURCE SURVEY

**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.12757**
2. Temporary resource number: **SHF-27**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Savings Building**
6. Current building name: **Key Bank Tower**
7. Building address: **125 South Howes Street**
8. Owner name: **Various (see Field 35)**
- Owner organization:
- Owner address: **Various (see Field 35)**

Parcel number: **Various (see Field 21)**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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 |

Fort Collins Post-World War II Survey

**HISTORITECTURE**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
**SW 1/4 SW 1/4 NE 1/4 SE 1/4** of section **11** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **493149** Northing: **4492809**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Not applicable**  
 Addition: **Savings Building Condo** Year of addition: **1979**
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: **112,044 square feet**
16. Number of stories: **Eleven**  
**Eleven**
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: **Porte Cochère/Porte Cochere**  
**Garage/Attached Garage**
21. General architectural description:  
**Oriented to the east, this eleven-story International style skyscraper rests on a concrete foundation. The building siding is blonde Roman brick. The primary entry to the rectangular-shaped office building is a double-glass door. Large fixed panes of tinted glass surround this door, creating a vestibule flush with the facade. The Key Bank red key logo is affixed to the brick wall north of this entry. The entry doors are located under an overhanging flat roof with a broad, grey, concrete cornice. This roof and an overhang running the length of the facade create the impression of a recessed porch along the first story of the building; the underside of both features are covered in large panels of what appear to be baby blue-colored vinyl. The address for the property appears in large metal letters and numbers on the concrete cornice above the primary entry doors. Integrated brick planters, narrow brick free-standing columns near the large fixed pane windows with black marble kickplates, a concrete paved surface, and wide five-step brick staircases define the "porch" on the façade of the building. At the southeast corner of the building, on the first**

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story, there are three concrete steps and a paved walkway leading to a secondary entry. Two more brick planters, four narrow metal support posts, and the metal-faced digital clock for the bank forms the covered walkway toward this other set of doors.

The non-original entry is centered on the south elevation and features double glass doors and a square glass entry vestibule; all of the glass units are framed in wide silver metallic bands and this same material faces the flat roof over this secondary door. This roof cornice has a large red Key Bank logo embossed or painted on its surface. The southern side of the building—with the same type of windows, freestanding columns, and concrete-corniced flat roof—looks very similar to the façade. The exit of a porte cochere covering the drive through ATM is located on the southwest corner of the building. The west side of the building features a rear entry, double glass doors with a fixed pane transom, near the northwest corner. These doors are located underneath a deeply overhanging flat roof with a concrete cornice and supported by a thin brick column. North of the rear entryway the building projects outward and contains four, square, fixed pane windows separated by integrated narrow brick columns. The area between the porte cochere and the rear entry contains several fixed pane windows (although no free standing columns) and appears to be faced in either stucco or concrete tinted yellow. A loading area with a rectangular building with three roll-up garage doors is located at the northwest corner of the building. On the north elevation, the only feature visible on the first floor is a bare retaining wall of concrete block; it appears an adjacent building may have been demolished recently.

The office tower rests asymmetrically on the first floor base, oriented toward the north side of the building. Each side of the tower features a solid central band of blonde Roman brick. This area is widest on the west side of the tower where there is a narrow strip of windows running from the bottom to nearly the top of the tower. It seems likely these windows are located in the stairwell for the building. The central brick band on the west side of the tower also displays the Key Bank logo near the top of the building. Most of the windows are located at the corners of the tower, although, this fenestration pattern differs on the façade-side where there are additional window openings across the surface of the tower. Wide concrete bands, similar in appearance to the concrete-faced cornices on the first floor of the building, project away from the tower to define, from the exterior, the individual floors in the tower. While the corner tower windows are much narrower than those on the first floor of the building, they are flanked by the same narrow brick columns. There are five of these windows at each corner and, given their orientation, they give the impression of wrapping around the tower corners.

