

COLORADO CULTURAL RESOURCE SURVEY

**Form 1403b: Post-World War II  
Residential Suburban Subdivision Form  
(1945-1975)**

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR \_\_\_ Individual \_\_\_ District  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR \_\_\_ Individual \_\_\_ District  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Needs Data (specify):

This form should be used to record and assess the potential National Register Historic District eligibility of post-World War II residential subdivisions. Such subdivisions-- with large numbers of similar resources, limited architectural styles/ building types, relatively short periods of development, and design as major land use developments-- are far more likely to be eligible as historic districts rather than individually eligible resources. This form has been designed to facilitate the documentation of a preponderance of residential historic resources approaching and/or having achieved the 50 years of age benchmark. The primary period of development for these resources is usually 1945 to 1975.

Please review in conjunction with the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

**I. IDENTIFICATION**

1. Resource number: **5LR.3978**
2. Temporary resource number: **N/A**
3. County: **Larimer**
4. City: **Fort Collins**
5. Subdivision name: **Reclamation Village**
6. Addition(s) or Filings(s) within surveyed subdivision: **N/A**  
Name(s) / Years(s): **Reclamation Village – 1954**
7. Main streets/ features which form boundaries of subdivision:

**The boundary is basically rectangular, but there is a small portion that extends southward toward Laporte Avenue (see map). Northern boundary: north side of Maple Street; Southern boundary: a small portion of Laporte Avenue; Eastern boundary: behind the even numbered houses on McKinley Avenue—includes the rear alley; Western boundary: middle of Bishop Street**

**II. GEOGRAPHIC INFORMATION**

8. P.M. **6th** Township **7N** Range **69W**  
---  of **E 1/2**  of **SW 1/4**  of **NE 1/4**  of section **10**  
\_\_\_\_  of \_\_\_\_  of \_\_\_\_  of \_\_\_\_  of section \_\_\_\_  
\_\_\_\_  of \_\_\_\_  of \_\_\_\_  of \_\_\_\_  of section \_\_\_\_

9. UTM references

NAD27       NAD83

Zone 13; 491289 mE 4493792 mN  
Zone 13; 491474 mE 4493395 mN  
Zone 13; 491288 mE 4493230 mN  
Zone 13; 491413 mE 4493216 mN  
Zone 13; 491413 mE 4493153 mN  
Zone 13; 491459 mE 4493151 mN

Zone 13; 491449 mE 4493221 mN  
Zone 13; 491472 mE 4493225 mN

10. USGS quad name: **Fort Collins**

Year: **1984**

Attach photocopy of appropriate map section.


11. Total acreage of surveyed subdivision: **approximately 9.5**

**III. ARCHITECTURAL DESCRIPTION**

12. Sample models:

<b>Model Name or Label</b>	<b>Architectural Style/ Building Type</b>	<b>Description</b>	<b>Addresses within Surveyed Subdivision</b>	<b>Sample Photographs</b>
Basic Box-1	Minimal Traditional	Side gabled, rectangular, no porch, no overhanging eaves	N. McKinley Avenue: 220, 228, 230 (pictured), 231, 237; Lyons Street: 223, 224, 225, 226, 229, 234	
Basic Box-2	Minimal Traditional	Side gabled, rectangular, minimal porch, horizontal siding, slightly overhanging eaves; Likely original BOR homes	N. McKinley Avenue: 221 (pictured), 227, 233, 236	
Basic Box-3	Minimal Traditional	Side gabled, rectangular, rear shed-roof extension or addition; Likely original BOR homes	N. McKinley Avenue: 222 (pictured), 225, 226, 229, 232, 234, 238, 240; Lyons Street: 221, 227, 230, 231, 232, 233, 235, 236	
Ranches	Ranch	Rectangular, most side gabled, more elongated than early/ Minimal Traditional homes, most horizontal siding	N. McKinley Avenue: 201, 205, 223 (pictured); Maple Street: 1401; Lyons Street: 231; Bishop Street: 200, 204, 208, 212, 216, 220, 224, 228, 234, 236; Laporte Avenue: 1316	

Sample models, contd

Model Name or Label	Architectural Style/ Building Type	Description	Addresses within Surveyed Subdivision	Sample Photographs
Altered	Various	Changes to roof line, siding, other character-defining features over time	N. McKinley Avenue: 224, 235 (pictured), 239; Maple Street: 1309; Lyons Street: 220, 222, 228,	

13. Landscaping, streetscape, and setting features for subdivision: Small homes are arranged on rectilinear grid and sited on small lots with grass lawns, mature trees, and sidewalks. Unpaved alleys present behind McKinley Avenue and Lyons Street. Subdivision located south of Putnam Elementary School.

