

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.12762**
2. Temporary resource number: **SHF-32**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **George and Florence Fink Residence**
6. Current building name: **Jo Anne Colvin House**
7. Building address: **2200 Loyola Avenue**
8. Owner name: **Jo Anne Colvin**
Owner organization:
Owner address: **2200 Loyola Avenue**
Fort Collins, CO 80525-1407

Parcel number: **97243-09-164**

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**
NW 1/4 NE 1/4 NW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493691** Northing: **4489819**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **North 2.14 feet of Lot 163 and all of Lot 164**
Addition: **South College Heights, 5th 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **1818 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the west, this Ranch type home with Tudor influences rests on a concrete foundation. The L-shaped house features blonde Roman brick. The home has a cross-gabled roof with overhanging flared eaves and is covered in asphalt shingles. The primary entry, a double door with scalloped screen storm door obscuring other details, is centered on the façade. To the south of the door there is an unusually angled front gabled bay in sage green horizontal siding. This portion of the façade contains a large rectangular window with faux diamond divisions and decorative wooden shutters painted brown flanking the window. Large wooden brackets painted brown appear to support the window portion of the bay, but are more likely decorative. To the north of the primary entry there are two large three by five-lite steel windows. The prominent brick chimney appears between these two windows. There is a northwest corner window within a green horizontal siding bay similar to that which appears near the southwest portion of the façade; this feature is 'supported' by brown painted brackets and the diamond window has decorative

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shutters. The following features are visible on the northern elevation: the northwest corner window, a brick inset with brown baluster-like supports, a single fixed pane (or slider) window, and horizontal siding window unit at the northeast corner. There is an attached two-car garage on the eastern elevation. The remainder of the east (rear) elevation was not visible from the public right of way. The southern elevation, partially visible, contains two rectangular windows with brick sills. According to Larimer County assessor records, the home has four bedrooms and two bathrooms. Character-defining features of this building type evident at 2000 Loyola Avenue include: the sprawling horizontal orientation, double-door entry, and two-car attached garage. The decorative shutters, storm door, diamond windows, support brackets, and prominent chimney give this property its Tudor appearance.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located at the corner of Rutgers and Loyola avenues. The rectangular lot has an elevation of slightly over 5000 feet above mean sea level. There is a grass lawn in the front which features several boxed beds. There are rock beds as well. A large evergreen is located near the northwest corner of the lot. A curved concrete walkway leads from the sidewalk to the primary entry.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1965** ☒ 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: **George A. and Florence L. Fink**

Source of Information: **1966 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1965. An analysis of the style, building materials, and other historical records corroborate this date of construction. There are no known changes to this 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 Ranch**

35. Historical background:

The original owners of the house at 2200 Loyola Avenue, living in the home from 1966 until the mid 1970s, were George A. and Florence L. Fink. George Fink worked as a salesman at the Dan Moore Agency, a firm located at 212 East Mountain Avenue which specialized in real estate, property management, and appraisals. From the early 1980s to the present the house has been associated with various members of the Colvin family. The first Colvins to own the house were Kenneth L. and Deborah Colvin in 1982; Kenneth was employed at the Public Service company. Other Colvins to live here over the years include (likely children) Dee Dee, Brad, and Jo Anne. Jo Anne is the current owner of the house.

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 1966 through 2002.

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: **1965**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this home represents an example of a Ranch type with Tudor Influences. Character-defining features include the sprawling horizontal orientation, double-door entry, and two-car attached garage. The decorative shutters, storm door, diamond windows, support brackets, and prominent chimney give this property its Tudor appearance. This is one of many Ranch houses with Tudor influences within the South College Heights subdivision. The 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 1965, this residential 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. There are no known changes to this home. This building 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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears at least some portion of the South College Heights subdivision may be a good candidate 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/A46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A**VIII. RECORDING INFORMATION**

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47. Digital photograph file name(s): **loyolaave2200 - 1.tif through loyolaave2200 - 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 80218-8822
53. Phone number(s): **(303) 390-1638**

