COLORADO STATE UNIVERSITY
MEDICAL CENTER SITE

Site: South College Ave to Railroad Tracks
West Lake Street to West Prospect Road

MULTIPLE STRUCTURES ASSESSMENT
7.2.2015
1.0 INTRODUCTION

1.1 Research and Background/Participants

Purpose of the project:
Colorado State University is in the process of assimilating 14 individual properties bounded by South College Avenue on the East, The railroad tracks and MAX on the West, East Lake Street on the West, and West Prospect Road on the South. The total property once all assimilated equates to approximately 5 Acres.

At this time CSU is considering a redevelopment of the property and repurposing it as an extension of the main campus with the construction of a new 3 story Medical Center with a daylight entry lobby and circulation space, both structured and surface parking, ambulance bays, and a community outdoor healing garden. The location of the property is such that it is positioned in the furthest South East corner of the main campus and will become a Cornerstone, a point of arrival, and a first impression of the main campus for a majority of those arriving at and visiting the campus.

The purpose of preparing and submitting this Multiple Structure Assessment report is best summarized as outlined in some of bullet items found in the NPS Preservation Brief 43 document as follows:

- Documentation to help establish significant dates or periods of construction
- A basis for design of recommended work
- A compilation of key information on the history, significance, and existing condition of the existing structures
- A summary of information known and conditions observed at the time of the survey
- A readily accessible reference document for the owners and professionals working on future projects on site
- A tool for use in interpretation of the structures based on historical and physical evidence
- A bibliography of archival documentation relevant to the structures
- A resource for further research and investigation
- A record of completed work on site

Process taken to complete the report:
Colorado State University first contacted AH Architecture in May of 2015 to discuss providing a Multiple Structure Assessment Report to CSU to achieve the goals stated above. CSU approved and authorized AH Architecture to proceed with the Assessment Report on 5-26-15. AH Architecture began the work shortly thereafter.

Our study involved collecting information in a variety of ways and we followed the steps outlined in NPS Preservation Brief 43 as follows:

- Preliminary walk through of the site
- Photo documentation and record of each structure from the exterior~ all 4 facades
- Electronic filing/cataloging of the photos in the City of Fort Collins format
- Production of annotated site plan as a key to photos~ electronic and hard copy formats
- (3) Photo montages of each street elevation~ electronic and hard copy formats
Research and review of archival documentation from the Fort Collins Museum of Discovery Archives.
On site review of the interiors of each structure
Evaluation of significance
Report production
Discussion with the owner about future intended uses of the site and impact to existing structures
Selection and rationale for the most appropriate approach for each individual structure (demolition, demo and reconstruction, moving, left as is)
Development of specific work recommendations

List of Consultants and Participants Involved (in alphabetical order):

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1.2 Project site Location

Address:
The project site is located in the community of Fort Collins, Colorado. The City of Fort Collins is the county seat and the most populous municipality of Larimer County. Situated on the Cache La Poudre River along the Colorado Front Range, Fort Collins is located 65 miles north of the Colorado State Capitol in Denver. With a 2014 estimated population of 156,480, it is the fourth most populous city in Colorado after Denver, Colorado Springs, and Aurora. Fort Collins is a midsize college city, home to Colorado State University. It was named Money magazine's Best Place to live in the U.S. in 2006, No. 2 in 2008, and No. 6 in 2010. It is also known as one of the towns that inspired the design of Main Street, U.S.A. for the Walt Disney Company properties.

Overall Area Map:
Colorado State University is a key component in Fort Collins community and is located just South of the heart of the historic downtown core.

Colorado State University is a land-grant institution classified as a Carnegie Doctoral/RU/VH: Research Universities (very high research activity). CSU was founded as Colorado Agricultural College in 1870, six years before the Colorado Territory gained statehood. It was one of 68 land-grant colleges established under the Morrill Act of 1862. Doors opened to a freshman class of 1 student in 1879.

The campus is actively undergoing tremendous growth and additions to the infrastructure, facilities and amenities. This project site is located in the furthest South East corner of the campus and as such is a key location along South College Avenue for the campus as it continues its growth and the completion of the urban block defining the main campus proper.

