

## **2019 Mountain Avenue Historic Survey**

### **Reconnaissance Survey Results – February 2020**

#### ***Introduction***

A Reconnaissance Survey of the Mountain Avenue Commercial Corridor, between Howes Street and the Lincoln Avenue bridge over the Cache La Poudre River, was done during December 2019/January 2020 by the City's Historic Preservation Survey Planner. A total of 48 properties were surveyed in advance of a proposed City Streetscape project for this area. A Survey Log was kept with information gathered on all 48 properties, along with photographs of each.

Except for the apartments at 338 E. Mountain Avenue (Housing Authority property), the corridor is predominantly commercial in nature. Several other properties have apartment units on the upper floor(s) of commercial buildings. The corridor includes buildings that were constructed between 1890 and 2008, with one new building currently under construction at 221 E. Mountain Avenue. There is one vacant lot at 362 E. Mountain.

This survey was done to identify properties that are considered eligible for local landmark designation, as well as those not eligible and to assess the potential for any new or expanded historic districts. The Old Town Historic District, designated in 1979, includes properties on the north side of East Mountain Avenue, between College Avenue and mid-block between Linden and Chestnut Street. The north edge of the Laurel School Historic District (designated in 1980) includes the south side of East Mountain Avenue, mid-block between Mathews and Peterson Street.

#### ***Survey Findings***

The results of this survey are summarized as follows:

- 33 properties are considered not eligible for local landmark designation – these are either less than 50 years of age, and/or have had alterations that have significantly changed the appearance of the property,
- Nine are considered eligible for local landmark designation, and
- Six are already designated landmarks (national/state and/or local).

Four properties in the 100 Block of West Mountain (north side) would be contributing to a historic district if one were formed in this area. Nine properties are already included in and identified as contributing to existing historic districts - the Old Town or Laurel School Historic District.

### ***Additional Surveys Needed***

Reconnaissance Survey forms were completed for 21 properties. Based on the information gathered from the research done for these properties, eight are recommended for intensive-level historic surveys. These properties are considered eligible for local landmark designation and there are no intensive surveys on file with the Historic Preservation office for any of them. They are:

101 S. College Avenue/103 W. Mountain Avenue – Rare/Coan, Payton & Payne, LLC (former Poudre Valley National Bank, City Drug)

141 – 149 W. Mountain Avenue – Rio Grande Restaurant (former Masonic Temple, I.O.O.F.)

100 S. College Avenue – First Bank (former Columbia Savings & Loan)

214 E. Mountain Avenue – Meanwhile Back at the Ranch (former H. C. Howard Block)

220 E. Mountain Avenue – Coopersmith's Pub & Brewing (former J. L. Hohnstein Block)

335 E. Mountain Avenue – Larimer County Farm Bureau (this building was constructed for the Farm Bureau offices and has been occupied by this office until late 2019)

338 E. Mountain Avenue – Self-Inflicted Ink (former Hoffman Brothers Filling Station)

367 E. Mountain Avenue – My Handle Bar (former Nelsen's 66 Service) Station)

### **Streetscape Features**

While surveying historic resources of this corridor, several items were noted that may ultimately be addressed thru the streetscape project. While these features don't necessarily affect the individual historic resources of the corridor, they do affect its overall character.

1. A variety of different designs, materials, size and colors exist for these items in the public right-of-way:
  - Bicycle racks
  - Trash receptacles
  - Recycling receptacles
  - Benches
  - Light poles and fixtures
  - Flowerpots
  - Planters/planter seating
  - Pavement treatments (sidewalks)

