

## 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.12783**
2. Temporary resource number: **City-15**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **University Manor apartments**
6. Current building name: **University Manor apartments**
7. Building address: **109 West Myrtle Street**
8. Owner name: **University Manor, Inc.**  
 Owner organization: **c/o Pinnacle Property Services**  
 Owner address: **140 W Oak Street, Suite 160  
 Fort Collins, CO 80524**

Parcel number: **97141-14-030**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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**  
SE 1/4 NE 1/4 NE 1/4 NE 1/4 of section **14** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **493381** Northing: **4492119**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lots 8 and 9, Block 116**  
Addition: **Harrison's Addition** Year of addition: **1881**
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): **Square Plan**  
Other building plan descriptions:
15. Dimensions in feet: **5472 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick**  
  
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: **Fence**
21. General architectural description:  
**Oriented to the north, this Modern Movements apartment building rests on a concrete foundation. The two-story, square-shaped building features dark red brick siding. The flat roof is covered in built-up rock. The façade is divided into three bays, two brick towers at the corners and open porches in the center. A painted (grey and white) breezeblock tower centered on the facade provides cover for the external staircase; the primary entry into this tower faces west. The sign for the property appears on the face of this tower. There are single aluminum slider windows on each floor and for the garden/ basement level on each of the brick portions of the façade. The entries to the individual north-facing apartments appear to be glass sliding patio doors. The east elevation is faced in brick and there are four vertical bands of poured concrete; three rectangular aluminum windows, one for each level of housing, appear within these bands. The southern (rear) elevation features the same three part orientation as the façade, with the same type of entry porches and a breezeblock tower for the rear staircase. The western elevation is nearly identical to the eastern side of the apartment building; a privacy fence obscures some of this side of the property. According to Larimer County assessor records, this building contains twelve units. Character-defining features of the Modern Movements style evident at 109 W. Myrtle Street**

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include the streamlined appearance and use of decorative breezeblocks for the staircase towers.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

**This apartment building is located on a compact rectangular-shaped lot. There are small rocks surrounding the building on all sides. Only the diagonal parking area immediately adjacent to the east side of the building is associated with University Manor. Straight concrete walkways are visible in front of the building. There is also a mature street tree. The property is sited on a lot with an elevation of 4997 feet above mean sea level.**

24. Associated building, features or objects:

**None visible.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1961** ☒ 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: **(likely) University Manor, Inc.**

Source of Information: **Larimer County Assessor Records (online).**

29. Construction history:

**According to Larimer County assessor records, this building was constructed in 1961. An analysis of the style, building materials, and other historical records corroborate this date of construction. From field observation, it appears the patio sliding doors on the facade may be replacements; date unknown.**

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

**V. HISTORICAL ASSOCIATIONS**

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

32. Intermediate uses(s): **Domestic/Multiple Dwelling**

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

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

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## 35. Historical background:

There was little available information about the ownership of the University Manor apartment building at 109 W. Myrtle Street. According to Larimer County assessor records, the last ownership transfer occurred in 1961, however, details about the grantor and grantee were not provided. Since this building was constructed in 1961, it is possible the current owner, University Manor, Inc., is also the original owner of the property. A city directory search provided a clearer picture of the types of individuals who rented units in this building. Somewhat surprisingly, given the property's name and proximity to Colorado State University, only a few of the original occupiers were students. Instead, listed professions included cattle buyer, carpenter, railroad engineer, and two school teachers. By the 1970s and up to the present day, the apartment building has shifted almost exclusively to student tenants. The property is currently managed by Pinnacle Property Services, a firm with offices at 140 W. Oak Street.

## 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 1962 through 1982.

## 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.

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.

