

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **5LR.12752** Parcel number: **87183-05-052**
- 2. Temporary resource number: **SHF-22**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Roland and Elizabeth Weitzel Residence**
- 6. Current building name: **Boyajian House**
- 7. Building address: **1300 Emigh Street**
- 8. Owner name: **Vahe Boyajian Trust & Elsie E. Boyajian Family Trust**
- Owner organization:
- Owner address: **1300 Emigh Street
Fort Collins, CO 80424-4220**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 NW 1/4 SE 1/4 SW 1/4 of section **18** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **495571** Northing: **4491052**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 52 and a portion of Lot 53**
 Addition: **Highlander Heights, 1st filing** Year of addition: **1959**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1737 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Car Port
Chimney
21. General architectural description:
Oriented to the west, this large Ranch type home rests on a concrete foundation. The Rectangular-shaped house features Roman brick siding with a terra cotta tone. The home has a side gabled roof with overhanging eaves covered in asphalt shingles. There is both a single-car carport and an attached one-car garage. Although mostly obscured from the public right of way, it appears there is a sliding patio door entry from the carport into the house. The garage door is painted slate blue and features three rectangular, horizontally oriented windows. The garage is located at the southwest corner of the house. The primary entry is centered on the portion of the façade not containing the carport and garage. The door, partially obscured by a large tree trunk, appears to be stained wood with a (likely replacement) white metal storm door with window insert. Sidelights of multiple glass blocks flank this door. A large picture window dominates the façade and appears adjacent to the front door. Between the picture window and the carport there is a breezeway brick wall with square fenestration. A large stone chimney appears along the ridgeline of

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the house. A stone knee wall (or perhaps integrated planter) forms the front porch of the house; there are two black decorative iron supports between this wall and the roof near the picture window. The southern elevation features a single slider window in the garage wall. This window has wooden decorative shutters with diamond cutouts painted black. The northern elevation features three slider windows, all with the same type of decorative shutters. Exposed rafter ends are visible in both gable (north and south) ends. The east (rear) elevation appears to feature numerous windows with decorative shutters, a large picture window without shutters, and a sliding glass door which provides access to a concrete slab patio. According to Larimer County assessor records, the home has three bedrooms and two bathrooms. Character-defining features of this property type evident at 1300 Emigh Street include: horizontal orientation, Roman brick siding, side gabled roof, decorative metal roof supports, minimal front porch, and rear patio. Distinctive features of this house, while not necessarily typical of this building type, include the glass block sidelights, brick breezeway wall, and the presence of both a carport and a garage.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is centered on a large lot at the corner of Pitkin and Emigh streets. This relatively level lot has an elevation of nearly 5000 feet above mean sea level. There are ample grass front, side, and rear lawns. A manicured hedge defines the front edge of the lot near the driveway. There are numerous trees, both deciduous and evergreen, on the site. Vines grow on the northern elevation.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1962** Actual Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Roland H. and Elizabeth M. Weitzel**

Source of Information: **1962 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1962. An analysis of the style, building materials, and other historical records corroborate this date of construction. It is somewhat unusual for a house to feature both a carport and a single-car garage; however, there is no physical indication or documentary records to support the fact either one of both of these features are alterations to the home.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Suburban Ranch home**

35. Historical background:

The original owners of the home were Roland and Elizabeth M. Weitzel and their daughters Carolyn and Vicky. Both of the Weitzels worked (as the owner and part-time secretary respectively) at the family business, Roland Weitzel Ready Mix Concrete, located at 1005 Riverside Avenue. This enterprise was likely an evolution of Weizel and Son Excavation, a business Roland's father, Louis, established in the 1940s. The next owners of the house, in 1966, were Preston L. and Eleanor C. Cunningham. They lived here with their sons James and Robert. Preston was employed as a photographer and the couple was listed among original bondholders at the Fort Collins Country Club. Just two years later the City Directory listed Carol Cunningham, a student, living in the house; the family relationship (if any) with Preston has not been determined. This home has been associated with the Boyajian family for at least 35 years. In 1975 the owners were Vahe and Elsie Boyajian who lived here with their son David and another male relative Mark (or Marc). Vahe Boyajian, the middle of three sons, was born in New Hampshire to Armenian parents Charles and Kayany Boyajian on November 28, 1911. Although his wife Elsie passed away in 1998, as of 2008 Vahe was still alive and living on his own, with a *Coloradoan* article mentioning his ability to complete yard work at the age of 97. Larimer County assessor records list the Elsie E. Boyajian Family Trust as the current owner of the property.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1962 through 1975.

Obituary Louis Weitzel (Roland H. Weitzel's father) Larimer County Genealogical Society <http://www.lcgsc.org/obits/weitlo91.jpg> [Accessed 8 December].

1930 US Census: Vahe Boyajian.

Google Search: Vahe Boyajian.

US Public Records Index, Vol. 1: Vahe Boyajian.

Google Search: Preston L. Cunningham.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad patterns of our history.

