

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.12769** Parcel number: **97153-05-067**
- 2. Temporary resource number: **SHF-38**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **DeWayne and Dian Danielson Residence**
- 6. Current building name: **William Hilgenberg House**
- 7. Building address: **1024 Meadowbrook Drive**
- 8. Owner name: **William J. Hilgenberg**
- Owner organization:
- Owner address: **1024 Meadowbrook Drive  
Fort Collins, CO 80521-4342**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible            | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment:        | <input type="checkbox"/> Individually eligible            | <input checked="" type="checkbox"/> Not eligible | <input 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 |

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 NW 1/4 NW 1/4 SW 1/4 of section 15 Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **490377** Northing: **4491375**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 67**  
Addition: **Miller Brothers Foothills, 2nd 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1337 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**  
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**
21. General architectural description:  
**Oriented to the west, this Ranch type home rests on a concrete foundation. The rectangularly shaped house features blonde Roman and darker brown brick siding. The home has a cross-hipped roof with overhanging eaves and is covered in asphalt shingles. The primary entry is nearly centered on the façade and appears within a minimal recessed porch with a brick support spanning the area between the roofline and the angled brick kneewall. A prominent brick chimney with square vents in either side continues the vertical line of the porch support, although the two house features are not attached. The front door was open when fieldwork was completed and, therefore, not visible from the public right of way. The metal storm door with upper window pane features a stylized letter "H." Both this support and the bricks around the two-car attached garage, located at the southwest corner of the façade, feature a brickwork pattern somewhat akin to quoining. The garage and porch form a bay within the house which is slightly closer to the street. The recessed northern bay features a large picture window adjacent to the front porch. A**

Fort Collins Post-World War II Survey

# HISTORITECTURE

## Architectural Inventory Form

Page 3

large tree obscures the details of the other façade window. The south elevation features at least two windows. The north elevation contains two double-hung windows. All windows at the home have dark brown brick surrounds similar to the quoining pattern present elsewhere on the façade. 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 one bathroom. Character-defining features of this type evident at 1024 Meadowbrook Drive include: the horizontal orientation, attached two-car garage, minimal front porch, low pitched roof with overhanging eaves, and picture window. The two-tone brick gives this Ranch a distinctive appearance.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

**This house is located mid-block along Meadowbrook Drive. The rectangular lot has an elevation of over 5000 feet above mean sea level. There is a grass lawn surrounding the home and numerous mature deciduous trees.**

24. Associated building, features or objects:

**None visible.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1959**  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: **DeWayne M. and Dian M. Danielson**

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

29. Construction history:

**According to Larimer County assessor records, this building was constructed in 1959. An analysis of the style, building materials, and other historical records corroborate this date of construction. The storm door with the "H" was added sometime after 1975 when the Hilgenberg family took possession of the 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**

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

Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 4

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

35. Historical background:

The original owners of the house at 1024 Meadowbrook Drive, living here from 1960 to 1962, were DeWayne M. and Dian M. Danielson. DeWayne worked as a contractor for the Charles Cook company. The next owners, Willard and Lois Stenson, also lived in the home for two years. Willard worked first as a builder for the Everitt Lumber Company and later as a finish carpenter for Davis Floor. Lois served as an aide at the Larimer County Hospital before enrolling in a practical nursing degree. The couple had four children: Joyce, Janene, Kim, and Lee. In the mid 1960s Richard S. and Joyce Driscoll lived at this house. Richard was a range scientist for the Rocky Mountain Range and Experiment Station and the couple had two daughters, Vickie and Kelly. In ca. 1975 Clyde G. and Luis May (Lula) Hilgenberg purchased the home. Clyde was born September 27, 1918, in Fort Collins. The couple married in September of 1939. Clyde ranched in the area for over thirty years. When they purchased this house Clyde was a maintenance worker and Lois was a bookkeeper for the Poudre Schools. The couple had one son, William, who has owned the house since 2000.

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 1975.

Obituary: Clyde G. Hilgenberg. <http://www.tributes.com/show/Clyde-Hilgenberg-87153575> [Accessed 30 December 2010].