**IV. ARCHITECTURAL HISTORY**

14. Date(s) of construction/subdivision development:

The United States Bureau of Reclamation established Reclamation Village to house employees and officials who were engaged in construction of the Colorado-Big Thompson Water Diversion Project. This development originally had forty eight two- and three-bedroom homes; an administrative building, laboratory, and garage also were located in the company development.

- July-October 1946: first twenty-three pre-fabricated homes completed.
- 1947: construction of all forty-eight pre-fabricated homes and other accessory buildings completed.
- April 1953: eleven pre-fabricated homes sold to general public; ownership of other homes passes to the U.S. General Services Administration (GSA).
- May 1954: area annexed to the City of Fort Collins.
- July 1954: Bishop Brothers, of Victoria, Texas, purchased both the land and all remaining homes for approximately \$77,000. (NOTE: by this time the administration building, laboratory, and other accessory buildings already had been sold and moved elsewhere.)
- 1956: New homes present from 220-239 Lyons Street (likely former location of Reclamation Court).
- 1959: Homes present at both 1316 S. Laporte Avenue and selected addresses (200-204, 208, 228, 234, 236) along Bishop Street.
- 1962: Homes present at remaining addresses (212, 216, 220, 224) along Bishop Street and remaining addresses (201, 205) along N. McKinley Avenue.
- 1964: Home present at 1401 Maple Street. (NOTE: 1309 Maple Street not listed in city directories (1946-1968).)

Source of information:

15. Architect(s): N/A

Source of information:

16. Builder(s)/Contractor(s): Winter Weiss Company

Source of information: Pfaff, Christine and William Joe Simonds. 5LR.3978-Reclamation Village. Completed February 1998

17. Landscape Architect(s): N/A

Source of information:

## V. HISTORIC CONTEXT

### 18. Demographics of original owners:

Not surprisingly, a search of the 1948 Fort Collins city directory indicated all of the individuals living in the fifteen houses both on Reclamation Court and at 220 through 240 N. McKinley Avenue worked for the U.S. Bureau of Reclamation. However, there were both age and class differences for the residents of these two areas. Those living in the houses in Reclamation Court, no longer extant, appeared to have had lower-ranking jobs; examples of their professions included drill foreman, maintenance man, and lower grade (nothing above P-2) engineering aides. These individuals also seemed to be younger, ranging in age from 24 to 32 years old. Half of these homes had four residents, presumably a couple with two children. McKinley Avenue appears to be where the more experienced and/or higher-ranking Bureau employees lived; examples of their professions included clerk timekeeper, administrative assistant, cost keeper, engineers (grade P-1 through P-3), and engineering aides with grades ranging from P-4 to P-7. These generally older residents ranged in age from 26 to 64 years old. Home occupancies ranged from one to six, although the highest percentage of the McKinley Avenue homes housed two individuals, likely married couples.

### 19. Development context in which subdivision platted:

In 1937 the Bureau of Reclamation (BOR) approved a plan to divert water from the west-flowing Colorado River at Grand Lake to the east-flowing Big Thompson River. The Colorado-Big Thompson Diversion Project was underway in 1938: however, like all new building not associated with war production, after the 1941 strike on Pearl Harbor, construction ceased. Work on the project resumed in 1946 and the promise of water fueled plans for the growth of both agriculture and industry in Northern Colorado. According to the *Coloradoan*, "...with the Big Thompson Diversion Project completed, electric power will become available to Fort Collins alone greater than the amount now used by the entire state of Colorado." On July 21 and 22, 1949, the BOR completed Soldier Canyon and Horsetooth dams. The resulting Horsetooth Reservoir boasted a capacity of 151,800 acre-feet. The reservoir began receiving water in 1951 and reached capacity in 1953. On January 1, 1953, the *Coloradoan* announced "Big T Job Top Event for 1953" and proclaimed "...nothing short of a revolution in Congress or the blast of an atomic bomb is likely to prevent completion of nearly all phases of the Colorado-Big Thompson irrigation and power system." The project was capable of bringing about 310,000 acre-feet of Colorado River water to irrigate about 700,000 acres of farmland in the Northern Colorado Water Conservancy District. The \$160 million project also intended to provide about 250,000 horsepower of electricity for use in homes and industries in Denver and throughout northern Colorado.