B. Associated with the lives of persons significant in our past.

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Qualifies under Criteria Considerations A through G (see manual).

Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

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- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- 2. The property is associated with the lives of persons significant in history; or
- 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1962**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of a later Ranch type home. Character-defining features include the horizontal orientation, Roman brick siding, side gabled roof, decorative metal roof supports, minimal front porch, and rear patio. This Ranch home is one of many similar houses within the Highlander Heights subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1962, this residential building appears to exhibit a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. This building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

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State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
 Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

45. Is there National Register district potential: Yes No Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the Highlander Heights subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins landmark. If listed under Criterion C: Architecture, this resource would be considered contributing.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **emighst1300-1.tif through emighst1300-5.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins
 281 N. College Avenue
 Fort Collins, CO 80522**

48. Report title: **Fort Collins Post-War Survey**

49. Date(s): **08/30/2010**

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

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 181095
 Denver, CO 80218-8822**

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

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SKETCH MAP

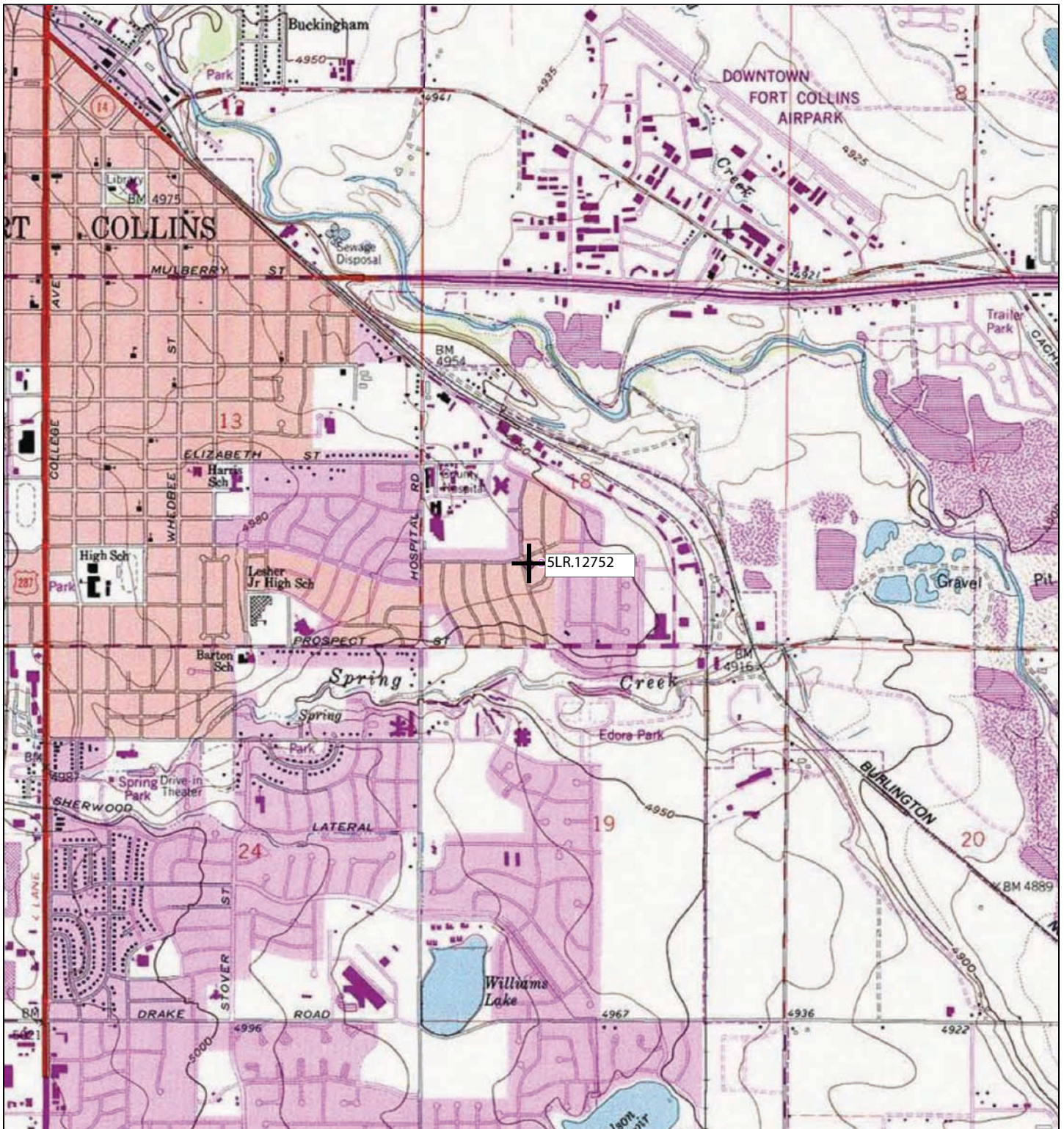


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LOCATION MAP



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

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