

## 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.12770  
2. Temporary resource number: SHF-39  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: William and Lois Schmitt Residence  
6. Current building name: Schmitt House  
7. Building address: 2601 Meadowlark Avenue  
8. Owner name: William R. and Lois J. Schmitt, Trustees  
Owner organization: Schmitt Living Trust  
Owner address: 1372 Front Nine Drive  
Fort Collins, CO 80525-9467

Parcel number: 261-05-001  
97261-05-001

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 NW 1/4 SE 1/4 SE 1/4 of section **13** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **492686** Northing: **4489072**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 1, Block 1**  
Addition: **South Meadowlark Heights** Year of addition: **1971**
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: **1488 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood/Vertical Siding**  
  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Garage/Attached Garage**

## 21. General architectural description:

Located on the corner of Drake Road and Meadowlark Drive at the entrance to the Meadowlark subdivision, this Modern Movement style home is oriented to the east and rests on a concrete foundation. The rectangularly shaped house features vertical siding painted moss green. The home has a front-gabled roof with overhanging eaves and is covered in asphalt shingles. The double-door primary entry is nearly centered on the façade and is reached via two concrete steps. The wooden doors are painted black with three square raised panels arranged vertically on each door. There is a large fixed pane 'transom' which spans the area between the top of the door and the gable peak, making this portion of the house appear to be one-and-one-half story. A stone panel runs from the foundation to the roof along the façade and is located north of the primary entry. North of this panel, at the northeast corner of the façade, there is a large tripartite aluminum window. A fixed pane triangular window fills the area between the top of this window and the eave line. South of the primary entry there is a two-story portion of the house which features a single-car attached garage. A decorative band of four squares outlined in black with one black diamond in each separates the upper and lower stories. The upper story features two aluminum windows; each is flanked by decorative shutters painted black. In the lower story there is the

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single-car garage, at the southeast corner of the façade, and two more aluminum windows without shutters. The south elevation features a single window into the garage. The north elevation does not appear to have any window or door openings; the large subdivision sign, located in the side yard, obscures the bottom portion of this side of the house. The west (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 style evident at 2601 Meadowlark Drive include: the vertical orientation, large and irregularly shaped fixed pane windows, and stone panel.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This house is located at the corner of Drake Road and Meadowlark Drive at the entrance of the Meadowlark subdivision. The large subdivision sign, of white stone and black brick with "Meadow-Lark" in black metal letters in a stylized script, is located in the north lawn. The square lot has an elevation of slightly over 5000 feet above mean sea level. There is a grass lawn surrounding the home and numerous mature evergreen trees. A concrete path leads from the sidewalk to the front entry.

24. Associated building, features or objects:

Sign - This rectangular sign appears to be constructed of white stone with what appears to be a course of black bricks along the top edge. The name of the subdivision, Meadow-Lark, is centered on the sign and appears in a distinctive cursive typeface. These letters appear to be made of metal painted black. The sign is located in the side lawn of the subject property and faces north toward Drake Road. Date of construction is estimated to be ca 1971, the date when the Meadow-Lark subdivision was platted.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1968** ☒ 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 Lois Schmitt**

Source of Information: **1969 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1968. An analysis of the style, building materials, and other historical records corroborate this date of construction. The single-car garage is quite unusual for a home built in the late 1960s (when most new homes featured two or even three-car garages), but this feature appears original.

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

**V. HISTORICAL ASSOCIATIONS**

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

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

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

34. Site type(s): Late-1960s Modern Movement house.

35. Historical background:

The home at 2601 Meadowlark Drive has been associated with the Schmitt family for its entire forty-two year history. The original owners were William R. and Lois J. Schmitt. William was principal of Beattie Elementary, just down the street at 3000 Meadowlark Drive, and Lois was a teacher with the district. The couple had two daughters, Roberta (born in 1966) and Barbara (born in 1971). In 1998 William and Lois Schmitt transferred ownership of the house to the Schmitt Living Trust.

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 1968 through 1990.

