

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.12790**
2. Temporary resource number: **City-24**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Banwell Motor & Tire Company**
6. Current building name: **Burt's Shirts**
7. Building address: **142 Remington Street**
8. Owner name: **Burt Nunnelee**
- Owner organization:
- Owner address: **PO Box 1813**
Fort Collins, CO 80522

Parcel number: **97123-17-017**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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**
NE 1/4 SW 1/4 NW 1/4 SW 1/4 of section **12** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493623** Northing: **4492817**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lots 17-18, Block 131**
 Addition: **Fort Collins Original Town** Year of addition: **1873**
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: **3600 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
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**
Window/Glass Block
21. General architectural description:
Oriented to the west, this rectangular Commercial type building with Modern Movements influences rests on a concrete foundation. It is constructed of concrete block with a facing of narrow red bricks. The building has a flat roof with a triangular brick projection piercing the roofline. There is a stucco signage panel, now empty, between the roofline and the awning over the display windows. A large plate glass display window with a brick kickplate starts at the northwest corner of the façade, covering nearly two-thirds of the front of the building. The primary entry, a glass door with a fixed pane transom, is directly south of the display window. A rust-colored fabric awning shades both the front window and entry door. An attached garage is located on the southwest corner of the façade. The garage door, open at the time fieldwork was completed, appears to have a vinyl or metal roll door which is painted white. The visible portion of the north elevation includes the wraparound portion of the front display window. The remainder of this side of the building is concrete block with four rectangular window openings filled with glass block. The south elevation also is concrete block. Near the rear of the property on this side of the building there are two rectangular steel-frame

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windows; there is an air conditioning unit mounted outside one of these openings. The east (rear) elevation is covered in a graffiti-style mural. A wooden garage door is nearly centered on this portion of building. There are also two more steel-frame windows; the painted mural covers all of the surfaces, including the windows. Character-defining features of the Commercial building type evident at 142 Remington Street include: the large plate glass display window, brick kickplate, signage panel, and shade awning. The attached garage is not a typical feature, although it does indicate the building's early use as an auto repair shop. The horizontal orientation, streamlined appearance, and presence of the tall rectangular brick element piercing the roofline give this building its Modern Movements style influence.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type: **Commercial**

23. Landscape or special setting features:

This building is located on two narrow rectangular lots with a parking lot in the back. A City parking garage abuts the building to the north. There is a narrow walkway from the front of the building to the rear along the south elevation of the building. Hollyhocks bloom on the property. The elevation of the site is 4984 feet above mean sea level.

24. Associated building, features or objects:

Detached Shed

This rectangular building has a gambrel roof covered in asphalt shingles. The double door appears to be wood. The entire shed is painted to match the mural on the east (rear) elevation of the main building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1955** ☒ 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: **Leigh J. Banwell**

Source of Information: **1956 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1955. An analysis of the style, building materials, and other historical records corroborate this date of construction. The garage door on the facade may be a replacement; date unknown. The assessor records also noted a 1990 remodel; work completed unknown. This building appears unchanged from how it looked in a 1995 photograph.

City of Fort Collins staff added the following comment: As there were no building permits issued for any alterations, either interior or exterior, between 1980 and 2000, and the Larimer County Assessor's information is typically one to two years behind, the "1990 alteration" noted on the Assessor's card most likely refers to the August 15, 1989 building permit for an awning.

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

V. HISTORICAL ASSOCIATIONS

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31. Original use(s): **Commerce and Trade/Business**
32. Intermediate uses(s): **Commerce and Trade/Business**
33. Current uses(s): **Commerce and Trade/Business**
34. Site type(s): **Commercial type building with Modern Movements influences**
35. Historical background:
During its early history this building, constructed in 1955, was associated with at least two different auto-related businesses. This fact explains the continued presence of the attached garage on the façade of the building. The original occupant was the Banwell Motor and Tire Company, owned by Leigh J. Banwell. This business remained at this location until the early-1960s. From the late-1960s until the late-1970s, 142 Remington Street was home to Ben's Bee Line Service. Murray Bennington was the owner of this car repair facility. In 1990, 142 Remington Associates sold the building to current owner Burt J. Nunnelee. He established Burt's Shirts, a well-known embroiderer and logo clothing provider, which currently occupies this space.
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 1956 through 1992.
<http://www.burtslogoapparel.com/> [Accessed 20 April 2011].**

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.

