

## 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.12797**
2. Temporary resource number: **SHF-56**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Nyle and Peggy Bynum Residence**
6. Current building name: **Joseph A. Covi House**
7. Building address: **2200 Vassar Avenue**
8. Owner name: **Joseph A. Covi**
- Owner organization:
- Owner address: **2200 Vassar Avenue  
Fort Collins, CO 80525**

Parcel number: **97243-09-178**

- |   |   |                                       |  |  |
|---|---|---------------------------------------|--|--|
| 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 NW 1/4 NW 1/4 SW 1/4** of section **24** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **493606** Northing: **4489819**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Lot 178**  
 Addition: **South College Heights, 5th filing** Year of addition: **1957**
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: **1820 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Fence**  
**Garage/Attached Garage**
21. General architectural description:  
**Oriented to the west, this late-1950s Ranch type home with minimal Tudor cottage elements rests on a concrete foundation. The rectangular-shaped home features red brick siding with small groupings of a few blonde Roman bricks added randomly for decorative effect. The house has a side gabled roof covered in asphalt shingles. The primary entry, a white wooden door with at least four square windows in the upper portion and a wooden (or vinyl) storm door painted cream with a scalloped screen opening in the top part, is nearly centered on the façade. This door and a large diamond-paned picture window are located within a front-gabled projecting bay near the center of the facade. The gable face features horizontal siding painted cream and minimally scalloped bargeboards. There are three decorative ironwork supports, all painted black, between the roofline and foundation on this part of the façade. The southwest corner of the façade features a two-car attached garage. Foliage and a half-height wooden fence obscure much of the remainder of the façade; another diamond pane window, this one perhaps a casement, appears north of the primary entry. The south elevation features a small rectangular diamond pane window into the garage. The gable facing features the same**

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horizontal siding and scalloped bargeboards as appear on the façade and a wooden privacy fence enclosing the backyard is visible. The north elevation has the same type of gable detailing and two rectangular, horizontally oriented, casement, diamond pane windows. The east (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, this house has five bedrooms and two bathrooms. Character-defining features of this property type evident at 2200 Vassar Avenue include: horizontal orientation, minimal entry porch, and two-car attached garage. The random brick siding, minimally scalloped bargeboards, and diamond pane windows give this house its subtle Tudor cottage influences.

## 22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

## 23. Landscape or special setting features:

This house is located on a spacious lot at the corner of Vassar Avenue and Rutgers Street. It features expansive beds edged in large stones and filled with dark brown mulch surrounding low bushes and other plants. There is a wide stone path between the sidewalk and the front door. A metal lamppost, painted black and featuring the house number, is located close to the corner of the property. There are numerous mature trees on the lot. There is a wooden half-height fence in the northern half of the front yard near the home's façade. This same type of fence, although full-height, encloses the backyard. This property is sited on a lot with an elevation of over 5000 feet above mean sea level.

## 24. Associated building, features or objects:

Detached Shed

This building, obscured by the wooden privacy fence surrounding the rear yard, appears to be a rectangular building faced in dark brown vertical siding with a front gabled roof covered in asphalt shingles.

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1959**☒ Actual ☐ EstimateSource of Information: **Assessor**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Nyle R. and Peggy M. Bynum**Source of Information: **1960 Fort Collins City Directory**

## 29. Construction history:

According to Larimer County assessor records, this building was constructed in 1959. An analysis of the style, building materials, and other historical records corroborate this date of construction. The Assessor notes a 2000 remodel. This work likely involved finishing the basement, possibly adding one or more bedrooms. City of Fort Collins files include a building permit dated December 30, 2010, for work to remodel the basement, adding an egress window, walling in the laundry/ utility room, and updating the existing bathroom.

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

## V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Corner-lot suburban Ranch home**

35. Historical background:

Several of the owners and residents of this house have shared some association with Colorado State University. The original owners of the home at 2200 Vassar Avenue were Nyle R., a salesman at Davis Brothers, Inc., and his wife Peggy M. Bynum. The couple lived in the house until the mid-1960s. The Rem family lived at this address during the 1970s. John O. Rem was a department supervisor at Colorado State University and his wife Marilyn was a student, presumably at CSU as well. The couple had three children: Mark, Diana, and Michael. Retirees Daniel and Ora B. Gallatin resided here during the late-1970s and into the early-1980s. The Gallatins were married on March 20, 1925, in Fort Lupton. The couple had six sons (Maurice, Alfred, Robert, Sherman, Bruce, and William) and three daughters (Eleanor, Alice, and Bernice). Daniel passed away on October 22, 1978, and Ora died in a nursing home on February 8, 1990. In 1992 Craig J. and Lisa R. Tremback purchased the house from Dale A. Riechers. Just two years later, the Trembacks sold the property to Hui Li and Ruth Alberta Tiao. It appears the Tiaos were divorced in 1995 when ownership of the house transferred solely to Ruth Alberta Peterson. In 2005 she sold the house to current owner Joseph A. Covi, a graduate of CSU in Biology.

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 1960 through 1987.

Obituary: Ora B. Gallatin. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/gallor90.jpg> - [Accessed 31 January 2011].  
Google Search: James A. Covi.

