

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.12763**
2. Temporary resource number: **SHF-33**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **William and Patricia Dumler Residence**
6. Current building name: **Myron and Donna Lloyd House**
7. Building address: **2201 Loyola Avenue**
8. Owner name: **Myron and Donna Lloyd**
Owner organization:
Owner address: **510 West 29th Street
Loveland, CO 80538**

Parcel number: **97243-09-165**

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NE 1/4 NW 1/4 NW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493634** Northing: **4489820**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 165**
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: **1918 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Wood/Weatherboard
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**
Window/Glass Block
21. General architectural description:
Oriented to the east, this Modern Movements home rests on a concrete foundation. The L-shaped house features blonde Roman brick siding. Portions of the house also are covered in weatherboard painted cream. The home has a front -gabled roof with overhanging eaves and is covered in built-up rock. The primary entry, with a wooden (or vinyl) storm door painted light brown, is centered on the façade. To the south of the door is a rectangular wing (likely an addition) sided in weatherboard and with a large pane glass window. A prominent brick chimney separates this wing from the remainder of the house. To the north of the primary entry and under the gable peak, there is a slight projection with three large vertically oriented fixed pane windows. This projection is painted a dark green. There is a large aluminum window at the northeast corner of the property and a similar window in the northeast corner of the north elevation. The north elevation also features three more aluminum windows, a brick inset with a large opening filled with glass block, and a flight of stairs down into a basement apartment. An integrated planter extends from the northern elevation and flanks the concrete driveway. Both the north and east elevations feature brick siding from the foundation to

Architectural Inventory Form

Page 3

approximately half way up the exterior; weatherboard siding appears above. The visible portion of the east elevation, adjacent to the driveway, features two more aluminum windows. According to Larimer County assessor records, the home has four bedrooms and three bathrooms. Character-defining features of this style evident at 2001 Loyola Avenue include: the blonde Roman brick siding, the front gable roof with overhanging eaves, and large pane windows.

22. Architectural style: **Modern Movements**

Other architectural style:

Building 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. A concrete walkway leads from the sidewalk to the primary entry.

24. Associated building, features or objects:

Detached Garage

A square, front-gabled, two-car garage is sided in weatherboard painted cream to match the house. The garage door appears to be vinyl.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1960** ☒ 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: **William and Patricia B. Dumler.**

Source of Information: **1960 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1960. An analysis of the style, building materials, and other historical records corroborate this date of construction. There appear to have been changes to this property over time. Most significant are the large weatherboard addition at the southeast corner of the façade and creation of an entry to the basement apartment. These changes, based upon information from city directories, likely date to the 1980s.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

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

35. Historical background:

The original owners of the house at 2201 Loyola Avenue were William, a sales manager at Forney Industries (1830 Laporte Avenue- 5LR.12761), and Patricia B. Dumler.

By 1966 Mrs. Rosemary Amick and her children Richy and Caryn lived here. Mrs. Amick worked at Faith Realty and Development, a firm specializing in farming and ranching real estate with an office located at 1630 South College Avenue (5LR.12742); Caryn was listed as a student, likely at Colorado State University.

During the 1970s William and Helen Imel lived in this house with their three children Kerrie, Karl, and Kathy. William was born on November 4, 1923, in Muskogee, Oklahoma. He served in the Army during both World War II and the Korean conflict. Likely using the GI Bill, he earned two degrees from the University of Kansas, a bachelor's in 1949 and a Masters in Design in 1952. William and Helen L. Steves were married in Topeka, Kansas, on September 6, 1946. He became an instructor in the art department at CSU in 1952, holding that position for thirty years. In addition to working as a bookkeeper at the Columbine Nursing Home, Helen was involved with the CSU Women's Association. William passed away on June 29, 1995.

It appears the home was divided into apartments starting in the 1980s. In 1982 Tim, a marriage and family counselor, and his wife Jan Arensmeier lived in the main portion of the home with their four daughters Shireen, Liesl, Kirsten, and Michelle. Renters included Louisa Mae Bauerlein, Alice and Letha Carver, and William Michel. In 1988 the home transferred to Myron and Donna Lloyd, the current owners of the property. Myron owns Lloyd Realty in Loveland and it seems likely the home is still used as a rental.

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 1960 through 2002.

Obituary: William Imel. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/imelwi95.jpg> [Accessed 29 December 2010].

Google Search: Helen Imel.

Google Search: Myron Lloyd.

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.