In April of 1946, the BOR obtained the lease on a 12-acre parcel on the north side of La Porte Avenue opposite N. McKinley Avenue and east of Taft Hill Road. The site was chosen for its location near both schools and utility connections. On this land the agency built thirty-five pre-fabricated four-room homes, a headquarters, and an engineers' office building for use in association with the Colorado-Big Thompson Water Diversion Project. This site would later be referred to as Reclamation Village; a similar housing project in Estes Park had the same name. Once this important infrastructure project was completed, the BOR transferred the entire development to the U.S. Government Services Administration (GSA).

The City of Fort Collins hoped to purchase the parcel, remove the existing buildings, and rezone the tract for high-quality new housing. Towards this end, City building inspectors T.P. Treadwell and Byron Albert filed a report dated July 15, 1954, which indicated there were thirty-two two-bedroom prefabricated steel houses measuring 24.1 feet by 27.1 feet. They noted there were a total of four three-bedroom houses which were only slightly larger: 27.1 feet by 27.1 feet. Treadwell stated these sizes failed to meet the City's minimum requirements and reported the plumbing had been installed using black iron pipe welded together, a violation of current City and State codes.

While local officials found the homes to be substandard, the lots, which measured 50 feet by 120 feet, were of correct size for a high-quality development. The streets were sufficient as well, being 40 feet wide with 20-foot alleys. Treadwell recommended removal of all of buildings so "modern buildings (could be) built on the lots for the improvement of the City." On July 28, 1954, City Manager Guy Palmes submitted a plea for reconsideration to the

GSA who had decided to auction the property. He explained these buildings had been intended for temporary use, noting they were erected during the war when proper building materials were not available.

Despite Palmes' communications with the GSA, the houses went to auction without notice of the code violations. Bishop Brothers of Victoria, Texas, purchased both the land and all of the homes for approximately \$77,000. On September 2, 1954, Treadwell again reported the results of his inspection of the homes, this time adding information about his discovery of substandard wiring and the absence of masonry chimneys. According to the May 28, 1955, edition of the *Coloradoan*, the GSA had announced the sale of ten pre-fabricated buildings in Reclamation Village. These were the remainder of the thirty-seven houses offered for sale in July 1954. This same article noted the site had been annexed to the City in 1954. Despite the City's objections, some of the basic prefabricated homes in Reclamation Village, those from 221-240 N. McKinley Avenue, remain in the present day.

20. Construction history:

Dates of construction for the fifty four homes located within the current boundaries of the Reclamation Village subdivision range from ca. 1948 to 1962. The fifteen original BOR homes, listed as being located on Reclamation Court in the 1948-1952 city directories, are no longer extant. These pre-fabricated houses likely were originally located along Lyons Street. In 1954, the same year the subdivision of Reclamation Village was annexed into the City of Fort Collins, the city directory no longer listed Reclamation Court and there were sixteen new homes built along Lyons Street.

21. Typical modifications or alterations to buildings, landscape, and streetscape:

The Reclamation Village homes that have experienced alterations over time exhibit a wide range of changes. These include: different siding material, changes in roofline, addition of second story/pop-top, and large rear additions

22. Sources:

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1948 through 1962.

*Fort Collins Courier*, 5 April 1946.

Harris, Cindy and Adam Thomas. "*Fort Collins E-X-P-A-N-D-S*": *The City's Postwar Development, 1945-1969- DRAFT*. (Denver: Historitecture, 2011).

Larimer County tax assessor property records (online).

Pfaff, Christine and William Joe Simonds. 5LR.3978—Reclamation Village. Completed February, 1998.

Treadwell, T.P. "Correspondence," Fort Collins, 15 July 1954, n.p.