Character-defining features of the International style evident at 125 S. Howes Street include: the flat roof, wide cornice, grid-like fenestration pattern, and the horizontal effect on the tower achieved with the use of projecting concrete bands.

## Parcel Numbers:

125 S. Howes Street - 97114-54-001  
 125 S. Howes Street, 1A - 97114-78-001  
 125 S. Howes Street, 1B - 97114-78-002  
 125 S. Howes Street, B1 - 97114-55-001  
 125 S. Howes Street, B2 - 97114-55-002  
 125 S. Howes Street, B3 - 97114-55-003  
 125 S. Howes Street, B4 - 97114-55-004  
 125 S. Howes Street, B5 - 97114-55-005  
 125 S. Howes Street, C1 - 97114-54-003  
 125 S. Howes Street, D1 - 97114-54-004  
 125 S. Howes Street, E1 - 97114-54-005  
 2nd Floor - 97114-56-002  
 Suite 300 - 97114-56-003  
 4th Floor, Suite 401 - 97114-56-004  
 5th Floor - 97114-56-005  
 6th Floor, Suite 650 - 97114-56-006  
 7th Floor - 97114-56-007  
 Suite 800, 820, 880 - 97114-56-008  
 Suite 900 - 97114-56-009  
 Suite 1040 - 97114-56-010  
 11th Floor, Suite 1100 - 97114-56-011

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22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on large rectangular lot at the corner of S. Howes and W. Oak streets. There is a large parking lot, with space for approximately 100 cars, west of the building. There are concrete benches by the doors, a grass lawn on the street sides, and a number of trees on the lot. The site is 4997 feet above mean sea level.

24. Associated building, features or objects:

**None visible.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1957 (1970)** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **William Robb**Source of Information: **5LR.9996 (100 E. Drake Road) - completed: 2001**27. Builder: **N.G. Petry Construction**Source of Information: **5LR.9996 (100 E. Drake Road) - completed: 2001**28. Original Owner: **Fort Collins Federal Savings and Loan**Source of Information: **1970 Fort Collins 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 this date of construction. Based upon evidence from historic photographs, it appears the first floor was constructed in ca. 1957 for Fort Collins Federal Savings and Loan and the tower was added later. There is a non-original entry which features double glass doors and a square glass entry vestibule located on the south elevation; date of alteration unknown.

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

## V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **International style skyscraper.**

35. Historical background:

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The building, as it appears now, was completed in 1970 and was known as the Savings Building. The original address was 300 W. Oak Street. Over its history the building has always been associated with some sort of financial institution, whether it was the Fort Collins Federal Savings and Loan, the Home Federal Savings and Loan Association of the Rockies, or (currently) Key Bank. Although the actual occupants of this building have shifted over time, the same basic categories of tenants have been represented over time. For example, in 1970 there were three law firms, at least two insurance firms, a number of financial services, multiple realtors, and a number of business support (like secretarial, employment, and phone answering) firms. The Fort Collins Federal Savings & Loan occupied the main floor banking facility and this firm also had a branch at 100 E. Drake Road (SLR.9996). By this time, dentist Dr. Willard Bennett had moved his office from the professional building at 147-151 W. Oak Street (SLR.12786).

Ten years later, in 1980, four of the tenants in the Savings Building at 300 W. Oak Street remained the same. The distribution of business types shifted to only one law firm, one business support firm, three insurance agencies, and at least two non-profits, including the Foundation for Education Scholarship Patriotism and Americanism and the Committee to Restore the Constitution. One of the lawyers who had an office in this building, James M. Martell, owned the surveyed property at 1220 Green Street (SLR.12756) for about a year, from 1986 to 1987. Prominent Fort Collins architect William Robb—credited with the design of numerous surveyed buildings including this one, the First United Methodist Church at 1005 Stover Street (SLR.3513), and the bank at 100 E. Drake Road—also had an office in this building during 1980.