## 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

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- ☐ 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: **1968**

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

42. Statement of Significance:

Architecturally, this home represents a late 1960s Modern Movement style home. Character-defining features include the vertical orientation, large and irregularly shaped fixed pane windows, and stone panel. This more vertical orientation of the home may reflect increased land costs in the late 1960s. This economic reality encouraged development of subdivisions which featured houses which took up less space than the sprawling Ranch type properties which dominated the housing market during the 1950s and early 1960s. This level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. However, according to the Colorado Office of Archaeology and Historic Preservation, the property is eligible for listing in the Colorado State Register of Historic Properties (Criterion C: Architecture). The home also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1968, 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 the home. This building retains sufficient physical integrity to convey its architectural significance for listing in the 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  
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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 South Meadowlark Heights 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

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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): meadowlarkave2601 - 1.tif through - meadowlarkave2601 - 2.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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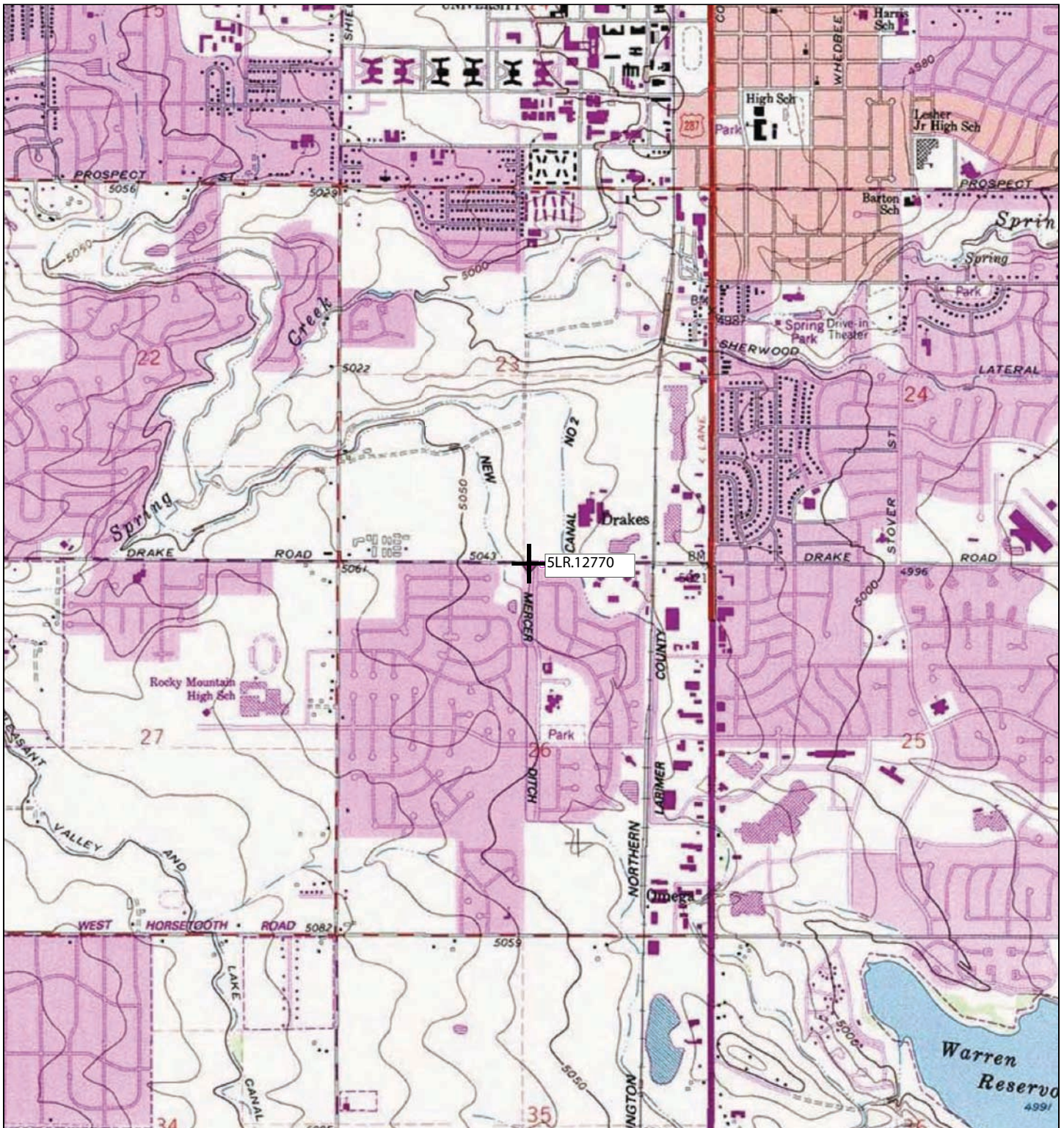
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## LOCATION MAP



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

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