



United States Department of the Interior

NATIONAL REGISTER OF HISTORIC PLACES

Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240



April 8, 2022

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 4/4/2022 THROUGH 4/8/2022

Effective (4/10/20), the National Register program launched an electronic-only submission process for the duration of the COVID-19 situation while our staff and the staff of our preservation partners engage in extended telework operations. Instructions for (1) the organization of submissions and (2) how to access and upload submissions via the designated FTP site were distributed to recipients of this distribution list and posted on the National Register Website landing page at <https://www.nps.gov/subjects/nationalregister/index.htm>

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

COLORADO, LARIMER COUNTY,
Scott Apartments and Garage, The,
900 South College Ave.,
Fort Collins, SG100007550,
LISTED, 4/4/2022

ILLINOIS, JERSEY COUNTY,
Grafton Boat Works,
400 Front St.,
Grafton, SG100007582,
LISTED, 4/5/2022

ILLINOIS, WINNEBAGO COUNTY,
Rockford Brass Works,
700 South Main St.,
Rockford, SG100007583,
LISTED, 4/6/2022

ILLINOIS, WINNEBAGO COUNTY,
Christenson-Anderson Farm,
15813 Anderson Rd.,
Durand vicinity, SG100007586,
LISTED, 4/6/2022

LOUISIANA, ORLEANS PARISH,
Our Lady of Lourdes Parish Complex,
2400 Napoleon Ave.,

Prefix Codes:

AD - Additional documentation	BC - Boundary change (increase and/or decrease)	FD - Federal DOE property under the Federal DOE project
FP - Federal DOE Project	MC - Multiple cover sheet	MP - Multiple nomination (nomination under a multiple cover sheet)
MV - Move request	NL - NHL	OT - All other requests (appeal, removal, delisting)
SG - Single nomination		

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name The Scott Apartments and Garage

other names/site number 5LR.2298

2. Location

street & number 900 S. College Avenue

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

city or town Fort Collins

vicinity

state CO county Larimer zip code 80524

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

[Signature] Deputy State Historic Preservation Officer 2-15-2022
Signature of certifying official Title Date

Colorado State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

The Scott Apartments and Garage
Name of Property

Larimer, CO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

NA

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS

foundation: CONCRETE
walls: BRICK

roof: ASPHALT
other: WOOD/windows

The Scott Apartments and Garage
Name of Property

Larimer, CO
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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Scott Apartments and Garage (hereafter "The Scott Apartments"), built in 1924, is located at 900 S. College Avenue. Situated on the southeast corner of College and Locust, the four-story brick building and associated five-car garage is just south of Old Town, Fort Collins. The main building is bilaterally symmetrical with entrances to the east and west, and has been in use as multi-family residential housing since its construction. College Avenue, a segment of US Highway 287, is the main north/south thoroughfare in Fort Collins. In front of the Scott Apartments to the west, three lanes of traffic flow in both directions. It is a street of commercial buildings, standing one to four stories high, and a handful of residential properties, most of which have been converted to commercial, retail, or office use. College Avenue forms the eastern border of Colorado State University's main campus, and student residents and activity characterize much of the surrounding neighborhood.

Narrative Description

Apartment Building

The Scott Apartments is a large, gable-roofed building that houses twelve single-bedroom apartments and one studio apartment. There is an associated five-car garage on site. The building design follows that of post-World War I apartment buildings, typical of the 1920s. It is designed in a "double-loaded corridor" style. Eight apartments on the first and second floors are accessed via a central hall running through the middle of the building. The gable-roofed portion of the building houses two additional apartments on the topmost floor, also accessed from a central hall. The remaining three garden-level units are of a "walk-up" style, with doors leading directly to the exterior; however, they can be accessed from a central passageway as well.

The design follows a simple symmetrical style. It features a large rectangular main building, approximately 53' x 41'. This portion rises roughly 30' above grade to the fascia of a gable roof with a 6/12 pitch. The roofline does not extend beyond the brick wall at the fascia; there is no soffit. On either end, brick walls extend about a foot above the roofline to create gabled parapets. 32' long shed roof dormers protrude above the roofline on either side of the building. A large, square, brick chimney exits the roof near the center (photos 1-4).

The main building is flanked at either end by rectangular, flat-roofed wings, which are slightly narrower in width than the central building, and project roughly ten feet beyond each gabled end wall. These wings have parapet walls that extend one to three feet above a lightly sloped flat roof system. Short merlons at the corners, and an additional one centered on the long side, give the parapet a battlement look. This feature is reinforced on the gable ends, where one square merlon replaces the peak of the parapet wall, and two similarly sized ones are placed at either edge of each gable. Scuppers at each corner of the flat-roofed wings drain into sheet metal, federal-style leader head collectors that connect to aluminum downspouts.

Entrances

The first-floor main corridor is accessed via two entrances, one at each end of the building. The entrances are flush with the main portion of the building, cutting through the wings to form porticos (photo 5). At the end of each portico, 72" wide concrete steps extend half a flight to a 48" deep concrete landing. Another half flight of stairs extends from either side of this landing to ground level. These stairs are 48" wide to stay even with the depth of the landing (photo 6).

The upper flight of steps is flanked by massive, 22" thick brick walls, whose top extends level to the main floor height. These walls do not slope down with the steps, and by their termination at the landing, they stand 48" tall. The landing itself is bordered by a slightly narrower, 18" thick brick wall on the exterior edge. This wall maintains a level height of 36" across the entire landing. The lower flights of stairs are framed by 18" wide walls on either side, which do slope down with the steps. The walls are composed of a dark brown, wire-cut brick in a running bond. The tops are finished with a soldier course of the same brick and topped with a gently sloped concrete cap (photo 7).

The Scott Apartments and Garage
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Exterior Materials

The walls of the building are constructed with two colors of wire-cut brick, laid in a running bond. At the time of construction, the newspaper described the building material as "tapestry brick."¹ A dark brown brick is used as far as the top of the first-floor level and is four wythes thick. A sill of soldier bricks in the same color tops this wall, creating a belt course around the entire perimeter (photo 8). The rest of the building is constructed in a red field brick and is three wythes thick. Rowlock window sills, soldier window lintels, and soldier parapet tops are all in the dark brown brick, both above and below the belt course (photo 9). Some rectangular embellishments composed of rowlock and header bricks protrude slightly beyond the field brick at the third-floor level, just below the windows on either gable side, the only decorative brickwork that uses the red brick. All the original mortar was dark black and struck with a raked joint. Over the years, Colorado seasons have leached most of the black color out of the original mortar so that nearly all of it appears as a greyish brown color. However, where the porticos protected the bricks from the weather, the color of the mortar can be seen in its original state (photo 5).

