

# Fort Collins, Colorado

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## COLLEGE AVENUE HISTORIC BUILDINGS SURVEY DOCUMENTATION & ANALYSIS

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prepared for  
**City of Fort Collins**

completed by  
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17 October 2023

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17 October 2023

Jim Bertolini  
Preservation Planner  
City of Fort Collins  
281 N. College Ave.  
Fort Collins, CO 80524

Project: College Avenue Historic Buildings Survey  
Fort Collins, Colorado

Dear Mr. Bertolini,

I have completed the documentation and analysis of 50 historic commercial properties dating from the late 1800s to the mid-1900s, all of them located in Fort Collins' downtown commercial district. The study involved numerous visits to the project area for the collection of field notes and photography, along with hundreds of hours spent doing archival research. That was followed by extensive work preparing the site forms and this project report, which constitute the deliverables under the terms of the contract.

I hope that city staff, the Historic Preservation Commission, and the citizens of Fort Collins enjoy the results of my work and find the materials of use in protecting the community's unique character and built heritage for years to come.

Thank you for the opportunity to work on this wonderful project.

Sincerely,

A handwritten signature in blue ink that reads "R.D. Sladek".

Ron D. Sladek  
President

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| <p><b>This project was paid for in part by a History Colorado – State Historical Fund grant.<br/>Funding was also provided by the City of Fort Collins.</b></p> |
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# **INTRODUCTION**

Work on this intensive-level survey project began in the first quarter of 2020, just as the COVID-19 pandemic was reaching Colorado and restrictions and closures began to be imposed across the state. For an extended period, local and regional archives were closed and municipal offices were off-limits to the public. Many of these institutions finally returned to pre-COVID staffing and open hours over the past year. This presented unique challenges to the completion of fieldwork and archival research for this project. The details of how the project progressed and the stumbling block of the pandemic was overcome are discussed below in the section on Research Design and Methods.

While a small number of the properties included in the survey were last recorded decades ago, most had never been documented. This project presented an opportunity to provide updated architectural descriptions, complete in-depth archival research to uncover the stories behind each building, and to draw fresh conclusions regarding integrity, significance and landmark eligibility. The resulting information and analysis found in the site forms and this project report should prove useful in a variety of ways for years to come.

In 2019, Fort Collins preservation planning staff and the Historic Preservation Commission (“HPC”) decided that it was time for a new historic properties survey to be completed in the downtown district. Funding for the project was provided by two government entities. The City of Fort Collins (“City”) allocated funds from its municipal budget. These were used as a cash match to secure a grant from the State Historical Fund (“SHF”).

The SHF grant was awarded to the City in the fall of 2019. With funding secured, the City issued an RFP and engaged Tatanka Historical Associates Inc. (“Tatanka”) to complete the project. While the scope of work would involve several tasks, the project’s overall goal was the intensive-level documentation of 50 commercial properties in the downtown district. The list of properties was assembled by the City in consultation with Ron Sladek, Tatanka’s president and lead project consultant.

The project was designed to ensure compliance with relevant sections of the Secretary of the Interior’s *Standards for Archaeology and Historic Preservation*, History Colorado’s *Colorado Cultural Resource Survey Manual, Volume I: Guidelines for Identification* (revised 2007), and the *Architectural Inventory Forms and Instructions* found online through the History Colorado website. Project management was provided by the City’s preservation planners, Karen McWilliams followed by Jim Bertolini, in coordination with the HPC. The project could not have been completed without their professional guidance.

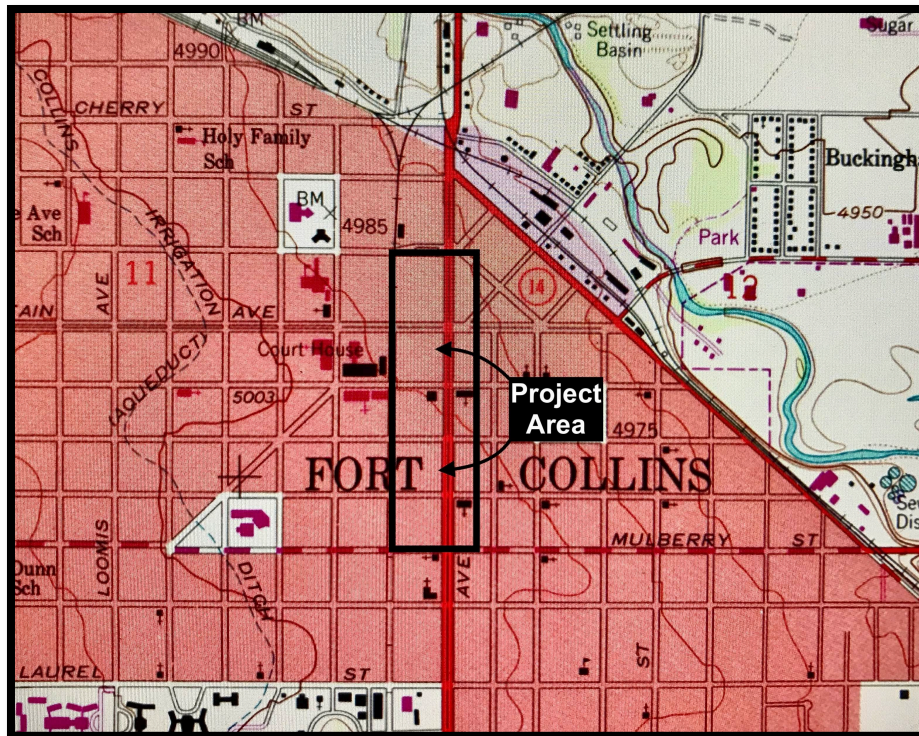
In summary, this project involved the study of a collection of commercial properties, all of them over fifty years old. These are in the original Fort Collins townsite, within the downtown commercial district. While some have retained a preponderance of their original historic characteristics or have been restored, others have been substantially altered. Several were found to be individually eligible for landmarking by the City of Fort Collins, the National Register of Historic Places (NRHP), and the State Register of Historic Properties (SRHP). Many contribute to current and future historic districts. Others are too changed or fail to meet the significance standards and are not eligible for individual landmark designation. The detailed results of the study are provided in this report and the accompanying site forms.



# PROJECT AREA

The parameters of the study area were defined early in the project and were initially intended to include 50 historic buildings that face onto College Avenue between Laporte Avenue and Mulberry Street. However, as the fieldwork progressed during the early months, it became apparent that this stretch of College Avenue did not hold 50 historic buildings that required documentation. To reach that number, several were added along the intersecting streets between College Avenue and Mason Street. These included properties facing onto Mountain Avenue, Oak Street, Olive Street, and Magnolia Street. The final list was approved by the City of Fort Collins and the State Historical Fund.

This intensive-level survey focused upon a carefully defined portion of the downtown commercial core, including the western edge of the original Old Town area bordered by Jefferson Street, College Avenue, and Mountain Avenue. Early development to the west and south of Old Town formed what became known as New Town, an expansion of the commercial district that followed the College Avenue spine.



