

## 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.12773  
2. Temporary resource number: SHF-41  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: Judge John and Edith Tobin Residence  
6. Current building name: Judge John and Edith Tobin House  
7. Building address: 627 Monte Vista Avenue  
8. Owner name: John J. and Edith E. Tobin  
Owner organization:  
Owner address: 627 Monte Vista Avenue  
Fort Collins, CO 80521

Parcel number: 97142-09-093

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**  
**NE 1/4 SW 1/4 NW 1/4 NW 1/4** of section **14** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **492033** Northing: **4492039**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Parts of Lots 93 and 94**  
Addition: **Carolyn Mantz** Year of addition: **1950**
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **2756 square feet**
16. Number of stories: **One-and-one-half**
17. Primary external wall material(s): **Wood/Horizontal Siding**  
  
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Roof Treatment/Dormer**  
**Chimney**  
**Fence**  
**Garage/Attached Garage**
21. General architectural description:  
**Oriented to the east, this mid-1950s, one-and-one-half story Cape Cod home rests on a concrete foundation. The L-shaped house features horizontal siding painted white. The roof is cross-gabled and covered in green asphalt shingles. The primary entry, approached via a wide (perhaps slightly curved) brick stoop, is centered on the façade within a narrow recessed opening. The storm door is painted white and features a scalloped opening for the screen near the top. The front door, partially obscured by the storm door, appears to be wood painted white with three-by-three-lite fenestration. Bay picture windows with vertical divided lites flank the front door. A half-height picket fence, painted white, appears between the front door and the northeast corner of the façade and is in front of one of these bay windows. There is another window unit, a pair of nine-over-nine double hungs, located at the southeast corner of the façade. Green wooden shutters flank these windows. There are three front**

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gabled dormers along the façade portion of the roof. The south elevation features three additional windows: two matching those at the southeast corner of the façade (although without shutters) and a smaller, square, multi-lite window located closer to the peak of the gable. The brick chimney is located on the north elevation where the window pattern is similar to that on the southern side of the home, although there are a total of three double-hungs on this elevation. Both a secondary entry and an attached two-car garage (appears to be an addition) also face north. A tall, white, wooden privacy fence with lattice work at the top obscures the view of the west (rear) elevation from the public right of way. According to Larimer County assessor records, this house has four bedrooms and three bathrooms. Character-defining features of this property type evident at 627 Monte Vista Avenue include: the one-and-one-half story form, the gabled roof dormers, and decorative shutters.

## 22. Architectural style:

Other architectural style:

Building type: **Cape Cod**

## 23. Landscape or special setting features:

This house is located on an irregularly shaped corner lot at the intersection of Monte Vista Avenue and Del Norte Place. It features a grass yard with evergreen plantings near the façade. There is a curved concrete walkway leading from the sidewalk to the front door. The property is sited on a lot with an elevation of slightly more than 5000 feet above mean sea level.

## 24. Associated building, features or objects:

**None visible.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1956** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **John J. and Edith E. Tobin**Source of Information: **1956 Fort Collins City Directory**

## 29. Construction history:

According to Larimer County assessor records, this building was constructed in 1956. An analysis of the style, building materials, and other historical records corroborate this date of construction. These records also indicated a remodeling date of 1997. The two-car garage, additional bedrooms, and more bathrooms may have been added at that time.

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**

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

34. Site type(s): Suburban home.

35. Historical background:

The original and current owners of the house at 627 Monte Vista Avenue are John J. and Edith E. Tobin. John Tobin was born in 1923 in Greeley. He moved to Fort Collins in 1949, soon after finishing law school, and entered into private practice with his uncle, well-known lawyer Fancher Sarchet. He became a municipal judge for the City of Fort Collins in 1951. This was a part-time position and until 1975, when those duties were expanded to full-time, Tobin continued working part-time in private practice as well. The Tobins moved to the house at 627 Monte Vista Avenue in 1956. Tobin became Fort Collins' second longest-serving city employee, retiring in 1982. In that same year he earned the Judge William H. Burnett Award from the American Judges Association. This honor is bestowed on AJA members for outstanding service to the organization. Reflecting on his career in a 1980 article in the *Coloradoan*, Tobin claimed "...the beauty of this position, to me, is the presence of CSU. The college kids are just so much fun and so much of a challenge. I have an old adage that anybody who can come up with a reasonable story I haven't heard before, is worth a dismissal." The Tobins have at least three children: Robert, John, and Mary Lou.

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 1956 through 1980.

Google Search: John J. Tobin.

"Judge Tobin: Down-home municipal justice." *Fort Collins Coloradoan*. 19 April 1980.