All the windows in the building are wood double-hung, except for four casement windows that replaced the original windows around 1975, in conjunction with a fire safety modification. The majority of the windows have wood frame screens in place, just outside the glazing. The window frames are painted in a forest green, while the screen frames are painted in a dark Pullman green.

All exterior building doors are 15 lite glazed wood framed doors. The doors that serve as main entrances to the central corridor have 5 lite fixed panes on either side of the 15 lite entry doors. One exterior steel entry door on the garden level replaced an original door around 2010. All the doors are painted the same forest green as the window frames. The walk-up apartments have similar 15 lite glazed wood framed doors leading outside, with wood screen doors fitted over these.

Centered along the north and south walls, 32-foot-long shed roof dormers protrude above the pitched roof. The dormers are sheathed with smooth cedar shingles and contain five double-hung windows along their length. A large, square, brick chimney exits the roof near the center. Roofing is a combination of asphalt shingles on the pitched roof segments and an EDPM rubber membrane on the flat roofs.

Site Details

Concrete site work on the original building was minimal; however, the concrete walk-up entrances are worth noting. Each entrance is roughly 14" below grade. There are 38" wide steps that run along the exterior wall and lead down to a 38"x 72" landing in front of the door. The steps and landing are framed by eight-inch-wide concrete walls that protrude a few inches above grade on the north side and are cast into a large slab on the south. Short, 12" square concrete pillars terminate the wall at the steps and the opposite corner. The pillars extend a few inches higher than the walls. Both the wall and the pillars have a slightly angled cap similar to those on the entry step brick walls (photo 10).

Alterations

The building's exterior has undergone minor alterations since its original construction. City of Fort Collins building permits record that in 1948 the roof shingles were replaced. Around 1975, steel fire stairs were installed on the east and west façades. In addition, steel railings were installed above the brick parapet walls of the wings. The aforementioned window changes also occurred at this point. The most significant changes to the exterior have involved the roofing system. The current roof is around ten years old, having been replaced in 1980, 2008, and most recently in 2013. It consists of asphalt dimensional shingles over 7/16" OSB decking on the gable portion and EDPM rubber membrane over 7/16" OSB decking on the flat roof. Steel flashing was installed on top of the brick parapet walls in conjunction with the new roofing.²

The building's interior corridor has seen more changes over the years than the outside. Around 1975, the original corridor was modified to create floor separation for fire safety. Much of the original balustrade and railing was removed to facilitate the construction of framed walls surrounding the stairwells (photo 11). Automatic closing doors were installed in these walls to complete the fire separation project. Additional fire safety work done at this time included replacing the original hall entry doors with rated slab doors, as well as removing hallway grocery delivery doors, and covering the openings. There still remains some of the original balustrade on each floor. It is a fairly simple system of smooth, square, newel posts and rectangular balusters, capped with a smooth, rounded handrail. A small, triangular embellishment is applied near the top of each baluster and newel post. Interior trim is simple, flat 3/4" wood, except for crown molding where the wall meets the ceiling. The hallways are carpeted wall to wall (photos 12-14). None of the original hallway light

¹ "Apartment House Company Organized to Build Handsome Residence Apartments Here; First to be Erected Right Away on South College Avenue and Locust Street," *Fort Collins Express-Courier* (Fort Collins, Colorado), Mar. 9, 1924.

² City of Fort Collins Building Permits, 1924-2013.

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fixtures remain. Exposed electrical conduit runs along the ceiling and walls to furnish power to lighting and a fire alarm system.

The individual apartments all retain their original floor plan. Ten of the apartments are nearly identical in layout. The hall door enters into a good-sized living room (photo 15). Two French doors lead off one side of the living room into what was originally called a "sun parlor," but is now considered a bedroom (photo 16). The two outside-facing walls sport an impressive total of seven windows, making its original name quite apt. Off the other side of the living room is a small dining nook that opens to a small kitchen (photos 17 and 18). A door from the dining nook leads to a small, full bathroom (photo 19). Another door opens to a large closet. This closet has a second large door that opens back into the living room. Hardware remnants on this door frame indicate that a murphy bed was once installed. These beds, quite popular at the time, were referenced in the newspaper article announcing the construction of the building; "[t]he living rooms will have disappearing beds which, with a touch of the hand, vanish into adjoining closets."³ None of these beds remain in the building. Much of the original kitchen and bath cabinetry remains, as does the original pedestal cast iron bathtubs. Most of the original cast iron radiators remain and are still in use. Toilets, sinks, and plumbing fixtures have mostly been replaced.

Accessory Garage

The five-car garage sits directly east of the apartment building. This building was likely constructed in conjunction with the apartments, as its design closely matches the main building. It is not, however, mentioned in either the original building permit or any of the several newspaper articles that chronicled the construction of the Scott. Approximately 19'x50', it is built from the same two colors of wire-cut brick as the main building. It also has brick parapet walls that feature similar "battlement" details to the rectangular wings on the main building. On the back and ends of the garage, parapet walls extend above the slightly sloped flat roof (photo 20). The roof extends just beyond the exterior wall at the front, which faces east, away from the main building. This side has wood-framed openings for five swing-out, wood garage doors separated by brick columns (photo 21).

Alterations

The five-car garage received a major rehabilitation around 2010 when the building's current owner converted the building into a woodshop for personal use. At that time, a new roof structure replaced the severely deteriorated original. Three roof skylights were installed, the new roof deck was covered with a TPO membrane roof, and brick parapet walls were capped with sheet metal flashing. Existing wood-framed and sheathed interior partition walls were removed, and a new concrete floor slab was installed. A 200-amp electric service was added. Four of the five existing garage doors were fixed in place in their original frames. The fifth door was removed and repurposed in the workshop's interior. The vacated entry was framed and sheathed, and a new entry door was installed. All original windows were fixed in place. New exterior wood shutters were fixed in place in the original window frames. Brick walls received minor tuckpointing and repair as needed.⁴ The City of Fort Collins Landmark Preservation Commission reviewed and approved the rehabilitation prior to construction.

³ "Apartment House Company Organized...", *Fort Collins Express-Courier*, Mar. 9, 1924.