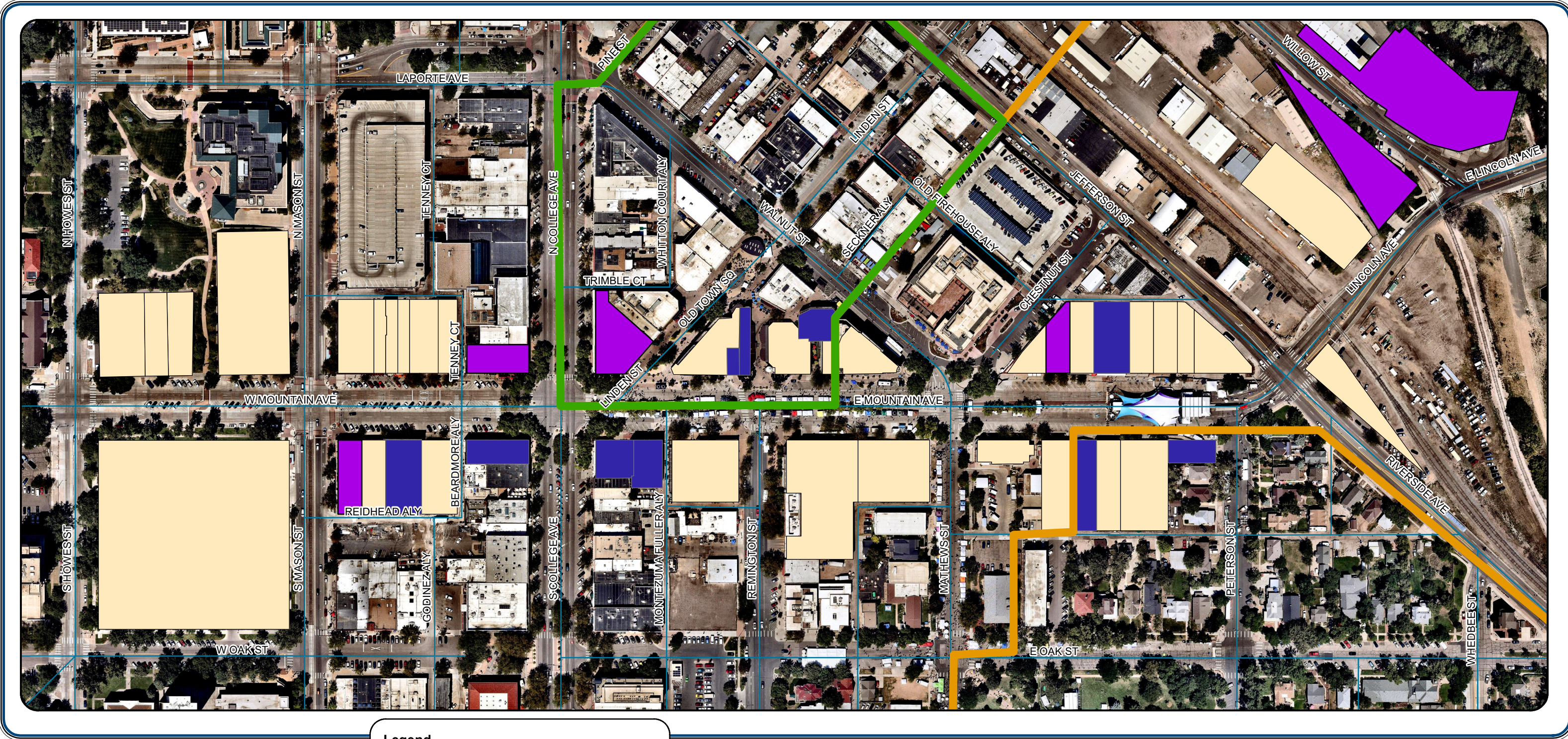
2. Some of the areas within the corridor, or that interface with the corridor appear to have a consistent design of some or all these elements for their own area(s) (i.e. Mason Corridor MAXX stations, Old Town Square area).
3. Outdoor patios at the building front or entrance exist for all restaurants or bars along Mountain Avenue, except for the Mountain Café (226 W. Mountain Avenue), which has a patio at the back of the property, as does the Rio Grande Restaurant and several others.
4. There are varying curb heights along Mountain Avenue that can impact ADA accessibility and the placement and usability of accessible parking spaces.
5. There are different treatments of alleys, apparently depending on the nature and character of the alley and whether it serves as a service alley, or not and the buildings that back or access on the alley.
6. Most building fronts appear to be accessible, with no risers needed to enter the building; however, there are several buildings that do not appear to be ADA accessible. These may have an alternative entrance that is not at the building's front, or a ramp has been installed to provide access.
7. The trolley tracks exist in the center of Mountain Avenue in several places as a physical reminder of our "trolley past".

<b><i>Properties Individually Eligible for Landmark Designation/Intensive-Level Surveys Needed</i></b>							
<b>Address</b>	<b>Historic Name</b>	<b>Current Name</b>	<b>Field No</b>	<b>Const Date</b>	<b>Potential Designation Level(s)</b>	<b>Survey Date</b>	<b>Survey Name</b>
1730 E. Prospect Road	Water Pik	Water Pik	5LR.14619	1966	national-state-local	8/24/2020	Jefferson-Riverside-Prospect
220 Smith Street	Mercantale Laundry	Acott & Associates Real Estate	5LR.3349	1946	local	8/24/2020	Jefferson-Riverside-Prospect
307 Riverside Avenue	E. N. Garbutt Residence		5LR.3346	1882	local	8/6/2020	Jefferson-Riverside-Prospect
513 Riverside Avenue (aka 808 E. Mulberry Street)	Barretts Million Auto Parts Store	vacant- not in use	5LR.2962	1924	local	8/10/2020	Jefferson-Riverside-Prospect
825-827 Riverside Avenue	JF Foster Real Estate	Debut Theatre	5LR.14615	1973	local	7/27/2020	Jefferson-Riverside-Prospect
1133 Riverside Avenue	Reliable Linen Company	Fries Enterprises, LLC	5LR.12791	1941	local	8/24/2020	Jefferson-Riverside-Prospect