## 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.

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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: **1956**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The house is important for its long association with Judge John J. Tobin and Edith E. Tobin, who have lived here for fifty five years. Tobin was a municipal judge in Fort Collins from 1951 to 1982. This building, architecturally, represents a mid-1950s Cape Cod home, a rare housing type within Fort Collins. Character-defining features include the one-and-one-half story form, the gabled roof dormers, and decorative shutters. Cape Cods were relatively conservative in design and, therefore, appealing to lenders. This basic housing type, with little ornamentation, also was rather economical to build. The level of architectural significance for this resource 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, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1956, this Cape Cod home exhibits a moderate 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 garage addition is located on the side of the home and, despite the home's location on a corner lot, does not unduly affect the aspects of design, materials or workmanship. 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. However, based upon the findings in the historic context and the limited survey**

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completed during this project, it appears the Carolyn Mantz subdivision may be a good candidate 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): **montevistaave0627 - 1.tif through montevistaave0627 - 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): **12/14/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**  
**Denver, CO 80212-8822**
53. Phone number(s): **(303) 390-1638**

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## SKETCH MAP



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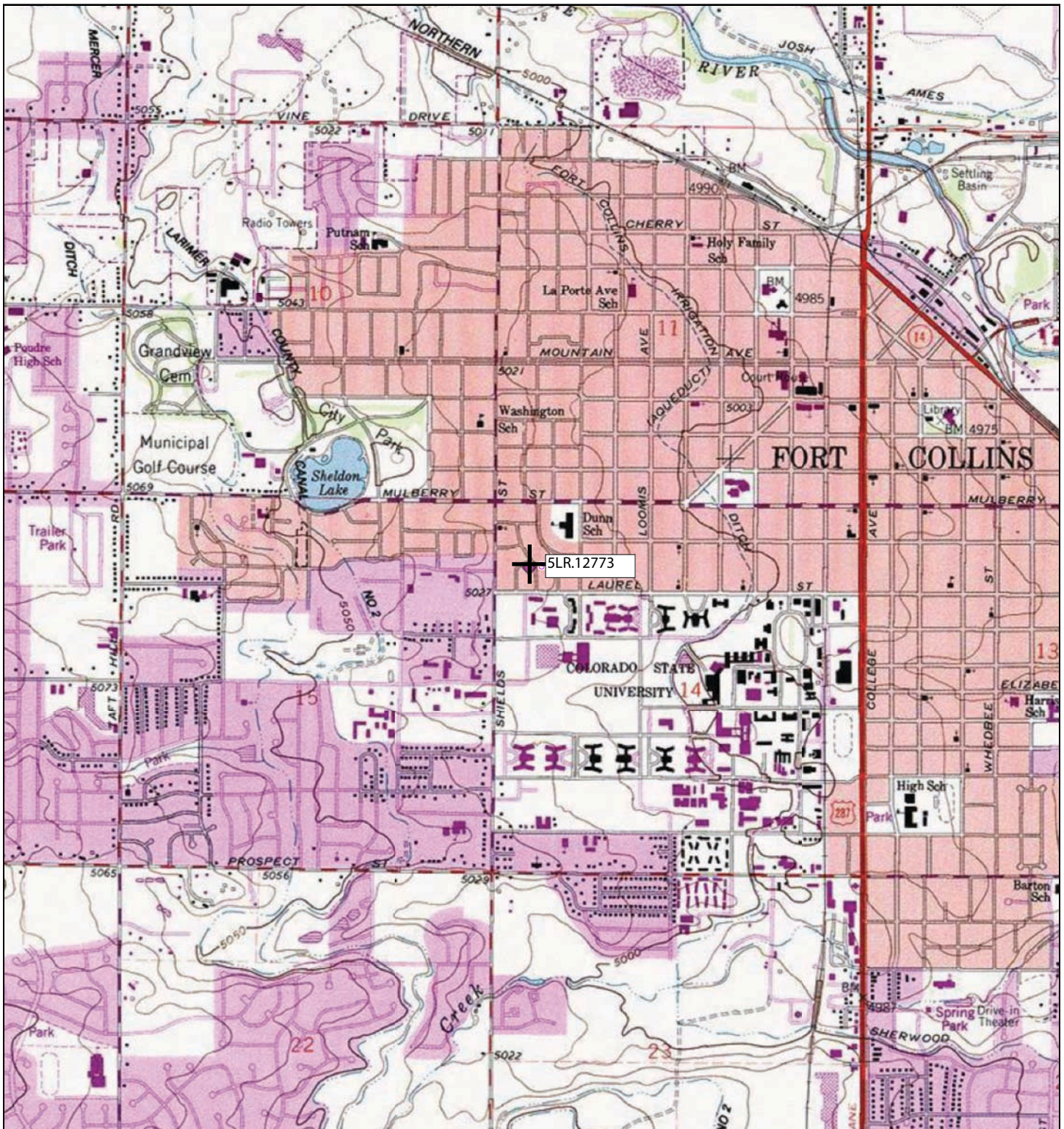
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## LOCATION MAP



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

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