

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.10486**
2. Temporary resource number: **SHF-42**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Frank and Virginia Taylor Residence**
6. Current building name: **DG Properties House**
7. Building address: **628 Monte Vista Avenue**
8. Owner name: **DC Properties, LLC**
Owner organization:
Owner address: **3050 Macintosh Drive
Longmont, CO 80503**

Parcel number: **97142-09-061**

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**
NW 1/4 SE 1/4 NW 1/4 NW 1/4 of section **14** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **492087** Northing: **4492047**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 61**
Addition: **Carolyn Mantz, 3rd filing** Year of addition: **1952**
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: **1592 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

Other wall materials:

18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built up rock**

20. Special features: **Chimney**
Garage/Attached Garage
Fence
Porch

21. General architectural description:

Oriented to the west, this Ranch type home rests on a concrete foundation. The rectangularly shaped house features red Roman brick siding. The home has a side-gabled roof with overhanging eaves and is covered in built-up rock. The cornice, like all trim on the house, is painted light gray. The recessed primary entry is centered on the façade. It appears to be an unadorned wooden door painted light green or gray. The storm door is white metal with a rectangular glass opening. There is a south-facing opening with a large pane of corrugated plastic or patterned and frosted glass near the front door. South of the primary entry there are two windows. The one nearer the front door appears to be a slider and is located quite high on the façade. The opening closer to the southwest corner of the façade is a tripartite picture window; the outside windows in this unit appear to be operable casements. A large chimney appears on the ridgeline near the center of the home. The slightly projecting bay north of the

Architectural Inventory Form

Page 3

primary entry includes a large (possibly replacement) window on the façade. There is a secondary entry on the northern wall of this part of the home; it appears to match the primary entry. A window (details not visible from the public right of way) flanks this door. The northwest corner of the façade features an attached two-car garage. There are no visible openings on the south elevation. A wooden privacy fence blocks the view of most of the north elevation; however, the top portion of a window into the garage is visible. 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 628 Monte Vista Avenue include: horizontal orientation, gabled roof, Roman brick siding, picture windows, and large chimney.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

The 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 and deciduous trees. The driveway is oversized, extending north to the property line. A concrete walk leads from the sidewalk to the front entry.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1953** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Frank C. and Virginia H. Taylor**Source of Information: **1954 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1953. An analysis of the style, building materials, and other historical records corroborate this date of construction. Both storm doors appear to be replacements. The two-car attached garage is unusual for a house constructed in the early-1950s and, based upon field observation, is believed to be an alteration. The original home likely featured either a single-car attached garage or a carport. It is difficult to determine whether the south-facing window near the primary entry, featuring either corrugated plastic or patterned and frosted glass, was original to the home.

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

V. HISTORICAL ASSOCIATIONS

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

Architectural Inventory Form

Page 4

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

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

34. Site type(s): Suburban Ranch

35. Historical background:

The original owners of the home at 628 Monte Vista Avenue were Frank C. and Virginia H. Taylor. Frank was an administrative assistant at the Extension Service at nearby Colorado A & M. The couple lived in the house for two years, from 1954 to 1956. In the early 1960s Anthony Zuvlis, a supervisor at Woodward Governor, and his wife Victoria lived in this house. Eugene G. and Alice C. Graff owned the home in the early 1970s. The couple married on June 4, 1936, in Minnesota. Eugene was a business owner who operated Young's Liquor on East Mulberry Street. Three of the Graff's five sons-- Steven, who worked at the family business; John; and Eugene, jr-- lived at the house as well. Son Thomas P. was listed in the city directory as a student in Moorhead, Minnesota, presumably studying at Moorhead State University. In the mid-1970s the owner was Samuel Carroll, jr. and ten years later C. Jeffrey Kinder held the property. Jim Mokler, an agent with Mountain and Plains Property Management (offices at 318 Canyon Avenue), owned the home from 1990 to 1995. Mokler and his wife Stephanie sold the house to six individuals from the Hall and Stephens families. These individuals sold the house to Donald E. Griffiths in 2000 who turned the property over to DG Properties LLC, the current owner, in 2009. It appears the home now serves as a rental unit for Colorado State University students.

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 1944 through 1990.

Obituary: Alice C. Graff. <http://www.greeleytribune.com/article/20031219/OBIT/112190015> [Accessed 31 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.