By 1990, the address of this building had shifted to 125 S. Howes Street and it was no longer referred to as the Savings Building. The mix of tenants in the building changed again slightly. There were two legal firms, one business support agency, a single insurance business, two realtors, and no non-profits or medical professionals. By this date architect William Brenner and George Brelig had joined forces with William Robb, creating the firm of RB&B.

In 2001-2002, the building once again had a dentist, Dr. R.H. Zimmer. By this date original occupant Galyard & Harvey Insurance was no longer located in the tower at 125 S. Howes Street. Although the building is currently referred to as the Key Bank tower, this financial institution transferred ownership of at least part of the property to Pro-Vin Enterprises, Inc. in 1996. It appears, from studying assessor records, currently there are different owners for separate floors or suites within this office building.

Owners and addresses (if no address listed, same as property address):

125 S. Howes Street - Flo TV Incorporated - 5775 Morehouse Drive San Diego, CA 92121

125 S. Howes Street, 1A-B, B1-5, C1, D1 - Pro-Vin Enterprises, Inc - c/o First American Tax Valuation PO Box 560807 Dallas, TX 75356

125 S. Howes Street, E1 - UTNC Group Investments, LLC - 3033 S. Parker Road, Suite 110 Aurora, CO 80014

2nd Floor - Custom Body Sculpting LLC // A and M Acquisitions, LLC - // 7001 Loudon Street Wellington, CO 80549

Suite 300 - Santangelo Law Offices // Santangelo Capital Investments, LLC -

4th Floor - A and S Investments, LLC -

Suite 401 - Joseph Gavaldon, Attorney -

5th Floor - Brown and Brown of Colorado Inc. // Circle V Farms, Inc - c/o Tax Department PO Box 2412 Daytona Beach, FL 32115 // c/o Allan E. Vaughn 4703A Boardwalk Drive Fort Collins, CO 80525

6th Floor - Timothy W. Hasler -

Suite 650 - Hasler, Fonfara and Goddard LLP - PO Box 2267 Fort Collins, CO 80522

7th Floor - Hunt Spillman and Associates PC -

Suite 800 - Swanson and Dumler PC -

Suite 820 - Jerome B. Roselle PC -

Suite 880 - Crede Copia LLC - c/o Jerome Roselle 125 S. Howes, 8th Floor Fort Collins, CO 80521

Suite 900 - Erik G. Fischer PC // Gene E. Fischer -

Suite 1040 - Geyer and Associates CPAs PC // Dana B. Geyer -

11th Floor - Eleventh Floor Associates

Suite 1100 - Allen Vahrenwald and Johnson, LLC -

### 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 through 2002.

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## 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.

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.

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39. Areas of significance: **Architecture**40. Period(s) of Significance: **ca. 1957-1970**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Historically, this building is important for its association with a number of Fort Collins financial institutions. This building, architecturally, represents an example of a 1970s International style office building. Character-defining features include the flat roof, wide cornice, grid-like fenestration pattern, and the horizontal effect on the tower achieved with use of projecting concrete bands. Prominent Fort Collins architect William Robb designed this building. The level of historical and architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. However, the City of Fort Collins would like the National Register eligibility of this resource to be reconsidered in 2020 when the building is fifty years old. However, this resource qualifies for listing in the Colorado State Register of Historic Properties and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

With construction completed in 1970, this office 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 south-facing entry vestibule, although located on a corner, does not adversely impact design, materials, or workmanship. This building retains sufficient physical integrity to convey its historical and architectural significance for listing in the Colorado State Register of Historic Properties 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.**

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): **howessts0125 - 1.tif through howessts0125 - 8.tif**  
 Digital photographs filed at: **City of Fort Collins, Historic Preservation Program**  
**281 N. College Ave**  
**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 80218-8822**

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53: Phone number(s): (303) 390-1638