Campus Map:
Legal Description:
There are (14) individual properties which in sum comprise the Medical Center site, and 16 properties included in this assessment within an area bounded by South College Avenue on the East, The railroad tracks and MAX on the West, East Lake Street on the West, and West Prospect Road on the South. The total property once all assimilated equates to about 5 Acres.

The property at 1407 South College Avenue is excluded from this assessment.

Site Map:
2.1 SOUTH COLLEGE AVENUE PROPERTIES

1405 South College Avenue

- **Owner(s):** Verner F. & Eugene M. Sorensen~ developers (Sorensens FTC subdivision)
  John E. & Lorene K. Clarke~ original owners
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca. 1920's

- **Assessed Value:** $8,640 original construction costs on record

- **Misc Data:** 72' x 180'= 12,906SF original lot size, 58'x180'=10,44 SF re-platted ca.1957, 1928 remodeled for Gamma Phi Beta Sorority at CSU, footprint is about 44’x50’ = 2,131SF

- **Condition:** We found the home and the property fully occupied and well maintained throughout. It is currently inhabited by the CSU Trio House.

- **Architectural Significance:** This home is not a pure example of any one architectural style but a combination of many differing elements. It is ‘Neoeclectic’ and could be described as ‘Neo-Tudor’. Like it’s pre 1940 Tudor predecessors, it is characterized by multiple dominate front facing gables with steeply pitched roofs. Missing is the half timbered gable end detailing. With the addition of the continuous porch and walk out terrace in 1969 the style and expression has become more ‘Modern American’ suburban tract home like.
- **Recommendations:** In the short term we recommend that the home remain on the property as is and continue to function as the CSU Trio House. At some point in the future as spatial needs change we feel the home is of the scale that an adaptive re-use could be accommodated allowing the home to remain on the property. However, it is not a architecturally historically significant structure and could be removed by demolition if the need arises in the future to make way for redevelopment opportunities.

**1405 South College Avenue- Historical Photos**

Ca.1948- no porch originally~ simple elevated concrete stoop with arched doorway and gable projection over door

Ca. 1969- continuous porch with railing and walk out terrace at level 2 added in 1957
1405 South College Avenue- Historical Photos

Ca. 1948- original recessed door with arched stucco opening-no enclosure to the north
No batten boards at gables

Ca. 1965- 8'x20' shed roof addition added, door moved out flush to the exterior
1413 South College Avenue

- **Owner(s):** Kenneth G. Medearis~ original owner  
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca.1925

- **Assessed Value:** $5,060 assessed in 1948, $9,890 assessed in 1979

- **MISC Data:** 72’ x 180’ = 12,960 SF original lot, 58’x180’ = 10,440 SF re-platted ca.1957

- **Condition:** We found the home and the property fully occupied and well maintained throughout. It is currently inhabited by the CSU Confucius Institute.

- **Architectural Significance:** This 30’x48’, 1,300 SF, 2 story over basement home is an example of an ‘Eclectic Tudor’ style common in American from 1890-1940. It embodies the steeply pitched roofs, gentle curved roof eave, side gables, brick wall cladding, masonry chimney, recessed entry porch with arched opening, double hung divided light windows. It is somewhat of a stripped down Tudor missing the common decorative half timbers and stucco at the gabled ends, decorative brick work, massive multiple chimneys with round decorative caps and ornamentation in the brick and strap work. Although not an architecturally significant example of the Tudor style it has good street presence and is a positive contribution to the urban street scape.

- **Recommendations:** We recommend that the home remain on the property. At some point in the future as spatial needs change we recommend the home be incorporated into the Master Plan with an adaptive re-use and potentially be set in a garden like setting with the traditional street facing approach maintained in some capacity. We feel the façade facing S. College Avenue should remain intact and unobstructed in the future and that any proposed additions occur on the back/ West side and be done in an Architecturally compatible manner.
Owner(s): Henry B. & Dorothy M. Brack – original owners
The Board of Governors of the Colorado State University System – current owner

Date of Construction: 1955

Assessed Value: $4,220 original construction cost

Misc Data: 34’x57’ = 1,607 SF footprint, originally open front porch with low brick wall and corner pier, 300 SF addition in 1964, 22’x26’ garage added at some point in time which today is utilized as finished occupied space with a roof deck above.