**Survey Area Map**  
**Solid Line Delineates Project Area Boundaries**  
**USGS Fort Collins 7.5' Topographic Quadrangle, 1984**

The project area is along the east edge of Section 11 and west edge of Section 12 in Township 7 North-Range 69 West, at an elevation of approximately 4,990' above sea level. In relation to the street grid, the project area is bordered by Laporte Avenue on the north and Mulberry Street on the south, and by the first north-south alley east of College Avenue on the east and Mason Street on the west. This contains numerous downtown commercial buildings that are predominantly one to two-stories in height. Many are over fifty years old and were included in the survey.

## **RESEARCH DESIGN & METHODS**

Work on the project began during the first quarter of 2020, when a reconnaissance of the project area was completed to assemble a preliminary list of historic properties. A total of 62 properties along College Avenue were considered, with a recommendation that 41 of those be included in the survey (the others were determined to be not historic or heavily altered). This information, together with a photograph of each building, was submitted to the City of Fort Collins for review by planning staff and the HPC. Changes continued to be made through August 2020, when the final list of 50 properties was settled upon. The list was provided to the State Historical Fund for approval.

With the list of properties assembled and the geographic boundaries of the project area defined, a file search request was sent to the Colorado Office of Archaeology and Historic Preservation (OAHP) in early September 2020. The search found that 8 surveys had previously been completed in Sections 11 and 12, with 74 individual properties documented. Some of these buildings were outside the current project area. Additional research was completed using the State Historic Preservation Office's online COMPASS database along with materials held by the City of Fort Collins. Eleven historic buildings on the east side of the 100 block of N. College Ave. were found to be within the Old Town NRHP District that was established in 1978 and the City of Fort Collins local landmark district for Old Town that was also created around that time. Typical of the era, most had been minimally recorded and determinations regarding which did or did not contribute to the districts were absent from the nominations. Among the remaining buildings included in the current survey, some were last documented in the mid-1990s by Jason Marmor of Retrospect. Twelve had never been recorded before.

The onset of the COVID-19 pandemic began to substantially impact progress on the project starting in March 2020. While field documentation continued, the extensive research that needed to be done in person ground to a halt and other work was delayed. An online meeting with preservation planning staff and the HPC was held on July 15, at which time Ron Sladek provided background on the project that included its goals and geographic parameters. The list of properties was also reviewed, and comments and questions were solicited from the HPC members. Following the meeting, the City mailed a brochure to the property owners that explained the need for the project, the nature of the work that would be completed, and the benefits to the owners of historic buildings.

As the study progressed over the following months, field notes and photographs were completed from the adjacent sidewalks and alleyways. Details were captured about exterior architectural characteristics, visible signs of alterations, and additional features of interest. The pandemic made this work easier than normal due to the closure of offices and stores in the downtown district and the resulting reduction of pedestrian and automobile traffic. While research began online, the archives remained closed for many months. Eventually, the City's preservation planning staff accommodated periodic visits to the property file room in the largely vacant city office building so that records could be copied. Nothing could be obtained from the Larimer County clerk and recorder's office or the Fort Collins Museum of Discovery archives. These critical records would have to be collected once the offices started to open, which did not happen for a long time.

Archival research continued throughout the project. In addition to collecting materials about the history of Fort Collins, information was assembled about each property's ownership, year of construction, and physical characteristics. Due to archival and time restrictions, title searches could not be completed to assemble chains of ownership. This work could be undertaken in future years to better understand each property's legal history. Title research would locate transfer deeds along with items such as marriage and death certificates, mortgage and lease records, tax seizures and sales, and distributions of estates. When the Fort Collins Museum of Discovery archives eventually opened under conditions of limited visitation and access, records there were collected. These included city directories, historic county assessor cards, subject files, and historic photographs. Fire insurance maps were available online, along with historic newspaper articles that provided information about the properties under study and the people associated with them. Finally, biographical information was collected about the historic owners and occupants of each building.

As the months passed, the number of records related to each property increased to the point that data entry and writing could begin. All of the properties, including those that were recorded in the period between the late 1970s and mid-1990s, were documented to update the information to today's standards, to deepen their histories, and to evaluate or reevaluate their integrity, significance and landmark eligibility. An intensive-level Architectural Inventory Form (OAHF #1403) was prepared for each property, presenting the results of the field documentation and archival research, along with analysis of integrity, significance and landmark eligibility on the local, state and national levels. Due to pandemic delays, the first site forms were completed in the fall of 2021 and the last in the spring of 2023.

The site forms and project report were revised following receipt of comments from the City and SHF. Two well-attended public walking tours based on the survey were conducted in 2022 and 2023 in conjunction with Historic Larimer County. At a final public meeting with the HPC on 21 June 2023, Ron Sladek presented the results of the survey. The City will keep the project deliverables on file and copies will be archived with the Fort Collins Museum of Discovery. Copies of the site forms will also be delivered to the property owners.



**College Avenue Walking Tour, 21 May 2022**



# **HISTORIC CONTEXT**

The history of Fort Collins and its downtown district has been told time and again in published materials, newspaper articles, and project reports. Among the best published sources covering the various elements of this topic are Ansel Watrous' *History of Larimer County* (1911), Andrew Morris' *The History of Larimer County, Colorado* (1985), and Arlene Ahlbrandt and Kathryn Stieben's *The History of Larimer County, Colorado* (1987). In 1992, Thomas and Laurie Simmons authored a technical report on the downtown district for the City of Fort Collins titled *Historic Context: City of Fort Collins, Central Business District Development and Residential Architecture*. This is the most comprehensive study of the area's development that has been produced and it remains a very useful document today.

In 1996, Jason Marmor completed *An Inventory of Historic Properties in and Around the Central Business District of Fort Collins, Larimer County, Colorado*. His survey work included many of the area's buildings and has been used by the City of Fort Collins for planning purposes. Marmor's documentation, together with the Simmons' contextual study, provided an excellent basis for the current survey project. In addition to these works, extensive information about the downtown district's buildings was located in historic editions of the *Fort Collins Express*, *Fort Collins Courier*, and *Fort Collins Coloradoan*. These are available online through newspapers.com and the Colorado Historic Newspaper Collection website. Finally, the Sanborn Fire Insurance Company's maps of downtown Fort Collins covering the period from 1886 to 1963 provide a wealth of information and a visual sense of the area's historic development. The following narrative is intended to provide historic context for the development of the city of Fort Collins and the College Avenue corridor.

