

## 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.12765  
2. Temporary resource number: SHF-34  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: Nu-Life Cleaners and Coin-O-Mat Laundromat  
6. Current building name: Andre Mouton Building  
7. Building address: 415 South Mason Street  
8. Owner name: Andrew Mouton  
Owner organization:  
Owner address: 119 North Loomis St  
Fort Collins, CO 80521

Parcel number: 97114-26-030

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**  
**SE 1/4 SW 1/4 SE 1/4 SE 1/4** of section **11** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **493303** Northing: **4492387**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Southern 140.4 feet of the eastern 47.5 feet of Lots 5 through 7; 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 this property.**
- ☐ Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**  
 Other building plan descriptions:
15. Dimensions in feet: **2,121 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Concrete/Concrete Block**  
**Brick**  
 Other wall materials:
18. Roof configuration: **Flat Roof**  
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**  
 Other roof materials:
20. Special features: **Porte Cochère**
21. General architectural description:  
**Oriented to the east, this building rests on a concrete foundation. The walls consist of concrete blocks; they are painted gray-blue on the north elevation and white on the rear (west) elevation. Dominating the façade are plate-glass windows and doors, with stainless-steel frames. A red, Roman-brick veneer clads the kickplates. At the northeast corner of the building and in a shaft north of center are red bricks framing columns of white, concrete breeze blocks. Dominating the southeastern corner of the building is a towering shaft of stack-bond, red Roman bricks, framing a panel of white, concrete breeze blocks. A tall, narrow plate-glass window opens in the east end of the north elevation. At the opposite end of the elevation is a former garage doorway, now enclosed with broad, gray-blue-painted wood siding and a six-light window. Opening near the center of the rear elevation is a two-light window, with aluminum frames and frosted glass. The southern half of the elevation features four-light windows, with steel frames. A single, plate-glass door opens in the southern end of the northern half of the asymmetrical façade. At the center of the southern portion are paired, plate-glass doors. Tan-painted metal boxes the eaves, which broadly overhang the front and north elevations. The northern half of the front-facing eave is cantilevered outward to create a porte cochère. Poured asphalt and gravel cover the flat roof.**

Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 3

22. Architectural style: **Modern Movements/International Style**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from west to east, with an elevation of around 5,000 feet above mean sea level. The surrounding downtown commercial district hosts a variety of retail stores, offices, and other commercial buildings. Setbacks from South Mason Street are generally only the width of the concrete sidewalk. However, this building has a particularly deep setback to accommodate a circular, concrete driveway that once ran beneath the porte cochère. This property is situated between a parking lot to the north and 423 South Mason Street, to which it is connected, to south. The back yard lacks any formal landscaping.

24. Associated building, features or objects:

There are no other buildings associated with this property.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1959** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Tax Assessor.**

"George O. Barrett" [obituary]. *Fort Collins Coloradoan*, 21 March 1992.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **George O. Barrett**

Source of Information: "George O. Barrett" [obituary]. *Fort Collins Coloradoan*, 21 March 1992.

29. Construction history:

According to Larimer County assessor records, this commercial building was constructed in 1959. An analysis of the style, building materials, and other historical records corroborates a 1959 date of construction. The only notable change has been the enclosure of a large doorway at the west end of the north elevation. This modification dates to the 1970s. Differences in the asphalt and concrete paving still mark the circular driveway that ran beneath the porte cochère. However, newer curbs, apparently installed after 1990, have eliminated the driveway aprons.

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

**V. HISTORICAL ASSOCIATIONS**

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

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

33. Current uses(s): **Vacant/Not in Use**

## Architectural Inventory Form

Page 4

34. Site type(s): **Laundromat**

35. Historical background:

This building was constructed in 1959 as Nu-Life Cleaners & Laundry, which included a "Coin-O-Mat" self-service laundry. The original owner of both the building and the business was George O. Barrett, who had by that time amassed a small dry-cleaning and laundry empire in Fort Collins. George Barrett was born on April 25, 1899, in Lincoln, Nebraska, to John and Ellen (Parker) Barrett. His wife, the former Rose Marie Reynolds, was born in October 1899, also in Nebraska. They married on April 26, 1921, in St. Louis, and had two sons, Stanley C. and Donald E. Barrett. Prior to 1925 they moved to Denver, where George worked as a spotter for a professional cleaning company.