Condition: We found the home full with boxes and miscellaneous furniture items, although it did not appear to be occupied at this time. The exterior of the home was in a state of active deterioration and the property marginally maintained.

Architectural Significance: This home is of the ‘Modern American’ style which commonly dominated the tract housing developments of that era. With the economic depression of the 30’s came this compromise style which reflects the form of traditional eclectic houses but lacks their details. It is an ordinary example of that style and not a historically significant structure.

Recommendations: We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
1415 South College Avenue- Historical Photo

Ca. 1948- Original elevated open front porch with corner brick pier, low brick walls
1417 South College Avenue

- **Owner(s):** Ronald J. & Matilda R. Roland~ owners from 1962-1977
  Jonathan Alder & James A. Bower~ owners from 1979-1983
  Bruenger~ dates of ownership not known
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** 1960
- **Assessed Value:** $6,590 original construction cost
- **Misc Data:** 34’x40’ = 1,360 SF footprint, 20’x18’ detached garage (no longer on the property)
- **Condition:** The home is currently occupied by ABLC, Account Brokers of Larimer County, Inc. and in good condition and being well maintained on the exterior and the property. The interior was unavailable for review at the time of this assessment.

- **Architectural Significance:** This home is an adaptation of the Dutch Colonial style with the rural Gambrel roof variant. Aside from the Gambrel roof It’s features that are consistent with the Dutch Colonial style are the centered and accentuated front door, flanking pilasters, symmetrically balanced windows, double hung window sashes with divided lights, paired windows, continuous shed dormer at front, shutters. The surviving original Dutch Colonials can be found in Richmond, VA to Albany NY. The identifying features of those originals that differ from this home are stone masonry construction, one story (sometimes 1-1/2 stories, rarely 2 stories), a pure simple form with no additional wings like at this home on the West side, chimneys centered at both ends of the Gambrel roof (not offset) Although this is a nice home and in good condition, it is not a particularly architecturally significant example of the Dutch Colonial style

- **Recommendations:** We recommend that the home be offered for moving and relocation.
1417 South College Avenue- Historical Photo

Ca. 1948- Side trellised pergola leading to detached garage, all surfaces painted monochromatic white except for upper roof shakes
1419 South College Avenue

- **Owner(s):** original owner(s) unknown
  - Clarence J. Streit~ dates of ownership unknown
  - The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca 1948

- **Assessed Value:** $2,440 original construction cost

- **Misc Data:** 28’x50’ = 1,400 SF footprint with a 28’x7’ full front porch

- **Condition:** The home is currently vacant and in an active state of disrepair on the exterior, interior and the property. We found the site has been actively utilized by vagrants and college students for evening gatherings around the campfire. Fire Department arrived to put out an active fire left from the previous evenings activities. The garage was sleeping quarters to at least one individual at the time of the assessment.

- **Architectural Significance:** This home is also of the ‘Modern American’ style but also mixes in some components from a ‘Ranch’ style home. Elements of the Modern American style are low or intermediate roof pitches, large chimney, one front facing gable, wood clap board siding, small one story, combined with the Ranch style overhanging eaves and rakes in lieu of close as in the Modern style.

- **Recommendations:** In the short term the property should be fenced off to keep intruders out and help reduce a potentially dangerous situation. We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
1421 South College Avenue