**Establishment of the City of Fort Collins (1860s-1870s)** – Until the 1860s, the area that now constitutes Larimer County was home to Native American tribes, primarily the Arapaho, Cheyenne and Ute. Due to its northern location in the fledgling Colorado Territory (established in 1861) and its importance as a hub of transportation on the frontier, the countryside along the Cache la Poudre River and the lands surrounding the area's only settlement of Laporte came under the protection of troops headquartered at Fort Laramie, located along the North Platte River one hundred miles to the north. With enlisted troops embroiled in the Civil War, volunteer units were posted to guard the critical stage and wagon roads that crossed the frontier. In the summer of 1862, a company of the 9<sup>th</sup> Kansas Volunteer Cavalry arrived in Laporte to provide security for area settlers and to protect travelers along the area's transportation routes, specifically the Overland Trail and Cherokee Trail. They were soon replaced by the 1<sup>st</sup> Colorado Cavalry.

In the spring of 1864, the 11<sup>th</sup> Ohio Cavalry arrived at Fort Laramie under the command of Lieutenant Colonel William O. Collins. They received orders to post troops in southern Wyoming and other locations where federal interests might be threatened by Native warriors and stage robbers. With the Overland Mail and emigrant trails shifted to the South Platte-Cache la Poudre route by Native uprisings on the eastern Plains, the military decided that a more substantial presence was needed in the vicinity of Laporte. The contingent of troops dispatched to the area was instructed to erect a fort along the Cache la Poudre River. Led by Captain William H. Evans, the Ohio Volunteers named their post Camp Collins in honor of their commanding officer.

While still under construction, Camp Collins was destroyed by a major flood in early June 1864. Determined not to expose his men to another calamity, Captain Evans appealed to Colonel Collins for permission to move the fort to higher ground. On 20 August 1864, Collins issued Special Order No. 1 authorizing relocation of the post to a more favorable spot four miles downstream on the south bank of the river. Little did Colonel Collins know that the date of his order would emerge as the birth date of a western town that would retain his name.

The new military post was named "Fort Collins" and during its several years of operation consisted of a collection of log buildings constructed around a central parade ground at today's intersection of Linden Street and Willow Street. Fort Collins was closed in 1867 and its soldiers reassigned after the federal government declared the post unnecessary to the defense of the frontier. Common among military installations of the era, civilians began to arrive at Fort Collins shortly after its establishment. Although the government had yet to release the military reservation lands for homesteading, early settlers occupied the area southwest of the fort across Jefferson Street in what is now known as Old Town. This birthplace of Fort Collins was built on a diagonal in relation to the course of the Poudre River and the cavalry post that preceded the town. Today, the triangular Old Town area continues to be distinguished by the diagonal orientation of its streets.

Following closure of the fort, Larimer County's administrative office and records were moved from Laporte to the settlement of Fort Collins. In May 1872, the federal government released the former Fort Collins Military Reservation (which encompassed four square miles of land) for permanent settlement. Agricultural colonies emerging from the Union Colony (now Greeley) also attempted to settle the area, providing a boost to the local population. Old Town continued to expand with the construction of new commercial buildings and residences, with the commercial center of town located at the intersection of Jefferson Street and Linden Street. The town was platted by Franklin Avery in 1873, with Old Town retaining its diagonal street alignment and the streets beyond aligned to the primary compass points. This included the College Avenue corridor, much of which would soon become occupied by residences and small commercial buildings.

**Growth of Early Fort Collins (1870s-1890s)** - The growth of early Fort Collins received a boost with the arrival of the railroad. On 8 October 1877, the first train steamed into town along the Mason Street tracks of the Colorado Central Railroad. In 1882, the Greeley, Salt Lake & Pacific Railroad constructed a main line along Willow Street. They were joined in 1911 by the Union Pacific Railroad. Rail links allowed area farmers, ranchers and quarry owners the opportunity to market their goods beyond the local economy. Fort Collins residents and business owners were also more easily able to import goods, including household and commercial items, finished building supplies, and a variety of other products. These were obtained from Denver wholesalers and retailers, and through mail order services. The railroads made travel between Fort Collins and regional cities such as Denver, Greeley and Cheyenne much quicker and more comfortable than ever before. They also facilitated transportation across the country and brought more people to northern Colorado.

Another advancement in the early development of Fort Collins came with the September 1879 opening of the Colorado Agricultural College on 240 acres of donated land to the south of town. From humble beginnings with just five students and three faculty members, the college grew into present-day Colorado State University. This institution brought long-term stability and growth to Fort Collins. Progressive leaders continued to improve the town with





Early mapping of the downtown district from the mid-1880s into the early 1890s shows that many of the lots facing onto College Avenue between Laporte Avenue and Mountain Avenue were already occupied by commercial buildings. Businesses in this area included a hotel, bank, saloon, barbershop, tailor, laundry, meat market and restaurant, a livery stable, and stores selling dry goods, hardware, furniture, pharmaceuticals, hats, groceries, flour and feed products, and baked goods. Except for the three-story Opera House Block, the others were wood-frame or masonry and one to two-stories in height. Several small houses were present, and many vacant lots were awaiting development.

Just south of the intersection of College Avenue and Mountain Avenue, several lots held small wood-frame buildings that were occupied by a variety of businesses. These included a grocery, paint shop, harness shop, tailors, a carpenter shop, a blacksmith and wagon shop, and a furniture repair shop. Two-story commercial buildings, including the Kisson Block, first emerged on the southeast corner of the intersection by the early 1890s. South of these commercial properties, most of College Avenue was lined by residences and vacant lots.

**Downtown Fort Collins in the New Century (1900s-1930s)** - Between 1900 and 1910, Fort Collins grew by 5,000 residents and the town moved into the 20<sup>th</sup> century with a sense of confidence about its future. Area commerce remained strong, and the town continued to serve as a market center. This role was greatly enhanced in 1903 with the construction of a large sugar plant across the river northeast of downtown. The factory, soon owned by the Great Western Sugar Company of Denver, continued to operate through the mid-1950s. It provided a reliable market for sugar beet farmers and employment for hundreds of factory and farm workers. Many of these laborers lived in Fort Collins and commuted each day to work at the plant and on nearby farms. The sugar plant alone boosted the community's prosperity and stability for many years. Around the time the automobile was introduced to American streets, the Denver & Interurban Railroad Company constructed an electric streetcar system for Fort Collins. Installed in 1906, the system included a main line that ran down the middle of College Avenue.



**Downtown Fort Collins, Circa 1907**  
**100 Block of North College Avenue Looking South**

The steady development of Fort Collins continued into the early decades of the 20<sup>th</sup> century, and by the mid-1910s the town was home to around 8,000 residents who enjoyed its growing commercial and residential districts. By 1920, the city featured a new federal building, paved tree-lined streets, several movie theaters, a thriving downtown district and developing college campus, a new municipal airfield, a family-friendly environment, and a steadily growing population. Automobiles and streetcars quickly replaced horse-drawn vehicles. The sugar beet ruled the surrounding countryside, as farmers continued to grow the lucrative crop that supplied the sugar factory with raw goods and provided many residents with employment.

