

## 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.12771**
2. Temporary resource number: **City-9**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Ulrich Building**
6. Current building name: **Ulrich Building**
7. Building address: **111 South Meldrum Street**
8. Owner name: **Ulrich Family Limited Partnership**
- Owner organization:
- Owner address: **111 S. Meldrum Street  
Fort Collins, CO 80521**

Parcel number: **97114-11-006**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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 |

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
NW 1/4 SE 1/4 NW 1/4 SE 1/4 of section **11** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **492983** Northing: **4492864**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 6 and part of Lot 7, Block 81**  
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 the property.**
- ☐ Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **6831 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**  
**Stone**  
Other wall materials:
18. Roof configuration: **Flat Roof**  
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**  
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:  
**Oriented to the east, this rectangular-shaped Modern Movements brick building rests on a concrete foundation. The two-story building has a flat roof with overhanging eaves and a metal cornice. The first story features three storefronts, each with its own glass entry door and a flanking window wall. There appears to be a vinyl transom-like band above this row of shops. There is a vertical decorative section of stone near the southeast corner of the façade. This wall partially encloses the staircase which leads to the three residential units at the front of the building. Each of these apartments has a stained wooden door with a second-story tripartite or slider picture window. A black iron railing and supports define the front edge of the second story of the building. There is a single door, wooden painted rust with an aluminum storm door, nearly centered on the south elevation. Sheet metal ductwork is also visible. The north elevation abuts the adjacent building. The west (rear) elevation features a metal staircase at the southwest corner of the building. There appear to be four residential units on the second story; they are similar to those on the front of the building, although one has a metal storm door. The first story on the rear features at least two solid metal doors painted rust. Two small sheds obscure some of the rear of the building. Character-defining features of this Modern Movements building include: the flat roof, metal**

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cornice, and the first-story glass window wall.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

**This building is located on a rectangular lot with a parking lot behind. There are a few mature street trees in the front and at least one additional tree near the southwest corner staircase. The elevation of the site is 5002 feet above mean sea level.**

24. Associated building, features or objects:

**Sheds**

**There are two detached sheds at the rear of the property, very near the building. Both are rectangular and appear to be faced in weatherboard and have front gabled roofs. There are brown asphalt roof shingles on the southern shed.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1965** ☒ 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: **Frank G. and Winnie M. Ulrich**

Source of Information: **1966 Fort Collins City Directory**

29. Construction history:

**According to Larimer County assessor records, this building was constructed in 1965. An analysis of the style, building materials, and other historical records corroborate the date of construction. There are no known changes to this mixed use building.**

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

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**  
**Domestic/Multiple Dwelling**

32. Intermediate uses(s): **Commerce and Trade/Business**  
**Domestic/Multiple Dwelling**

33. Current uses(s): **Commerce and Trade/Business**  
**Domestic/Multiple Dwelling**

34. Site type(s): **Modern Movements office building**

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## 35. Historical background:

The office building at 111 South Meldrum Street has been associated with the Ulrich family for its entire forty-six year history. The original owners were Frank G. and Winnie M. Ulrich. They operated Ulrich Blue Print at this location and the 1966 city directory referred to the entire facility as the Ulrich Building. This business was the only one to appear in the 1966 city directory under the heading "Blue Prints" and it seems likely Ulrich employees worked closely with the six architects located in Fort Collins at that time. The reproduction shop occupied the first floor, with four apartment units available on the upper story. During the 1970s Ulrich Blue Print remained the only business in Fort Collins listed under the "Blue Printing" heading in the city directories. By 1980 there was one other firm, located on South College Avenue, engaged in the same business. In 1995, the heading in the city directory shifted to "Blue Printing Equipment and Supplies" and Ulrich Blue Print was one of two businesses listed. In 1996 Frank and Winnie transferred ownership of the building to the Ulrich Family Limited Partnership. Ulrich Blue Print is still located here; Frank Ulrich, Jr. is in charge of the shop and lives in one of the second-story apartments. A basic internet search indicated currently there are at least six firms in Fort Collins, Ulrich Blue Print included, offering blue printing services.

## 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 1966.

<http://www.manta.com/c/mmfm28h/ulrich-blueprint> [Accessed 4 April 2011].