- **Owner(s):** Clarence J. Streit~ owner from 1948-1977  
  Jonathan Alder & James A. Bower~ owners from 1979-1983  
  Bruenger~ dates of ownership unknown  
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca. 1948
- **Assessed Value:** $3,650 original construction cost
- **Misc Data:** 36’x26’ = 936 SF footprint, 20’x18’ detached garage, lot 100’x180’ = 18,000 SF
- **Condition:** The home is currently unoccupied and vacant. We found the home in good condition on the exterior and the interior. The property was in a state of neglect.
- **Architectural Significance:** Like 1417, this home is an adaptation of the Dutch Colonial style with the rural Gambrel roof variant. Aside from the Gambrel roof It’s features that are consistent with the Dutch Colonial style are the centered and accentuated front door, flanking pilasters, symmetrically balanced windows, double hung window sashes with divided lights, paired windows, continuous shed dormer at front. Although this is a nice home and in good condition, it is not a particularly architecturally significant example of the Dutch Colonial style
- **Recommendations:** We recommend that the home be offered for moving and relocation.
Detached Garage- East Façade
Detached Garage~ North Facade
Detached Garage~ West Façade
Detached Garage~ South Façade

1421 South College Avenue- Historical Photo

Ca. 1948
1435 South College Avenue

- **Owner(s):** Clarence J. Streit~ original owner
  The Board of Governors of the Colorado State University System~ current owner
- **Date of Construction:** ca 1948
- **Assessed Value:** $3,810 original construction cost
- **Mise Data:** 32’x40’ = 1,568 SF footprint with a 14’x11’ front porch, 12’x25’ garage, lot size 50’x180’ = 9,000 SF
- **Condition:** The home is currently vacant and in moderate condition on the exterior, interior and the property. The home had previously been re-purposed as commercial space for the company Blue Massage. We found the site has been actively utilized by vagrants and one individual was occupying the front porch. Although a friendly person and quite knowledgable about All of the homes on the property and the conditions of their interiors the situation is somewhat unsafe.
- **Architectural Significance:** This home is a ‘Ranch’ style home. This style originated in the mid 30’s and gained popularity by the 40’s to become the dominate style through the 50’s and 60’s. The ‘Rambling Ranch’ replaced the previous compact homes as the automobile gave rise to the suburbs and bigger lots. Elements of the Ranch style and this home are asymmetrical one story, low pitched roofs with cross gables and side gables, overhanging eaves and rakes in lieu of close as in the Modern style. We found nothing architecturally significant about this Ranch style home.
- **Recommendations:** In the short term the property should be fenced off to keep intruders out and help reduce a potentially dangerous situation. We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
2.2 WEST LAKE STREET PROPERTIES

111 West Lake Street

Owner(s): Mrs. J. Siebert~ original owner
George E. & Helen J. Fischer~ date of ownership unknown
The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** 1926
- **Assessed Value:** $3,000 original construction cost
- **Misc Data:** This is a very simple 30’x40’ = 1,200 single story home with a finished attic space.
- **Condition:** The home is currently being occupied by CSU, EOC. The exterior of the home was found to be in fair condition and the property marginally maintained.
- **Architectural Significance:** This home is of the ‘Modern American’ style which commonly dominated the tract housing developments just preceding and post WWII era. With the economic depression of the 30’s came this compromise style which reflects the form of traditional eclectic houses but lacks their details. Roof pitches are low or intermediate, eaves and rakes are close, usually one fireplace chimney, front facing gables, typically just one story, frame construction with wood siding, brick, stone or a combination of those materials
- **Recommendations:** We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components.
117 West Lake Street

- **Owner(s):** original owner(s) unknown
  - A.L. Fox~ 1925
  - Miss Davis~ 1936
  - Katharine Roufs~ 1944
  - Allied Investors Inc.~ 1948-1977
  - The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca. 1920

- **Assessed Value:** $1,430 original construction cost

- **Misc Data:** This is a very simple 28'x40' = 1,120 single story home with a 16’x7’ enclosed front porch (added in 1925), 10'x18’ detached garage (added in 1926 but no longer on the property)

- **Condition:** The home is currently vacant. The exterior of the home was found to be in fair condition and the property marginally maintained.

- **Architectural Significance:** This home is a ‘Ranch’ style home. This is a typical example of the ‘Rambling Ranch’ previously described. Elements of the Ranch style and this home are asymmetrical one story, low pitched roofs with cross gables and side gables, overhanging eaves and rakes, wood siding. We found nothing architecturally significant about this Ranch style home.

