

## 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.12800**  
2. Temporary resource number: **SHF-62**  
3. County: **Larimer**  
4. City: **Fort Collins**  
5. Historic building name: **Cecil and Carolyn Bartlett Residence**  
6. Current building name: **Judith Goeke House**  
7. Building address: **160 Yale Avenue**  
8. Owner name: **Judith Goeke**  
Owner organization:  
Owner address: **160 Yale Avenue**  
**Fort Collins, CO 80525**

Parcel number: **97243-09-067**

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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
**NE 1/4 SW 1/4 SW 1/4 SW 1/4** of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **493663** Northing: **4489276**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 67 and part of 66**  
Addition: **South College Heights, 2nd filing** Year of addition: **1955**
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: **2050 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**  
**Wood/Vertical Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Other Roof Material**  
Other roof materials: **Built-up rock**
20. Special features: **Garage/Attached Garage**  
**Chimney**
21. General architectural description:  
Located on a curvilinear street and oriented to the northwest, this late-1950s Split-Level type home rests on a concrete foundation. The rectangular-shaped home features a combination of blonde brick and vertical siding painted yellow. Other wooden trim on the house is painted light brown to match the tone of the bricks. The house has three discrete gabled roof sections: the one-and-one-half story center is front gabled and there are two single story flanking bays with shallow side gabled roof. The entire roof is covered in built-up rock and has overhanging eaves with exposed rafter ends visible at the gable faces. A single step brick stoop leads to the primary entry which features a wooden storm door painted forest green with three large, rectangular, horizontally oriented fixed pane windows. The interior door appeared to be open when fieldwork was completed and was not visible. Near the southwest corner of the façade there are two large double hung windows. A dominant brick chimney runs along the ridgeline of the side gabled portion of roof. The façade of the home's central bay features four windows. There are two slider windows allowing light into the below grade basement. The other two windows, which appear to be pairs of double hungs, are located

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on the upper portion of the facade nearer the roofline and both feature green and white fabric awnings. Three wooden trellises are leaned against this central portion of the façade. A large two-car attached garage comprises the third bay of the home located on the northwest corner of the façade. The garage door appears to be wood and is painted the same light brown as other trim on the home. Both the south and north elevations appear to be solid brick with no window openings. The southeast (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, this house has four bedrooms and two bathrooms. Character-defining features of this property type evident at 160 Yale Avenue include: the one-and-one-half story form, the central entry, window pattern, and two-car attached garage.

## 22. Architectural style:

Other architectural style:

Building type: **Split Level**

## 23. Landscape or special setting features:

This house is located on a lot along the curve of Yale Avenue. It features a minimal grass yard with most of the landscaping turned over to rock or mulched beds. There are two concrete walks leading to the front door, one from the sidewalk and the other from the driveway. There are junipers planted near the façade with mature deciduous trees and ornamental grasses elsewhere on the lot. The property is sited on a lot with an elevation of slightly more than 5000 feet above mean sea level.

## 24. Associated building, features or objects:

**None visible.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1958** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online)**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Marty F. and Aletha L. Koolen**Source of Information: **1959 Fort Collins City Directory**

## 29. Construction history:

According to Larimer County assessor records, this building was constructed in 1958. An analysis of the style, building materials, and other historical records corroborate this date of construction. In many Split-Level homes the attached garage is below grade and features an entry into the basement of the home. The location of the two-car garage in the separate bay on the façade gives this home a more sprawling appearance than most Split-Levels possess. However, the attached garage appears original to the home.

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

## V. HISTORICAL ASSOCIATIONS

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

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33. Current uses(s):      **Domestic/Single Dwelling**  
                                  **Commerce and Trade/Professional**

34. Site type(s): **Split-Level**

35. Historical background:

The property at 160 Yale Avenue has been home to a number of local professionals over its fifty-three year history. The original owners were Marty F., a pharmaceutical salesman for Pitman Moore, and his wife Aletha L. Koolen. The couple had a son, also Marty F. The Koolens were present at this address for only a single year. During the 1960s, dentist Cecil L. Bartlett and his wife Carolyn R., a registered nurse, lived in the house. Bartlett's dental office was located in downtown Fort Collins at 210 Mason Street. Members of the McGuire family lived at this home from the 1970s to the mid-1990s. Delbert McGuire was born on August 24, 1917, in Altus, Oklahoma. He earned an undergraduate and masters degree from the University of Texas and a doctorate from the Iowa State University. He married Virginia Wright on February 6, 1942, and the couple had one son, Delbert, Jr. McGuire served in the US Army during World War II and taught at Texas A&M University before accepting a position in 1968 at Colorado State University, where he was responsible for establishing the college's journalism department. He died on April 9, 1993. At that time Virginia sold this home to Dennis R. and Julie A. Drake and moved to Sherman, Texas; she passed away there, at her son's home, on August 5, 1996. The Drakes sold the house to Amy L. and Mark A. Talbot in 1997. The current owner, Judith Goeke, purchased the home from Mark Talbot in 2005; she operates an in-home counseling office.

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 1959 through 1994.

Obituary: Delbert McGuire. Larimer County Genealogical Society. <http://www.lcgsco.org/obits/mcgude93.jpg> - [Accessed 31 January 2011].

Obituary: Virginia M. McGuire. Larimer County Genealogical Society. <http://www.lcgsco.org/obits/Mcguvi96.jpg> [Accessed 31 January 2011].