# East Mountain Avenue Area

## 2019 Historic Survey Results - Landmark Recommendations



**Legend**

**Historic District Type**

Local

National Register

**Individual Landmark Recommendation**

Designated

Eligible

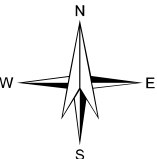
Not eligible

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Scale 1:2,402



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# East Mountain Avenue Area

## 2019 Historic Survey Results - Survey Recommendations





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### Legend

#### Historic District Type

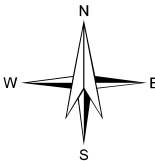
-  Local
-  National Register

#### Survey Recommendation

-  None
-  Intensive survey needed

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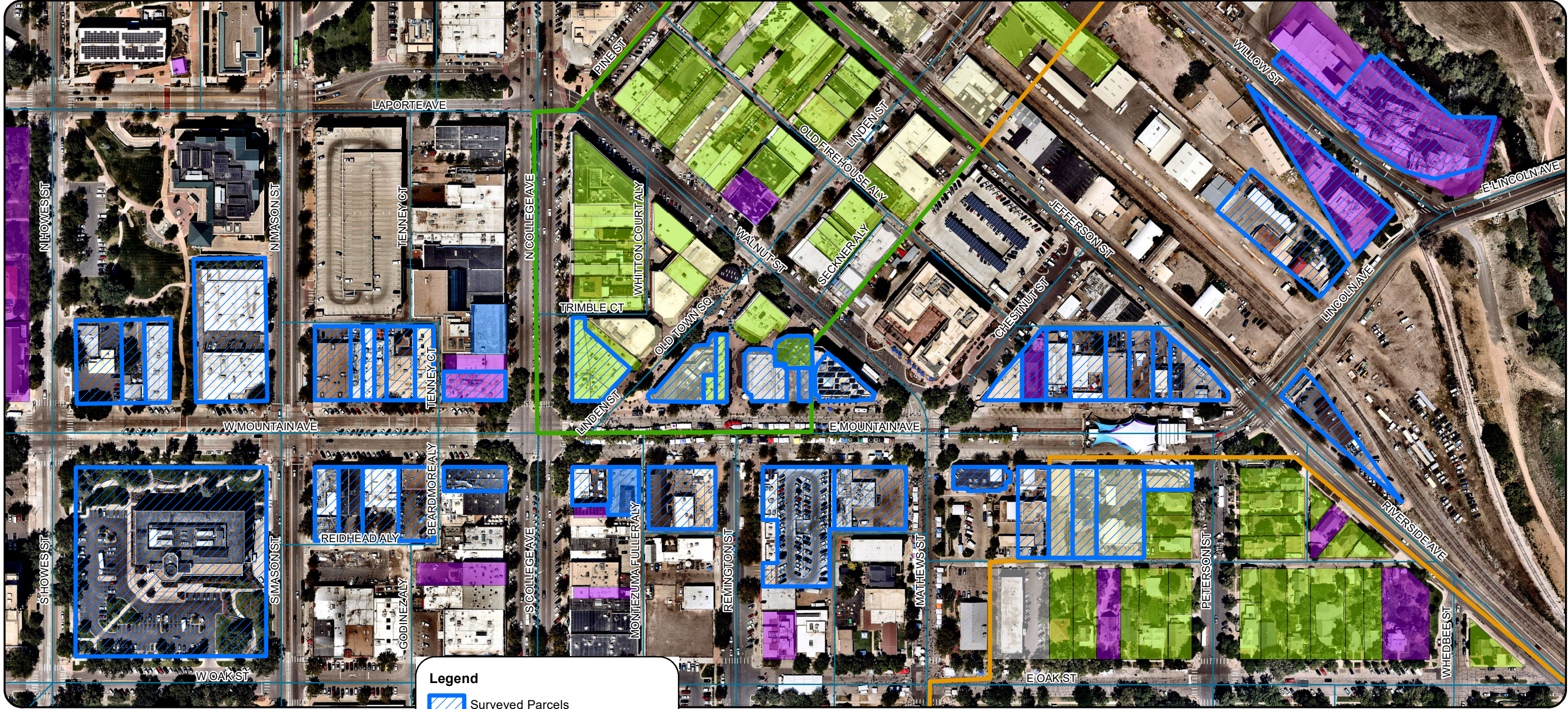


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## 2019 Historic Survey Results

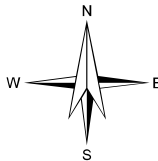


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