

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.12758**
2. Temporary resource number: **SHF-28**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Dr. Lynn H. Miller's Office**
6. Current building name: **418 South Howes Street**
7. Building address: **418 South Howes Street**
8. Owner name: **First National Bank**
 Owner organization:
 Owner address: **205 West Oak Street, PO Box 578
 Fort Collins, CO 80522**

Parcel number: **97114-26-011**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible | <input checked="" 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**
SE 1/4 SW 1/4 SE 1/4 SE 1/4 of section 11 Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **493211** Northing: **4492371**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **North half of Lot 11, Block 104**
Addition: **Fort Collins Original Town** Year of addition: **1873**
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: **5245 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**
Wood/Vertical Siding
Other wall materials:
18. Roof configuration: **Other Roof**
Other roof configuration: **Irregular**
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built-up rock**
20. Special features: **Balcony**
21. General architectural description:
Oriented to the west, this two-story Modern Movement office building rests on a concrete foundation. The rectangular-shaped building features siding of brick along the foundation and about halfway up on the facade and part of the southern elevation. Vertical siding appears above this brick. The building has an irregular roof featuring a modified butterfly near the front with a variety of shed roof planes, slanting at different angles, at the rear of the property. Heavy foliage obscures much of the façade. However, a three-window, fixed pane unit is visible near the southwest corner. There is also an integrated brick planter along the foundation of the façade. The recessed entry, a glass door, is located on the southern elevation and is reached via a concrete walkway and a low stoop. The roof on this side of the building features deep overhanging eaves. The east half of the southern elevation is defined by a slight brick projection with a decorative motif and features a deeply recessed entry and a wooden balcony painted light gray. This entry is reached via three concrete steps and the door, difficult to see, features divided sidelights. There is a window, perhaps double-hung, within this entry porch. Exposed rafters are visible from this perspective. East of this entrance there are at least two square, upper-story windows; they appear to be double-hung. Nearer the rear of the building there is a two window unit, with one

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window on each level of the building; a panel of horizontal (or vinyl) siding separates these lites. There is a rectangular, shed-roofed projection at the rear of the building. What may have been a secondary entry, near the southeast corner of the building, is now covered in vertical siding. The shed-roof at the rear of the building has a wide metal cornice. This portion of the building features a central band of vertical siding with two double-hung window units, each with three aluminum double-hung windows. The north elevation is solid brick with the exception of a horizontally oriented window unit with two square windows and vertical siding near the center of the elevation. There is also a band of clerestory windows on the northern elevation near the front of the building.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a long, narrow rectangular lot with an elevation of about 5000 feet above mean sea level. There are numerous parking spaces in the paved lot behind the building. Thick foliage obscures much of the façade.

24. Associated building, features or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1964** ☒ 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: **Dr. Lynn H. Miller**

Source of Information: **1964 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1964. An analysis of the style, building materials, and other historical records corroborate this date of construction. An historic image from ca 1963 appears to show a difference in the siding on the facade; originally the building did not have vertical siding on the upper wall surface. The integrated planter at the front the property did not appear in this historic photo either. The assessor noted a 1978 remodel; alterations unknown, although in comparing the current appearance to the historic image, it seems most likely the addition occurred at the rear of the building and likely encompassed the portion of the building beyond the section with the visible wooden balcony. It is interesting to note, in consulting the aerial photograph, the roof for this rear section is much lighter, likely indicating a change of materials from the roof on the front/ original portion of the building.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): Modern Movements office building

35. Historical background:

The original occupant of this office was Dr. Lynn H. Miller, an optometrist. She had her office in this building until the mid-1970s. In 1976 the office was home to numerous occupants. They included the Carousel Distribution Center; the Cauldron Art Gallery; the Cauldron Frame Shop; Northeastern Investments Ltd.; John P. Frey and John H. Huisjen of the law firm of Frey, Huisjen, and Roy; Dr. Paul A. Chenard; and W.C. Marquardt. It seems likely Marquardt, a professor of Zoology at Colorado State University since 1966, owned the building. In 1989 he and his wife, Barbara, transferred ownership of the office building at 418 South Howes Street to the Mulberry Partnership. In 2003 and 2004 there were transactions between Mulberry Partnership, Mulberry Partners LP, and Mulberry Partners LLC; it appears these were name changes for the company which took possession of the property in 1989. In 2006 Mulberry Partners LLC sold the building to Peterson Street Partners LLC. The current owner is First National Bank.

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 1976.

Google search: W.C. Marquardt.