## VI. CURRENT STATUS

23. Known threats to the subdivision: **None**

24. Total number of resources in surveyed subdivision: **57**

## VII. SIGNIFICANCE AND ELIGIBILITY ASSESSMENT

25. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_  
Designating authority:

26. Individual Resources – National Register Field Eligible - **NONE**

27. National Register Historic District – Field Eligible

Eligible  (Complete table below and attach map) Not Eligible

Discuss:

Historically, Reclamation Village is important for the continued use of pre-fabricated homes that originally housed U.S. Bureau of Reclamation (BOR) employees working on the Colorado-Big Thompson Water Diversion Project. It illustrates how the BOR was involved with housing development from 1946 to 1953 and community planning and

development in 1946. Despite objections related to the quality of materials and design standards used in their construction, some of these homes remain in the Fort Collins Reclamation Village subdivision (annexed/platted in 1954). This use of the former BOR properties is in keeping with postwar patterns in Fort Collins. In the immediate postwar years, most new housing was located in either remodeled existing homes or a limited number of infill properties; Fort Collins did not have the stereotypical postwar sprawling residential subdivision developments until the late-1950s and 1960s.

Architecturally, the houses in Reclamation Village subdivision are modest and can be classified into six basic categories (see Field 12 above), all constructed between 1946 and 1947. Character-defining features of the three types of Minimal Traditional homes include: rectangular foot print, small size, side gabled roof, minimal decorative details, and, in many cases, no or very small overhanging eaves. This level of historical and architectural significance is not sufficient for this property to qualify for district listing in the National Register of Historic Places.

The current homes in the Reclamation Village subdivision were constructed between ca. 1946 and 1962. Considered as a potential historic district, these buildings exhibit a moderate level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. Changes to the altered models (see Field 12 for addresses) have adversely impacted the aspects of designs, materials, workmanship, and feeling for these individual houses. As reflected in the table in Field 12, there are seven altered homes within the current subdivision boundaries.

Reclamation Village retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark historic district. Consideration should be given to drawing the boundary to capture the original BOR properties located on N. McKinley Avenue and Lyons Street; the most logical boundaries seem to be Maple Street to the north, Leland Avenue to the south, the alley behind N. McKinley Avenue to the east, and the alley behind/ west of Lyons Street to the west . Adopting these boundaries (smaller than the boundaries of the Reclamation Village subdivision as a whole) yields a total of forty-one homes within the proposed local historic district. Of this total, thirty-one (76 percent) are considered contributing and ten (24 percent) are classified as non-contributing.

#### VIII. RECORDING INFORMATION

28. Photograph numbers: bishopst0200.tif, bishopst0204.tif, bishopstreet0208.tif, bishopst0212.tif, bishopst0216.tif, bishopst0220.tif, bishopst0224.tif, bishopst0228.tif, bishopst0234.tif, bishopst0236.tif, laporteave1316.tif, lyonsst0220.tif, lyonsst0221.tif, lyonsst0222.tif, lyonsst0223.tif, lyonsst0224.tif, lyonsst0225.tif, lyonsst0226.tif, lyonsst0227.tif, lyonsst0228.tif, lyonsst0229.tif, lyonsst0230.tif, lyonsst0231.tif, lyonsst0232.tif, lyonsst0233.tif, lyonsst0235.tif, lyonsst0236.tif, lyonsst0237.tif, maplest1309.tif, maplest1401.tif, mckinleyaven0201.tif, mckinleyaven0205.tif, mckinleyaven0220.tif, mckinleyaven0221.tif, mckinleyaven0222.tif, mckinleyaven0223, mckinleyaven0224.tif, mckinleyaven0225.tif, mckinleyaven0226.tif, mckinleyaven0227.tif, mckinleyaven0228.tif, mckinleyaven0229.tif, mckinleyaven0230.tif, mckinleyaven0231.tif, mckinleyaven0232.tif, mckinleyaven0233.tif, mckinleyaven0234.tif, mckinleyaven0235.tif, mckinleyaven0236.tif, mckinleyaven0237.tif, mckinleyaven0238.tif, mckinleyaven0239.tif, mckinleyaven0240.tif, alleybehindmckinleyaven.tif