- **Recommendations:** We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
**119 West Lake Street**

- **Owner(s):** Joseph Wendell & Elise M. Vansant—original owners  
  Arthur Collamer—1926  
  W.B. Vansant—1949  
  The Board of Governors of the Colorado State University System—current owner

- **Date of Construction:** 1923
- **Assessed Value:** $1,940 original construction cost
- **Misc Data:** This is a very simple 34’x24’ = 816 single story home, 20’x24’ detached garage
- **Condition:** The home is currently vacant. The exterior of the home was found to be in fair condition and the property in fair condition

- **Architectural Significance:** This home is a very simple stripped down ‘Ranch’ style home. It is not of the ‘Rambling Ranch’ variety but a simple rectangular box. Elements of the Ranch style and this home are one story, low pitched roofs, however here there are no cross gables or side gables, overhanging eaves and rakes, wood and shingle siding. We found nothing architecturally significant about this Ranch style home.

- **Recommendations:** We recommend that the home and garage be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
Detached Garage- East Façade

Detached Garage~ North Façade

Detached Garage~ West Façade

Detached Garage~ South Façade
121 West Lake Street

- **Owner(s):** Arthur Collamer~original owner
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** ca. 1900

- **Assessed Value:** $1,500 original construction cost

- **Mise Data:** This is a very simple 28’x28’ = 784 SF single story home, 16’x18’ detached garage (added in 1937), there was an addition added in 1934 (most likely the cross gable portion), back porch was enclosed in 1947

- **Condition:** The home is vacant and we found it boarded up and was in a state of active deterioration. The landscaping was unmaintained in actively taking over the home and the property.

- **Architectural Significance:** This home is also of the ‘Modern American’ style in a Minimal Tradition sense but also mixes in some components from a ‘Ranch’ style home. Elements of the Modern American style are low or intermediate roof pitches, wood clap board siding, small one story, combined with the Ranch style overhanging eaves and rakes and a simple cross gable.

- **Recommendations:** We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
Detached Garage - East Façade
Detached Garage - North Façade
Detached Garage - West Façade
131 West Lake Street

- **Owner(s):** Louis M. Clark~original owner
  The Board of Governors of the Colorado State University System~ current owner
- **Date of Construction:** 1940
- **Assessed Value:** $2,165 original construction cost
- **Mise Data:** This is a very simple 30’x22’ = 660 SF single story home with basement, 12’x22’ detached garage, 20’x15’ detached shop
- **Condition:** The home appeared to have active rental tenants in it. The upstairs and downstairs are each individual apartments with separate access. The condition of the exterior was fair with some foundation cracking and deterioration of the siding. The interior was not available for review at time of the assessment. The exterior landscaping was also in fair condition and somewhat being maintained.
- **Architectural Significance:** This home is also of the ‘Modern American’ style in a Minimal Tradition sense as previously noted for other properties. Elements of the Modern American style are low or intermediate roof pitches, wood clap board siding, small one story, combined with the Ranch style overhanging eaves and rakes and a simple cross gable.
- **Recommendations:** We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
Detached Garage~ East Façade
Detached Garage~ West Façade
Detached Garage~ North Façade
Detached Garage~ South Façade
Detached Shop~ East Façade
Detached Shop~ West Façade
Detached Shop~ North Façade
Detached Shop~ South Façade
133 West Lake Street

- **Owner(s):** Cecil G. & Harry B. Staner—original owners
  Louis M. Clark—1938
  The Board of Governors of the Colorado State University System—current owner

- **Date of Construction:** 1920
- **Assessed Value:** $1,940 original construction cost
- **Misc Data:** This is a very simple 20’x34’ = 680 SF single story home with basement with a 15’x8’ front porch (added in 1937), 12’x18’ detached garage (added in 1937), 12’x8’ detached chicken coop

- **Condition:** The home is vacant at this time and appears to be occupied from time to time with unsolicited guests as the interior smelled strongly of marijuana and the walls were exhibiting fresh graffiti artwork. The exterior is in good condition and the interior is in poor condition. The landscaping is not being maintained and is deteriorating.

