

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.12778**
2. Temporary resource number: **City-13**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Not applicable**
6. Current building name: **Professional Offices**
7. Building address: **417 West Mountain Avenue**
8. Owner name: **417 Mountain, LLC**
- Owner organization:
- Owner address: **417 W. Mountain Avenue
Fort Collins, CO 80521**

Parcel number: **97114-11-008**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible | <input checked="" 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 **southeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **492954** Northing: **4492876**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **West 60 feet of Lots 6-8, 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: **3502 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stone**
Brick
 Other wall materials:
18. Roof configuration: **Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the north, this rectangular Modern Movements office building rests on a concrete foundation. It has a mixture of sandstone and blonde brick siding and a hipped roof with overhanging eaves and a wide, wooden cornice painted chocolate brown. Three sandstone "towers"—two located along the façade and a third along the west elevation—appear on this building. These structural elements have an appearance similar to the prominent stone chimneys featured on many domestic commissions of this same vintage. These towers all pierce the roof surface. Between the towers at the corners of the façade and tucked under the overhanging eaves, there are nine fixed pane tinted windows with fixed pane transoms. At least three of these windows appear to have operable screens and the overhanging eave is faced in thin strips of stained wood. There are two entries near the front of the building. The one facing south is a tinted glass door with the names of the building occupants on the surface of the door; it is located within the stone tower near the northwest corner. The second entry faces west and is also a tinted glass door flanked by fixed pane windows of similar tinted glass. A concrete stoop with at least one curved step allows access to these entries from the alley and nearby sidewalk.

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The east elevation has a fixed pane window unit, similar to that on the façade, at the northeast corner. One of the towers defines the southern edge of this window and an integrated stone planter appears below it. Behind the tower, the remainder of the building is faced in blonde brick. There are seven rectangular windows which appear to be vinyl with either two fixed panes or double-hung. These openings are arranged in three pairs, with a single window appearing near the southeast corner of the building.

The west elevation is similar to the east, although the entry doors (previously described) are located on this side of the building. Also, there is no integrated stone planter at the front corner on this elevation; instead the front wall which separates the lot from the sidewalk curves toward the entry tower to form a lower bed enclosed in a low brick wall. There are five, rather than seven, vinyl window units, arranged as two pair and a single near the southwest corner. On the west side also there is a small window, which appears to be a vinyl slider. There is a curved, stone-enclosed garden area between the alley and the walkway along the west side of the building.

The south (rear) elevation has a nearly centered glass door with wide wooden trim painted chocolate brown. There are four windows, all similar in appearance to those on the east and west elevations, along the rear of the building. The two larger windows are located at the corners and the smaller windows are located between the southwest window and the rear entry. There is a mid-height stone wall a short distance away from the foundation which defines the southeast corner near the building.

Character-defining features of this Modern Movements building include: the stone towers which pierce the roofline, integrated stone planters, overhanging eaves, wide cornice, and ribbon windows.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located near the front of a series of square lots. A half-height stone wall defines the front of the building perimeter along the sidewalk near W. Mountain Avenue. There is a prominent sign, constructed of stone and wood, near the northwest corner of the building. There is a parking lot behind the building and an alley along the west side. The planter along the west side of the building contains deciduous trees and bushes. The elevation of this lot is 5003 feet above mean sea level.

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: **(probably) Fort Collins Production Credit Association**

Source of Information: **1959 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1959. Assessor records also indicate a remodel date of 2008. It seems likely the blonde brick section of the building was added at this time. An historic image from ca 1968 shows a building with a substantially

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different appearance; in 1968 there was only a single stone unit piercing the roof near the northeast corner of the façade and it appeared to be shaped more like a thin wall than the bulkier towers the building currently sports. The 1968 roofline was a shallow front gable with the cornice painted white. A breezeblock wall defined the space between the vertical stone element and the primary entry to the building. This entry, which likely faced east, appears to have been located within a much larger corner window wall with angular transoms which matched the line of the cornice along the façade. This building, in 1968, also appeared closer to the sidewalk. The elevation of the site seems to have been changed when the front retaining wall was added; date unknown.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution**

32. Intermediate uses(s): **Commerce and Trade/Financial Institution**

33. Current uses(s): **Commerce and Trade/Financial Institution**

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

35. Historical background:

The original occupants of this office building, constructed in 1959, were the Fort Collins Production Credit Association and contractor Floyd R. Locke. City Directories listed the credit association, by a variety of names, from 1964 until 1995. The signage on the building in 1968 was for Farm and Ranch Loans, a business likely affiliated with the credit association. In 1991 ownership of the building transferred from the Ninth District Federal Land Bank Association to the Farm Credit Services Mountain Plains. Eight years later the law firm of Aylward and Kneeland purchased the building; these two lawyers appear on current signage at 417 W. Mountain Avenue. John D. Aylward has a background in both law and psychology. Bill Kneeland earned his law degree at University of Wyoming Law School in 1989 and holds a master's degree in Business Administration from Colorado State University. The current owner of the building is 417 Mountain LLC.

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 1959 through 2005.

http://www.kneelandlaw.com/northern_colorado_lawyer.aspx [Accessed 22 April 2011].