29. Report title: Fort Collins Post-War Survey

30. Date(s): March 2011

31. Recorder(s): Mary Therese Anstey

32. Organization: Historitecture, LLC

33. Address: PO Box 181095 Denver, CO 80212-8822

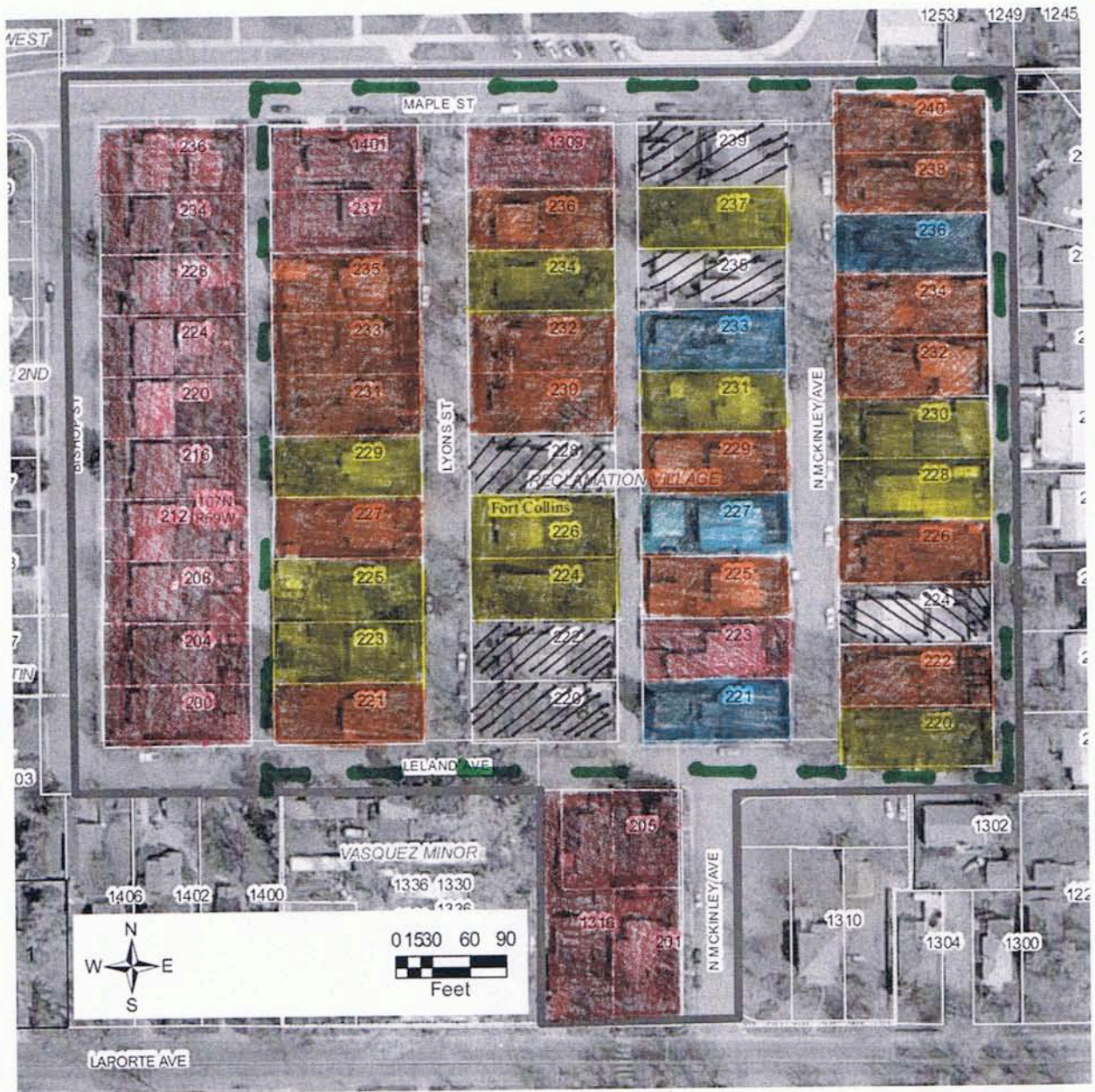
34. Phone number(s)/email: (303) 390-1638 / marytherese@historitecture.com

NOTE: Please include a photocopy of the USGS quad map indicating subdivision location; a sketch map showing all surveyed resources within the subdivision; and a photograph of each building, structure, and object in the surveyed subdivision.

