

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.8757**
2. Temporary resource number: **SHF-58**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **John and Hazel Taylor Residence**
6. Current building name: **Donald Cox and Kari Armstrong House**
7. Building address: **510 Wayne Street**
8. Owner name: **Donald F. Cox and Cari L. Armstrong**
Owner organization:
Owner address: **510 Wayne Street**
Fort Collins, CO 80521-2438

Parcel number: **97113-34-016**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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**
SE 1/4 SW 1/4 SW 1/4 SW 1/4 of section **11** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **492048** Northing: **4492404**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lots 12 & 13, Block 5**
 Addition: **Kenwood Heights** Year of addition: **1924**
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: **1686 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stone**
 Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
Porch
21. General architectural description:
Oriented to the west, this early Ranch type home rests on a stone foundation. The irregular-plan house features stone siding and a cross-hipped roof covered in asphalt shingles with overhanging eaves. The primary entry, an arched wooden stained door with a small square window, is centered on the façade and located within a recessed porch. The porch support is composed of the same type of stone as the home's siding. There is a slightly projecting, pyramidal-hipped roof bay at the northwest corner of the façade. A three by five-lite steel window with the trim painted green is centered within this portion of the home. South of the primary entry there is a large picture window with a roll-up blind mounted outside to block the western sun. An integrated stone planter runs nearly the entire length of this side hipped roof portion of the façade. Near the southwest corner there is another three by five-lite steel window. The south elevation, facing onto the alley, features a secondary entry and several windows. This side entrance is a wooden door painted green with four square windows at the top; there is also a metal storm door with a

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decorative panel. There are several multi-pane steel windows, similar to those on the façade except smaller, along this side of the home. In addition, there is a large tripartite picture window near the rear corner adjacent to the driveway. A large stone chimney appears perpendicular to the roofline of this portion of the house. The north elevation features two more of the three by five-lite steel windows. The east (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, this house has three bedrooms and two bathrooms. Character-defining features of this property type evident at 510 Wayne Street include: horizontal orientation, steel windows, integrated stone planter, and recessed entry.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located on two lots bordered by Wayne Street on the west and an alley which runs along the south elevation. It features a grass front lawn and a curvilinear concrete path between the sidewalk and the front door. A metal lamppost, painted green and covered in vines, appears in the lawn near this walkway. There are numerous mature trees on the lot. A juniper bush near the primary entry has been trimmed to resemble a man's face. This property is sited on a lot with an elevation of over 5000 feet above mean sea level. There is a concrete pad for parking approximately three cars located along the south side of the home.

24. Associated building, features or objects:

There may be a stone barbecue in the rear yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1946**☒ Actual ☐ EstimateSource of Information: **City of Fort Collins Building Permits - Local History Archives Collection**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **John D. and Hazel Taylor**Source of Information: **1948 Fort Collins Polk City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1946. An analysis of the style and building materials, especially the expansive size of this house, might indicate a later date of construction. However, there is a building permit dated 1946. Given these facts, there is a possibility this home was architect-designed, but no supporting details have been located. While field observation indicated the south elevation may include an addition, an historic image from 1948 shows this portion of the home. Based upon this photograph and another from 1968, it appears this home has changed very little over time.

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): Suburban Ranch home

35. Historical background:

The home at 510 Wayne Street was associated with the Taylor family for nearly thirty years. Hazel and John D. Taylor, first listed at this address in 1948, were the original owners. John was the pharmacist at Batson's Rexall Drug, located at 804 South College Avenue, just east of the Colorado State University campus. Some member of the Taylor family lived at this home until at least the mid-1970s. The City Directory entry for 1971 listed only Hazel, perhaps indicating her husband John had passed away; no further details have been located to substantiate this supposition. In the late-1970s the property was home to Al J. and Pat R. Helburg. He worked as an electrical foreman at CSU and his wife was a telephone operator; the couple's daughter, Janeen, was a student. In the early-1980s Timothy J. Dow lived in the home. By 1990 the house belonged to Gerald and Sandy Ernst; he worked at the Wine Cellar and she was an employee at the Holiday Inn. In 1992 Betsy K. Cox transferred ownership of the home to Donald F. Cox; the couple also owned another surveyed property: the duplex at 1607-1608 West Mulberry Street. In 1998 Donald Cox added Kari L. Armstrong to the title via quit claim. Armstrong is active in local arts and theater, serving as the costume designer for drama productions at Poudre High School.

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 1948 through 1997.

Google Search: Kari L. Armstrong.

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.

