

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.12779
2. Temporary resource number: City-14
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Gilisdorf Service
6. Current building name: Gilisdorf Garage
7. Building address: 1111 West Mulberry Street
8. Owner name: Gillus Properties, LLC
Owner organization:
Owner address: 11 Fire Thorn Trail
Alamogordo, NM 88310

Parcel number: 97151-05-003

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**
NE 1/4 NE 1/4 NE 1/4 NE 1/4 of section **15** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **491831** Northing: **4492304**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Parts of Lots 3, 4, and 5; Block 1**
 Addition: **City Park Heights** Year of addition: **1907**
13. Boundary description and justification: **The property, 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: **5960 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete/Concrete Block**
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
21. General architectural description:
Oriented to the north, this mid-1960s commercial building rests on a concrete foundation. The L-shaped building is constructed of concrete blocks painted white. There is a decorative pattern on the façade, with random concrete blocks extending slightly from the surface of the wall. The garage has a flat roof, overhanging eaves, and a wide cornice. An illuminated sign with the name of the business is approximately centered on this cornice. The primary entry also is centered and is a wooden door painted brown with nine divided lites in its upper half. A fixed pane window which has been converted into a Key Drop flanks this door to the east. There are four additional fixed pane windows on the façade, two on either side of the front door. There are two metal garage doors painted white leading to the garage's service bays. These openings are located at the northeast and northwest corners of the façade. There are two additional garage doors on the extreme southwest corner of the west elevation. This side of the building also features a secondary entrance door, solid wood (or metal) painted dark brown with a small square window near the top. There are three square steel windows distributed along this elevation between the secondary entry and the garage doors. The south (rear) elevation has another door, solid metal painted light brown, at the southwest corner of this side of the building. There is also a

Architectural Inventory Form

Page 3

small enclosure for the trash cans near the southeast corner. The east elevation, only partially visible from the public right of way, appears to have another door near the southeast corner and at least four steel windows distributed along the side of the building. There is a wooden sign affixed to the wall near the top of the building. Character-defining features of mid-1960s commercial buildings evident at 1111 W. Mulberry Street include its flat roof, streamlined appearance achieved with construction using painted concrete blocks, and minimal decoration.

22. Architectural style:

Other architectural style:

Building type: **Commercial**

23. Landscape or special setting features:

This building is located on an irregularly shaped lot near the intersection of W. Mulberry and S. Shields streets. Paved concrete and parking areas surround the entire property. There are numerous marked parking places for customer cars. The property is sited on a lot with an elevation of 5031 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1964** ☒ 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: **Edwin J. Gilsdorf**

Source of Information: **1965 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1964. An analysis of the style, building materials, and other historical records corroborate this date of construction. Two historic images, one from 1964 and the other from 1969, show few changes to this building over time. Originally, the concrete blocks which extend slightly from the surface of the façade were painted a darker color, perhaps red. Assessor records indicate a remodel in 1993; it is possible additional garage door openings on the side of the building were added at that time. City of Fort Collins (online) records include an Inspection Record for "Frame & Roofing" dated 4 March 1988; it is not clear exactly where on the building these changes were made.

According to City of Fort Collins staff, in 1993 plans were approved for an addition to the back of the building. Built of concrete block, the 40' x 44' addition nearly doubled the depth of the building, which originally measured 50 feet from front to back. As shown on these plans, the entry door at the northwest corner of the original building was originally a window; two garage bay doors were added on the north elevation as part of this addition.

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

V. HISTORICAL ASSOCIATIONS

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

31. Original use(s): Commerce and Trade/Gas Station

32. Intermediate uses(s): Commerce and Trade/Business

33. Current uses(s): Commerce and Trade/Business

34. Site type(s): Mid-1960s commercial building

35. Historical background:

Edwin J. Gilsdorf established Gilsdorf Garage, originally known as Gilsdorf Service, in 1950 at the corner of W. Mulberry and S. Shields streets. Gilsdorf was born on January 20, 1918, in St. Bernard, Nebraska. He moved to Fort Collins as a child, leaving for California during World War II to work as a riveting crew chief on aircraft construction for Lockheed. He married Mary Elizabeth Meyer in 1942 and four years later the couple returned to Fort Collins. The Gilsdorfs had four sons—Michael, Stephen, John, and Davis—and a daughter, Anne. In 1951, Albert Hogard became Gilsdorf's business partner. The two arranged for the current building for Gilsdorf Garage to be constructed in 1964. In 1974 Gilsdorf and his wife retired, wintering in Arizona and summering in Washington State. At that time ownership and management of the garage shifted to Edwin's son John Gilsdorf and his friend Colby VanCleave. In 2003 John Gilsdorf sold the property to current owners, Gilus Properties 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 1965 through 1985.

Obituary: Edwin J. Gilsdorf. <http://www.usgennet.org/usa/ne/county/platte/vitals/miscobits.html> [Accessed 28 Feb 2011].

Google: Gilsdorf Garage.

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.