**Colorado Historical Society - Office of Archaeology & Historic Preservation**  
Civic Center Plaza-1560 Broadway-Suite 400-Denver, CO-80202 (303) 866-3395



### Sketch Map

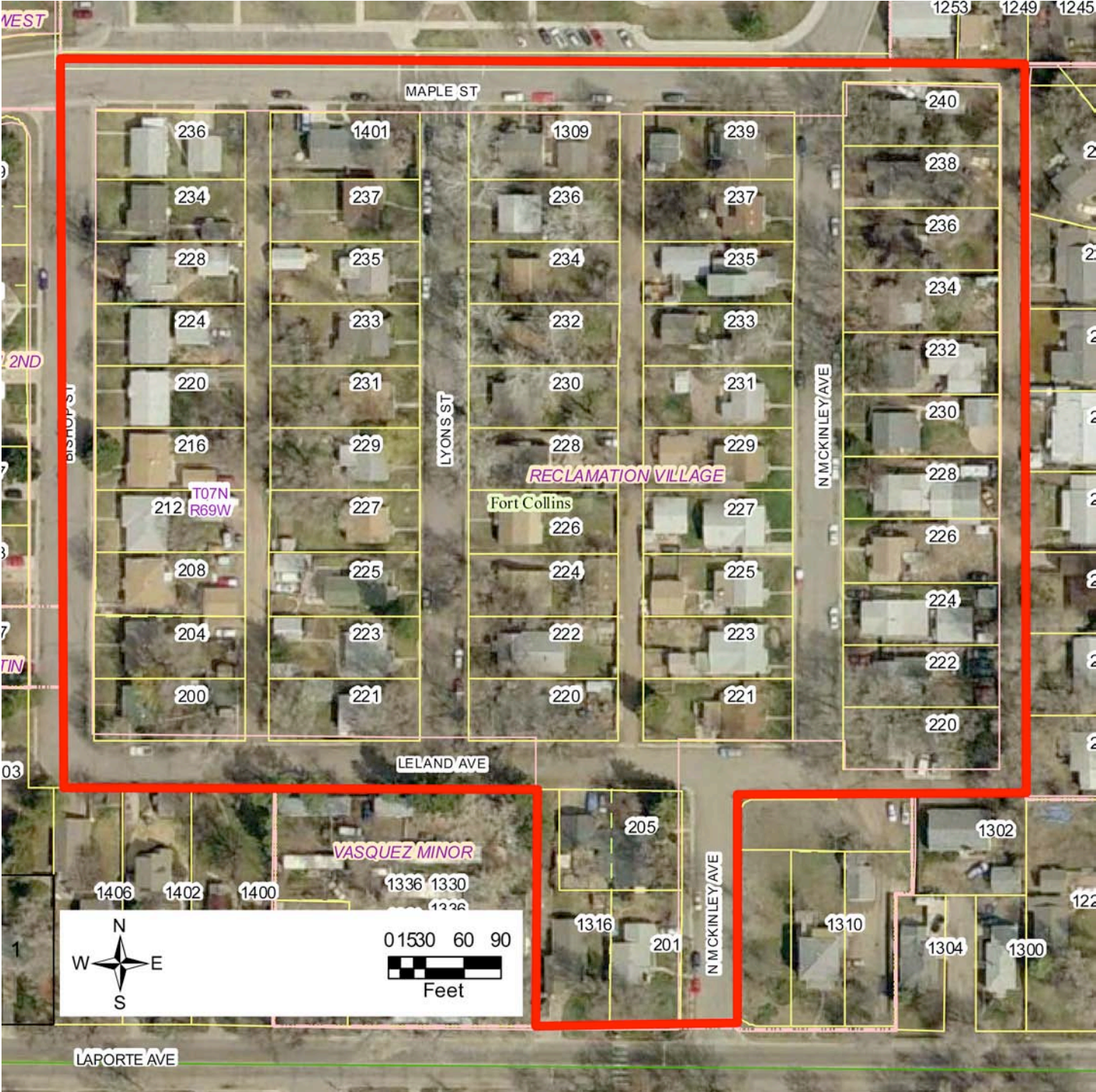


Larimer County GIS and Mapping  
(based on 2009-2010 aerial photography)

