

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.12787 | Parcel number: Various (see Field 21) |
| 2. Temporary resource number: | City-18 | |
| 3. County: | Larimer | |
| 4. City: | Fort Collins | |
| 5. Historic building name: | Not applicable | |
| 6. Current building name: | Old Town Professional Center | |
| 7. Building address: | 315 West Oak Street | |
| 8. Owner name: | Various (see Field 35) | |
| Owner organization: | | |
| Owner address: | Various (see Field 35) | |

- | | | | | |
|---|---|---------------------------------------|--|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" 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**
NE 1/4 NE 1/4 SW 1/4 SE 1/4 of section **11** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493082** Northing: **4492715**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Not applicable**
Addition: **Old Town Professional Center Condos** Year of addition: **2007**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **approximately 32,000 square feet**
16. Number of stories: **Seven**
17. Primary external wall material(s): **Stone**
Concrete
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Window/Glass Block**
21. General architectural description:
Oriented to the east, this seven-story International style skyscraper rests on a concrete foundation. The building has stone veneer on the main floor and large concrete panels on the office tower. There are entries to the irregular-shaped office building on both the north and side sides of the lobby. These identical entry doors, glass double doors with fixed pane transoms and sidelights, feature the current name of the building painted on the transom. These entries are located underneath a deep overhang of the flat roof; the wide wooden cornice is painted dark gold. A window wall, started adjacent to the entry, continues across the façade and is also located underneath the roof overhang. There are at least eight stone columns along the front of the building; a square wooden post painted dark gold defines the area between the flat roof and these stone columns. This same stone veneer defines the walls adjacent to both entries. At the southeast corner of the façade, along the cornice, there is a sign for the Canyon Chop House illuminated with a black gooseneck lamp. Signage for the Carmel Barber Shop appears in the cornice above the north primary entry door.

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Adjacent to the south-facing entry there is the patio, enclosed with a black iron railing, for the Canyon Chop House (restaurant is addressed as 212 Canyon Avenue, although it is attached to/ part of the same building). The entry from the restaurant onto the patio is reached via two wooden steps and has three glass doors trimmed in wood painted dark brown. The entry to the restaurant, double stained wooden doors with fixed panes featuring the name of the establishment etched in the glass, is nearly centered on the southern elevation and has a black fabric bubble awning covering the entry stoop. There are clerestory windows with mirrored glass on this side of the building. On the west elevation, there are two horizontally oriented window openings in-filled with glass block. There also is a rear patio; seven columns, like those along the façade, support the flat roof with wide cornice painted dark gold. There are sections of black iron railing between these columns. The building features large window walls looking out onto the outdoor seating area. Facing northwest, there is a rear entry (difficult to see, but may be a solid metal door painted rust) underneath the overhang of the flat roof. A fenced area adjacent to this rear door contains the air conditioning unit and other utility meters.

The office tower begins on the ground floor and is most visible from the north side of the building. A section of stone veneer siding faces the northwest corner of the building adjacent to the tower. There is also a four-lite fixed pane window unit tucked underneath the overhanging eave and wide cornice. This cornice continues across the office tower on the north side and around to the roofline over the north-facing primary entry. The office tower is divided into six vertical bay with narrow concrete projections defining the sides of the four-lite fixed pane aluminum windows. There is a band of tan bricks below each window and each window within the window band features a transom of grey vinyl. To emphasize the linear nature of its design, the vertical concrete projections are painted off-white, but the horizontal divisions are dark gold and match the building's cornice. Only the north and south sides of the tower have windows. The east and west elevations are solid concrete panels. There is a cell tower on the office tower roof.

Character-defining features of the International style evident at 315 W. Oak Street include: the flat roof, wide cornice, grid-like fenestration pattern, and the horizontal effect on tower achieved with use of projecting concrete bands.

