

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.12767**
2. Temporary resource number: **SHF-36**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **James and Betty Anne Martell Residence**
6. Current building name: **Sue Perchemlides House**
7. Building address: **2400 Mathews Street**
8. Owner name: **Sue E. Perchemlides**
Owner organization:
Owner address: **2400 Mathews Street**
Fort Collins, CO 80525

Parcel number: **97243-09-087**

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**
SW 1/4 SE 1/4 NW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493777** Northing: **4489532**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 87**
Addition: **South College Heights, 3rd 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1604 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stone**
Wood/Horizontal Siding
Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
Porch
Window/Glass Block
21. General architectural description:
Located on a corner lot and oriented to the west, this Ranch type home rests on a concrete foundation. The irregularly shaped house features both light-colored stone and horizontal siding. The home has a cross-hipped roof with overhanging eaves and is covered in asphalt shingles. The primary entry, an original wooden door painted sage green with three square windows oriented vertically with a glass storm door, is centered on the façade and located within a recessed porch. To the north of this door there is a pair of large three by three-lite windows with the trim painted sage green. To the south of the front door there are three square openings, each trimmed in wide sage green trim, which may be filled with glass block. The portion of the façade containing the primary entry, large windows, and three square openings is faced in horizontal siding painted light brown. An integrated stone planter, running from the front door to the northwest corner and then around the north side of the home, forms

Architectural Inventory Form

Page 3

the minimal front porch. A square wooden porch support painted cream is anchored in this planter and features the house number. The southern portion of the façade, with stone siding, contains two windows with green trim; the window unit closest to the front porch is a pair of double hung and the unit at the southwest corner of the façade is a trio of double hung windows. The southern elevation, faced in horizontal siding, features two small four over four double hung windows. The northern elevation features two pair of four over four double hung windows, what appears to be a pair of four over one double hung windows, a secondary entry, and a two-car attached garage. The larger windows are located within the horizontal siding portion of the northern exterior and the pair of smaller four over ones is located within a stone bay which is constructed to resemble a vertical extension of the integrated stone planter along the foundation. The secondary entry and garage, with a door featuring fanlight windows, are recessed from the rest of the northern elevation and appear within a portion of the house faced in horizontal siding. Both doors appear to be replacements. A large stone chimney is visible from the northern elevation as well. The east (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, the home has three bedrooms and two bathrooms. Character-defining features of this type evident at 2400 Mathews Street include: an original door with square windows, minimal front porch, integrated stone planter, stone chimney, and two-car attached garage.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located at the corner of Yale Way and Mathews Street. The rectangular lot has an elevation of slightly over 5000 feet above mean sea level. There is a grass lawn surrounding the home and numerous mature trees, both deciduous and evergreen. A 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: **1958** ☒ 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: **James, Jr. and Betty Anne Martell**

Source of Information: **1959 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1958. An analysis of the style, building materials, and other historical records corroborate this date of construction. It is possible the horizontal siding may be a recent alteration, although, if so, it is likely a replacement in kind rather than a change in siding material. Both the garage and secondary entry doors look like replacements. Dates of changes unknown.

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

V. HISTORICAL ASSOCIATIONS

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

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

32. Intermediate uses(s): Domestic/Single Dwelling

33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Corner-lot Ranch home.

35. Historical background:

The original owners of the home at 2400 Mathews Street were James and Betty Anne Martell. James was the assistant manager of the Northern Hotel, which his in-laws Ace and Nelle Gillett owned. In the late 1960s the owners were Albert B. and Dorothy Farnell. Albert, a professor at Colorado State University, was born on July 18, 1917, and was a mathematician at Princeton University during the 1940s and 1950s. His wife Dorothy was born September 22, 1914, in Indian Head, Maryland. The couple were married May 21, 1941, in San Diego, California, and moved to Fort Collins in 1963. The Farnells had three children—David, James, and Judith; only James and Judy lived at 2400 Mathews Street. The Farnells lived at the home until the mid 1970s. In 1980 the owners were Harold R. and Gloria Kercher. Harold was retired while Gloria worked as a secretary. There were a series of owners during the 1980s and early 1990s. In 1993 Anne W. Williams sold the home to Linda S. and M.J. “Moe” Mekelburg, a Larimer County Commissioner. The Mekelburgs sold the home to current owner Sue E. Perchemlides, a nurse practitioner, in 2001.

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 1959 through 1990.

Obituary: Dorothy May Farnell. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/farndo91.jpg> [Accessed 30-December-2010].

Google Search: Albert B. Farnell.

Google Search: M.J. “Moe” Mekelburg.

Google Search: Sue E. Perchemlides.