Fort Collins continued to grow and in 1923 oil was discovered in the countryside north of the city. Boosters believed that a new period of tremendous growth was in the cards. Although the Wellington Oil Field proved to be smaller than anticipated, many wells were completed and oil was pumped for decades. Oil companies and stockbrokers occupied many of the downtown offices during this period. Fort Collins persevered through the Great Depression of the 1930s due to the economic impact of the sugar factory and Colorado Agricultural College. With its faculty, staff and students, the college kept the town afloat as enrollment rose with the arrival of additional students on government scholarships. Although the period saw a slowdown in commercial development, a new municipal power plant was constructed during the mid-1930s adjacent to the river on College Avenue.



**Downtown Fort Collins, Circa 1935**  
**200 Block of South College Avenue Looking North**

To accommodate the needs of residents and visitors, automotive-related businesses emerged in the downtown district in the first several decades of the twentieth century. Soon there were dealerships, repair shops and filling stations scattered throughout the area. Some of the business owners had facilities constructed for their operations and others adapted existing buildings to their needs. The automobile would play an increasingly significant role in the history of the downtown district and College Avenue corridor in the coming years.



**World War II and Postwar Growth (1940s-1960s)** - On the eve of World War II, Fort Collins had a population of around 12,000. In addition to sending numerous young men to participate in the conflict overseas, town residents grew victory gardens, participated in scrap drives, lived on ration coupons, purchased government bonds, and closely followed news of the war. After the war ended, the town was flooded with veterans seeking an education at Colorado Agricultural College, along with others who returned home to find jobs and start families. To accommodate the sudden increase in students and young families, the College acquired numerous military surplus Quonset huts which were erected on the campus. Developers also began to construct residential subdivisions in the cropfields and pastures on the outskirts of town.

The end of the war thrust Fort Collins into a decades-long period of growth that lasted through the end of the 20<sup>th</sup> century and into the next. Although the sugar plant closed in the mid-1950s, the town grew into a city with the construction of new homes, public schools, retail stores, restaurants, service shops, entertainment venues, municipal facilities, and houses of worship. Passenger service by rail began to decline in the 1950s as Americans took to the highways in their new automobiles (freight hauling through the city continued through the present time). Fort Collins' streetcar system also ceased operations during this period and the tracks were either removed or hidden beneath paving.

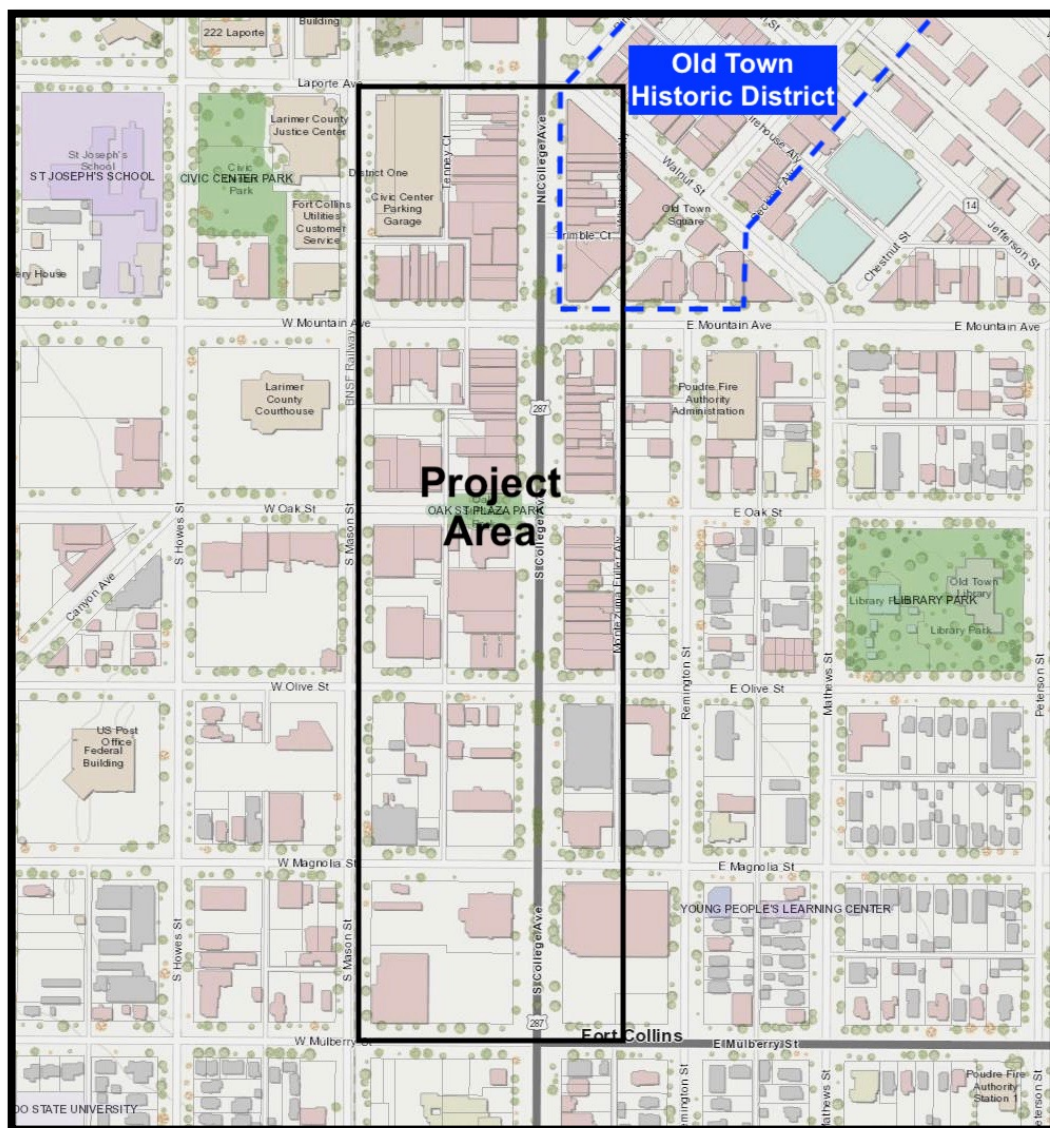
Automobiles dramatically reshaped the downtown commercial district and South College Avenue corridor during the postwar era. In the 1950s and 1960s, College Avenue became a busy thoroughfare dominated by automobile traffic. The center of the street, formerly the location of the streetcar line, was converted to parking. An explosion of signage resulted in a thoroughfare that was visually cluttered by the 1970s. As new retail and service shops, including major shopping centers such as the University Mall and Foothills Mall, emerged south of the downtown district, they began to draw business away from the downtown district.



**Downtown Fort Collins, Circa 1965**  
Same View as the Photograph Above

# SURVEY RESULTS

This intensive-level survey of historic properties involved the documentation and analysis of 50 historic buildings in Fort Collins' dense downtown district, specifically focusing upon the College Avenue spine from Laporte Avenue to Mulberry Street. Most of the buildings were constructed between the 1880s and 1960s for various commercial purposes. The single exception is a former residence converted to hold office suites. Also included in the project is the east side of the 100 block of North College Avenue. This stretch of historic buildings is within the boundaries of the NRHP and City of Fort Collins Old Town historic districts. While many of the historic buildings within the project area were recorded, a smaller number (around ten) were not included because they were documented or landmarked in recent years. Future analysis of the project area, especially if it is considered for district designation, should include those properties.