⁴ City of Fort Collins Building Permits, 1924-2013.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE/Late 19th and Early 20th Century

American Movements

ARCHITECTURE/Herman Schroeder

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1924

1924-1950

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

EURO-AMERICAN

Architect/Builder

ARCHITECT/Gustav Edwin Lundborg (attributed)

BUILDER/Herman Schroeder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Scott Apartments and Garage at 900 S. College Avenue is significant under Criterion A at the local level in the area of Community Planning and Development. The building's period of significance extends from the construction of the apartments in 1924 until the sale of the buildings and the dissolution of the Fort Collins Apartment Company in 1950. The building represents Fort Collins' adaptation of a new type of residential housing: the commuter-friendly apartment building aimed at working-class professionals. The building was probably designed by Gustav Edwin Lundborg and built by Herman Schroeder on behalf of the Fort Collins Apartment Company to cater to middle and working-class Fort Collins residents during a population boom for the city. The Scott Apartments and Garage is also significant under Criterion C in the area of Architecture for the period of 1924 at the local level, as a particularly distinctive and unique example of a small number of sizable apartment buildings constructed in Fort Collins prior to the 1950s and as example of the work of master builder Herman Schroeder.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development, 1924-1950

The Scott Apartment Building is significant under Criterion A for its place in the Community Planning and Development of Fort Collins at the local level as an early example of how developers reacted to the increased need for middle and working-class housing. While apartment units had existed in Fort Collins since the late 1800s, like elsewhere in America, they were typically constructed on the upper floors of downtown commercial buildings, in hotels, or were adapted spaces in single-family homes. These included the Virginia Apartments, upstairs rentals in the building at 156 S. College Avenue (5LR.462.42); the Utana Rooms, a boarding house at 231 Jefferson Street; or the McCormick Apartments above the Fort Collins Express at 155 W. Mountain Avenue (5LR.1623).⁵ Fourplexes and duplexes were built on dozens of lots prior to the 1920s, where working- and middle-class families may have needed a cheaper housing option. Extant examples are typically along streets next to primary corridors, including West Mountain Avenue, Remington, and East Laurel Streets.

The early 1900s saw Fort Collins' popularity grow. A population boom was fueled by the massively profitable sugar beet factory, rising attendance at the college, and the spreading of the Northern Colorado oil fields.⁶ The years 1923 to 1924 saw one hundred and fifty oilrigs constructed between Fort Collins and Wellington.⁷ By fall 1924, headlines in the Fort Collins-Express Courier proclaimed that the city's population was nearing the 15,000 mark.⁸ The Courier forecasted that there might be 50,000 people living there before decade's end.⁹ In the 1920s, celebrities like John Wayne, Olivia DeHavilland, and Vincent Price visited Fort Collins to enjoy the beauty of the west in comfortable amenities. Even Franklin D. Roosevelt campaigned on the courthouse steps in 1920.¹⁰ Fort Collins was becoming a popular place; people scrambled to find and build suitable housing.

The rapid development of three separate apartment buildings around downtown Fort Collins in the 1920s reflects the significant expansion of the area's economy during that decade. As the commercial district of Fort Collins extended south along College Avenue, facilitated in part by a streetcar line, denser multi-family housing came with it. Property records indicate that the first stand-alone apartment building came to the city in 1922, with the construction of the Long Apartments at 220 E. Laurel Street (5LR.2669). In 1924, the Scott Apartments were constructed, and shortly thereafter in 1925, the Kensington Apartments were built at 200 E. Laurel Street (5LR.2667).¹¹ Except for the Scott Apartments, these buildings were located in or around Old Town, where apartment residents could walk to most of the key financial and commercial centers of the City. It was more than a decade before a fourth was constructed: the Chestnut Apartments (5LR.1581), at 221 Mathews Street, built in 1936.

⁵ The Virginia Apartments and the Utana Rooms are within the Old Town Fort Collins District, NRIS.78000871

⁶ "Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919," Fort Collins History and Architecture, Fort Collins History Connection, accessed November 2, 2021, <https://history.fcgov.com/contexts/sugar>.

⁷ "Post World War 1 Urban Growth, 1919-1941," Fort Collins History and Architecture, Fort Collins History Connection, accessed September 30, 2021, <https://history.fcgov.com/contexts/post>.

⁸ "Fort Collins Population Now Nearly 15,000" *Fort Collins Express-Courier*, Oct. 2, 1924.

⁹ "Fifteen Thousand Present Population," *Fort Collins Express-Courier*, Oct. 3, 1924.

¹⁰ Encyclopedia Staff, "Fort Collins," Colorado Encyclopedia, last modified January 22, 2022, <https://coloradoencyclopedia.org/article/fort-collins>.

¹¹ Both the Long Apartments and Kensington Apartments contribute to Laurel School Historic District (NRIS.80000909)

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The Scott Apartments, with its unique location close to what was then the Colorado Agricultural College, was interestingly not primarily devoted to housing students. The location was likely chosen to take advantage of both the school and the streetcar line that once ran up and down College Avenue. In addition, the choice to build a garage on-site speaks to the Fort Collins Apartment Company's imagined clientele for the Scott Apartments: working professionals who could afford to commute to work and live alone. Records show most of the Scott Apartments' residents were a mix of faculty and administrators for the school, as well as working and middle-class individuals in unrelated fields, including some women who lived alone. The unique features of the building, such as its location on a streetcar line and its multi-car garage, indicate its significance as one of the earliest apartment buildings purpose-built for middle and working-class commuters in Fort Collins and for its connection to the community's development during a huge population boom.

Criterion C: Architecture, 1924

The Scott Apartments is further significant under Criterion C for its Architecture as an example of a unique and distinctive Late 19th and Early 20th Century Modern Movements building type, the double-loaded corridor apartment building. Fort Collins had relatively few apartment buildings constructed prior to the 1950s, making the Scott Apartment building significant in both its configuration and rarity as a building type in the city. The design employs monumental symmetry intended to be viewed from all four façades, its massive entry steps are designed to ground a first floor that is nearly a full story above grade, and it has a unique, purpose-built multi-stall garage for resident use.

