

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.12791 Parcel number: 87182-32-001
2. Temporary resource number: City-25
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Reliable Linen Services
6. Current building name: Professional Document Management
7. Building address: 1133 Riverside Avenue
8. Owner name: Fries Enterprises, LLLP
Owner organization:
Owner address: PO Box 273157
Fort Collins, CO 80527

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SW 1/4 NW 1/4 SW 1/4 NW 1/4 of section **18** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **495192** Northing: **4491759**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Parts of Lot 1 and 2**
Addition: **Fries Enterprise Building, Minor Subdivision** Year of addition: **1992**
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: **12,172 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: **Synthetic Roof**
Other roof materials:
20. Special features: **Chimney**
Window/Glass Block
Garage/Attached Garage
Fence
21. General architectural description:
Oriented to the north, this irregular-shaped, sprawling, early-Modern Movements building rests on a concrete foundation. It is constructed of blonde brick. The industrial building has a number of flat roofs at various heights; all roofs feature a course of terra cotta along the top edge. The northeast corner of the façade, slightly recessed, has two large openings filled with glass block and capped with forest green fabric awnings. West of these openings there is a double glass entry door with a matching awning. Near this entry the main building intersects with a rectangular, flat-roofed bay which faces onto Riverside Avenue; this portion of the building is likely an early addition and features four three-window units with tinted glass and black vinyl (or plastic) transoms. There is also an east-facing glass door entry with an awning in this portion of the building. On the main façade, above this addition, there are two fixed pane, rectangular, tinted windows in the parapet. There is another single glass door with

Architectural Inventory Form

Page 3

an awning facing west. Also on this west-facing portion of the building, there are three rectangular steel-frame windows with brick sills. West of the intersection with the main body of the building, there is a north-facing single glass door with an awning. There is a large nine-lite, steel-framed window with a brick sill over this entry door. From this point to the northwest corner of the façade, the exterior wall of the building slants to the southwest. The two-story portion of the building features another steel-frame window, this one with eighteen lites. This portion of the building abuts a three-story bay. A massive, round, brick tower (or smokestack) is located at the intersection of these two parts of the façade; there are a number of cell phone receivers at the top of this tower. West of the tower there is a single-garage opening with a vinyl (replacement) door, another large steel-framed window, and a flat-roofed addition of painted concrete or stucco.

From the east, a north-facing concrete block addition painted cream with rust trim is visible. The east elevation features three large, rectangular, glass block-filled openings. Some charity drop-boxes block another entry, double glass doors with an awning, on this side of the building. The west side follows an irregular path. At the northwest corner the side of the concrete (or stucco) addition on the façade is visible. There are two large, steel-framed windows above this corner addition. There are two more steel-framed windows, located high on the exterior wall, in the rear of the north-facing garage portion of the building. In the single-story portion of the west elevation between these windows and the loading dock, there is a twenty-lite steel-framed window and another single garage door; this one appears to be wooden, painted cream, and have four fixed-pane windows. The aforementioned concrete loading dock faces northwest and has a stained wood double door, each with a fixed-pane window.

There is a large, rectangular addition adjacent to the small, original loading dock. The siding on the north-facing addition is standing seam steel painted tan. There is a projecting metal roof along the upper portion of this building's façade; it also features both a double entry door of tinted glass with sidelights and two fixed-pane square tinted windows. The west side of this two (or three) story steel addition has no openings. The rear of the building appears to have a front-gabled roof with a flat-roofed projection to shield the concrete loading dock from the elements. A number of metal pipes or thin metal columns, painted maroon, support this flat-roof. There are three trough-like concrete driveways which allow large trucks to back up and gain access to the building through two attached garages. The garage doors appear to be metal roll-ups painted white. The southeast rear corner of the building features an enclosed area, perhaps for storage, underneath the flat roof projection. There appears to be a half-height wooden fence along the east edge of the property.

Character-defining features of the Modern Movements style evident at 1133 Riverside Avenue include: the flat roofs, brick siding, and numerous steel-framed windows with brick sills. The large smokestack/tower indicates the original industrial nature of this complex building.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on an expansive, highly irregular shaped lot. There is parking available surrounding most sides of the building. On the west side landscaping includes lava rock, curved walkways of tinted concrete, and deciduous bushes and trees along the foundation. A number of pallets are stacked near the two loading docks. There are numerous trash cans and a dumpster on the property. The site is 4960 feet above mean sea level.

24. Associated building, features or objects:

Detached Shed

Located near the building at the northeast corner of the property, there is a small, square shed. It has a front-gabled roof and weatherboard siding.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1941** ☒ Actual ☐ Estimate
Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**
Source of Information:

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

27. Builder: **Unknown**
Source of Information:

28. Original Owner: **Unknown**
Source of Information:

29. Construction history:
According to Larimer County assessor records, this building was constructed in 1941. An analysis of the style, building materials, and other historical records corroborate this date of construction. There have been numerous changes to this property. They include the large standing seam metal building, the larger loading dock on the rear, the tinted windows in the parapet on the façade, (perhaps) the rectangular brick projection on the façade, and the glass doors with awnings. Dates of these changes are unknown.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade**