Social Security Death Index: Albert B. Farnell.

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.

Fort Collins Post-World War II Survey

HISTORITECTURE

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: **1958**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this home represents a late-1950s Ranch type home. Character-defining features include original door with square windows, minimal front porch, integrated stone planter, stone chimney, and two-car attached garage. This is one of many similar Ranch homes 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, the property qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1958, 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. The possible changes to the horizontal siding and replacement doors (garage and secondary entry) do not adversely impact the design, materials, workmanship or feeling of this house. 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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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 good candidates 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): **mathewsst2400 - 1.tif through mathewsst2400 - 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): **08/30/2010**

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



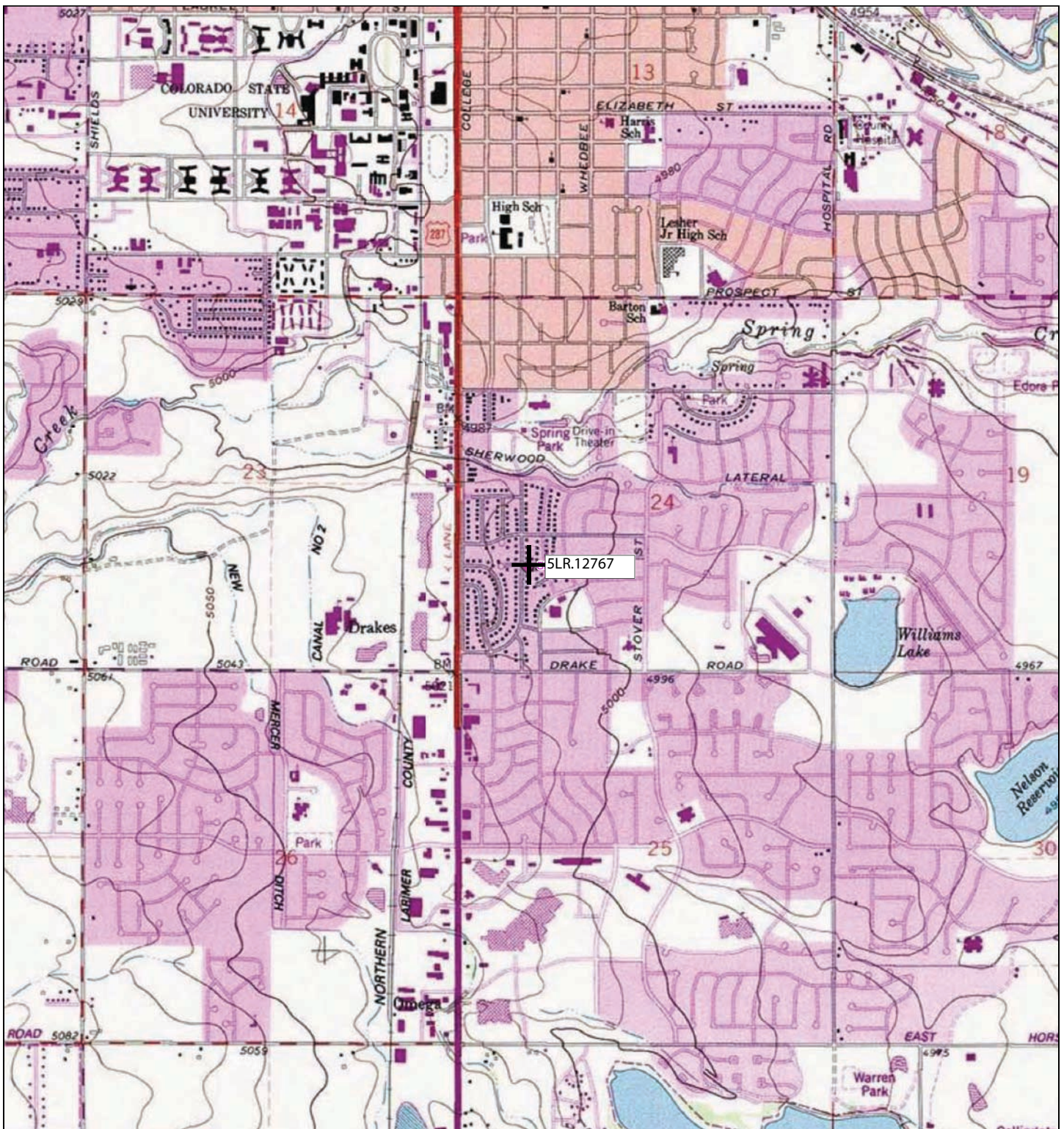
Fort Collins Post-World War II Survey

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

