

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.12801**
2. Temporary resource number: **City-33**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Maybelle Lalor Residence**
6. Current building name: **Morgan and Amber Anderson House**
7. Building address: **168 Yale Avenue**
8. Owner name: **Morgan J. and Amber R. Anderson**
Owner organization:
Owner address: **168 Yale Avenue**
Fort Collins, CO 80525

Parcel number: **97243-09-069**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 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 type="checkbox"/> Individually eligible | <input checked="" 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 SW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493617** Northing: **4489244**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 69**
 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): **L-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1465 square feet**
16. Number of stories:
17. Primary external wall material(s): **Wood/Weatherboard**
Stone
 Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Chimney**
Fence
Garage/Attached Garage
21. General architectural description:
Oriented to the northwest, this sprawling corner lot Ranch home rests on a concrete foundation. The L-shaped house features weatherboard siding painted a creamy yellow with stone cladding from the mid-line to the foundation. The house has a cross-hipped roof with the cornice trim painted dark green and covered in asphalt shingles. The primary entry appears on a recessed entry stoop near the intersection of the two portions of the home. The visible portion of the door has at least ten fixed pane windows. The storm door is white metal (or vinyl) with a sawbuck pattern. A large stone chimney appears on the ridgeline near the center of the home. There is a sidelight window south of the entry door. There is a rectangular, horizontally oriented slider window at the far north corner of the façade. There is a smaller rectangular slider window closer to the front door. The portion of the façade south of the primary entry contains two more windows. One is fixed pane, two-lite, rectangular, and vertically oriented. The other is a tripartite picture window which slopes outward from the façade; it has the same dark green trim. The far

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southwest corner of the façade is composed of the length of the attached garage. The only portion of the south elevation visible from the public right of way is the vinyl two-car garage door. The north elevation features two rectangular slider window at the corners of this side. The southeast (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, this building contains three bedrooms and two bathrooms. Character-defining features of the Ranch type home at 168 Yale Avenue include the horizontal orientation, minimal ornamentation, large chimney, picture windows, and attached garage.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located on a large square corner lot at the intersection of Yale Avenue and Harvard Street. property. There is a grass lawn, several deciduous trees, and a number of juniper bushes planted near the foundation. There is a curved concrete walkway from the sidewalk to the front door. The property is sited on a lot with an elevation of 5013 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: **Maybelle Lalor**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. All of the windows appear to be vinyl replacements. The garage door, too, looks newer.

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

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

35. Historical background:

The original owner of this home was Maybelle Lalor, a widow of Edward. Before living at this house, a property she owned until at least the early -1970s, she lived at a home at 1330 Peterson Street.

By 1976 the owner was Carol Breckenridge, a sales representative for Homes Realty. During the early-1980s Colorado State University professor Eleanor V. Stevens purchased the house. She sold the home to William L. Nauroth in 1992 who, in turn, transferred the house, just seven years later, to Sarah A. and Gerald J. Menard, Jr. The Menards sold the home to Michael F. and Teresa D. Haines in 2001; he operated Lcl, Inc., a weight control business, from his home.

In 2007 the Haineses sold the house to the current owners, Morgan J. and Amber R. Anderson.

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 1980.

Google: Michael Haines.

Local History Archive: Maybelle Lalor.

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.

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

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- ☒ 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:

Architecturally, this house represents a Ranch type building. Character-defining features of the home include the horizontal orientation, minimal ornamentation, large chimney, picture windows, and attached garage. The level of architectural significance for this resource 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 1958, this Ranch type house exhibits a moderate 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. The replacement windows and garage door negatively impact the aspect of materials. However, 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. 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

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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): **yaleave0168 - 1.tif through yaleave0168 - 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): **12/14/2010**

50. Recorder(s): **Mary Therese Anstey**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 181095**
Denver, CO 80812-8822