**Location of Project Area**  
**Showing the Overlapping Old Town NRHP**  
**and City of Fort Collins Landmark Districts**



Typical of historic downtown commercial cores, the masonry buildings are mostly one to two-stories in height (with a few slightly taller exceptions) and their facades abut the front sidewalks. Some occupy the entire lot, or a combination of lots, and others have a small parking lot, service area, or dining patio to the rear along the alley. A few include historic basement commercial spaces that were activated and accessible from the front sidewalks. The buildings are predominantly constructed of brick with stone trimmings. Some of the exterior walls are clad in stucco. Many have received attention in recent decades to remove mid-20<sup>th</sup> century modifications, to address various preservation needs, to install architecturally-compatible storefronts, and in some cases to restore missing architectural features. Largely because of this work, downtown Fort Collins is viewed across Colorado as an excellent example of economic revitalization through preservation.

Twelve of the buildings date from the late 19<sup>th</sup> century, twenty-three from the first two decades of the 20<sup>th</sup> century, and fifteen were built between the 1920s and 1960s. Expansion of the downtown commercial district shortly after the turn of the century was in large part due to the economic boom and stability brought about by the beet sugar industry. Investment and spending were boosted again by the oil boom of the 1920s that focused upon the region just north of Fort Collins. Colorado Agricultural College and Fort Collins' position as a market center and county seat also helped to stabilize the city's economy, resulting in a near-constant upward trajectory in terms of community growth. No commercial buildings seem to have been erected in the study area during the 1930s or 1940s due to financial constraints caused by the Great Depression followed by government restrictions and materials shortages during World War II. None of the buildings date from the 1970s, when the downtown commercial district stagnated as business was drawn away by outlying shopping centers.

### **Surveyed Resources by Decade of Construction**

| <b>Decade Constructed</b> | <b>Number Developed</b> |
|---------------------------|-------------------------|
| 1880-1889                 | 6                       |
| 1890-1899                 | 6                       |
| 1900-1909                 | 21                      |
| 1910-1919                 | 2                       |
| 1920-1929                 | 6                       |
| 1930-1939                 | 0                       |
| 1940-1949                 | 0                       |
| 1950-1959                 | 4                       |
| 1960-1969                 | 5                       |
| 1970-1979                 | 0                       |

The survey work and analysis of early mapping of the downtown district show that the area north of Mountain Avenue was already developing during the 1880s and 1890s. This was likely due to its location in the 100 block of North College Avenue adjacent to the original Old Town area. Among the prominent buildings dating from that era are the Welch Block, Windsor Hotel, First National Bank and Avery Block (also the Opera House Block, which was not documented for this project). Competing with Old Town for business, the proponents of what was being referred to as "New Town" began to draw development west and south toward the intersection of College Avenue and Mountain Avenue, a location that soon formed the growing community's new commercial core.

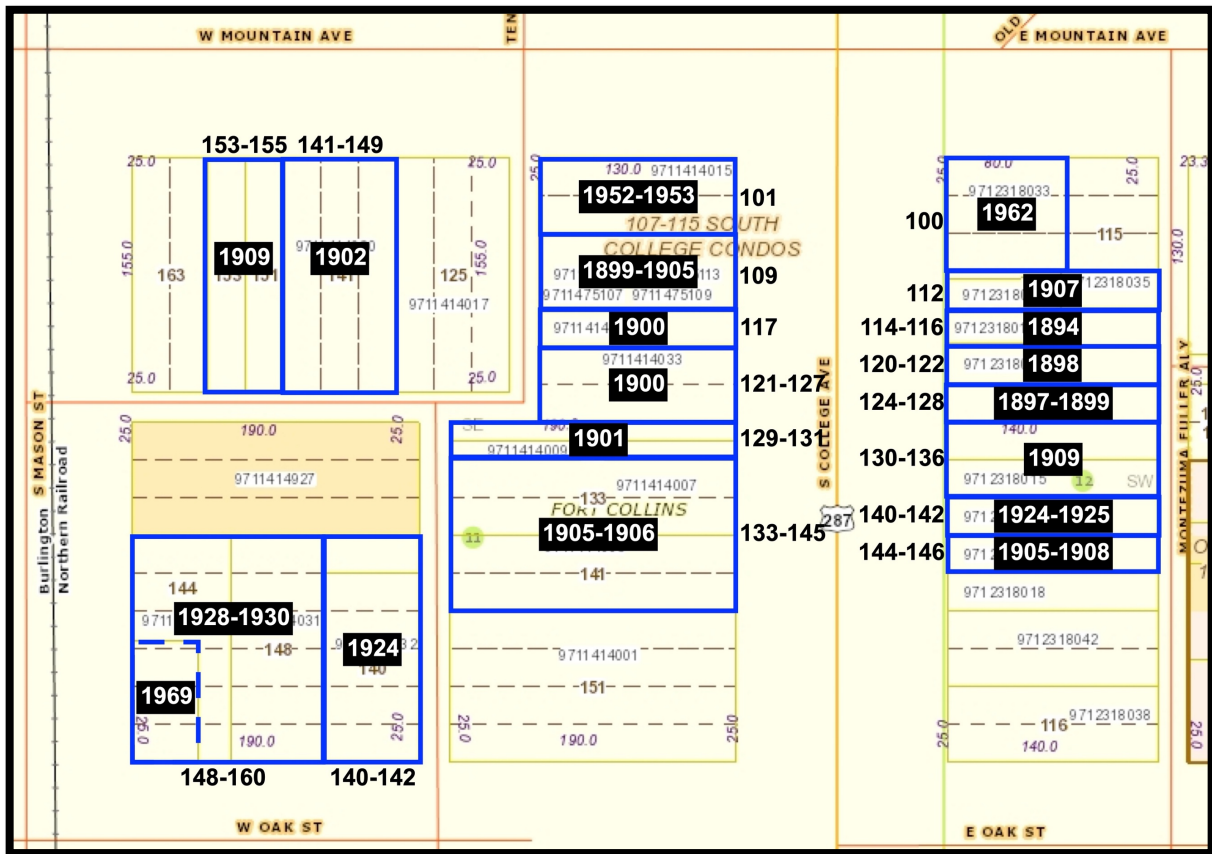
## Laporte Avenue to Mountain Avenue

### Surveyed Properties with Years of Construction

**The map above** shows that several buildings in this area survive from the 1880s and 1890s. Many others were built during the first decade of the 20<sup>th</sup> century as the community entered a new era of prosperity and growth. This included redevelopment of the series of lots that extended from the Northern Hotel to the south (most replaced earlier commercial buildings) along with three on the north side of Mountain Avenue (these replaced houses).