Parcel Numbers:

315 W. Oak Street

Basement - 97114-66-001

Floor 1A - 97114-67-001

Floor 1B - 97114-68-001

Floor 2 - 97114-68-002

Floor 3 - 97114-68-003

Floor 4 - 97114-68-004

Floor 5 - 97114-68-005

Floor 6 - 97114-68-006

Floor 7 - 97114-68-007

211 Canyon Avenue

97114-17-010

22. Architectural style: **Modern Movements/International Style**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on large irregular-shaped, nearly triangular, lot at the intersection of W. Oak Street and Canyon Avenue. There is a large parking lot, with space for approximately ninety cars, behind the building. Landscaping on the site includes a grass lawn in the triangular section of land in front of the building, mature shade trees along the street, and an ash tree on the rear patio. There is also a bronze statue of a deer in the grass lawn. The site is 5001 feet above mean sea level.

24. Associated building, features or objects:

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None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1966** ☒ 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: **(tenants:) Continental Caterers Ltd, the Public Service Company of Colorado, and the American Mortgage Corporation**
Source of Information: **1966 Fort Collins City Directory**
29. Construction history:
According to Larimer County assessor records, this building was constructed in 1966. An analysis of the style, building materials, and other historical records corroborate this date of construction. Visible changes to the building include the restaurant entry doors and restaurant patio on the south elevation. It seems unlikely the mirrored glass in the clerestory windows is original. Date of all changes unknown.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution
Commerce and Trade/Professional**
32. Intermediate uses(s): **Commerce and Trade/Financial Institution
Commerce and Trade/Professional
Commerce and Trade/Business**
33. Current uses(s): **Commerce and Trade/Professional
Commerce and Trade/Restaurant
Commerce and Trade/Business**
34. Site type(s): **International Style Skyscraper**
35. Historical background:
This building, modest by standards set in large cities like New York and Chicago, was an early Fort Collins skyscraper. Constructed in 1966, that year the city directory listed only three tenants in this building: Continental Caterers Ltd., the Public Service Company of Colorado, and the American Mortgage Corporation. By the 1970s the building seems to have reached near-capacity. Key tenants during that decade included a number of local doctors, the US Soil Conservation Service, a variety of insurance agencies, a few non-profits, a range of corporate offices, numerous realtors, a few local lawyers, and the Rocky Mountain Barber Shop. This building has shown a remarkable level of consistency over time, with many of the same tenants occupying office space for at least thirty years. The current signage reflects the building name as the Old Town Professional Center. The current owners of the building are RFC-315 W. Oak Street LLC and Lennon and Gowens Ltd, LLC (fifth floor only). Selected tenants include: the Canyon Chop House on the main floor, numerous law offices, and the Carmel Barber Shop (located at 125 Howes Street—5LR. 12757—in 1980).

Current owners and addresses:**315 W. Oak Street (Basement, Floors 1A-B, 2, 3, 4, 6, and 7) - RFC-315 W. Oak Street LLC - 6132 Saddletree Lane - Yorba Linda, CA - 9288**

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315 W. Oak Street (Floor 5) - Lennon and Gowens Ltd., LLC - 315 Oak Street, 5th Floor - Fort Collins, CO - 80521
211 Canyon Avenue - DSMS Enterprises, Inc. - PO Box 2421 - Fort Collins, CO - 80522

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 1981.

VI. SIGNIFICANCE37. 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: **1966**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Historically, this building is important for providing office space to a number of local professionals and business. This building, architecturally, represents an example of a mid-1960s International style office building. Character-defining features include the flat roof, wide cornice, grid-like fenestration pattern, and the horizontal effect on tower achieved with use of projecting concrete bands. In terms of comparative analysis, this resource is less significant than the other office tower surveyed as part of this project, the Savings Building at 125 S. Howes Street (5LR.12757). The level of architectural significance 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, the site qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1966, this office building 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. Changes to the south elevation for the Canyon Chop House negatively affect the aspects of design, materials, and workmanship. In terms of comparative analysis, this resource retains less integrity than the other office tower surveyed as part of this project, the Savings Building at 125 S. Howes Street (5LR.12757). According to the Colorado Office of Archaeology and Historic Preservation, this resource Needs Data regarding the alterations made to the building before a determination of National and State Register eligibility can be made. However, this 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): **oakstw0315 - 01.tif through oakstw0315 - 10.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N College Ave
Fort Collins, CO 80522