Another character-defining feature of the building is its symmetry. Rather than emphasize a primary façade, the north and south sides of the building are identical, as are the east and west façades sides, including the massive entry steps. There is some difference in fenestration at the lower level, but overall the building appears symmetrical. Though now a motel sits just south of the apartments, at the time when it was built, the Scott Apartments was the only major building on the block. Photos indicate that there may have been a couple of small residential buildings near the Scott Apartments but when the motel was built in 1962, it is noted as having been constructed on a vacant lot.¹² Whether or not other buildings existed on the block with the Scott Apartments, it would have loomed over anything in the immediate vicinity. Anyone approaching from the north or south along College Avenue would have had an unrestricted view of the building. Until the Glenn Morris Field House was built on campus, a pedestrian approaching the street from the college could have witnessed the west façade with its massive entry steps. For those heading towards College Avenue or the campus, the Scott Apartments would have been easy to compare to the grand buildings built for the university, but with the knowledge that it was, instead, owned by local men and provided housing for the people of Fort Collins, rather than being a part of an institution like the college. The monumental symmetry allowed for the Scott Apartments to stand out no matter the angle from which it was viewed.

The front and rear entrances are significant features of the building and represent a unique design solution to building access. In this style of building, it is quite common to situate main floors about half a story above grade and have basement, or "garden level," apartments on a building's lowest floor. By making the main level entrances almost a full story up, the architect was able to make the lowest level apartments just a few steps below grade, creating walk-up access to the three basement apartments (photo 10). The size and mass of the steps and the landing halfway up serve to "ground" the building so that the main floor feels as though it is at-grade. Lundborg had incorporated the basement floor walk-ups in the Shideler Apartments in Boulder. There, he was able to take advantage of a sloping site and designed a half flight of wide steps to grade for the main entrance. These stairs are not nearly as massive as those found on the Scott Apartments. The resulting entrance to the Scott Apartments is a character-defining feature of the building, not commonly seen on similar apartments.

The five-car garage that was likely built in conjunction with the apartment house is also worth noting as part of the ingenuity of the Fort Collins Apartment Company. It is a well-preserved example of a new and modern amenity in 1924: "The Automobile Garage." By the mid-1920s, real estate agents began reporting that a garage was essential to potential home buyers.¹³ The Fort Collins Apartment Company seems to have concurred for apartment dwellers as well. One aspect of the Scott Apartments that was repeatedly emphasized in the newspapers was that the entire building was to be "thoroly modern,"¹⁴ which seems to have extended to the need to house the newest fad of car ownership. The separate

¹² Meg Dunn, "Then and Now: The Glenn Morris Field House at CSU," Northern Colorado History, October 27, 2014, <https://www.northerncoloradohistory.com/csu-field-house/>; "Old Town Survey, 914 College South," Architectural Survey, Fort Collins, July 1, 1996.

¹³ "A Brief History of American Garages," Skywriters Garage Blog, Blue Sky Builders, accessed November 2, 2021, <https://www.blueskybuilders.com/blog/history-american-garages/>.

¹⁴ *Fort Collins Express-Courier*, Jun 9, 1924.

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brick building, with separated spaces for five vehicles, was constructed either at the time of the apartment house or shortly thereafter. The building that still stands today is quite different from the barns and sheds found facing the alleys in the surrounding neighborhood. Most of these buildings, constructed in the decade before the Scott, had been intended for livestock and buggies, which were essential to transportation at the turn of the century. They are simple, gable-roof, wood-frame buildings with minimal foundations and dirt or wood floors. The associated garage is solid and substantial, with brick walls and a concrete floor built to support a heavy automobile. The garage has a flat roof system that bears no resemblance to a barn, indicating that it was purpose-built for the relatively new function of storing an automobile.

Criterion C: Herman Schroeder, 1924

The Scott Apartments is also an excellent example of the work of local master builder Herman Schroeder for the period of 1924. Known primarily for his residential construction and masterful carpentry, the prolific builder specialized in Queen Anne style single-family houses. Other National Register listed Schroeder buildings include the Patterson House at 121 North Grant Avenue in Fort Collins (5LR.740, NRIS.SG100003319) and many of the contributing buildings in the Laurel School Historic District (NRIS.80000909). His home at 419 Mathews Street in Fort Collins is also contributing to the Laurel School Historic District, and was also designated as a Fort Collins Local Landmark in recognition of his impact on the community. See Table 1 for his attributed works.

Table 1: *Attributed Works of Herman Schroeder, Fort Collins, Colorado*¹⁵

Date	Project Name	Location & Details	Listing Status
1887	Patterson House (5LR.740)	121 North Grant Avenue	Listed in the National Register (NRIS.SG100003319)
1893	Frank Avery House addition	328 W. Mountain Avenue	Listed in the National Register, addition not contributing. (NRIS.72000274)
1900	Roberts Residence (5LR.2854)	421 Mathews Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1900	Weuve House (5LR.3267)	608 Remington Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1902	Schroeder Residence and porch addition (1903) (5LR.2853)	419 S. Mathews Street	Fort Collins Local Landmark; Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1902	S.B. Purdy residence	216 Remington Street	No longer extant
1902	John C. Thompson residence	602 S. Peterson Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1903	Brown House	425 Mathews Street	Fort Collins Local Landmark
1903	Nelson House (5LR.2812)	311-313 E. Magnolia Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)

¹⁵ Adapted from City of Fort Collins, Historic Preservation Services. 425 Mathews Street, the Brown-Gooding House, City Landmark Nomination, 2019, pp6-8. Additional information from the Colorado Office of Archaeology and Historic Preservation.

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Date	Project Name	Location & Details	Listing Status
1904	Sperr House (5LR.2877)	633 Mathews Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1905	Mrs. Joseph Murray residence (5LR.9689)	629 S. Howes Street	Not eligible (1979)
1905	James B. Arthur estate (5LR.2944)	328-334 E. Mulberry Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1906	Fort Collins Hospital (5LR.463.4)	301 E. Magnolia Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1920	L.J. Schroeder Residence (5LR.463.21)	701 Mathews Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)
1924	Scott Apartments (5LR2298)	900 S. College Avenue	Fort Collins Local Landmark
1925	B. J. Denna Residence (5LR.2896)	730 Mathews Street	Contributing to Laurel School Historic District (5LR.463/NRIS.80000909)

Schroeder served as Fort Collins' first building inspector and was personally involved in dozens of residential construction projects throughout the city. Through these dual roles, he shaped the lived experience of hundreds of early Fort Collins residents and his impact is still felt through the city's built environment. The Scott Apartments is unique as both a late example of his works (Schroeder passed in 1925) and as possibly the only multi-family building Schroeder built.

Developmental history/additional historic context information (if appropriate)

A New Type of Residential Housing

Although both freestanding and attached houses have been constructed in America since the Colonial period, the apartment house as a recognized building form in the United States is a phenomenon of the last century and a half. Earlier apartments took the form of rented space on the upper floors of commercial buildings or accessory rooms off the back of existing houses. Rowhouses and other attached single-family dwellings were also common.