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SKETCH MAP



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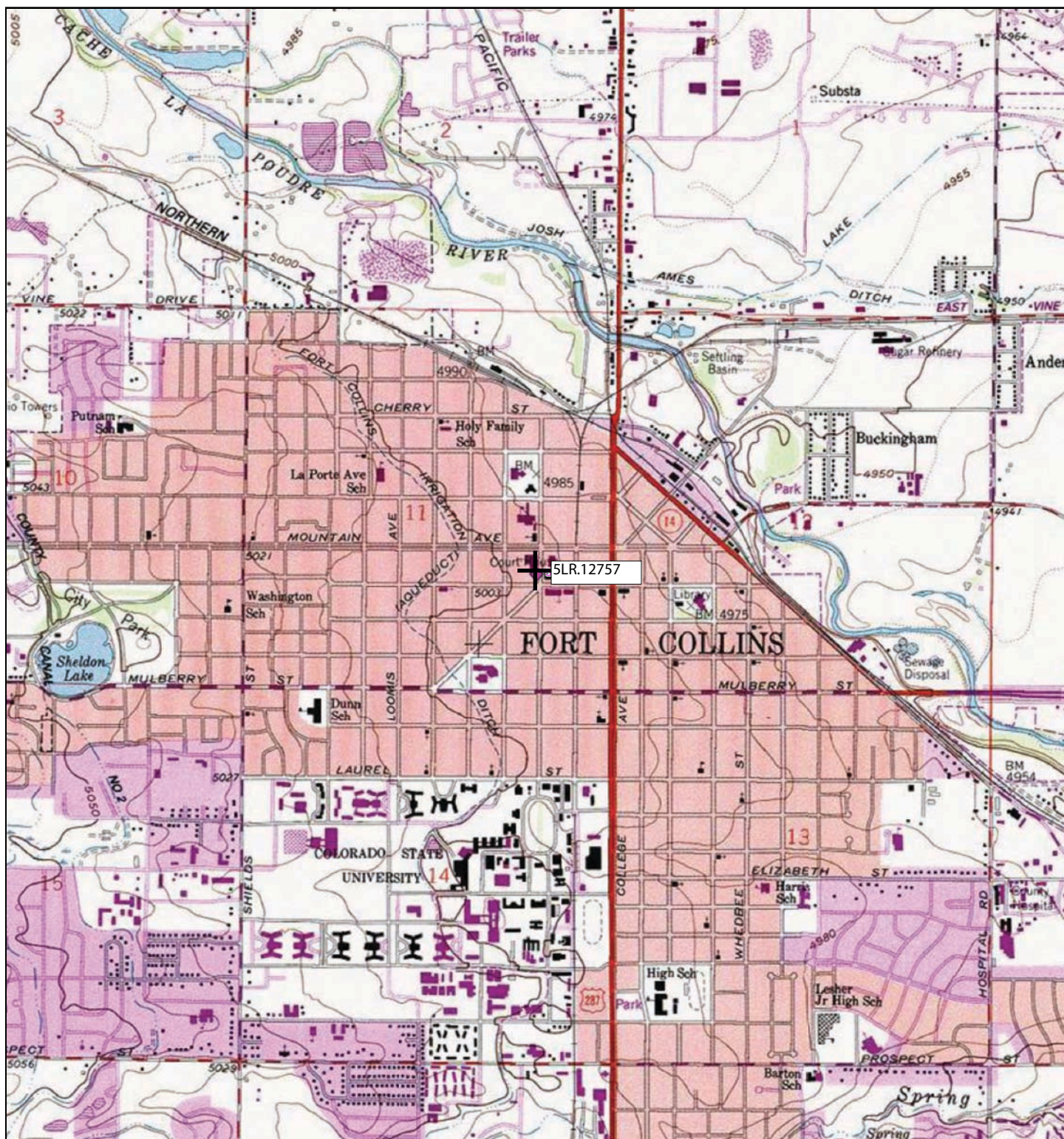
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## LOCATION MAP



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

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