In 1934 the Barretts moved to Fort Collins, where George opened Paramount Launderers and Cleaners in the old Fort Collins armory at 314 East Mountain Avenue (SLR.1546). In 1940 he built and opened Zoric Cleaners and Laundry at 210 East Oak Street. By this time, his son Donald assisted his father running his cleaning businesses. George Barrett brought the first synthetic dry cleaning machine to northern Colorado and wanted a new building to showcase his modern cleaning techniques and technologies. In 1959 he opened Nu-Life Cleaners at 415 South Mason Street. In addition to containing the most advanced laundry and cleaning equipment in northern Colorado, the building was ingeniously designed so that patrons could simply drive right to the front door, beneath a boldly cantilevered porte cochere, to deliver and pick up their laundry. The building also included a state-of-the-art, self-service laundry aptly named Coin-O-Mat. George Barrett sold Zoric Cleaners in 1974 but continued to operate Nu-Life and the Coin-O-Mat until he retired in 1984.

Rose Marie Barrett died in 1977 and George on March 19, 1992. His estate transferred this property to Donald Barrett later that year. In 2000, Donald sold the property to Stephen Slezak. Five years later, Slezak sold the property to the Amshel Corporation which, days later, transferred it to Peterson Street Partners, LLC. First National Bank later obtained the property, selling it to Andre Mouton, the current owner, in July 2010. The property was vacant at the time of this survey.

36. Sources of information:

Larimer County tax assessor property information card.

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1940 through 2005.

Deeds 19920047861, 20000080422, 20050096047, and 20050099385. Larimer County Clerk and Recorder.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 236; Page: 8A; Enumeration District: 86; Image: 240.0.

Social Security Death Index Record for George E. Barrett.

Social Security Death Index Record for Rose M. Barrett.

"George O. Barrett" [obituary]. *Fort Collins Coloradoan*, 21 March 1992.

## 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:

Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 5

- ☒ 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: **Architecture, 1959; Commerce, 1959-1960**

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

42. Statement of Significance:

This property is historically significant under National Register Criterion A (State Register Criterion A and Fort Collins Landmark Criterion 1) for its association with the development of the dry cleaning and laundry businesses in Fort Collins. The building was meant to mark the technological pinnacle of the businesses as they existed at the beginning of the 1960s. It was fitted with some of the most modern cleaning equipment in northern Colorado. As well, the building was designed to accommodate easily another mid-twentieth century innovation--the widespread use of the automobile. The property is also significant under National Register Criterion B (State Register Criterion B and Fort Collins Landmark Criterion 2) for its association with George O. Barrett, a pioneer in the Fort Collins laundry business hailed in his obituary as a man "who helped advance the dry cleaning industry [in northern Colorado]." This building represented the pinnacle of his long career. The building is also architecturally significant under National Register Criterion C (State Register Criterion C and Fort Collins Landmark Criterion 3) as an example of the International style applied to an individual, retail storefront. Character-defining features include smooth, untextured wall surfaces; overall horizontality broken only by a vertical shaft; a flat roof; and cantilevers. The levels of architectural and historical significance are to the extent that this property qualifies for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as a Fort Collins Landmark.