One of the defining features of the apartment house as a distinct building form was that the living unit entries were inside the building, connected by a common corridor. This represented a significant design change in architectural history, which then introduced new issues of safe egress and corridor lighting, but also provided for shared amenities, such as laundry and storage facilities. Apartment houses generally sprung up in urbanized areas, both large and small, where more units were needed. This was often to accommodate a large influx of workers in a particular industry; working- or middle-class families in denser, more expensive settings; or as housing for university students.¹⁶ In these situations, homeownership became less practical for many individuals and families, and the shift to apartment living was booming.

Apartment buildings as a new architectural form took on a significant diversity of variants, depending on the needs, lot configuration, and desires of the builder. For deep, narrow lots like that at 900-904 S. College, a horizontal building with a double-loaded corridor was a common adaptation. An apartment building of any number of stories would have a front entry that opened into a central hallway. There may be stairs or an elevator located somewhere along the hall, but units typically faced inward onto the indoor hallway and then had windows along the exterior facing walls. Other variants

¹⁶ "The Chateau," DRAFT nomination form, National Register of Historic Places, 5DV.8524, 900 Sherman Street, Denver, Denver, Colorado, January 16, 2016, Section 8, p13.

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included larger horizontal or vertical block buildings with multiple entries and stairways with two or more apartments accessed from a common foyer or landing on each floor. Smaller, square apartment buildings had a vertical emphasis, a single entry on the façade, and, usually, fewer units per floor. Many other variants, classified by their building footprint (often an “L,” “T,” “C,” or “H” configuration), had either single- or double-loaded hallways and incorporated more garden or courtyard space on the lot.¹⁷

For those who invested in building apartment houses, the return was twofold. First, they could establish housing for the incoming population. Secondly, and probably more importantly, they saw a potential for reaping a significant profit. The group of men who built the Scott Apartments laid these ideas out in a meeting with the Chamber of Commerce in July of 1924. As documented by the newspaper, they highlighted the lack of apartment buildings in Fort Collins, particularly when compared to cities like Denver, saying:

... Denver has 476 apartment houses; that is, one apartment house for each 500 people. If apartments were built in the same proportion here, Fort Collins would have 22. It now has...only one apartment house for each 7,500 people.¹⁸

This account included the Scott Apartments, though still incomplete, which was only the second such building in the city, in that reckoning. While at the time, Fort Collins had significantly more land for people to build homes on than the Denver area, the need for readily accessible housing was becoming pressing. From the perspective of those funding the project, ownership of an apartment house was supposed to turn a significant profit. It was forecasted that half the rent would be needed to cover the building's expenses, but the other half would return to the pockets of the owners as profit.¹⁹ Newspaper articles in the following months continued to tell the same story: apartments were needed to support Fort Collins' growing population, and dedicated apartment houses would turn a profit for the owner. In one such article, which detailed the city's population reaching the 15,000 mark, the Scott Apartments is mentioned as nearing completion, and that:

...the prospects are that one or more similar apartments will be started soon. Apartment houses are about the most reliable and remunerative investments that can be made, and those who provide them for Fort Collins will reap the cream of the city's growth.²⁰

None of the articles provide an author, so it is hard to tell how true these claims were or if they had been fed to the newspaper by those same people who were seeking to make money from the construction of apartment houses.

The Fort Collins Apartment Company

Jay Emerald Shideler was born June 24, 1896, in Kansas. He received a business degree from Columbia University and then moved to Colorado to pursue real estate in Boulder.²¹ He established The Boulder Apartment Company with his brother, Arthur. With the help of Boulder architect Gustav Edwin Lundborg, they constructed The Shideler Apartments at 1090 11th street in Boulder, Colorado, in 1923 (photo 22). From there, he witnessed Northern Colorado's rapid growth. He foresaw the impending need for more housing in the area and the profit to be made. Shideler gathered his experience and business sense and headed to Fort Collins to replicate his Boulder ventures. He formed a partnership with a few Fort Collins businessmen and a Denver banker: on March 9, 1924, the Fort Collins Express-Courier ran an article announcing the formation of the Fort Collins Apartment Company by A.W. Scott, Jay E. Shideler, and Eugene Borland.²² This same article announced that the first house to be built would be on the corner of South College and Locust, taking up “five fine corner lots which face the north and west.”²³ A.W. Scott already owned this plot of land. The Express-Courier went on to describe the building and acknowledged that it resembled the existing “Shideler apartments” in Boulder. An elevation drawing of the Boulder Apartment Company's building at 1090 11th Street was included with the article. At the announcement of the company, the board of directors included Scott, Shideler, and Borland, as well as “two other prominent citizens of Fort Collins whose names will be announced within a few days.”²⁴ The company had plans, and

¹⁷ *Utah's Historic Architecture Guide*, Utah Division of State History, (Salt Lake City, Utah: 2018), pp64-71.

¹⁸ “Apartment House Company Tells Of Needs In Housing,” *Fort Collins Express-Courier*, Jul. 13, 1924.

¹⁹ Ibid.

²⁰ “Fifteen Thousand Present Population,” *Fort Collins Express-Courier*, Oct. 3, 1924.

²¹ “Apartment House Company Organized to Build...,” *Fort Collins Express-Courier*, Mar. 9, 1924.

²² Ibid; Note: through the years, the name of the company is reported as both the “Fort Collins Apartment Company” and the “Fort Collins Apartment House Company,” the former has been used for ease of comprehension.

²³ Ibid.

²⁴ Ibid.

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the capital, to build several apartment houses. Shideler, who was to be president and manager of the Fort Collins Apartment Company, passed on the presidency of the Boulder Apartment Company to his brother Arthur and moved to Fort Collins to direct the development and growth of his newest business venture.²⁵

Fort Collins issued a building permit on March 27th, 1924 for a three-story building housing thirteen apartments (photo 25).²⁶ Construction began in June and progressed quickly. The Shideler Apartments, as it was originally named, put its first "For Rent" advertisement in the Fort Collins Express-Courier on January 8, 1925, although an earlier article documenting the progress of the construction claimed that all the apartments had been rented.²⁷ City directories for the era indicate the company had little trouble filling its thirteen apartments with tenants. Given the quick turnaround and overall success of their first endeavor, their financial wherewithal, land ownership, and stated plans, it seems likely that the company would have proceeded with constructing additional apartment houses in earnest. This, however, was not the case. The Scott/Shideler building at the corner of Locust and College remains the only building ever constructed by the Fort Collins Apartment Company.