48. Report title: **Fort Collins Post-War Survey**

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49. Date(s): 11/19/2010

50: Recorder(s): Mary Therese Anstey

51: Organization: Historitecture, LLC

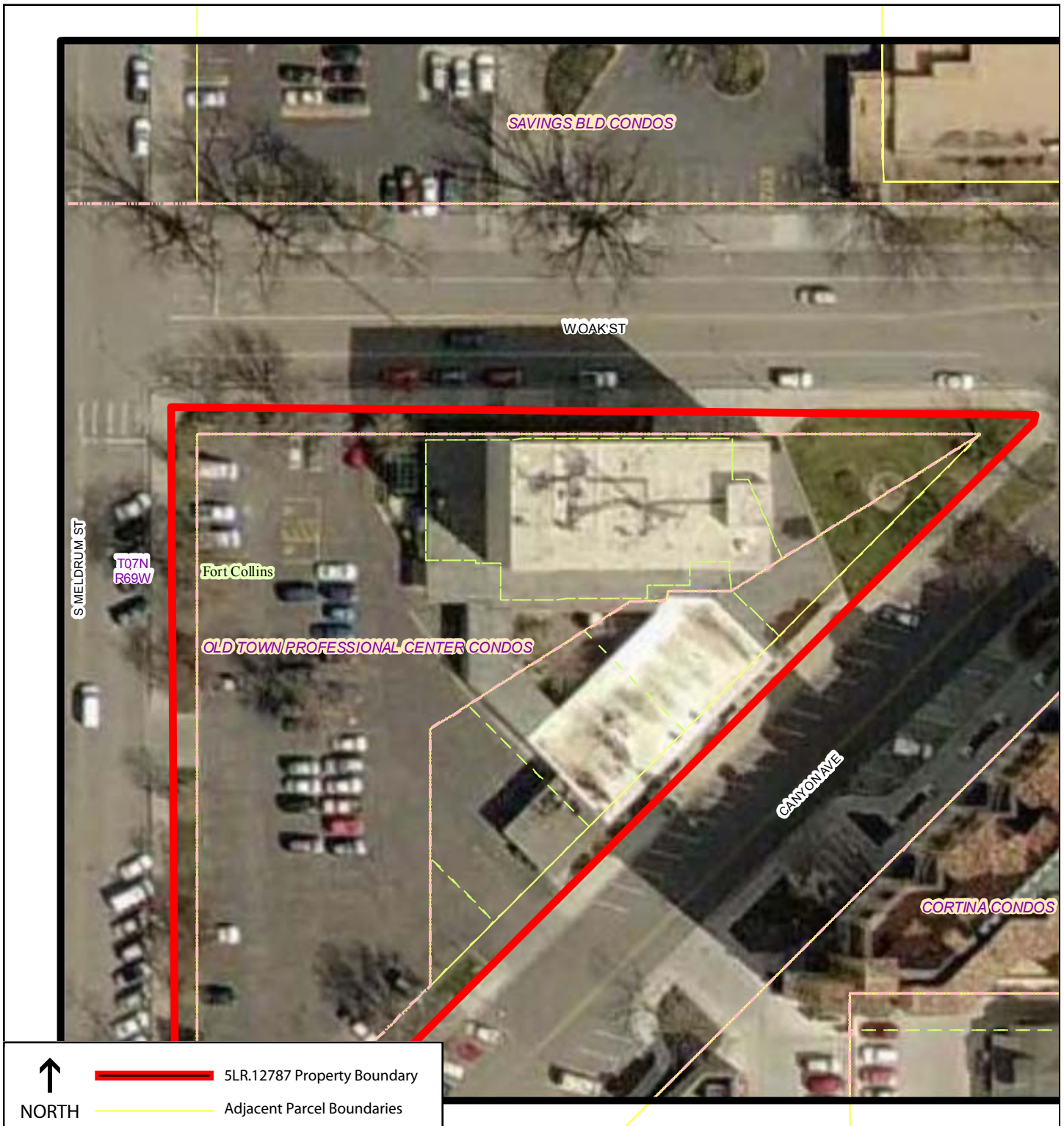
52: Address: PO Box 181095
Denver, CO 80218-8822