<http://www.wellness.com/dir/3794317/psychologist/co/fort-collins/aylward-john-d-attorney> [Accessed 22 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

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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
- ☐ 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:

Historically, this building is important for its early association with the Fort Collins Production Credit Association. This organization, like the Larimer County Farm Bureau located at 335 E. Mountain Avenue (SLR.12776), seems to have been involved with supporting agricultural enterprises. The presence of this institution in a downtown building from the late-1950s to the late-1990s illustrates the role agriculture and farming-related businesses have played in the city's economy. Architecturally, this commercial building is an altered example of late-1950s Modern Movements architecture. Character-defining features include: the stone towers which pierce the roofline, integrated stone planters, overhanging eaves, wide cornice, and ribbon windows. This level of historical and architectural significance is not sufficient for this property to qualify for individual listing in the National

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Register of Historic Places, the Colorado State Register of Historic Properties or as a Fort Collins Landmark. In other words, the building does not qualify for listing on the National Register, State Register, or as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1959, this building exhibits a poor 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 has changed substantially from its appearance in 1968 (and likely its original design); these alterations adversely impact the aspects of design, materials, workmanship, and feeling of this resource. Alterations to the elevation of the property over time have negatively affected the setting. The building does not retain sufficient physical integrity to convey its architectural significance for listing.

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

47. Digital photograph file name(s): **mountainavew0417 - 1.tif through mountainavew0417 - 5.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): **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



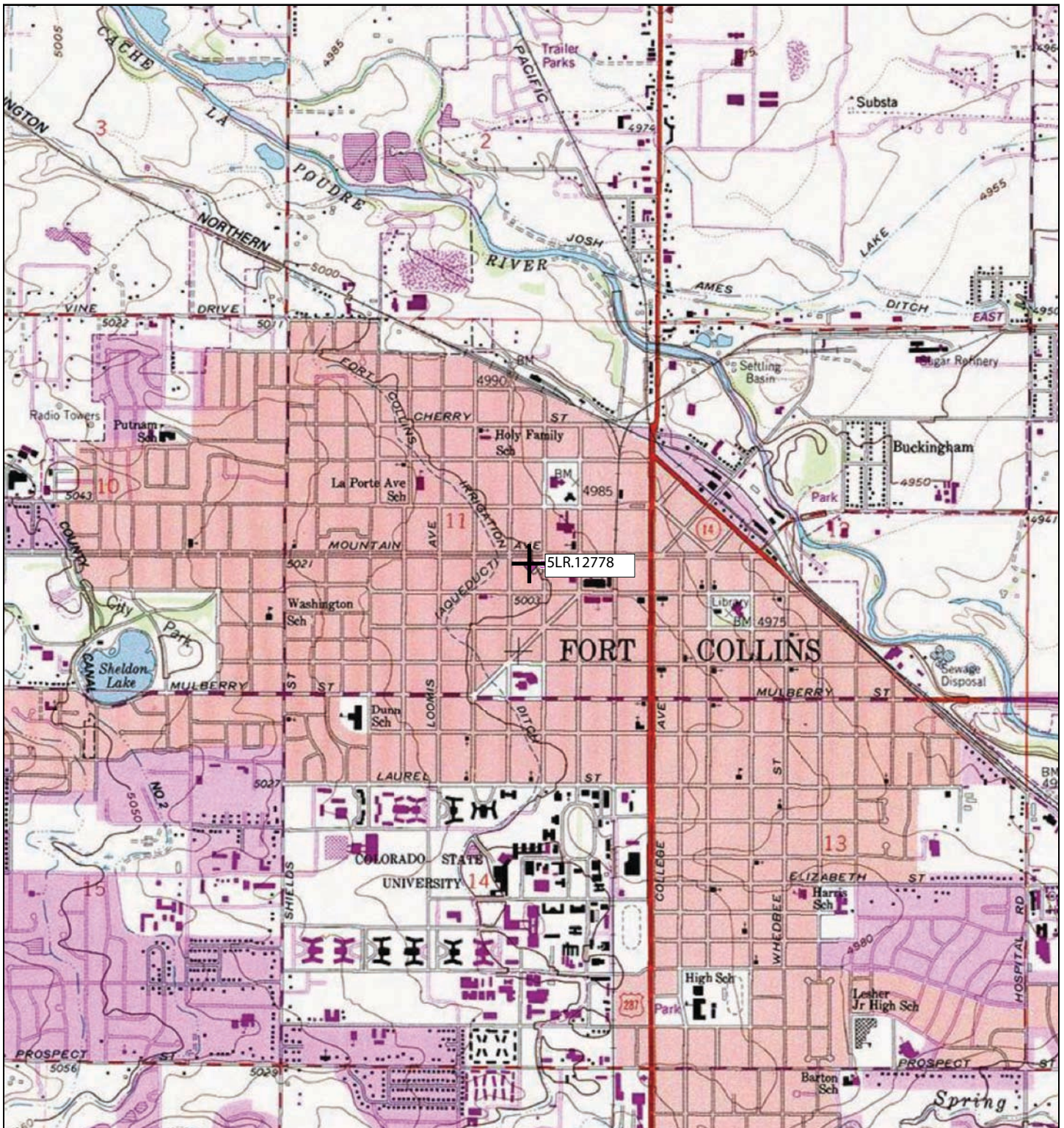
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LOCATION MAP



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

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