

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.2721 | Parcel number: 97131-16-001 |
| 2. Temporary resource number: | City-9 | |
| 3. County: | Larimer | |
| 4. City: | Fort Collins | |
| 5. Historic building name: | Mountain States Telephone & Telegraph Company-Plant Headquarters | |
| 6. Current building name: | Qwest Building | |
| 7. Building address: | 913 East Laurel Street | |
| 8. Owner name: | Elmer J. Herbertson | |
| Owner organization: | | |
| Owner address: | 17675 State Highway 83
Colorado Springs, CO 80908 | |

- | | | | | |
|---|---|---------------------------------------|--|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" 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**
NW 1/4 NW 1/4 SE 1/4 NE 1/4 of section **13** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **494766** Northing: **4491862**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Not applicable**
 Addition: **Herbertson's** Year of addition: **1955**
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: **22,041 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
 Other wall materials:
18. Roof configuration: **Barrel Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Window/Glass Block
21. General architectural description:
Oriented to the north, this rectangular-shaped brick building rests on a concrete foundation. The commercial garage has a barrel roof covered in asphalt shingles. There are terra cotta tiles along the top of the central parapet. A large single entry metal or vinyl garage door is centered on the façade. There are three small rectangular windows nearly centered within this garage opening. East of this garage door there is a large rectangular, louvered vent. West of the garage door there is an original steel-framed, rectangular, nine-lite window. There is a solid metal entry door painted light tan due west of this steel window. There are two additional windows in the slightly stepped down northwest corner of the façade; both windows are steel-framed, one is six-lite and the other a narrow three-lite unit. The east and west elevations feature steel-framed window openings filled with glass block. There are a number of air conditioning units mounted on the west side of the building between the windows. The south (rear) elevation was not visible from the public right of way, although, there may be a concrete block addition. Character-defining features of this Commercial building include: its utilitarian appearance, barrel roof, steel-frame windows, and glass block.

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22. Architectural style:

Other architectural style:

Building type: **Commercial**

23. Landscape or special setting features:

This building is located on an irregular shaped lot along Laurel Street. A chain link fence delineates the property line, enclosing a large paved parking lot and the garage building. There is a tall flag pole near the northeast corner of the site. The elevation of the site is 4967 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1963** ☒ Actual ☐ EstimateSource of Information: **Larimer County assessor records (online)**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Mountain States Telephone & Telegraph Company**Source of Information: **1963 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1963. An analysis of the style, building materials, and other historical records corroborate the date of construction.

City of Fort Collins staff located the following permits or other records related to alterations for this resource:

- June 1969 - permits were issued for an addition to the telephone company garage, consisting of "addition of 4 offices, 2 restrooms, 1 parking or storage garage." It is not clear whether this document was describing the full building or the addition in the notation: "150 x 80 feet, and 16 feet tall, with brick veneer and a 4-ply gravel roof." The floor area of the addition appears to be 11862 feet.

- July 1973 - Two building permits were issued. The first permit was for a new one-story construction crew office, of frame construction, on a concrete foundation, with asphalt roof structure. The 12' x 24' building was 13' high. Exterior walls were constructed of 5/8" plywood, with ' masonite interior walls. The work was done by Jungmeyer & Co., Fort Collins. The second permit was for a storage building/assessory use. The building's description is the same, except that the interior walls are 3/8 plywood rather than masonite.

- August 1977 - Permit issued to "install submerged gasoline pump and dispenser." Contractor: R David Johnson, Berthoud.

- May 1981 - Permit issued for a "new crew building on telephone company property." Contractor: William R. Borman, dba Gerald H. Phipps, Inc., Denver. The 12' x 24' x 12' high, one story building is described as plywood on fiber sheeting, with an asphalt roof.

V. HISTORICAL ASSOCIATIONS

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

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32. Intermediate uses(s): **Commerce and Trade**33. Current uses(s): **Commerce and Trade**34. Site type(s): **Garage**

35. Historical background:

There was little information available about this building. It seems likely it has been used over its entire history as a phone company garage, despite the fact the name of that company has changed numerous times. The 1963 Fort Collins city directory listed this building as the plant headquarters for Mountain States Telephone and Telegraph. MST&T was the company name from approximately 1911 to 1984, when the name was changed to US West. The building is currently a garage affiliated with Qwest Communications, soon to be known as CenturyLink.

The first telephone in Fort Collins was installed at the City Drug Store in 1880. In 1893 Fort Collins granted a franchise to the Colorado Telephone Company and in the first year this system gained a total of forty-one subscribers. In 1902 the telephone exchange building was located in the First National Bank at 100 North College Avenue and, later, the company established its own building at 317 South College Avenue. Dial telephones were introduced in Fort Collins on April 14, 1956, with a new building at 124 West Magnolia Street erected to house the equipment for this modern direct-dial system.

In 1998 Bonnie Jean Matter and Joe Ben Meyer sold the building at 913 E. Laurel Street to the current owner, Elmer J. Herbertson. It is interesting to note the garage is located in the Herbertson's Addition, however, no connection between this subdivision and the current owner was confirmed.

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 1963-2005.