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SKETCH MAP



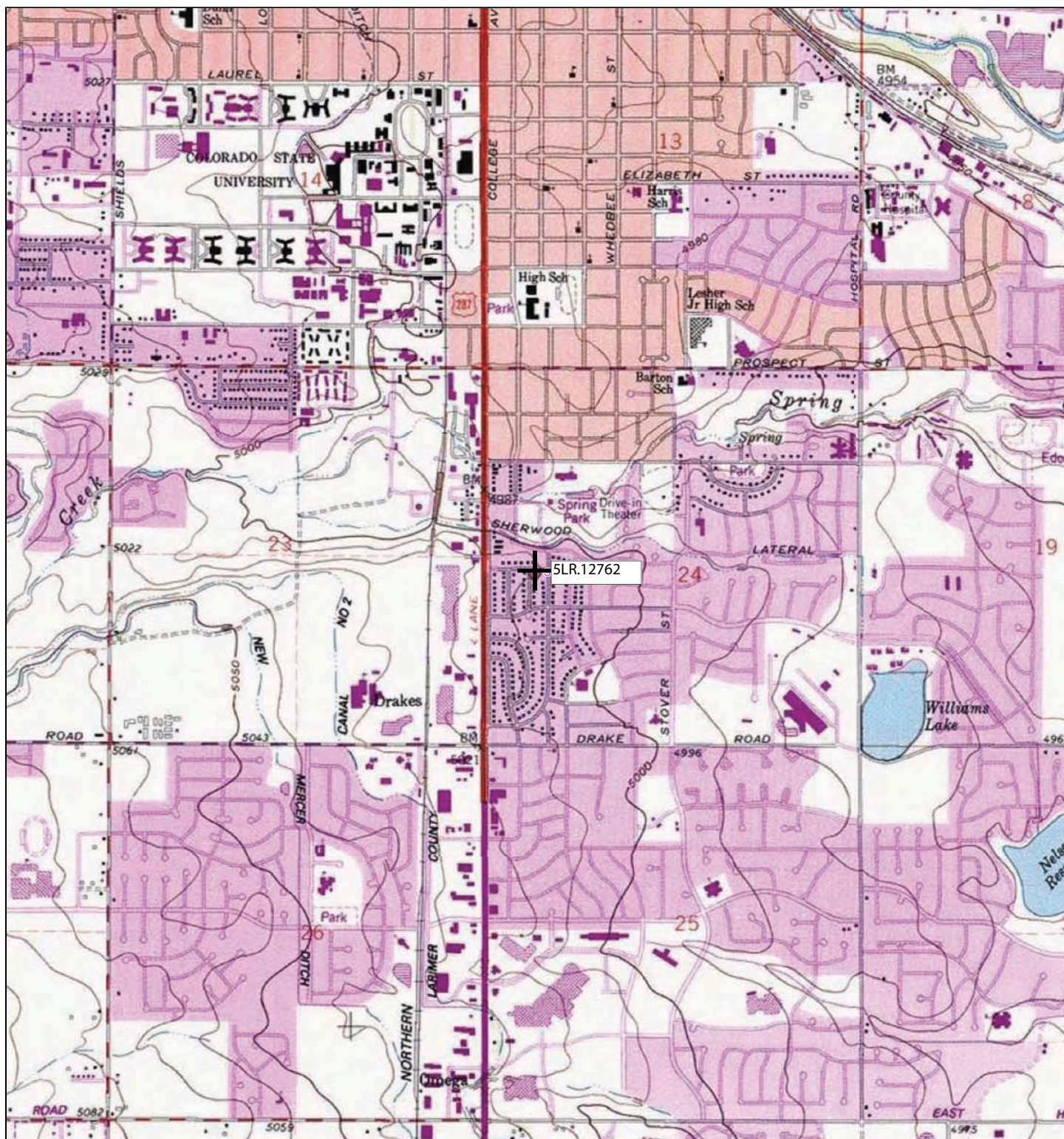
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LOCATION MAP



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

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