32. Intermediate uses(s): **Commerce and Trade**

33. Current uses(s): **Commerce and Trade/Warehouse**
Commerce and Trade/Business

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

35. Historical background:
There was little information available about this building. The resource first appeared in the city directories in 1979, despite the fact it was constructed in the 1940s. It seems likely this property had a different address during its earlier history. However, there have been a number of industrial uses in this area at the edge of Fort Collins from the 1950s onward. For example, in 1950, other businesses at the end of Riverside Avenue included a sausage company, two "sales yards," and a feed & grain store. During the 1960s the Fort Collins Disposal Plant and Ready-Mix Concrete were located on this end of Riverside Avenue. The original owner of the building was Samuel Sandler. The Reliable Linen Company was based in this building until at least 1985. This firm provided industrial linens and uniforms, both for sale and rent. In 1992 there were two businesses in this building: Aratex Service, another uniform dealer, and Autobahn West, a car repair firm. In 1998 ownership of the building transferred from Vineyard Christian Fellowship FTC Inc. to Fries Enterprises. The current owners are Professional Dock Management Inc. and Fries Enterprises and current occupants include Professional Document Management, Vineyard Church Offices, The Edge (religious youth program), Fries Enterprises (a real estate firm), The Feet, Innovation Enterprises, and Media Net Sales.

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 1950 and 1992.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No
Designation authority:

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 5

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: **ca. 1941**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

This industrial building was home to Reliable Linen Services and currently houses a number of businesses, some of them industrial. Architecturally, this is an example of an early Modern Movements building. Character-defining features include the flat roofs, brick siding, and numerous steel-framed windows with brick sills. The large smokestack/tower indicates the original industrial nature of this complex building. This 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, it does qualify for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1941, this building exhibits a low 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 over time, especially the large standing seam metal addition, have adversely affected design, materials, workmanship, and feeling. According to City of Fort Collins staff, despite these alterations, 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): **riversideave1113 - 1.tif through riversideave1113 - 9.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): **03/21/2011**

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**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

SKETCH MAP



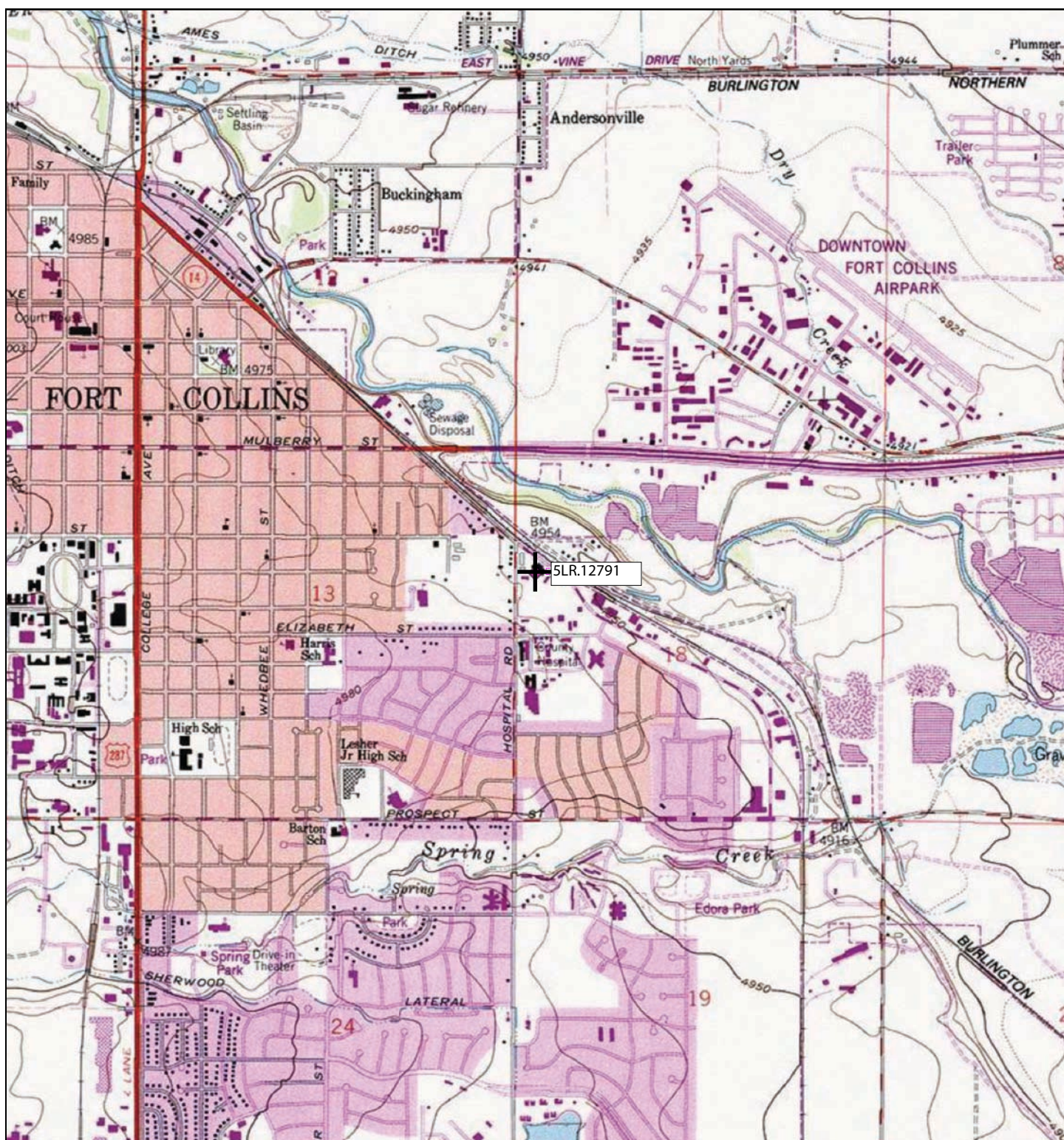
Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 8

LOCATION MAP



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

Fort Collins Post-World War II Survey

HISTORITECTURE