- Key**
- Proposed Local Historic District Boundary
  - Basic Box 1
  - Basic Box 2
  - Basic Box 3
  - Altered originals (non-contributing)
  - Infill Ranches



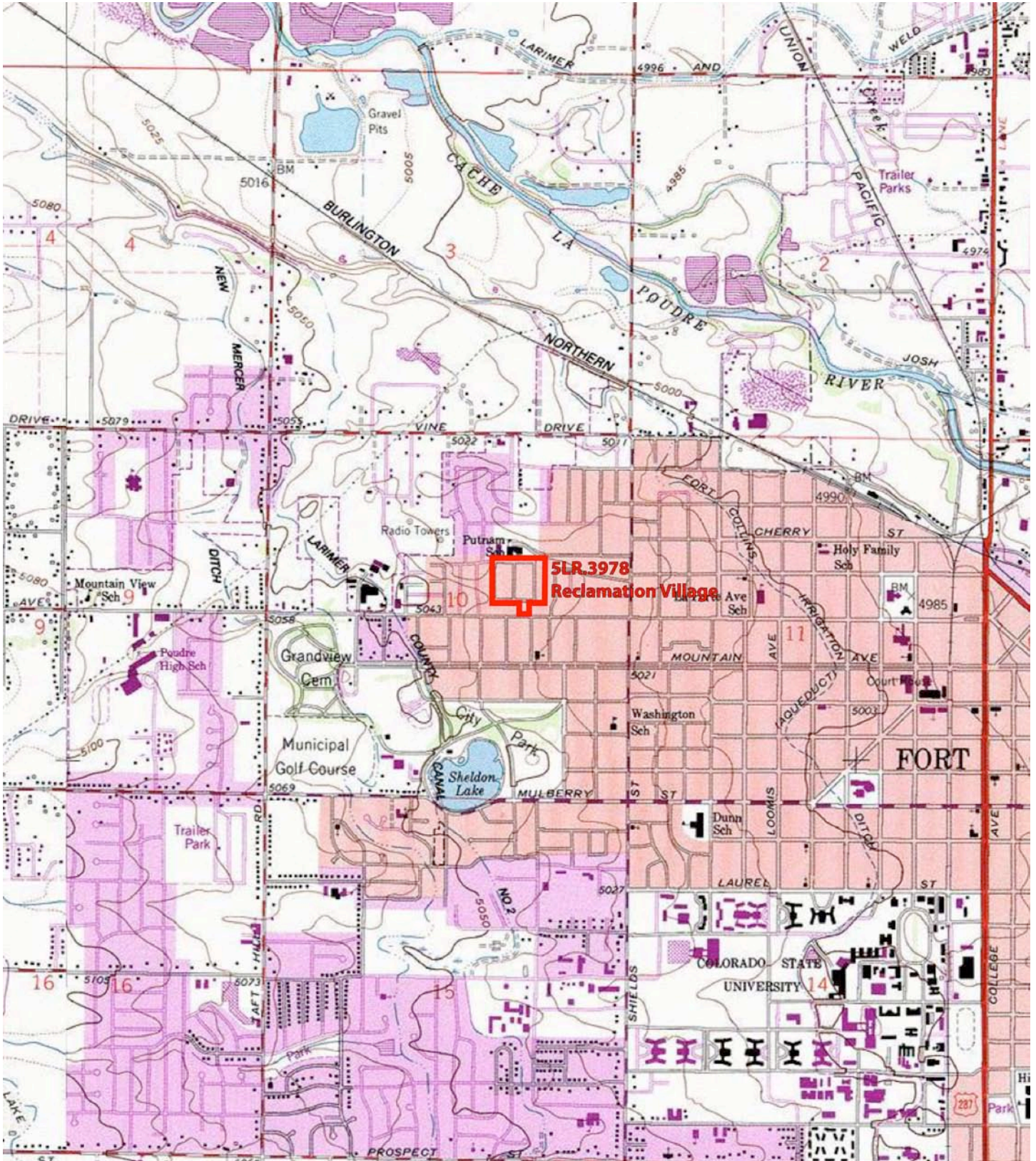
Sketch Map



Larimer County GIS and Mapping  
(based on 2009-2010 aerial photography)



# Topographic Map Segment



U.S. Geological Survey 7.5' map of the Fort Collins quadrangle - 1984