- **Architectural Significance:** This home is a ‘Modern American’ style in a ‘Minimal Tradition’ sense as previously noted for other properties. This is a frame building with stone veneer that gives it some architectural character and some presence from the street. We do not find it architecturally historically significant but the stone veneer does render it with some character.

- **Recommendations:** We recommend that the home and the detached garage be offered up for moving off site. Should that offer not come through then we recommend that the structures be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials (stone veneer) and components to reduce the amount of materials exported for landfill.
137 West Lake Street

- **Owner(s):** C.M. Moore~ original owner
  Otto & Hazel G. Aron~1945
  Edward D. Schelhaas~ 1961
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** 1928

- **Assessed Value:** $2,010 original construction cost

- **Misc Data:** This is a very simple 24’x37’ = 888 SF single story home with basement with a small elevated front stoop, 20’x18’ detached garage (converted into a shop space)

- **Condition:** The home is vacant at this time and was previously set up as 2 rental units- one main floor, one in the basement. The exterior is in good condition and the interior is in fair condition. The landscaping is not being maintained and is deteriorating.

- **Architectural Significance:** This home is also of the ‘Modern American’ style in a Minimal Tradition sense but also mixes in some components from a ‘Ranch’ style home. Elements of the Modern American style are low or intermediate roof pitches, wood clap board siding, small one story, combined with the Ranch style overhanging eaves and rakes and a simple cross gable.

- **Recommendations:** We recommend that the home and detached garage be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
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Detached Garage~ East Façade

Detached Garage~ North Façade

Detached Garage~ West Façade

Detached Garage~ South Façade
2.3 WEST PROSPECT ROAD PROPERTIES

116 West Prospect Road

- **Owner(s):** R.M. Flinn & Edwin A. Miller~ original owners
  Clarence J. Streit~ dates of ownership unknown
  The Board of Governors of the Colorado State University System~ current owner

- **Date of Construction:** 1951
- **Assessed Value:** $9,000 original construction cost
- **Misc Data:** This 32’x32’ = 1,024 SF footprint is a frame structure, 5 room over a full basement. The upstairs and downstairs are each individual apartments with separate access. 14’x20’ detached garage
- **Condition:** The home is vacant at this time but there is evidence that the backyard area is being used after hours for gatherings around a fire pit. The condition of the exterior and the interior was in poor condition with active deterioration in process. There are graffiti walls on the home the detached garage. The exterior landscaping was in very poor condition and not being maintained at this time and in a state of extreme deterioration
- **Architectural Significance:** This home is Ranch style home and does not have any architectural historical significance to it.

- **Recommendations:** We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
120 West Prospect Road

Owner(s): R.M. Flinn & Edwin A. Miller~ original owners
Clarence J. Streit~ 1977-2015
The Board of Governors of the Colorado State University System~ current owner

- Date of Construction: ca. 1950’s
- Assessed Value: original construction cost unknown~ no permit information on file
- Misc Data: This is a one story frame structure with brick venter over a full basement. 24’x64’ = 1,536 SF footprint. The upstairs and downstairs are subdivided into multiple individual apartments (2 up, 2 down) with separate access. 20’x24’ detached garage (added in 1960)
- Condition: The home is vacant at this time. Cutting Edge Masonry is utilizing the detached garage as a storage work space and appears to be using the property for vehicle staging as well as the landscape around the home as employee break space. The exterior of the home is in fair condition and the interior is in poor condition due to the nature of student rental use of the spaces. The exterior landscaping is in poor condition with the exception of the West side lawn panel which appears to be actively maintained at this time.
- Architectural Significance: This home is Ranch style home of the ‘Rambling type’ previously discussed. It does not have any architectural historical significance to it.
- Recommendations: We recommend that the home be removed from the property by means of demolition in order to make room for site redevelopment. Salvage companies should be consulted to bid on the salvage of any building materials and components to reduce the amount of materials exported for landfill.
Detached Garage- East Façade

Detached Garage- North Façade

Detached Garage- West Façade

Detached Garage- South Façade

White Motel Corporation- Commercial Strip Retail on this site ca.1961