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 5

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: **1953**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this home represents a 1950s Ranch type home. Character-defining features include horizontal orientation, gabled roof, Roman brick siding, picture windows, and large chimney. This house is one of many similar Ranch homes within the Carolyn Mantz subdivision. This 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 1953, this residential building 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 two-car garage addition does not adversely impact the integrity of the house and it 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
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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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears the Carolyn Mantz subdivision may be a good candidate for listing as a National Register of

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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): **montevistaave0628 - 1.tif through montevistaave0628 - 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**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 7

SKETCH MAP



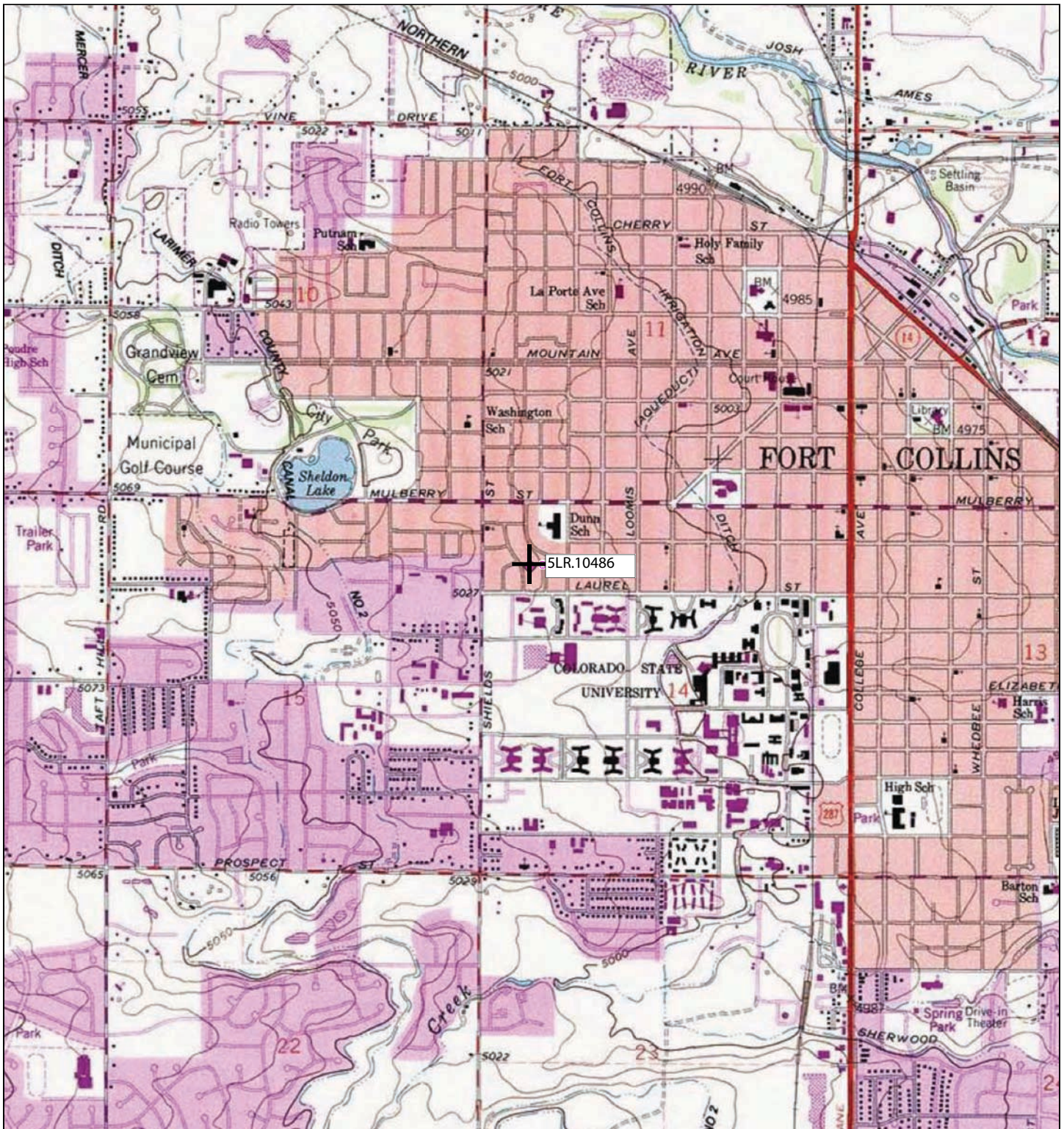
Fort Collins Post-World War II Survey

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

