

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.12782
2. Temporary resource number: SHF-47
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Davis-Gibson Duplex
6. Current building name: Dunbar Duplex
7. Building address: 1607-1609 West Mulberry Street
8. Owner name: Brian H. and Karen L. Dunbar
Owner organization:
Owner address: 1607 West Mulberry Street
Fort Collins, CO 80521

Parcel number: 97151-09-005

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**
SW 1/4 NW 1/4 NW 1/4 NE 1/4 of section **15** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **491122** Northing: **4492230**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **East half of Lot 9**
 Addition: **Slade Acres** Year of addition: **1948**
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: **1769 square feet each**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Other Roof Material**
 Other roof materials: **Built-up rock**
20. Special features: **Chimney**
21. General architectural description:
Oriented to the north, this Usonian style duplex rests on a concrete foundation. The rectangularly shaped house features asphalt shingle siding painted dark green. The home has a flat roof with a wooden cornice painted dark green and overhanging eaves. It is covered in built-up rock. The façade is symmetrical, with a large stone chimney dividing the building into two units. With the exception of the chimney, the fully visible portion of the façade is a window wall with large rectangular fixed panes topped with a row of inoperable clerestory windows. The wide trim around these windows is painted dark green. Each unit features a glass entry door which resembles the large window panes in size and style. The units share an integrated stone planter which extends out from the base of the chimney and, along with the low stone walls which run parallel to the façade, forms the front patios for each half of the duplex. Completely concealed from the front view, each unit features a rectangular wing extending off the central glass box portion of the duplex. These concealed wings, difficult to discern from the public right of way, feature asphalt shingle siding painted dark green. They also have a flat roof and at least four windows, one of which is a casement. The south (rear) elevation was not visible from the public right of way. According to the Larimer County assessor records, each unit has three bedrooms and one bathroom.

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Character-defining features of the Usonian style evident at 1607-1609 West Mulberry Street include: the horizontal orientation, inside-outside walls, dramatic window wall, dominant chimney forming a central hearth, and flat roof with overhanging eaves.

22. Architectural style: **Modern Movements/Usonian**

Other architectural style:

Building type:

23. Landscape or special setting features:

The lot has an elevation of over 5000 feet above mean sea level. There is a massive front lawn and a very generous setback. There are numerous mature deciduous and evergreen trees on the lot, affording the house a feeling of privacy despite the long window wall along the majority of the façade. On each side of the house there is a long driveway running from West Mulberry Street back to the detached garages, one for each unit, behind the duplex.

24. Associated building, features or objects:

Detached Garages

The garages are difficult to see from the public right of way. They appear to be rectangular buildings with horizontal siding painted dark green and flat roofs.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1948** ☒ 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: **1607: Carl E. and Joye Davis / 1609: Sagar S. and Cora M. Gibson**

Source of Information: **1952 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1948. An analysis of the style, building materials, and other historical records corroborate this date of construction. Both field observation and the lack of recorded changes seem to indicate there have been no alterations to this property over 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**

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

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34. Site type(s): Usonian home.

35. Historical background:

The two units within the duplex at 1607-1609 West Mulberry Street have had very different ownership patterns. A series of individuals have lived at 1607, while the same couple owned 1609 for over twenty-three years. Although this home has a 1948 date of construction, there were no listings for this address in the city directories prior to 1952. The caption for an historic image dated 1949 labeled the property as a business building; however, no evidence to support this fact was discovered.