<http://www.telcomhistory.org/vm/historiesMtStates.shtml> [Accessed 22 April 2011].

"Telephone service began in 1880." *Coloradoan*, 10 March 1976, p. 8.

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.

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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.

39. Areas of significance: **Architecture**
Commerce

40. Period(s) of Significance: **1963; 1963**

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

42. Statement of Significance:

Historically, this building is important for its association with telephone service from the 1960s onward. Architecturally, this industrial facility is a good example of a Commercial type building. Character-defining features include: the utilitarian appearance, barrel roof, steel-frame windows, and glass block. 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 or the Colorado State Register of Historic Properties. According to the Colorado Office of Archaeology and Historic Preservation, this resource Needs Data before eligibility can be determined for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties. Necessary information includes more context of the communications industry in Fort Collins and how important the work conducted in this building was within Fort Collins communications history. However, the building qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1963, this 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. The addition of air

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conditioning units along the west elevation impacts design, workmanship, and feeling slightly. This building also retains sufficient physical integrity to convey its 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.**

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): **laurelste0913-1.tif through laurelste0913.3.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): **12/14/2010**
50. Recorder(s): **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



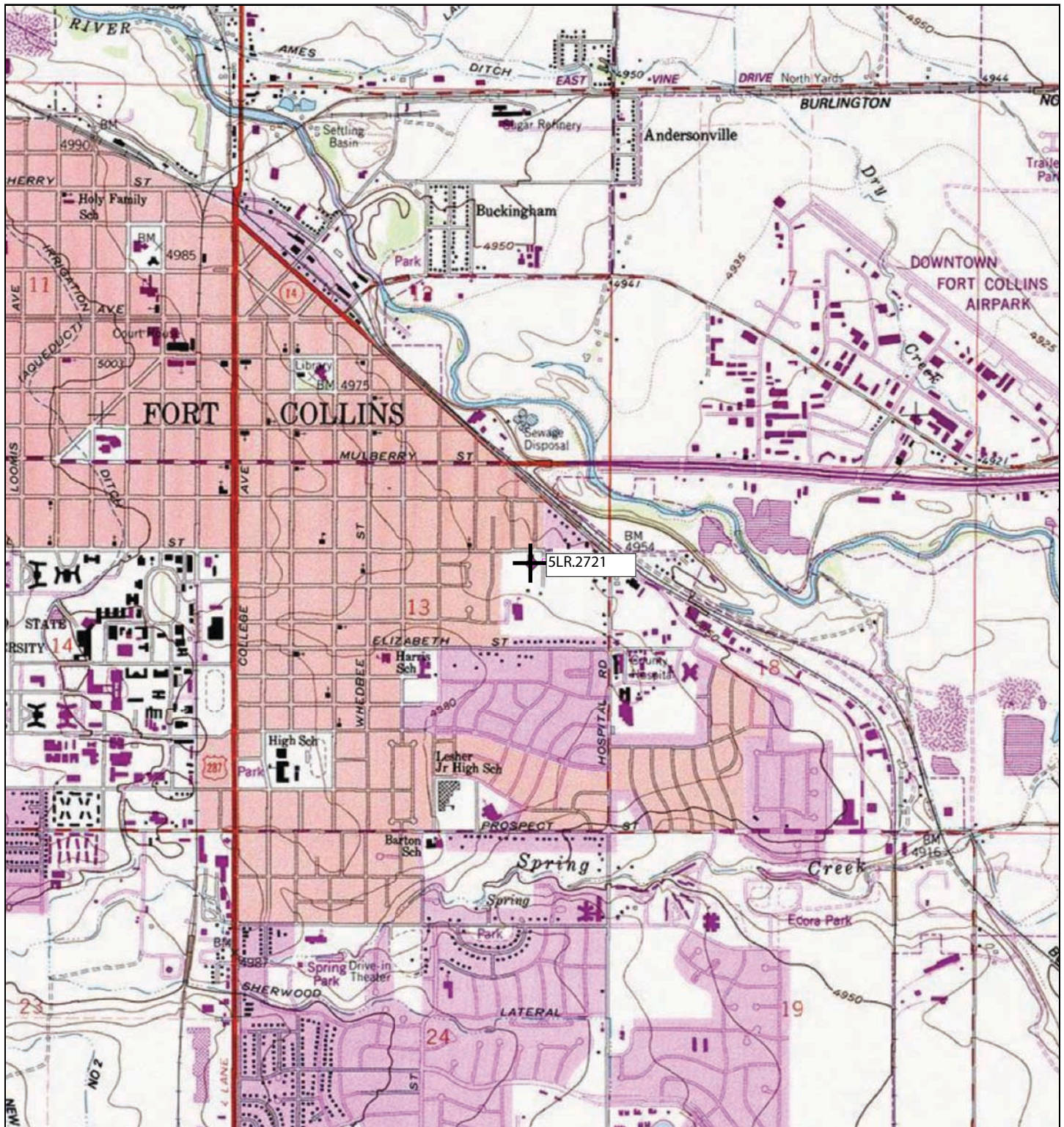
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LOCATION MAP



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

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