## Architectural Inventory Form

Page 6

43. Assessment of historic physical integrity related to significance:

Constructed in 1959, this commercial building exhibits a moderately 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, feeling, and association. The only notable alteration has been the enclosure of a large doorway in the north elevation. This building retains sufficient physical integrity to convey its architectural and historical significance for listing on the National Register, State Register, 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): **masonsts0415 - 1 to masonsts0415 - 4**  
 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): **7/2/2010**
50. Recorder(s): **Adam Thomas and Cheria Yost**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**  
**Denver, CO 80218-8822**
53. Phone number(s): **(303) 390-1638**

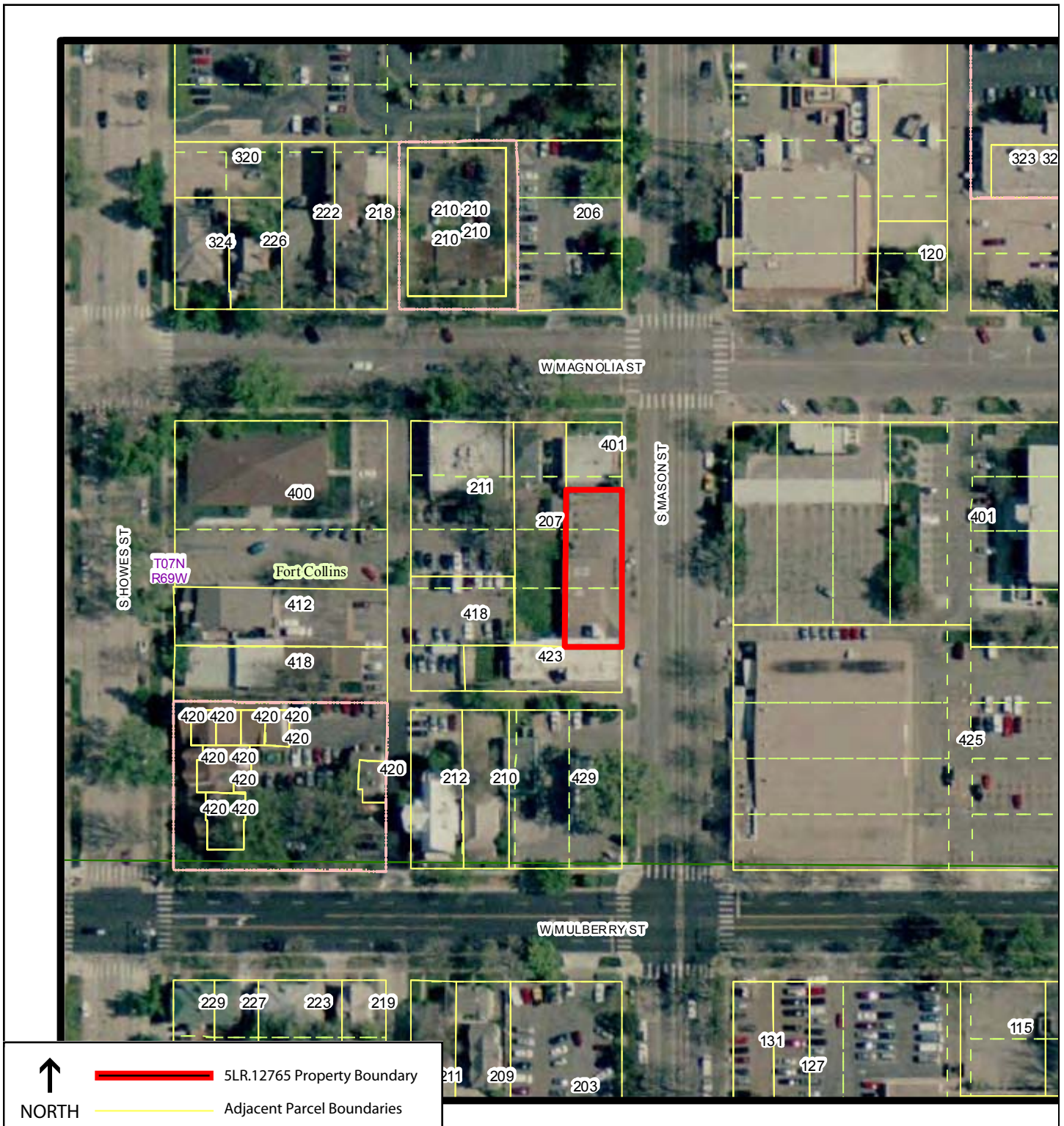
Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 7