1607

The original owners of this unit were Carl E. and Joye Davis. Both of the Davises worked at Colorado A&M, Carl as an assistant news editor and Joye as a research forester. In 1954 this portion of the duplex was home to Sanford Y. and Josephine R. Alpert. The city directory listed Sanford as the owner of Alpert & Sons Clothing Store at 133 North College Avenue. His partners in this business venture, Eugene and Morris Alpert, lived in Trinidad, Colorado, and Los Angeles, California, respectively. During the late 1950s Charles E. and Tressie Mallo lived at 1607. Charles owned the Hauf Brau, a local bar just outside of town, and Tressie worked as a steno-audio visual aid at Colorado State University. The next owners of this unit were Colonel Elwood L. and Anneta L. Nye. Colonel Nye was born in 1892. He earned a veterinary degree from Colorado A & M in 1914, entering the Army Veterinary Corps in 1917. After his retirement from the service in 1946, the colonel taught bacteriology and pathology as an associate professor at his alma mater. Nye gained a reputation as an unofficial historian of the cavalry, devoting a great deal of time to work on Custer's Battle of the Little Big Horn, with a ridge at the national park named after him and his fellow researcher R. G. Cartwright. Colonel Nye passed away in 1975. The veterinary clinic at Fort Carson Army base was named in his honor and a flagpole marking his achievements was erected in 1983 at the new teaching hospital for CSU's Veterinary School. In the mid 1960s George E. Wright, an accountant with Rogers and McClusky, lived here with his wife Rita and son Jon. George was born November 28, 1920, in La Junta, Colorado. He served in the Army Air Corps during World War II, seeing action in India, China, and Burma and receiving three distinguished flying crosses. He earned an undergraduate degree in business from the University of Colorado. The Wrights were married on June 9, 1946, in Lake City, Kansas, but did not move to Fort Collins until 1965. George died on August 12, 1991. By the 1970s the property was home to Mark T. and Nancy Gilderhus. Mark was a history professor at CSU and the couple lived here with their daughter Kirsten. Optometrist Dr. Robert L. Siblingud and his wife Julie lived at 1607 in 1975. There were sporadic records for this half of the duplex during the 1980s. The 1990 city directory listed Brian H., an art instructor at CSU, and Karen L. Dunbar, a compliance officer at the First National Bank of Loveland, at this address with their son Gabriel. However, the owners in 1990 were Donald and Besty Cox. It seems likely there was some sort of family relationship between the Coxes and the Dunbars since in 1992 Donald Cox transferred ownership of 1607 to both his wife and the Dunbars. Brian (now the director of the CSU Institute for the Built Environment) and Karen (current Executive Director for the CSU Foundation) have owned this side of the duplex since 2004.

1609

The original and longtime owners of this unit within the duplex were Sagar S. and Cora M. Gibson. Sagar was a mail carrier for the U.S. Post Office and Cora served as a hostess for the Welcome Wagon. The couple lived at 1609 until at least the mid 1970s. In the mid 1980s J.D. Benke, a teacher for the Loveland Schools, lived at the property. Don and Betsy Cox took possession in the 1990s. In early 2004 both Betsy Cox and the Dunbars owned the unit; but the current owners, as of June 2004, are Brian and Karen Dunbar.

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 1952 through 1990.

Obituary: George Wright, Sr. Larimer County Genealogical Society. <http://www.lcgsco.org/obits/wrigge91.jpg> [Accessed 2 January 2011].

Google Search: Brian H. Dunbar.

Google Search: Karen L. Dunbar.

Google Search: Mark T. Gilderhus.

Google Search: Col. Elwood L. Nye.

VI. SIGNIFICANCE

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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
- ☐ 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: **1948**

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

42. Statement of Significance:

Architecturally, this home represents an excellent example of the Usonian style. Character-defining features include the horizontal orientation, inside-outside walls, dramatic window wall, dominant chimney forming a central hearth, and flat roof with overhanging eaves. This level of architectural significance is sufficient for this property to qualify for individual listing in the National Register of Historic Places under Criterion C: Architecture with a Period of Significance of 1948, the Colorado State Register of Historic Properties, and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1948, this residential 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. The building, unchanged over time, retains sufficient physical integrity to convey its architectural significance for listing on the National Register, 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. More survey is needed to determine if the Slade Acres subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins historic district. If listed under Criterion C: Architecture, this resource would be considered contributing.