Unfortunately, Shideler's business acumen included some less than reputable activities. In the fall of 1925, the Fort Collins Express-Courier ran a story on him being sued by the D.T. Pulliam company for breaking a contract involving a land deal.²⁸ He also sold the Boulder Apartment Company to his mother in order to improve its financial standings.²⁹ In early 1926, Shideler attempted to borrow \$10,000, using the Fort Collins apartment house as collateral, to pay off the debts incurred by the Boulder Apartment Company.³⁰ The other board members filed an injunction to stop him. Eventually, the suit was settled when Shideler's shares in the company were purchased by A.W. Scott and E.G. Steele, giving them controlling interest.³¹ After this, Shideler is not mentioned in association with the company or building, and shortly thereafter, the building starts being advertised as the "Scott Apartments." Without Shideler to pursue and manage the development of more buildings, The Fort Collins Apartment Company seemed content to continue ownership of the Scott Apartments but abandoned plans for additional buildings. The company remained owners of the building until 1951, when they sold it to Bert and Edna Merrihew. The Fort Collins Apartment Company dissolved. Shideler's dream to create a company with multiple buildings to serve the growing population of Fort Collins was never realized, cut short by his own ambition. His legacy, however, remains in the Scott Apartments, which embodies his desire to provide a new type of housing to the citizens of Fort Collins.

The Scott Apartments has had several owners following the Fort Collins Apartment Company. Six months after purchasing the building, the Merrihews sold it to Ora Barret in June of 1951. In March of 1958, Barret sold to Arther and Shirlly Grovert. Then, in October of that same year, the Groverts sold it to Robert and Delna Sidney. The Sidneys held it for nine years before selling it to Charles and Lucrecia Rhoades. Charles, or "Chuck," personally managed the building for nearly 30 years. As he approached his 80th birthday, Lucrecia requested that Chuck sell the building to avoid it becoming her responsibility upon his passing. In January 2002, the Rhoades sold the Scott Apartments to its current owners, Steve and Missy Levinger.³²

Gustav Edwin Lundborg

No official or historical record identifies the Scott Apartments' architect; however, evidence points to Gustav Edwin Lundborg having some role. Though mostly known for his bungalow plans, Lundborg was credited with designing the Shideler Apartment building in Boulder.¹⁸ The striking similarity of this building to the Scott Apartments, his established relationship with Jay Shideler, and the brief interval between the construction of the two buildings leave little doubt to his role as the building's designer. Since no information can be found tying Lundborg to The Scott, it is unknown if he was actively involved with the development of the building or if Shideler simply reused the schematics already owned by the Boulder Apartment Company.

²⁵ "Apartment House Company Organized to Build..." *Fort Collins Express-Courier*, Mar. 9, 1924.

²⁶ Note: the apartment count in the building varies between twelve and thirteen. During the first couple of decades, the building always had a live in caretaker, so it can be assumed that, while there were thirteen apartments in the building, only twelve of them were up for rent. This seems to be the most logical explanation for the discrepancy in unit count.

²⁷ *Fort Collins Express-Courier*, Jan. 8, 1925; *Fort Collins Express-Courier*, Dec. 9, 1924.

²⁸ "Shideler Sued for Alleged Failure to Fulfill Contract," *Fort Collins Express-Courier*, Sept. 16, 1925.

²⁹ *Fort Collins Express-Courier*, Oct. 15, 1925.

³⁰ "Temporary Receiver Asked for Apartment House Corporation," *Fort Collins Express-Courier*, Jan. 6, 1926.

³¹ "Shideler's Sell Interest To Local Members of Company," *Fort Collins Express-Courier*, Jan. 20, 1926.

³² Recollections of current property owner Steve Levinger, January 2022.

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Lundborg is credited for designing many fine single-family Craftsman-style homes in Boulder, Colorado. Many of these single-family houses are within Boulder's University Hill neighborhood or the Mapleton Hill Historic District (5BL.535), which is a certified district and not listed in the National Register of Historic Places. Lundborg's own residence at 735 Lincoln Place in Boulder (5BL.3397) has been substantially altered, with most of the original cladding replaced. His apartment house at 1090 11th Street in Boulder (5BL.2849) and the Seventh Day Baptist church at 780 Arapahoe (possibly no longer extant) in Boulder are the only two commercial buildings attributed to him.³³ The 11th Street apartment house displays his strong preference for the Craftsman style. With the Baptist church, however, he departed from his familiar style and opted for Gothic arched windows and Colonial Revival detailing, more befitting the application.³⁴ This displays Lundborg's ability and willingness to tailor his designs to suit his clients, as may have been the case with the Scott Apartments.

While the Scott Apartments' resemblance to the Shideler Apartments in Boulder is striking, there are some notable differences. The Scott Apartments is larger and has a more substantial feel. Craftsman details, such as overhanging eaves and exposed rafters, are replaced with brick parapets, merlons, and massive entry steps. It is important to remember that the building was to be the first of several apartment houses constructed by The Fort Collins Apartment Company and needed to make a statement about the new type of housing they were going to be offering. This was not lost on the architect, be it Lundborg, Shideler, or another, unknown party, and it is represented in the unique design and character of the Scott Apartments.

Herman Schroeder

Although Lundborg's involvement with the Scott Apartments is speculative, the building's connection to H.W. Schroeder is clear in the historic record.³⁵ Schroeder's involvement as the builder on the project is worth noting because not only was he a prolific builder in Fort Collins during the early 20th century, but he was also a prominent figure in the community. Schroeder was born in 1855 on Doty Island in Wisconsin and moved to Fort Collins in 1878. Prior to the move, he had trained as a carpenter and joiner, which became his livelihood after the move. Of the documented Herman Schroeder projects in Fort Collins, most are late Victorian in style, usually brick Queen Anne-style cottages with Classical features incorporated into prominent front porches, sometimes added after construction. However, as a carpenter and joiner, some of Schroeder's projects include frame cottages, although with similar design and features. Later in his career, by the 1920s, Schroeder completed a few projects in the contemporary Arts-and-Crafts styles.³⁶ A description of his work appears in an article about the Honorable Thomas Jones' decision to build a home in Fort Collins:

H.W. Schroeder, the well known contractor and builder, easily secured the contract to build Hon. Thomas Jones' elegant \$8,500 cottage. His reputation for excellent, conscientious work insures Mr. Jones a satisfactory job. The many fine public buildings erected by Mr. Schroeder in Fort Collins and vicinity are enduring monuments to his skill and ability.³⁷

The Fort Collins Courier and building permit records from the early 1900s provide several detailed snapshots of Schroeder's building career in Fort Collins. Although he completed some commercial and institutional projects, such as lumber yard warehouses and the Fort Collins Hospital at 300 Mathews, he was most accomplished for residential construction in the neighborhoods south and east of downtown. Many of his projects in and near the commercial downtown have since been demolished or redeveloped, while most of his intact work is generally within the Laurel School Historic District. Between 1884 and 1925, Schroeder appears frequently as the builder for homes throughout the neighborhood, sometimes working with architects on larger projects for wealthier families, sometimes designing homes himself. From 1902 to 1905, he was associated with constructing or remodeling over two dozen buildings in the Fort Collins area.³⁸ He was also elected the City's first building inspector under a new ordinance passed in early 1907 to enforce basic building and fire codes.