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

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SKETCH MAP



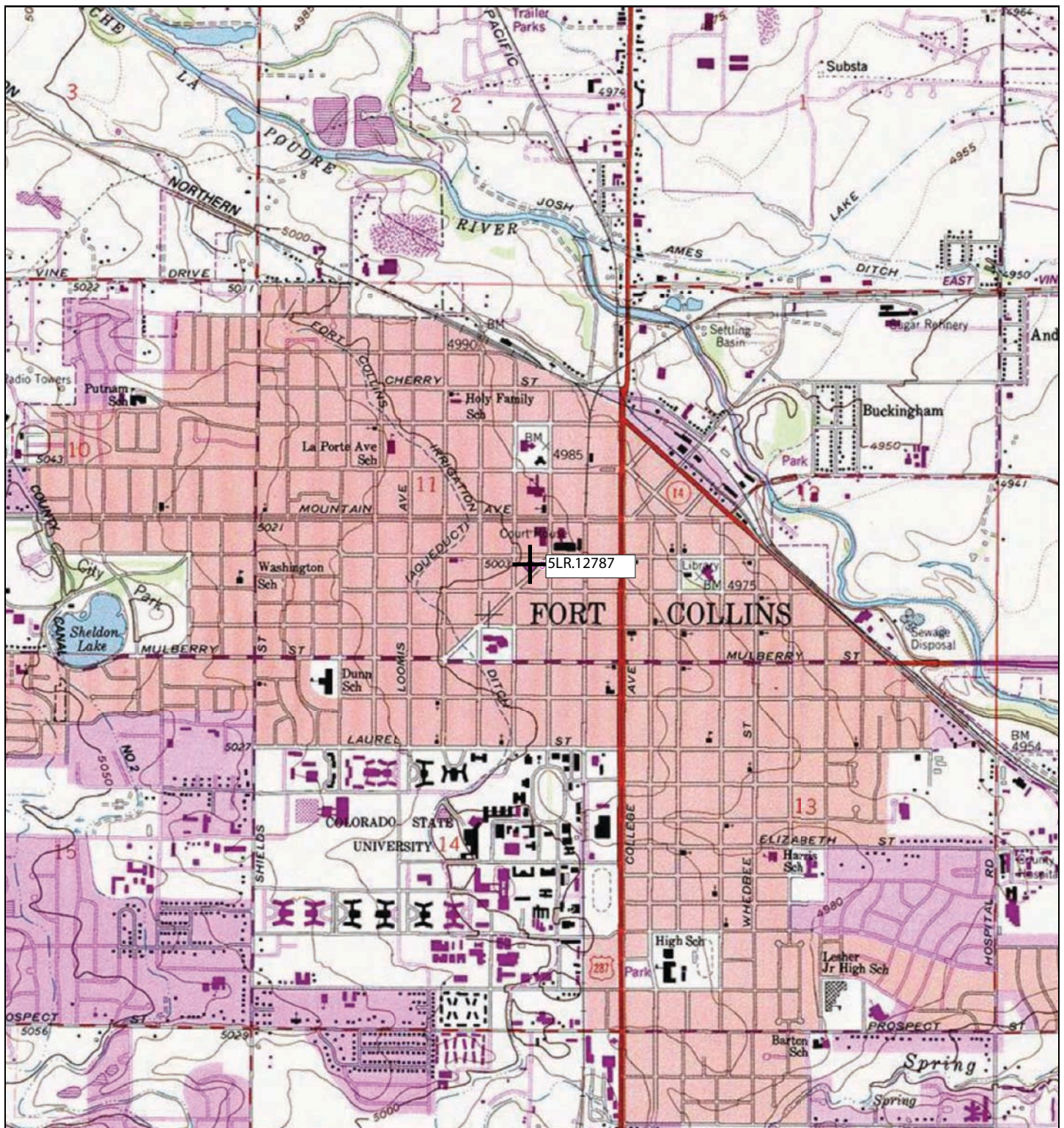
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LOCATION MAP



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

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