Google Search: Judith Goeke.

## 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.

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- ☐ 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: **1958**

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

42. Statement of Significance:

This building, architecturally, represents a late-1950s Split-Level home, a rare housing type within Fort Collins during the late-1940s to late-1960s period; this type was much more popular locally in the 1970s. Character-defining features include the one-and-one-half story form paired with a one-story bay, the central entry, window pattern, and two-car attached garage. This housing type was marketed to families with older children and was designed to create zones for noisier living and areas for quieter activities, such as sleeping. This home, like most Split-Levels, features a below grade basement with small slider windows. The upper story windows on the central bay indicate the bedrooms. The window and entry pattern on the non-garage bay seem to support the existence of a living room, kitchen, and stairway to the bedrooms located near the front door. As mentioned previously, most Split-Levels feature an attached garage below grade. The location of the two-car garage in the separate bay on the façade gives this home a more sprawling appearance than most Split-Levels possess. According to the Colorado Office of Archaeology and Historic Preservation, this home is eligible for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties (Criterion C: Architecture). This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1958, this Split-Level 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 indications this building has been altered over time. It retains sufficient physical integrity to convey its architectural significance for listing on the National Register, State Register, and 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  
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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 a good candidate 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): **yaleave0160 - 1.tif through yaleave0160 - 3.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): **12/14/2010**
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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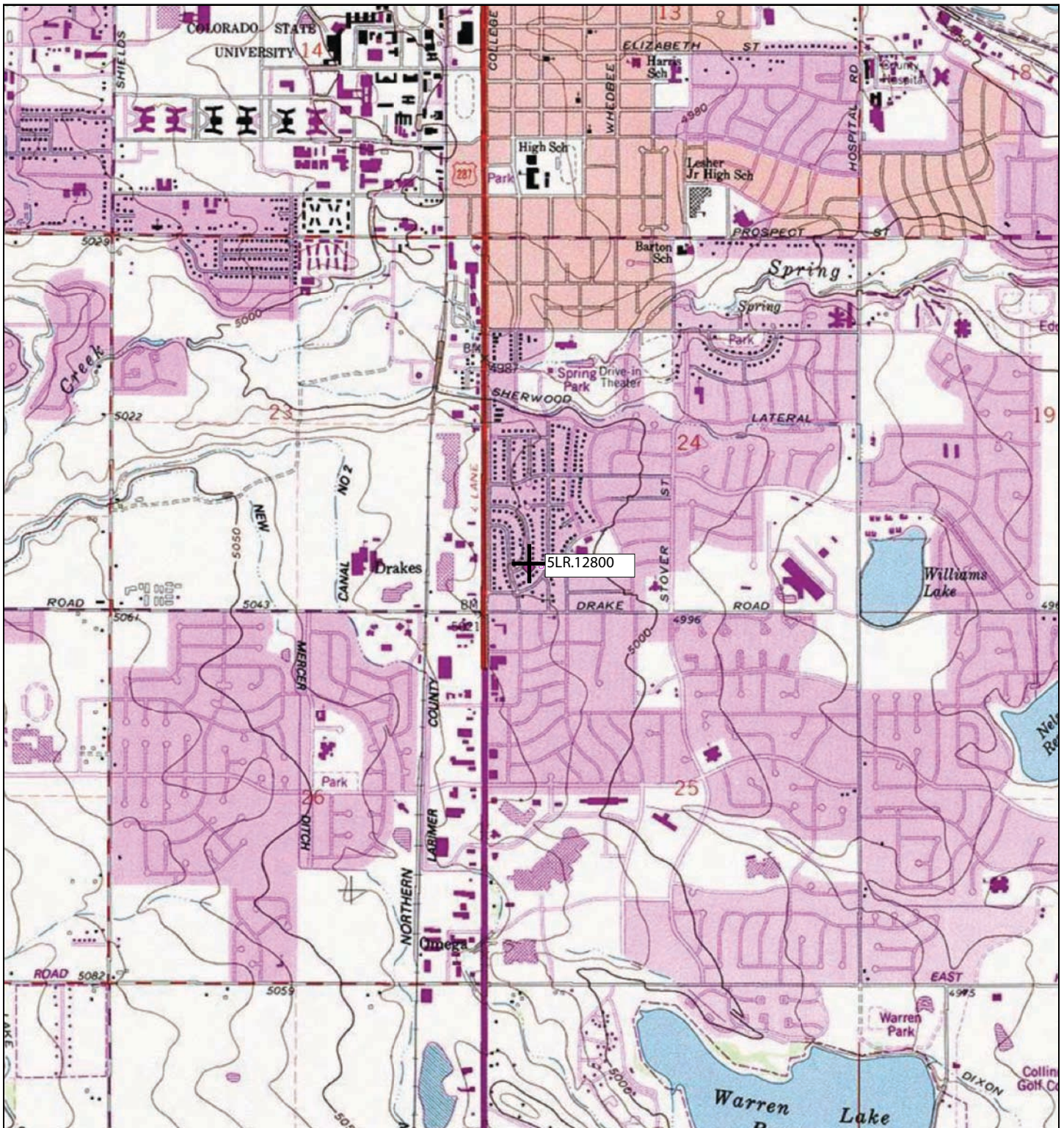
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## LOCATION MAP



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

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