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: **1964**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This building, architecturally, represents an example of a 1960s Modern Movements office building. Character-defining features include the irregular roof, overhanging eaves, clerestory windows, and integrated brick planter. This 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 1964, this office building 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. Changes to the facade siding and the large rear addition have affected the aspects of design, materials, and workmanship. This building retains sufficient physical integrity to convey its historical and 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.**

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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): **howessts0418 - 1.tif through howessts0418 - 6.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Ave
Fort Collins, CO 80522
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **07/02/2010**
50. Recorder(s): **Adam Thomas, 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



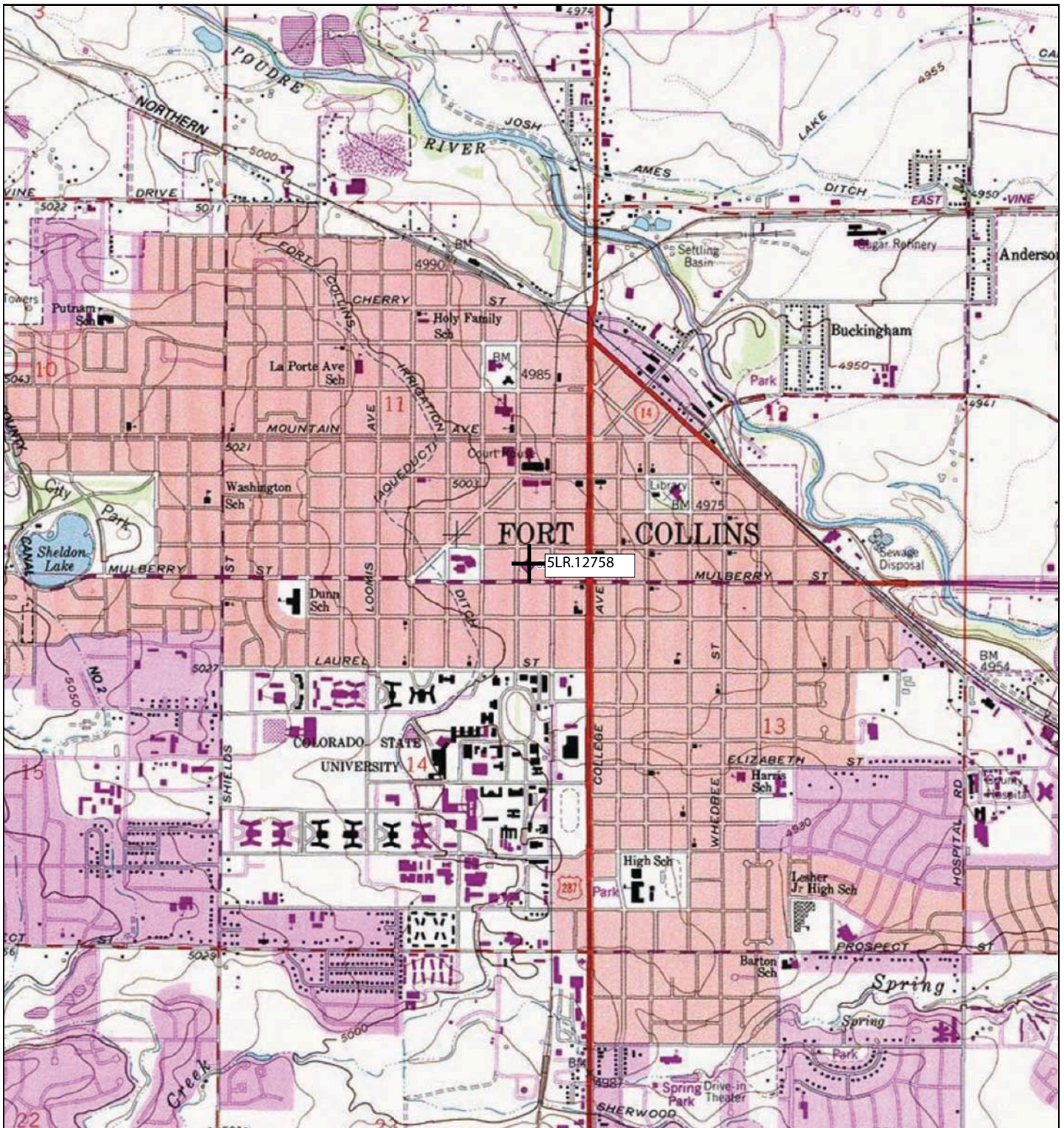
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LOCATION MAP



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

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