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): mulberrystw1607-1609 - 1.tif through mulberrystw1607-1609 - 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): 08/26/2010

50. Recorder(s): MaryTherese Anstey

51. Organization: Historitcture, LLC

52. Address: PO Box 181095
 Denver, CO 80218-8822

53. Phone number(s): (303) 390-1638

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SKETCH MAP



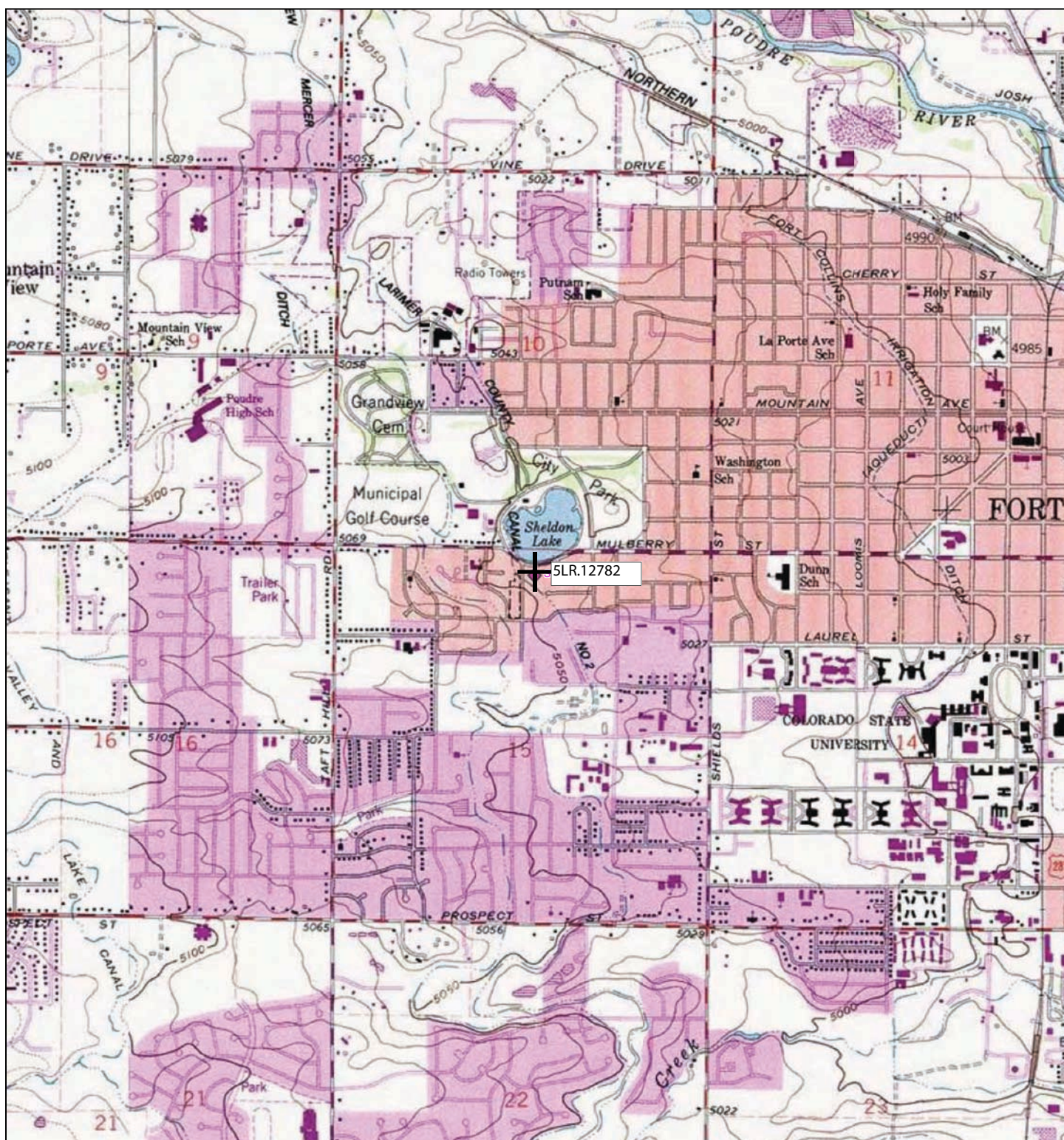
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LOCATION MAP



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

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