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

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SKETCH MAP



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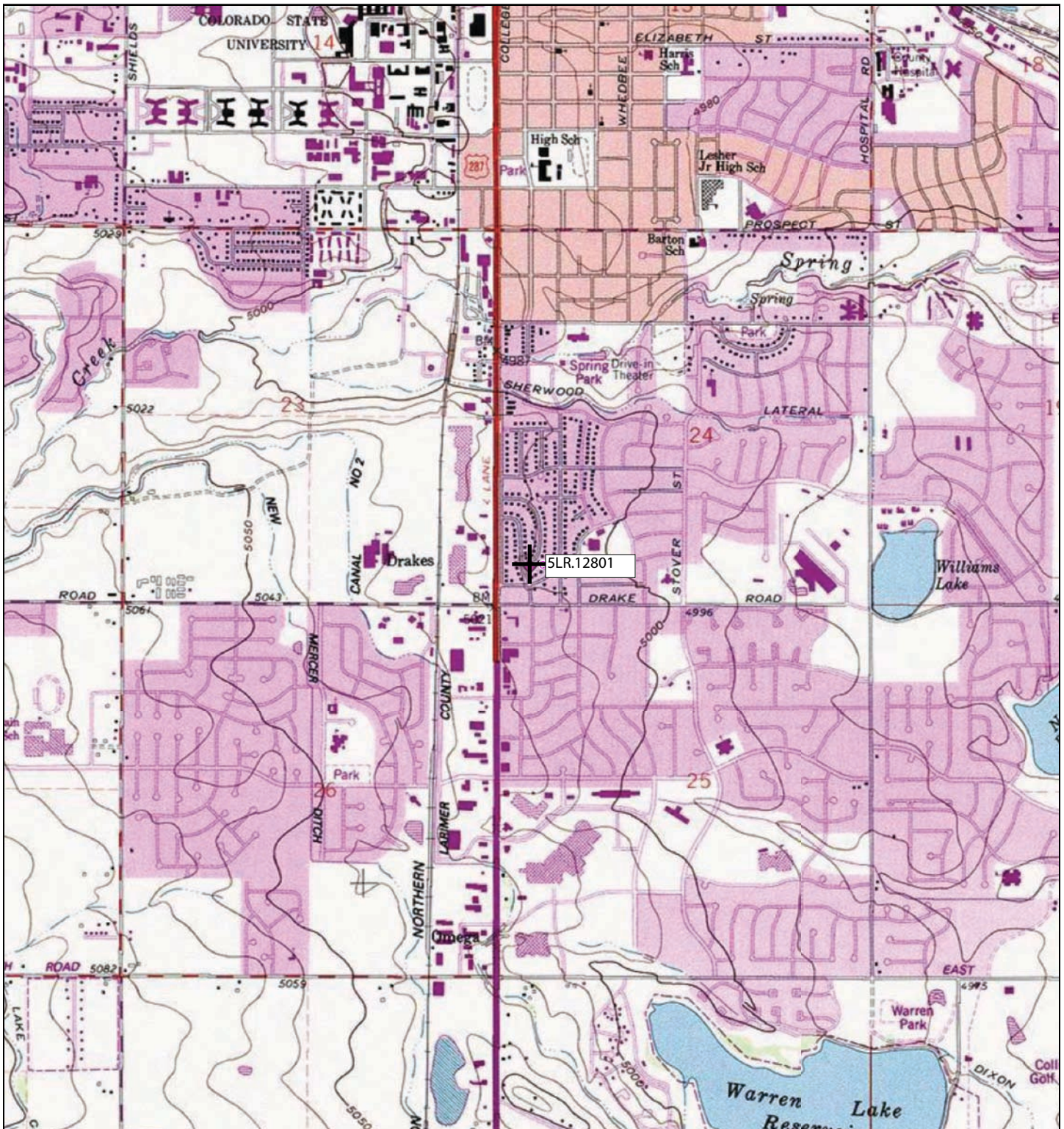
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LOCATION MAP



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

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