## 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.

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- ☐ 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: **1959**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This building, architecturally, represents a late-1950s Ranch home with minimal Tudor influences. Character-defining features include horizontal orientation, minimal entry porch, and two-car attached garage. The random brick siding, minimally scalloped bargeboards, and diamond pane windows give this house its subtle Tudor cottage influences. 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, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1959, this Ranch home 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. Records seem to indicate most changes over time have occurred inside the house. According to the Colorado Office of Archaeology and Historic Preservation, this resource Needs Data regarding the 2000 alterations before a determination of National and State Register eligibility can be made. 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

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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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears at least some portion of the South College Heights subdivision may be good candidates for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.**

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): **vassarave2200 - 1.tif through vassarave2200 - 4.tif**

Digital photographs filed at: **Historic Preservation Program, City of Fort Collins  
281 N. College Avenue  
Fort Collins, CO 80522**

48. Report title: **Fort Collins Post-War Survey**49. Date(s): **08/30/2010**50. Recorder(s): **Mary Therese Anstey**51. Organization: **Historitecture, LLC**

52. Address: **PO Box 181095  
Denver, CO 80212-8822**

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

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SKETCH MAP



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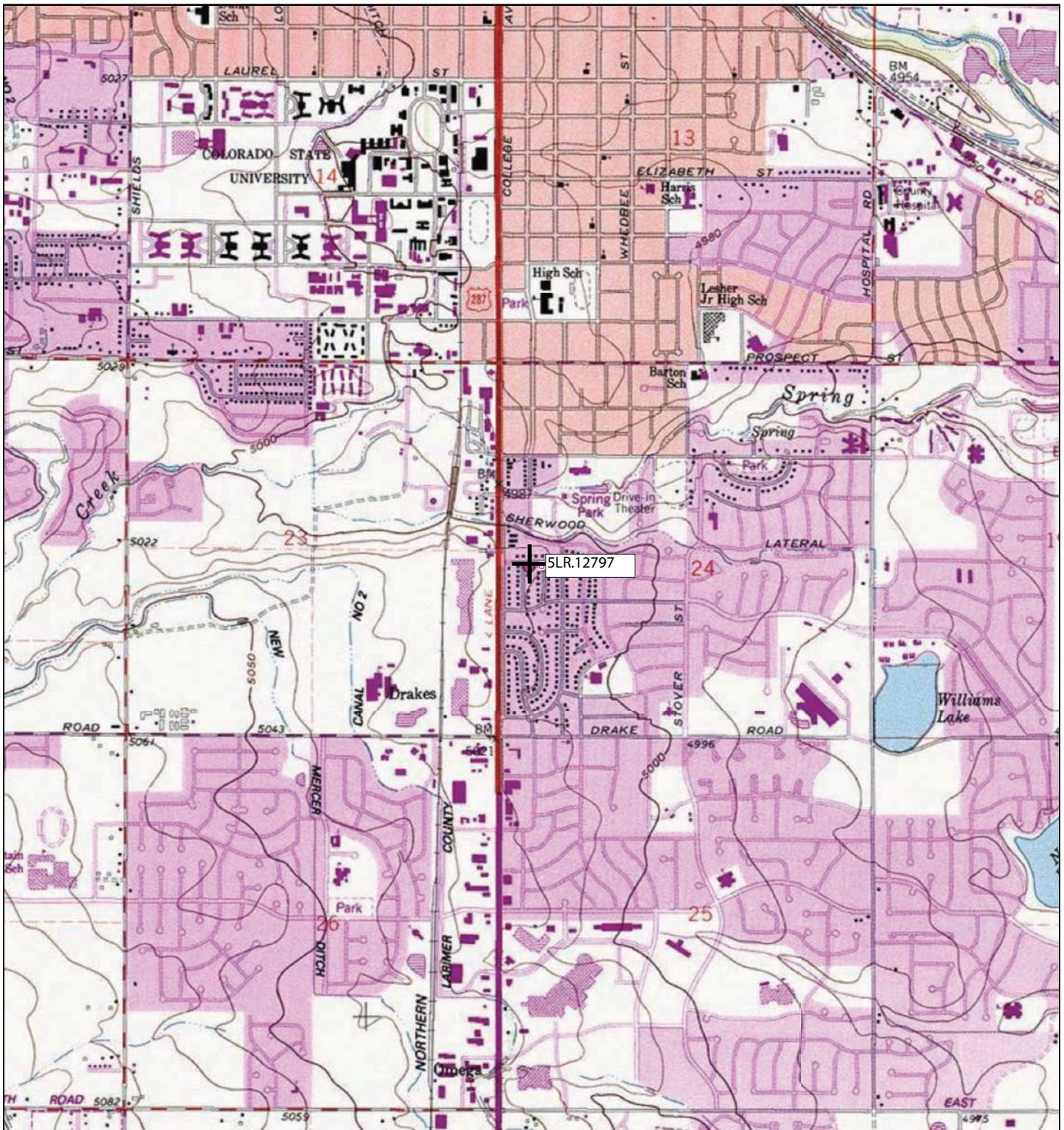
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## LOCATION MAP



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

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