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 5

☐ 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**
Commerce

40. Period(s) of Significance: **1964; 1964-1974**

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

42. Statement of Significance:

Gilsdorf Garage was established by Edwin J. Gilsdorf in 1951 and remained in the Gilsdorf family until 2003; the business has been located at the corner of W. Mulberry and S. Shields streets since 1964. Architecturally, it represents a basic but altered mid-1960s commercial building. Character-defining features include a flat roof, streamlined appearance achieved with construction using painted concrete blocks, and minimal decoration. According to the Colorado Office of Archaeology and Historic Preservation, this level of historical and architectural significance is sufficient for this property to qualify for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties. The resource also possesses sufficient significance to qualify for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1964, this commercial building exhibits a relatively average 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 addition of garage door openings on the side of the building and the increase in its overall size have adversely impacted the aspects of design, materials, and workmanship. Designated resources must possess both significance and integrity; while this building is important to Fort Collins's commercial history, it is not physically intact enough to qualify 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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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): **mulberrystw1111 - 1.tif through mulberrystw1111 - 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):

11/19/2010

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

Architectural Inventory Form

SKETCH MAP



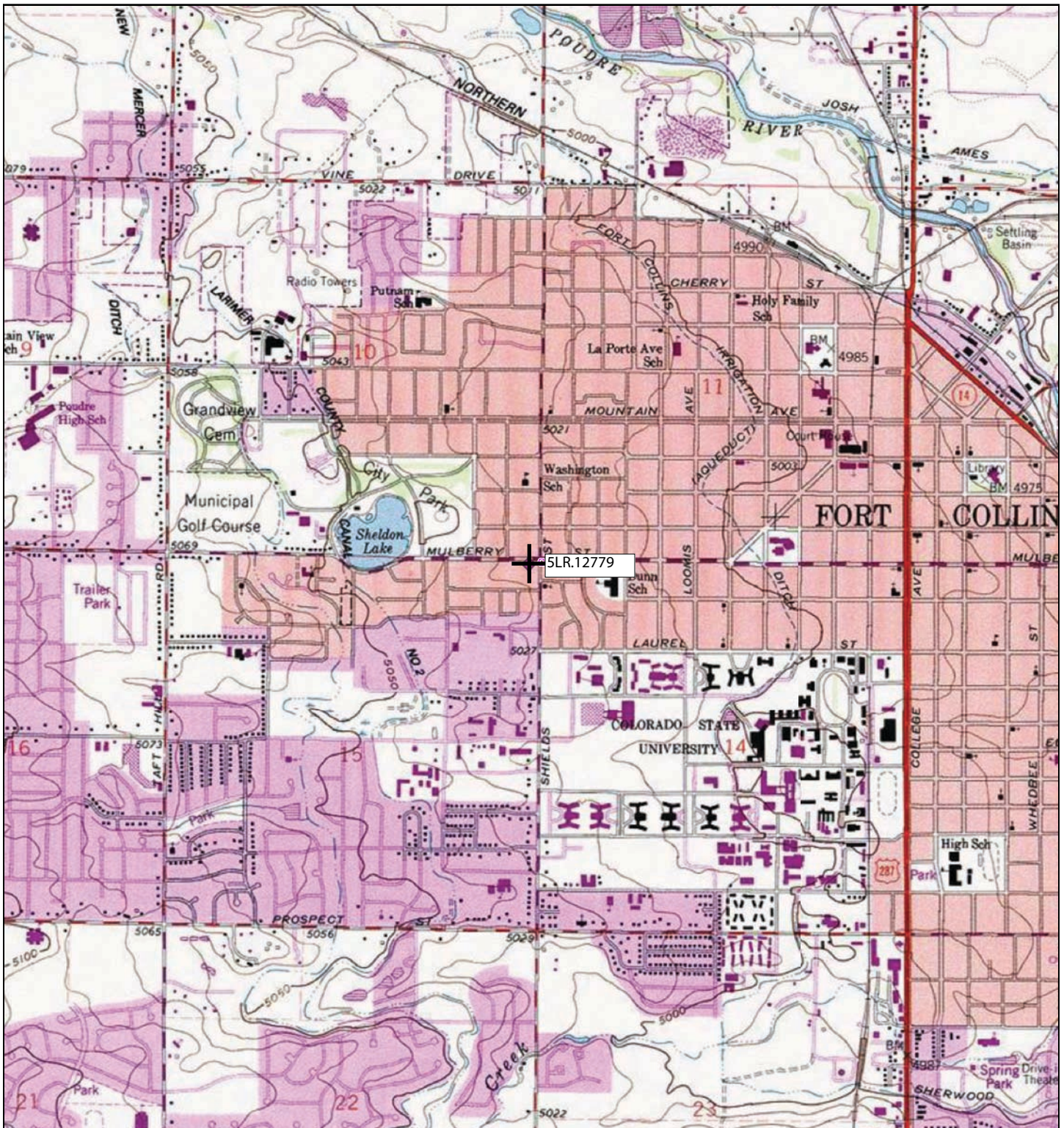
Fort Collins Post-World War II Survey

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

HISTORITECTURE