³³ "G. Edwin Lundborg," *Boulder Daily Camera*, May 24, 1943.

³⁴ L. Simmons and C. Whitacre, "Seventh Day Baptist Church," Historic Building Inventory Record, Carnegie Library for Local History, Boulder, Colorado, 1990.

³⁵ *Fort Collins Express-Courier*, Mar. 28, 1924.

³⁶ City of Fort Collins, Historic Preservation Services. *425 Mathews Street, the Brown-Gooding House*, City Landmark Nomination, 2019, pp6-8.

³⁷ George S. Scales, "The Hon. Thomas Jones," *Fort Collins Express* (Fort Collins, Colorado), Aug. 27, 1902.

³⁸ "Record Year For Building: Nearly \$400,000 Expended on New Structures in Fort Collins During the Past Twelve Months," *Fort Collins Express*, Dec. 31, 1902; "Fort Collins Still Booming: More than \$2,000,000 Worth of Building Was Done During The Year 1903 in and about this City," *Fort Collins Express*, Dec. 23, 1903; "Building Outside of Collins: A Great Amount Was Done in 1903 at this End of the Poudre Valley," *Fort Collins Express*, Jan. 6, 1904; "Fort Collins Still Booming: More Residences Built During 1904 Than Any Year in

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In addition to his prolific building career, Schroeder was an active member of the Fort Collins community. He was the secretary for the fire department in 1890 and elected as an alderman in Fort Collins in 1897.³⁹ He served as an officer for the Independent Order of the Odd Fellows and was chosen as a Republican delegate for Southeast Fort Collins in 1904.⁴⁰ He was an inaugural member of the Fort Collins Pioneer Association in 1906: a group honoring those who had lived in the area for at least 25 years.⁴¹ His home at 419 Mathews Street is listed on the National Register as a contributing resource of the Laurel School National Register Historic District (5LR.463) and was listed as a local landmark by the City of Fort Collins because of his importance to the community.⁴²

Residents

The initial tenants in the Scott Apartments reflect the time period in which it was built and the working- and middle-class families that the Fort Collins Apartment Company sought to serve. By looking at local directories and census information, a profile can be built of the tenants who occupied the building during its first couple of decades. Early residents of the Scott Apartments in 1929 and 1931 include the then-vice president of the Taylor Clothing Company; the Fort Collins city engineer; a bookkeeper for Riverside Ice & Storage; and several teachers and lawyers. Unsurprisingly, several professors from Colorado Agricultural College lived at the Scott Apartments, although in later years the building would become more prominently student housing rather than professor housing. Other notable tenants include part of the legendary Ver Straten oil drilling team, whose discovery of oil started the Northern Colorado oil boom.⁴³

One particularly interesting tenant in 1927 was Fenimore Chatterton.⁴⁴ Though retired by the time he moved into the Scott, he had previously been the 6th governor of Wyoming, serving from April 28, 1903 to January 2, 1905. He had been serving as Wyoming's Secretary of State, starting in 1899, when the governor suddenly died and Chatterton assumed the role. It appears that he continued to serve as Secretary of State under himself, and then under the following governor as well, before his term finally ended in 1907.⁴⁵ The most notable occurrence during his term as governor was the hanging of famed gunman, Tom Horn.⁴⁶ It is unknown what he was doing in Fort Collins in 1927, other than living at the Scott Apartments.

By the 1930s, Whitney McNair Borland moved into the Scott Apartments while taking over as the head of the U.S. Department of Reclamation hydraulics laboratory, which was housed on the Colorado A&M campus.⁴⁷ He became a leader in snow and avalanche science, and his work was some of the preliminary information that led to the building of the Eisenhower Tunnel.⁴⁸ His work on sedimentation, hydraulics, and avalanches continues to be relevant, and there is a scholarship at Colorado State University in his name.⁴⁹ In addition, Borland was known for having climbed all the fourteeners in Colorado.⁵⁰

the History of the City – Though Not Many Stores," *Fort Collins Express*, Dec. 21, 1904; "New Homes for New People," *Weekly Courier* (Fort Collins, Colorado), Jan. 4 1905; "A Season of Great Prosperity for Fort Collins Home Builders," *Weekly Courier* (Fort Collins, Colorado), Dec. 27, 1905.

³⁹ "Fire Department," *Fort Collins Courier* (Fort Collins, Colorado), Jan. 9, 1890.

⁴⁰ "Odd Fellows Plan Big Celebration," *Fort Collins Express* (Fort Collins, Colorado), Mar. 7, 1912. "Republican Delegates Elected," *Weekly Courier* (Fort Collins, Colorado), Apr. 7, 1904.

⁴¹ "Fort Collins' Pioneers," *Fort Collins Express* Jan. 17, 1906.

⁴² Cassandra Bumgarner, "Ordinance 4845 - 491 Mathews" (Agenda Item Summary, Agenda Item 6, October 4, 2016).

⁴³ *Polk's Fort Collins, Loveland and Larimer County Directories 1929 and 1931*, (Colorado Springs: R.L. Polk Directory Co., Publishers, 1927). "Oil Interest Given New Impetus by Enormous Ver Straten Flow," *Daily Times* (Longmont, CO), Mar. 6, 1925. United States Federal Census Records, Vera Hickman and Lillian Catren, Fort Collins, CO, 1930. United States Federal Census Records, Dee Brown, Fort Collins, CO, 1940.

⁴⁴ *Polk's Fort Collins, Loveland and Larimer County Directory*, (Colorado Springs: R.L. Polk Directory Co., Publishers, 1927), 35.