Architectural Inventory Form

Page 5

- ☐ 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**40. Period(s) of Significance: **1960**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this home represents a modified example of a Modern Movements home. Character-defining features include the blonde Roman brick siding, the front gable roof with overhanging eaves, and large pane windows. This level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties or as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1960, this residential building exhibits a low 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 along the southeast corner of the façade negatively impacts the design, materials, workmanship, and feeling of this house. This building does not retain sufficient physical integrity to convey its architectural significance for listing in the National Register, State Register, or as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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 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/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): **loyolaave2201 - 1.tif through loyolaave2201 - 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**

Architectural Inventory Form

Page 7

SKETCH MAP



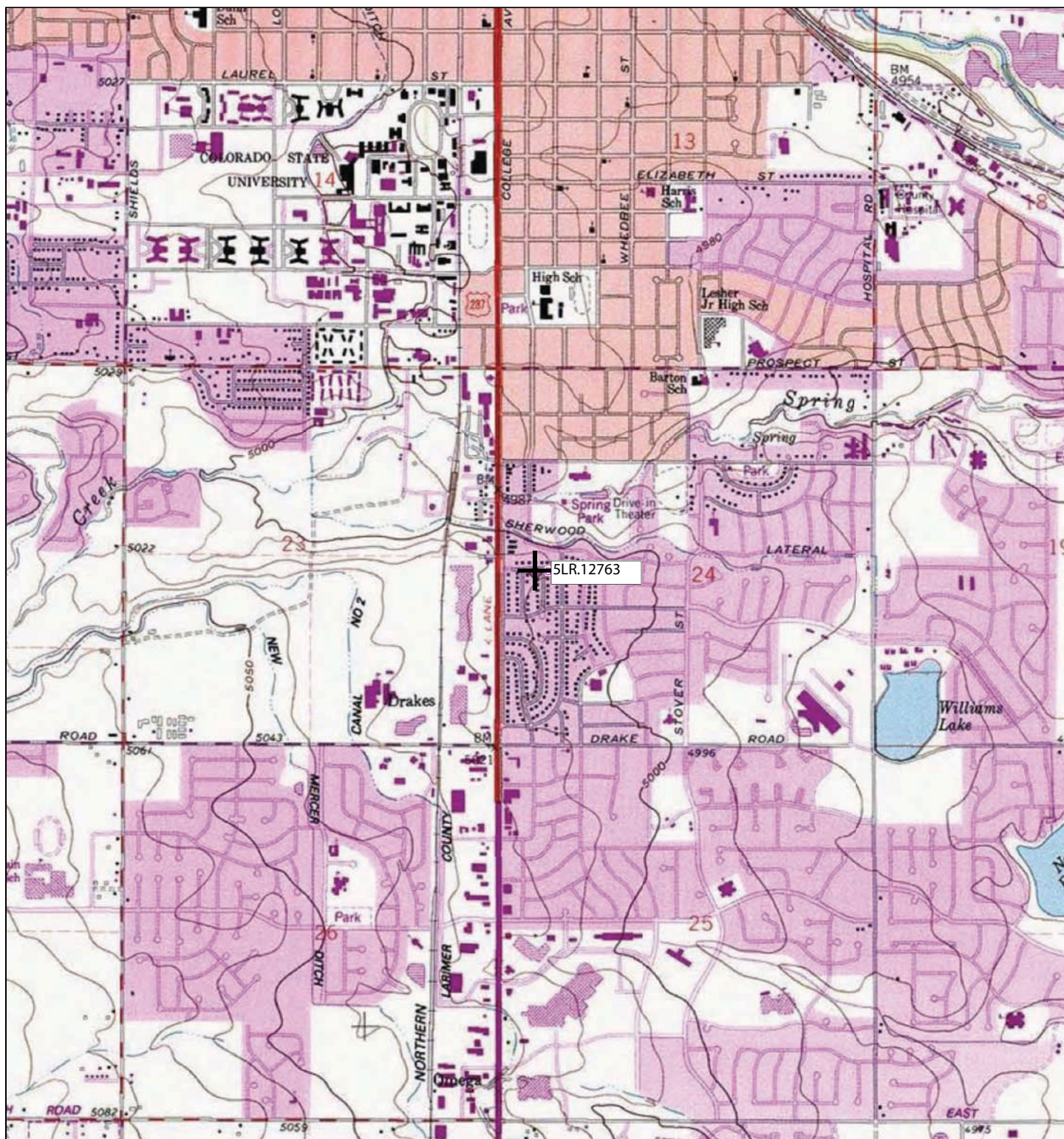
Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 8

LOCATION MAP



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

Fort Collins Post-World War II Survey