As the 19<sup>th</sup> century drew toward its conclusion, development leaped south of Mountain Avenue with the construction of four commercial buildings in the 100 block of South College Avenue. Until that time, both sides of this block held several very small wood-frame commercial buildings along with residences and vacant lots. These properties came under increasing pressure as the downtown district began to spread south along the College Avenue corridor. An explosion of commercial development and redevelopment occurred along College Avenue and Mountain Avenue during the first decade of the 20<sup>th</sup> century as the beet sugar boom began to impact the regional economy. The sights and sounds of construction filled the downtown district and money filled the coffers and bank accounts of local architects, contractors, lumberyards, hardware supply houses, and freight depots and delivery services. Each building project attracted the attention of newspaper reporters who kept readers informed through the publication of notices and articles.





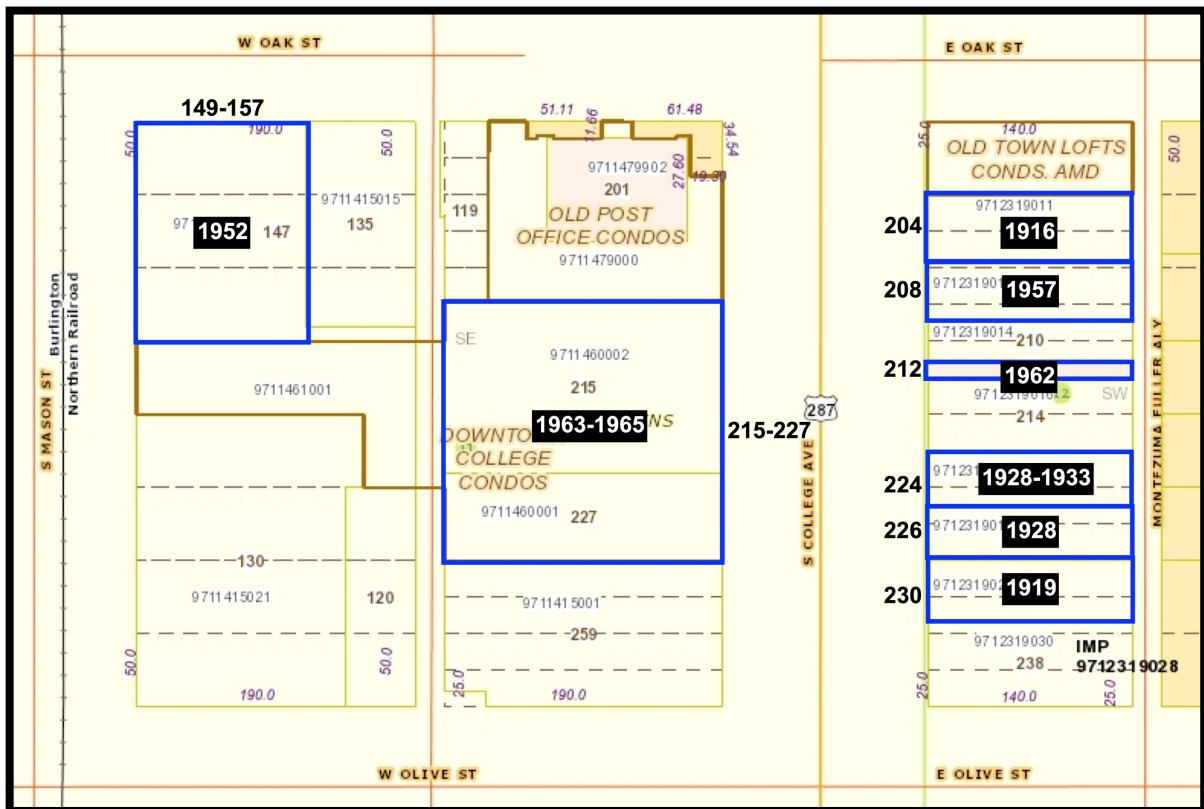
## Mountain Avenue to Oak Street Surveyed Properties with Years of Construction

**The map above** shows that at least twelve commercial buildings were constructed around the turn of the 20<sup>th</sup> century between Mountain Avenue and Oak Street. These provide evidence of the early expansion of the downtown commercial district to the south along the College Avenue corridor. Construction continued through the 1920s with the development of another retail building facing College Avenue. Most of the two-story buildings were built to house retail stores and service shops on the main floor with offices, apartments, and hotels/boarding houses above. The one exception was the Masonic Lodge at 141-149 W. Mountain Ave., which held the lodge hall on the upper level.

Two auto repair garages were constructed in the 1920s along Oak Street near Mason Street. One of these was the E. B. Dale Garage at 140-142 W. Oak St. Dale graduated from the Colorado Agricultural College with a degree in mechanical engineering and then served in World War I as an aircraft mechanic. He returned to Fort Collins and took a position at the college teaching automobile mechanics to disabled veterans. Dale inherited his parents' house on Oak Street and in 1924 he redeveloped the site with his own auto sales and repair shop. The E. B. Dale Garage sold REO and Star automobiles, provided repairs along with parts and accessories, and sold Texaco gasoline. In 1932, the tall building was divided into two side-by-side spaces. One held a hardware store followed by Robinson Printing, and the other a Piggly Wiggly Grocery that became a Safeway. In the 1960s and 1970s, the building was occupied by Montgomery Ward and then Luby's Cafeteria followed by Wyatt's Cafeteria. Extensive remodeling completed in 1983 took it to its current appearance.

The other garage at 148-160 W. Oak St. was built in 1928 with a Mediterranean revival facade and then expanded two years later with a large western addition. The House & Humphrey Garage was founded by Miles House and Foster Humphrey. House arrived in Fort Collins after serving in naval aviation during World War I. He then graduated from the Colorado Agricultural College, where he played on the basketball team, and served as bookkeeper at the Lincoln Highway Garage before becoming a partner in a local tire company. Humphrey also graduated from the Colorado Agricultural College in 1917, where he was an athlete competing in track, cross-country running, basketball and football. He enlisted in the US Army and served as an infantryman in Europe during the war. Following his discharge from service, Humphrey played professional baseball in Texas prior to becoming a high school mathematics teacher. He returned to Fort Collins in 1924 and went into the tire business with his friend, Miles House.

House & Humphrey operated a full-service automotive repair shop. In addition to selling Firestone tires, they provided repairs involving any type of problem that might be encountered with an automobile except for body work. The building on Oak Street stood out in Fort Collins because it looked like it had been imported from Florida, Texas or southern California. The western addition matched the Mediterranean style of the original building and doubled the garage's shop space. In 1934, this became the Firestone Store, with Foster Humphrey as president. Following years of automotive use, the western addition was occupied by the Citizens Industrial Bank of Fort Collins. It was remodeled in 1957 and again in 1969, bringing it to its current appearance. Today the Mediterranean revival façade along Oak Street is largely intact and the rear area of the property, now occupied by Everyday Joe's Coffee Shop, retains its automotive shop features.