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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: **Architecture:1955; Commerce: 1955-ca 1975**

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

42. Statement of Significance:

Historically, this building is important for its early association with the automotive repair business. It was home to both Banwell Motor and Tire Company and Ben's Bee Line Service. Architecturally, this is a good example of a mid-1950 Commercial type building with Modern Movements style influences. Character-defining features include the large plate glass display window, brick kickplate, signage panel, and shade awning. The horizontal orientation, streamlined appearance, and presence of the tall rectangular brick element piercing the roofline give this building its Modern Movements style influence. This level of historical and architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places. However, according to the Colorado Office of Archaeology and Historic Preservation, this resource qualifies for listing in the Colorado State Register of Historic Properties (Criterion A: Commerce and Criterion C: Architecture). The building also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1955, this 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. Possible replacement of the garage door on the facade had a minimal effect on the aspect of materials. ***HEATHER???

According to the Colorado Office of Archaeology and Historic Preservation, this resource Needs Data regarding the 1990 alterations before a determination of National and State Register eligibility can be made. The building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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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): **remingtonst0142 - 1.tif through remingtonst0142 - 4.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**
49. Date(s): **07/02/2010**
50. Recorder(s): **Adam Thomas**
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



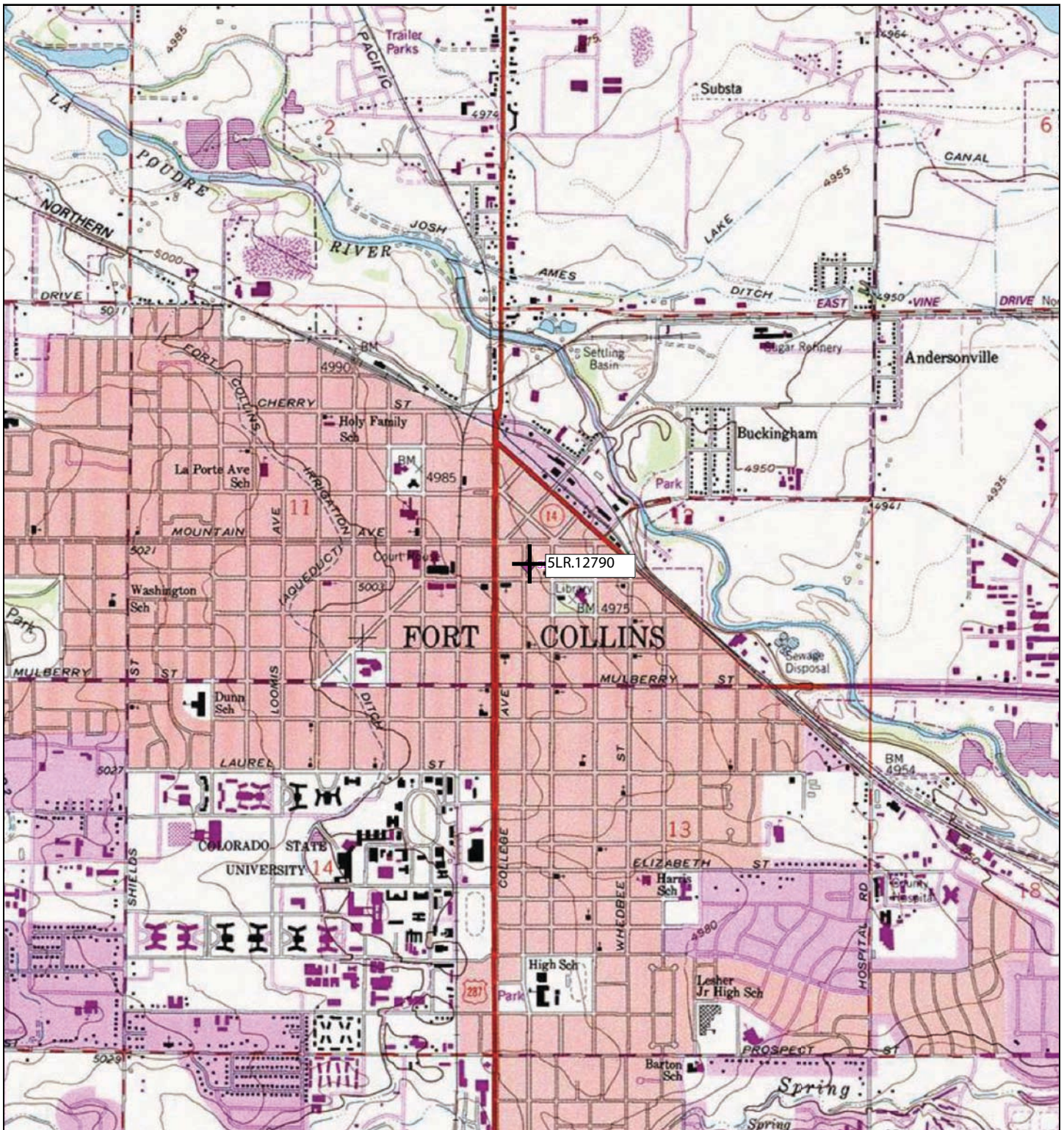
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LOCATION MAP



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

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