## 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

## Architectural Inventory Form

Page 5

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: **1959**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**Architecturally, this home represents a Ranch type home with distinctive two-tone brick siding. Character-defining features include the horizontal orientation, attached two-car garage, minimal front porch, low pitched roof with overhanging eaves, and picture window. This house is one of many similar Ranch homes within the Miller Brothers 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 1959, 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. 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. More survey is needed to determine if the Miller Brothers Foothills subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins historic district. If listed under Criterion C: Architecture, this resource would be considered contributing.**

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

Fort Collins Post-World War II Survey

**HISTORITECTURE**

**Architectural Inventory Form**

Page 6

**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): meadowbrookdr1024 - 1.tif through meadowbrookdr1024 - 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): 08/26/2010
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

Fort Collins Post-World War II Survey

**HISTORITECTURE**

# Architectural Inventory Form

## SKETCH MAP

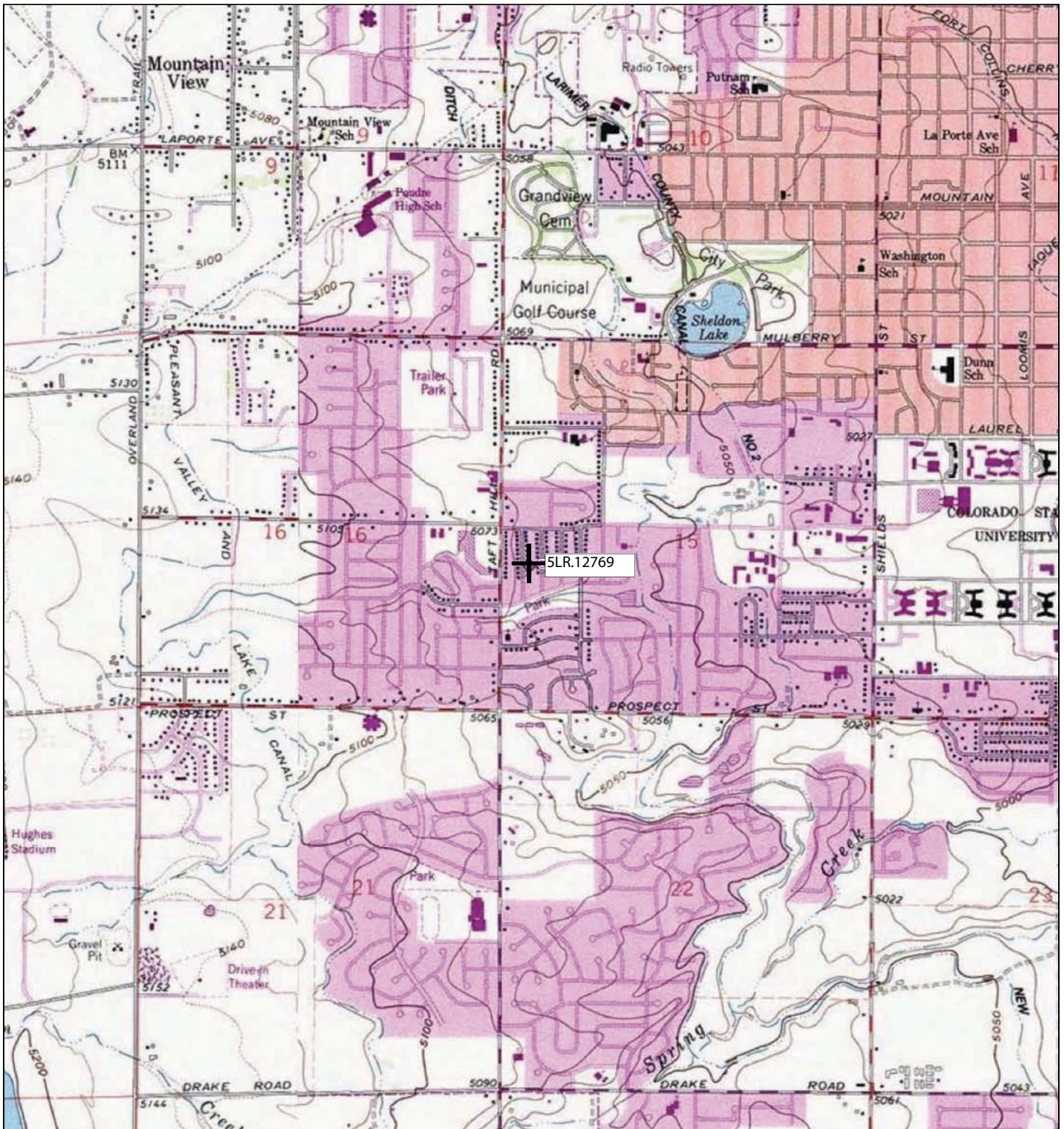


Fort Collins Post-World War II Survey

### HISTORITECTURE

# Architectural Inventory Form

## LOCATION MAP



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

Fort Collins Post-World War II Survey