**Oak Street to Olive Street**  
**Surveyed Properties with Years of Construction**

**The map above** shows the development of surveyed properties in the blocks between Oak Street and Olive Street. The most prominent historic building in this area is the old Fort Collins Post Office, located on the southwest corner of College Avenue and Oak Street. It was constructed in 1911-1912 in the Renaissance Revival style of architecture and listed in the National Register of Historic Places in 1978. A threat to demolish the building sparked the rise of a local preservation movement that led to adoption of an ordinance that continues to guide preservation in Fort Collins. The building now holds a popular restaurant and the Fort Collins Museum of Art. In 1916, a two-story building was erected at 204 S. College Ave. to hold a furniture store. Following a major fire, it was remodeled in 1952-1953 and reopened as the Aggie Theater.

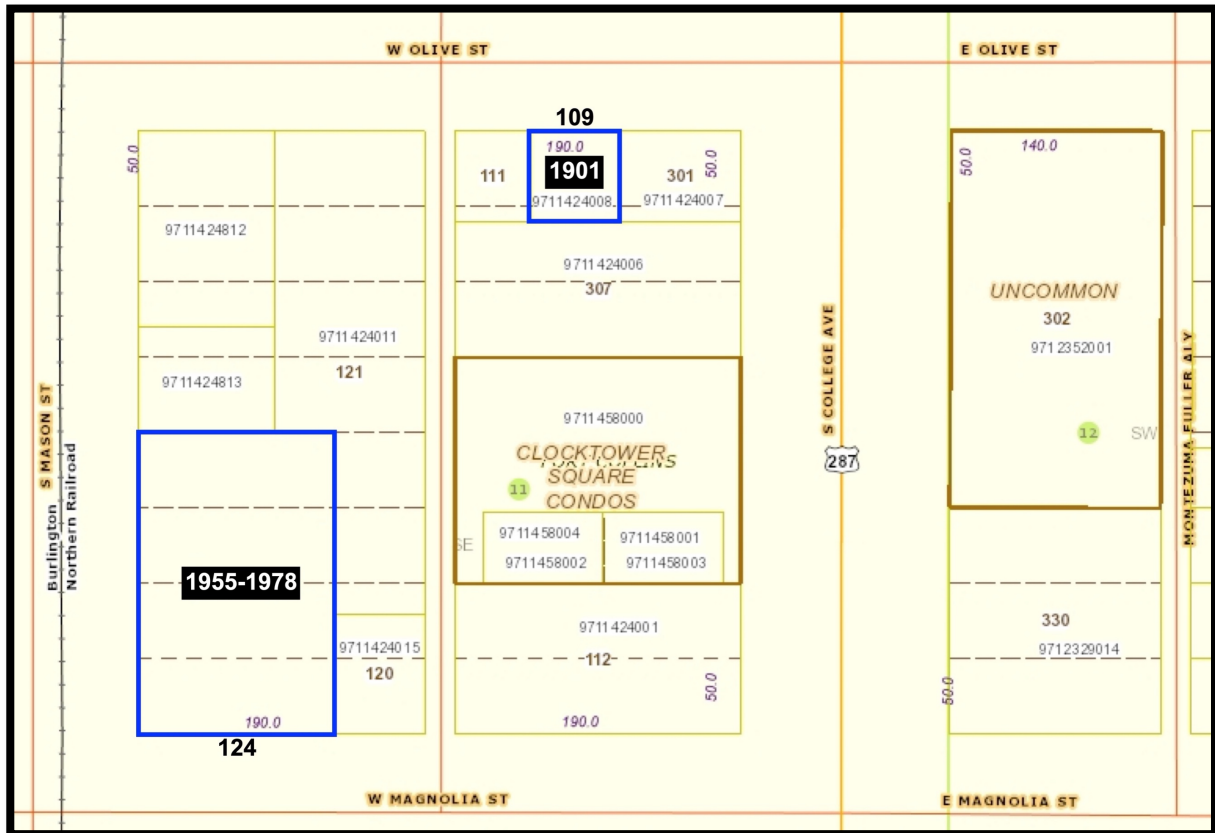
The Thompson Professional Building and Medical Center was completed in 1952 at 149-157 W. Oak St. by owner-contractor J. E. Thompson & Son. James Thompson served in the US Cavalry during World War I and then became a general contractor in Grand Junction. When his son Duane enrolled at the Colorado Agricultural and Mechanical College in Fort Collins, Thompson moved to the city and began to construct houses and apartment buildings. He also erected the La Siesta and X-Bar-X motels (no longer extant) in the 1800 block of South College Avenue. The property on West Oak Street consists of four separate buildings that are connected by an H-shaped interior passageway network. While the exterior facades along Oak Street and Mason Street appear to be constructed of flagstone with stone lintels above the doors and windows, they are actually formed of shaped and colored concrete. The same treatment was installed along the interior passageways in the form of kickplates and door surrounds. The *Coloradoan* newspaper described the unique building as a “California style” of architecture. Over the years, the property held medical and dental clinics, law offices, a pharmacy, and various business offices. In 1956 it was acquired by Anita Briggs and her son Wesley, who changed its name to the Briggs Professional Building.

From 1882 to the early 1960s, the property at 215-227 S. College Ave. was occupied by the Hottel Mansion, the home of prominent Fort Collins businessman and banker Benjamin Hottel and his wife Emma. As the downtown district expanded to the south following World War II, the sizable property eventually became the focus of potential redevelopment. In the early 1960s, it was acquired by lumberyard owner Robert Everitt, who had launched into the development of commercial and residential projects throughout the growing city. The mansion was demolished in the spring of 1962 and replaced by a large J. C. Penney store, which was enlarged in 1964-1965. It remained there until 1980, when the store moved south into the Foothills Mall.

**The map below** covers the area between Olive Street and Magnolia Street, which was historically occupied by residences. Included among these were two large sandstone houses at 121 and 129 W. Olive St. that were erected in 1887. One was occupied by merchant Jacob Welch and his wife Anna, and the other was built for their son Louis and his wife Mary. The properties have been in use as a funeral home since 1920, although the house at 129 W. Olive St. was demolished in 1969 to make room for a parking lot.

Two properties were documented for the current project. One is the residential Foursquare that stands at 109 W. Olive St. Constructed in 1901, it originally stood on the adjacent lot to the east and faced east toward College Avenue. The building served as the Methodist Church Parsonage from 1901 to 1919, when it was acquired by the Continental Oil Company of Denver, which planned to redevelop the property into a filling station. The parsonage was moved west on the lot and rotated to face north. It was remodeled at that time to serve as a

residence for the family of florists Carl and Grace Espelin, who remained there from 1920 into the 1930s. In 1936, the building was purchased by a group of local doctors and converted into the Fort Collins Clinic. Dr. Lawrence D. Dickey, Dr. Olive L. S. Dickey, Dr. Duane F. Hartshorn, and Dr. John H. Setzler had prominent careers in the community and the building continued to be used as a medical clinic into the 1980s.