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☐ 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: **1946**

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

42. Statement of Significance:

This building, architecturally, represents an unusually large and sprawling Ranch home from the late-1940s. Character-defining features include horizontal orientation, steel windows, and recessed entry. The stone siding also is quite rare for houses constructed during the postwar period in Fort Collins. The size and details of this home may indicate the resource was architect-designed, although this fact was not confirmed during the research process. According to the Colorado Office of Archaeology and Historic Preservation, the level of architectural significance is sufficient for the property to qualify for individual listing in the Colorado State Register of Historic Properties. This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1946, 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. There are no known changes to this house. This building retains sufficient physical integrity to convey its architectural significance for listing in the State Register and 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

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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): **waynest0510 - 1.tif through waynest0510 - 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): **08/26/2010**
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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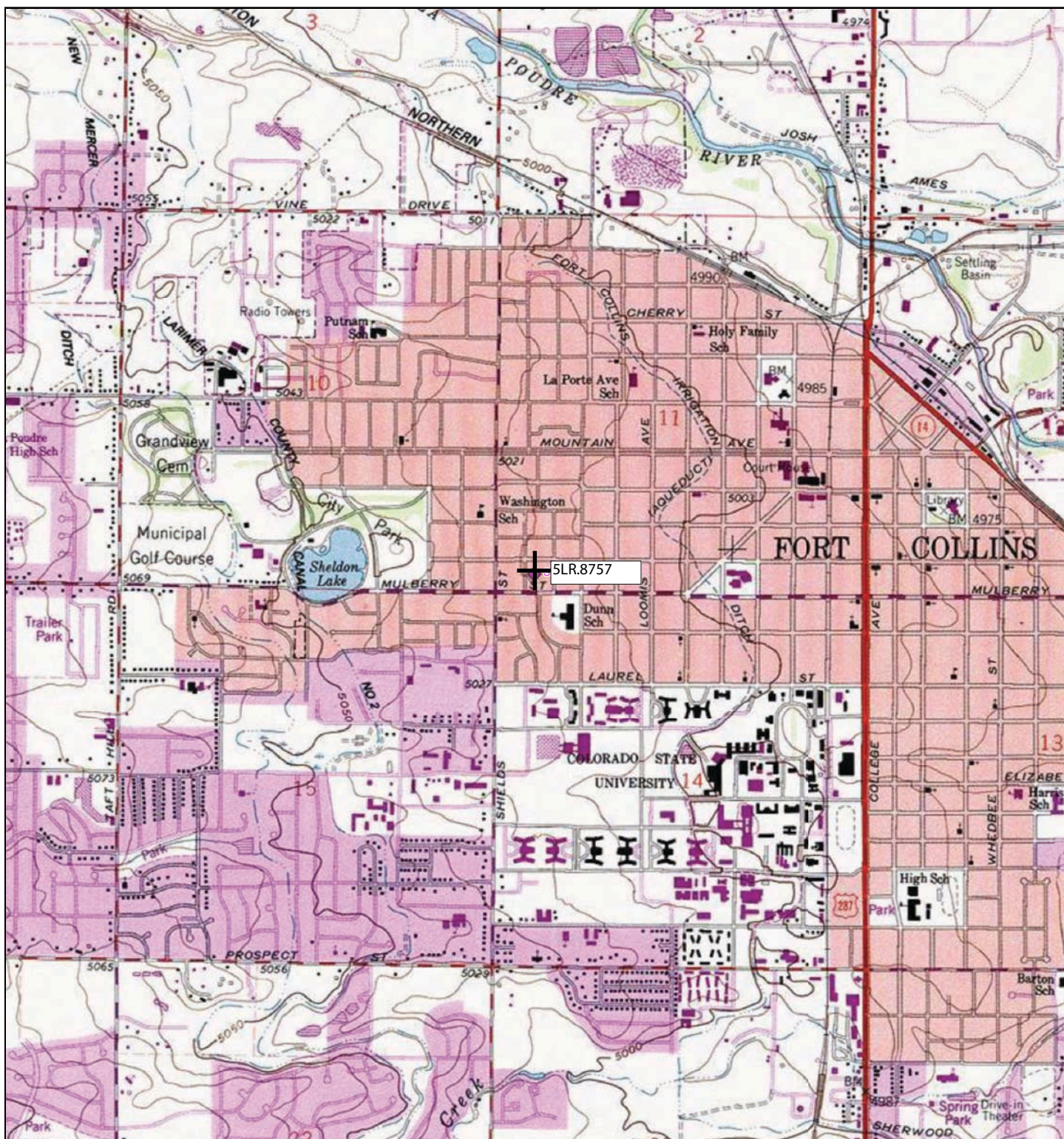
SKETCH MAP



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LOCATION MAP



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

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