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39. Areas of significance: **Architecture**40. Period(s) of Significance: **1961**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Architecturally, this house represents a Modern Movements style apartment building. Character-defining features include the streamlined appearance and use of decorative breezeblocks for the staircase towers. This building appears to have been constructed for utility and resembles the types of student housing which appear on or near numerous university campuses. 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 1961, this Modern Movements apartment house 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 possible replacement of the patio doors on the facade does not adversely impact overall integrity of this resource. The 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.**

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): **myrtlestw0109 - 1.tif through myrtlestw0109 - 4.tif**  
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**  
**281 N College Avenue**  
**Fort Collins, CO 80522**

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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 80218-8822**

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

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SKETCH MAP



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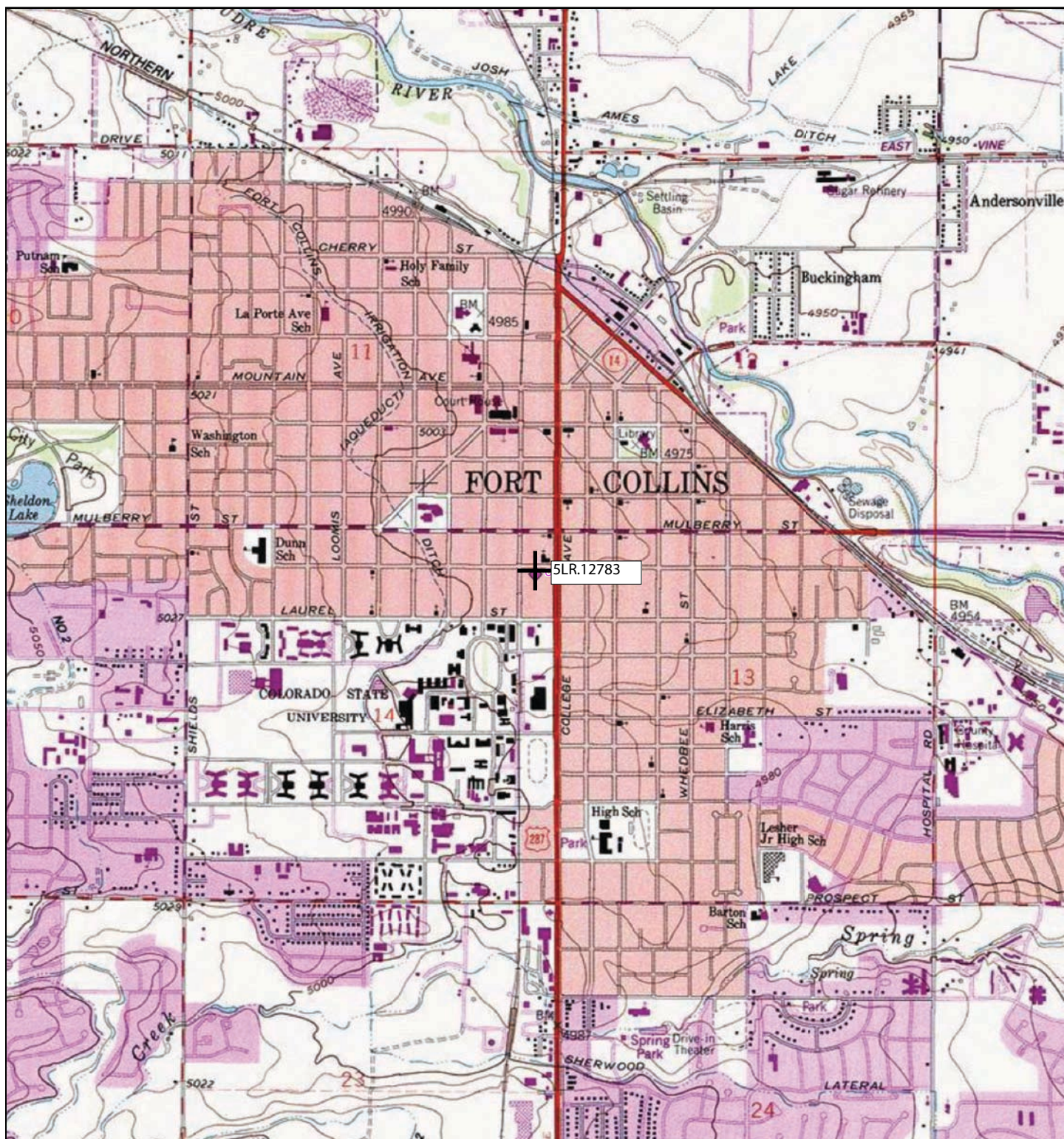
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## LOCATION MAP



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

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