**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**  
**Commerce**

40. Period(s) of Significance: **1965; 1964-1980**

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

42. Statement of Significance:

Historically, this building is important for its association with Ulrich Blueprint and the Ulrich family. Now one of many firms providing blue print services, likely was the first such business established here and appeared to have been the only such operation in Fort Collins until ca 1980. Architecturally, this commercial building is a good example of mid-1960s Modern Movements architecture. Character-defining features include: the flat roof, metal cornice, and the first-story glass window wall. This level of historical and architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. However, the building qualifies for individual listing in the Colorado State Register of Historic Properties (Criterion A: Commerce) and for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1965, this 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 alterations to the office-apartment building. The building retains sufficient physical integrity to convey its architectural significance for listing on 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  
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

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47. Digital photograph file name(s): **meldrumsts0111 - 1.tif through meldrumsts0111 - 4. tif**  
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): **11/19/2010**
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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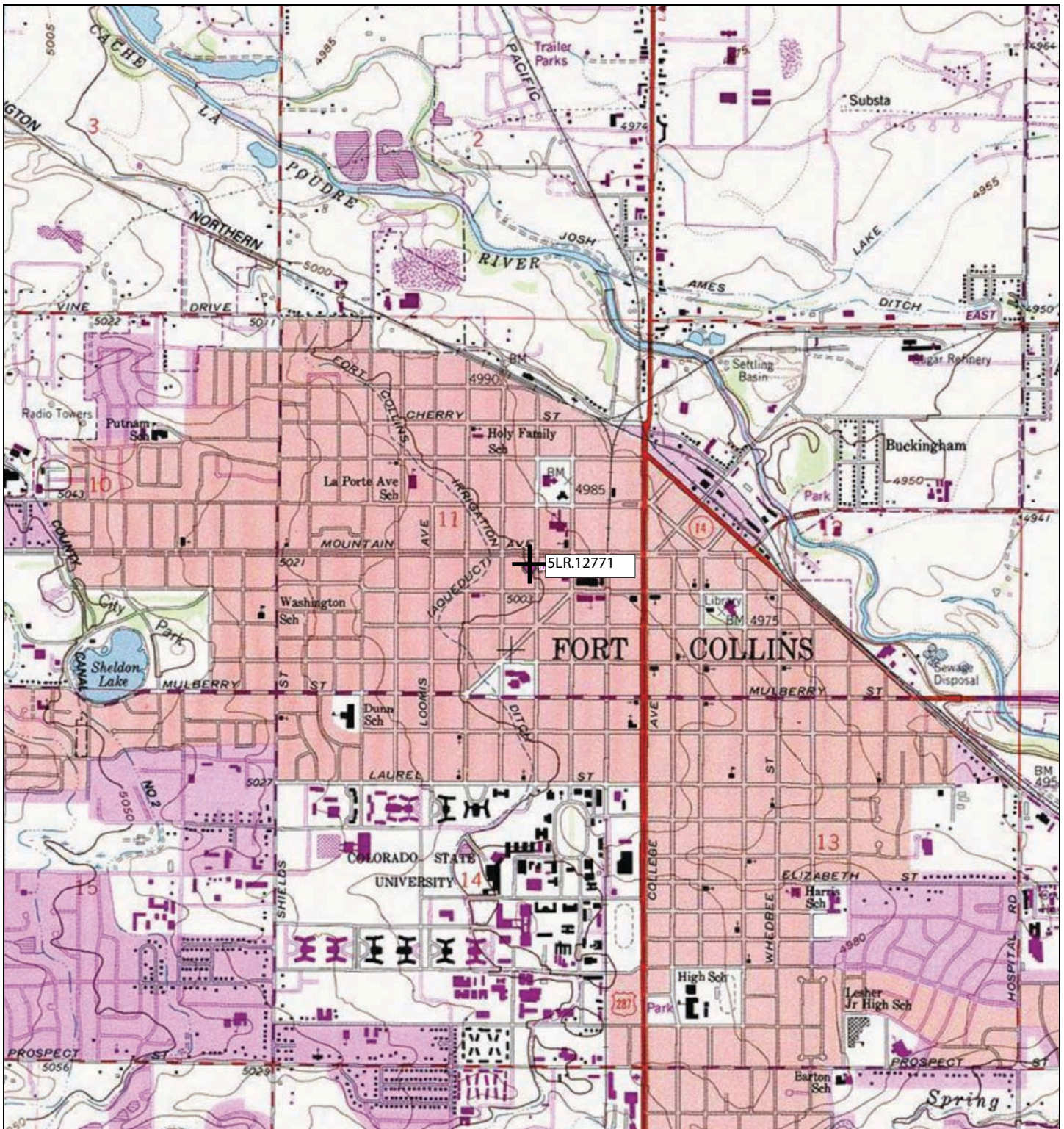
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## LOCATION MAP



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

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