## SKETCH MAP



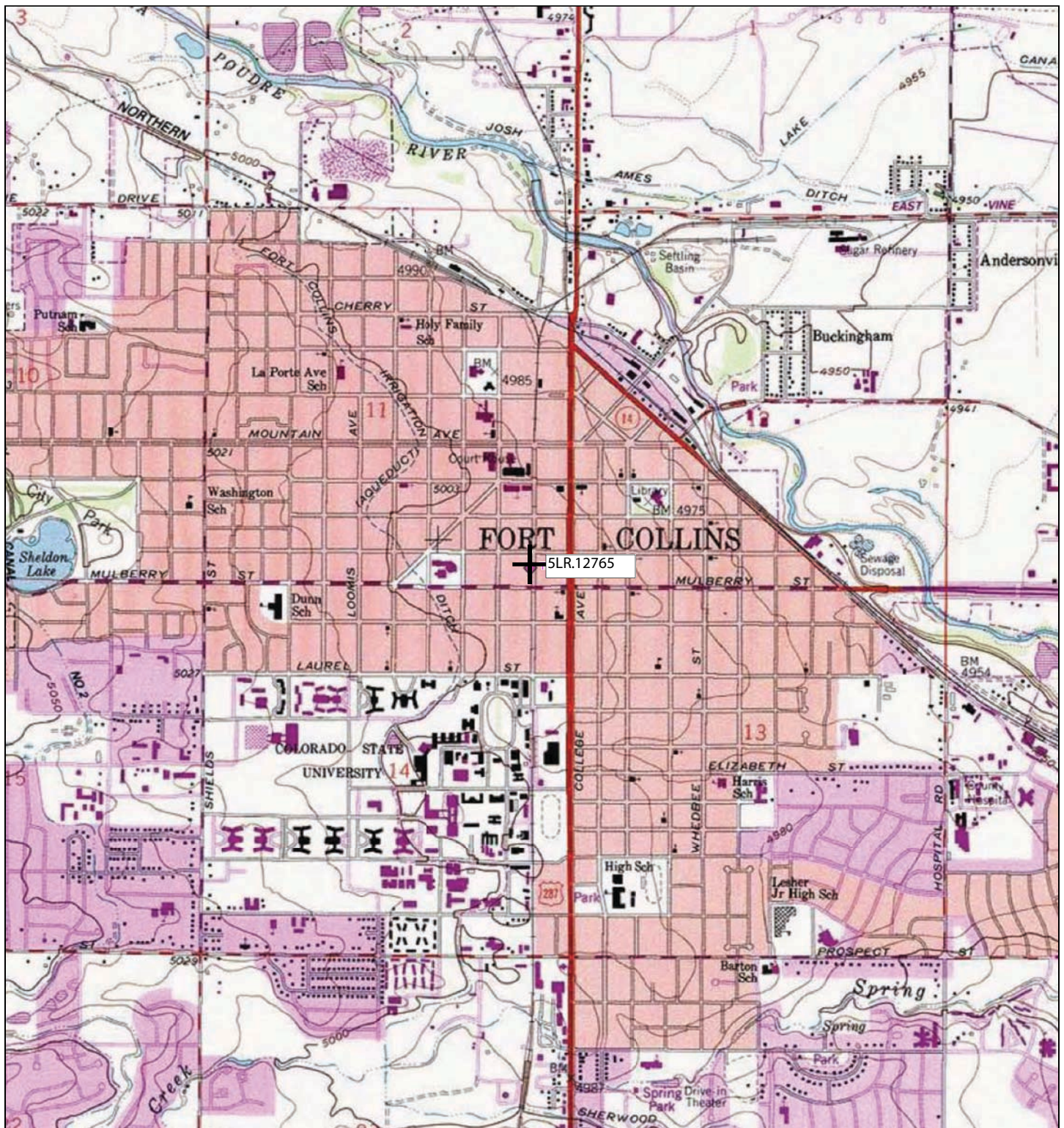
Fort Collins Post-World War II Survey

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

