

## 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.8178**
2. Temporary resource number: **City-16**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Moshier Manor apartments**
6. Current building name: **Moshier Manor apartments**
7. Building address: **113 West Myrtle Street**
8. Owner name: **ElJean, LLC**
- Owner organization:
- Owner address: **155 N. College Avenue, Ste 200  
Fort Collins, CO 80524-2455**

Parcel number: **97141-14-002**

- |   |   |  |                                     |  |
|---|---|--|-------------------------------------|--|
| 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**  
NW 1/4 SE 1/4 NE 1/4 NE 1/4 of section **14** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **493368** Northing: **4492100**
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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **12,160 square feet (6,080 square feet per story)**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**  
  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled 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 Modern Movements apartment building rests on a concrete foundation. The two-story, rectangular-shaped building features blonde brick siding. The front gabled roof with slightly overhanging eaves is covered in asphalt shingles. The façade features two decorative breezeblock screens, running from the foundation to nearly the roofline. This detail is painted maroon to match the property sign which appears on the northeast corner of the façade. The breezeblock screens appear to cover the north-facing windows, providing enhanced privacy for the apartment occupants. The eastern elevation is divided into three bays with the two entry vestibules dividing these parts of the building. These doors are located within slightly recessed openings and are underneath maroon fabric awnings. Immediately above each of these awnings, there is a large aluminum window with mirrored glass. Each of the flanking bays on the eastern elevation feature nine window openings, three on each level of housing. The central bay has twice as many window openings. All of the windows appear to be aluminum sliders. There are also metal ladders, serving as fire escapes for the upper level apartments, attached to the building. The south (rear) elevation has six square windows, two for each level. There is a small decorative brick detail in the top of the gable face. The west elevation is nearly identical to**

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the eastern side, although there are no doors on this side of the building. According to Larimer County assessor records, this building contains twenty-four units. Character-defining features of the Modern Movements evident at 109 W. Myrtle Street include the streamlined appearance and use of decorative breezeblocks as a privacy screen on the façade.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This apartment building is located on an L-shaped lot. There is a minimal grass lawn and a few juniper trees in the front. The parking lot for residents of Mosher Manor is located to the east of the building, immediately behind the adjacent University Manor apartments at 109 W. Myrtle Street. There is a narrow concrete walkway along the eastern side of the building. 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: **1965** ☒ Actual ☐ Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **(likely) Leo N. and Amos B. Mosher**

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

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1965. An analysis of the style, building materials, and other historical records corroborate this date of construction. There are no known changes to this apartment building.

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**

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

35. Historical background:

**Ownership of the Mosher Manor apartment building at 113 W. Myrtle Street has changed several times over its forty-six year history. It seems likely the original owners were Leo N. and Amos B. Mosher. These partners sold the building to the foursome of Frank H. and Edwena Van Deventer plus Elling L. and Lou Jean Wright in 1972. Fifteen years later ownership transferred to the Wright Family Trust. The current owner, who has been in possession of the building since 1995, is Eljean, LLC; it seems likely this company is somehow associated with the Wright family as the firm's name represents a combination of the Wrights' first names. The Eljean, LLC property management firm has offices located at 155 N. College Avenue. All of the original occupants listed in the city directory were, unsurprisingly, given the building's proximity to campus, students at Colorado State University. While most of the occupants over time had some association with CSU, other professions such as cement finisher, typist, and laborer did appear.**

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 1966 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: **1965**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 breezeblock privacy screens on the façade. 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 1965, this Modern Movements apartment house 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. There are no known changes to 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): **myrtlestw0113 - 1.tif through myrtlestw0113 - 4.tif**  
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**

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281 N College Ave  
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 80218-8822

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

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SKETCH MAP



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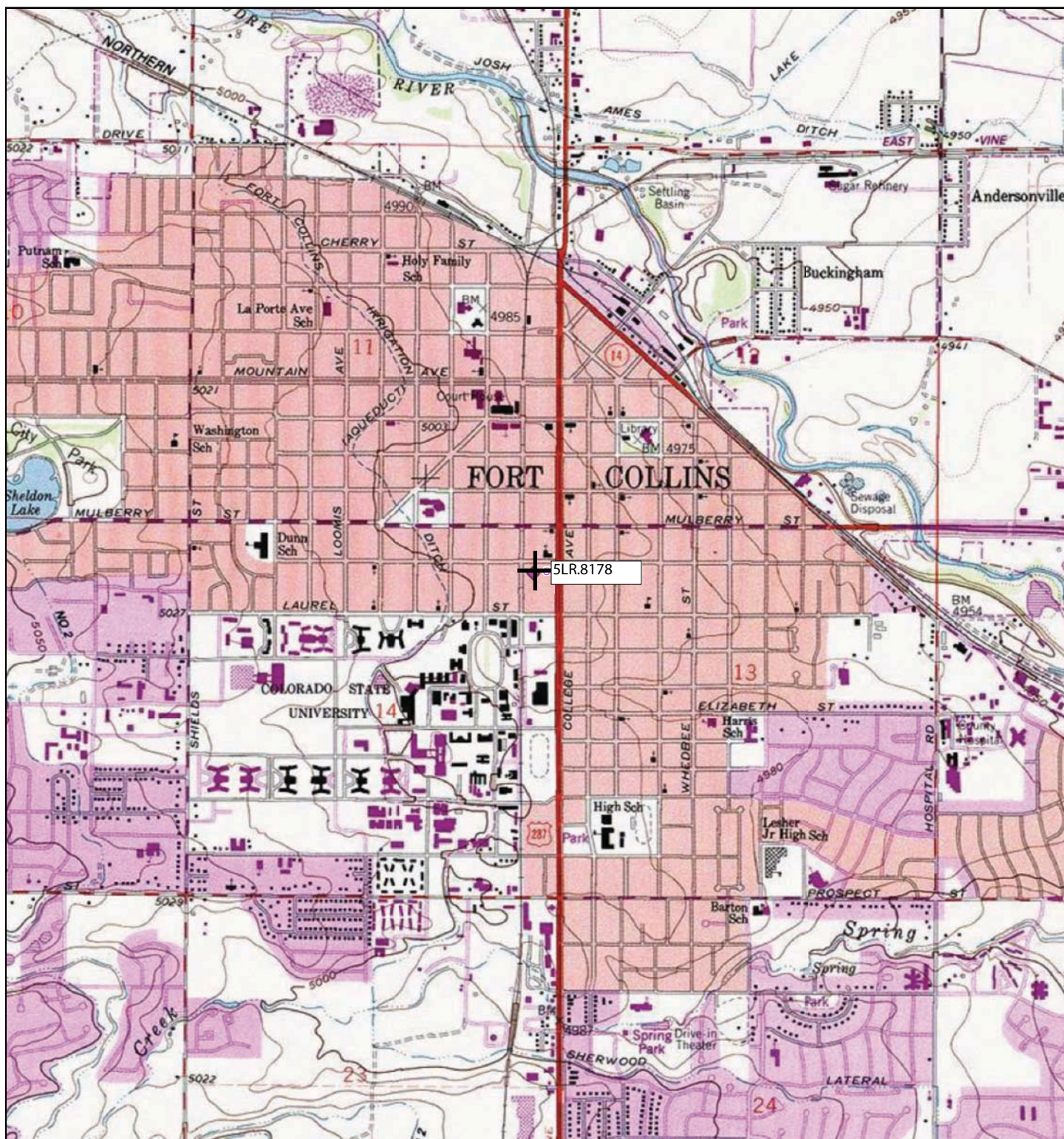
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## LOCATION MAP



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

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