⁴⁵ "Fenimore Chatterton," last modified November 8, 2014, <https://www.wyohistory.org/encyclopedia/fenimore-chatterton>.

⁴⁶ History.com Editors, "Tom Horn is hanged in Wyoming for the murder of Willie Nickell," *History*, last modified November 18, 2019, <https://www.history.com/this-day-in-history/tom-horn-is-hanged-in-wyoming-for-the-murder-of-willie-nickell>.

⁴⁷ "Borland to be at Hydro Lab," *Fort Collins Express-Courier*, Sep. 30, 1935.

⁴⁸ "Gov. Johnson Renews Push for Highway Bore," *Fort Collins Coloradoan*, Nov. 4, 1955.

⁴⁹ Whitney Borland Scholarship - Colorado State University Scholarships, accessed October 27, 2021, <https://colostate.academicworks.com/opportunities/41995>.

⁵⁰ gore galore, "A Pioneer in Snow and Avalanche Science, Whitney Borland Climbs All the Fourteens, 1941 AND 1954," Colorado 14ers, 13ers, and other peaks, 14ers.com, February 13, 2019, <https://14ers.com/forum/viewtopic.php?t=55727>.

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Two other residents of note in 1936 were Anna Lute and Elizabeth Wing. Lute, who lived in apartment ten,⁵¹ was the head of the seed lab at Colorado Agricultural College, and her work earned her a role on “one of the most important committees” of the International Seed Testing Congress in 1931.⁵² Of 63 people chosen for different committees that year, only two were women. Wing, in apartment twelve, was an associate professor of chemistry at the university, and worked there for over 30 years, before retiring in 1954.⁵³

The Scott Apartments has always had a strong connection with the University, which lies just across College Avenue. Since 1925, countless staff, faculty, and students have made the Scott Apartments their home. While it has, and will continue to serve the institution, it has never been exclusive to it. Similar to 1927, the current roll of tenants contains a handful who are associated with CSU but also a broad mix of blue collar and middle-class residents, just as it did nearly 100 years ago.

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⁵¹ *Polk's Fort Collins (Larimer County, Colo) City Directory 1936, Including Loveland City and Larimer County*, Salt Lake City: R.L. Polk & Co., Publishers, 1936.

⁵² “Miss Anna Lute, Colorado’s Seed Analyst, Honored,” *Fort Collins Express-Courier*, Oct. 11, 1928. Note: Colorado State University was originally known as Colorado Agricultural College. In 1935, it changed its name to Colorado State College of Agriculture and Mechanic Arts, which was usually abbreviated to Colorado A&M, although the directories seemed to use the abbreviation of CSC. Since that is the primary source for this information, CSC is used here. The college finally earned the name of Colorado State University in the 1950s.

⁵³ *Polk's Fort Collins (Larimer County, Colo) City Directory 1936, Including Loveland City and Larimer County*, Salt Lake City: R.L. Polk & Co., Publishers, 1936. “Elizabeth Wing Retires After 36 Years at A&M,” *Fort Collins Coloradoan*, June 10, 1954.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.26
(Do not include previously listed resource acreage.)

Latitude/Longitude
Datum if other than WGS84: _____
(Insert additional points as needed.)

1 _____
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

or

The Scott Apartments and Garage
Name of Property

Larimer, CO
County and State

UTM References

Datum:

NAD 1927 _____ or **NAD 1983** _____

(Insert additional UTM references as needed.)

1	<u>13 N</u> Zone	<u>493493</u> Easting	<u>4491607</u> Northing	3	<u>13N</u> Zone	<u>493540</u> Easting	<u>4491583</u> Northing
2	<u>13 N</u> Zone	<u>493540</u> Easting	<u>4491607</u> Northing	4	<u>13N</u> Zone	<u>493493</u> Easting	<u>4491583</u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the northwest corner of Block 129, Fort Collins 1873 plat, then south 76.5 feet, then east 140 feet to the alley, then north 76.5 feet, then west 140 feet to the beginning, and also including a portion of a vacated alley on the east side of the property.

Boundary Justification (Explain why the boundaries were selected.)

The boundary conforms to the legal boundaries of Larimer County Assessor parcel 9713229001 which includes the associated and contributing historic features of The Scott Apartment complex, including the apartment building, associated garage, and building grounds.

11. Form Prepared By

name/title Rae Farrar (for property owner)

organization NA date November 5, 2021

street & number 2723 Pinon Court telephone 719-221-4719

city or town Buena Vista state CO zip code 81211

e-mail rfarrar500@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

The Scott Apartments and Garage
Name of Property

Larimer, CO
County and State

1 of ____.

The Scott Apartments and Garage

Name of Property

Larimer, CO

County and State

Historic Photos

H1 View of College avenue, circa 1924 (camera facing north)

H2 Historic postcard of College Avenue (camera facing north)

H3 Shideler Apartments 1090 11th Street. Boulder, CO

H4 Original building permit



H1 View of College avenue, circa 1924 (camera facing north). West façade of the Scott Apartments appears on the right hand side of this photo. The Armory building (no longer existing) appears just north of The Scott. The Colorado A & M Administration building "Old Main" (no longer existing) appears on the left. *Photo courtesy of Fort Collins Museum of Discovery, Local History Archive*



H2 Historic postcard of College Avenue (camera facing north). The Scott Apartments can be seen on the right side, partially hidden by a tree. The large building on the left side is the Glenn Morris Field House. *Courtesy of the Steve Levinger collection.*

The Scott Apartments and Garage
Name of Property

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H3 Shideler Apartments 1090 11th Street. Boulder, CO note Walk-Up apartment to the left. Photo courtesy of Carnegie Library for Local History, Boulder, CO

Estimated Cost \$ 40000.00 APPLICATION FOR BUILDING PERMIT No. 359
 Permit Cost \$ 22.50 Pay Permit Charge at City Clerk's Office
 Fort Collins, Colorado, March 27 1924

Owner of Property Fort Collins Apartment Co
 No. 702 St. D College Lot 1-2-3 Block 129

Description of Proposed work as follows:
Brick Apartment with 13 Apartments. 44' x 73'
3 Story. Full basement with concrete to grade
with iron facing to 1st floor. 12" Brick 1st floor
with 9" Brick below. Shingle roof. Drum chert.

O. K. R R M Gregory Building Inspector 77 Collins Apartment Co Applicant
By Jay S Shideler

H4 Original building permit, dated March 27, 1924. Courtesy of the Steve Levinger collection.