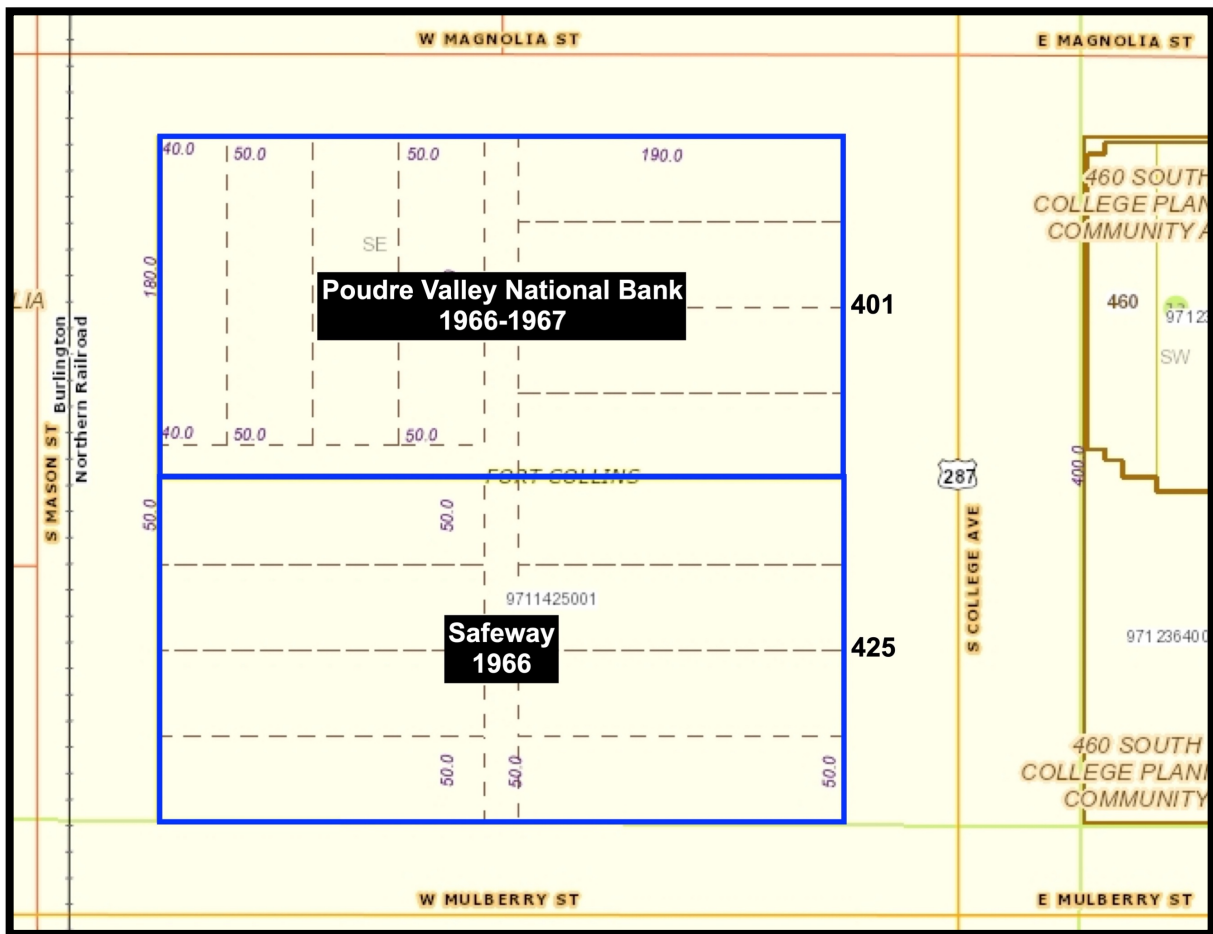


## Olive Street to Magnolia Street Surveyed Properties with Years of Construction

From 1909 to 1956, the Colorado Telephone Company (soon acquired by the Mountain States Telephone & Telegraph Company) operated the city's exchange at 317 S. College Ave. In the summer of 1954, MST&T announced that it planned to construct a new automated exchange on property it had acquired at 124 W. Magnolia St. The design contract was awarded to the prominent Denver architectural firm of Temple H. Buell & Company and the installation of equipment was contracted to Western Electric. Construction extended from late 1954 to April 1956, when the telephone system was transferred from one property to the other. The building was expanded in 1965 and 1978 to add equipment required to handle the city's rapid growth and the facility continues to serve as the region's primary telephone exchange to the present day.

**The map below** shows the surveyed area between Magnolia Street and Mulberry Street, which was historically occupied by residences. Several were still there by the early 1960s, including the former homes of banker Fred W. Stover and druggist A. W. Scott. In 1964, the northern half of the block was cleared for redevelopment and consolidated into a single property. The Poudre Valley National Bank, located on the southwest corner of College Avenue and Mountain Avenue, announced that it was arranging to have a large bank facility

constructed there for its own use. This would provide the bank with a much larger amount of space for customers and employees, along with a drive-through teller facility and parking lot. In essence, the bank was moving to accommodate its spatial needs along with the community's shift to an automobile-centric culture. The bank engaged the prominent Boulder architectural firm of James M. Hunter and Associates to prepare plans for the new building. In Fort Collins, Hunter had already designed the First National Bank building (1961) in downtown along with buildings on the Colorado State University campus, including Allison Hall (1950s), the Danforth Chapel (1954), the Engineering Building (1957), and the Charles A. Lory Student Center (1961). Construction of the Poudre Valley National Bank building took place in 1966-1967 and it remains one of the city's most prominent mid-20<sup>th</sup> century Modern Movement/International Style buildings.



## Magnolia Street to Mulberry Street Surveyed Properties with Years of Construction

Throughout the first half of the twentieth century, the south half of the block was occupied by an ornate mansion built for pioneer dry goods merchant and banker Corwin R. Welch. The property was acquired in 1950 by Safeway Stores Inc., headquartered in Oakland, California. Since the 1920s, Safeway had operated stores in three locations in Fort Collins' downtown commercial district. However, during the post-World War II years the city was spreading toward the south along the College Avenue corridor and another store, particularly with ample parking, was needed. The Welch mansion was demolished in 1950 and a Safeway store was constructed in the eastern area of the property, facing onto College Avenue. This



operated from 1951 to 1966, when it was replaced with the larger Safeway building that remains standing today (it is now a Lucky's Market).

The Safeway building's iconic design with its curvilinear roofline with upswept wings and façade window wall came from headquarters and was based upon the "Marina Style" developed by the San Francisco architectural firm of Wurster, Bernardi & Emmons in the late 1950s. It is Fort Collins' most prominent example of the Googie Style of architecture. Not only is this a rare type in Fort Collins, but it also represents the Safeway company's focus on developing a style of building that would be emblematic of its brand. In other words, the building itself became a form of advertising as it was instantly recognized as a Safeway. At this time, it appears to be the only mid-century Safeway left in Colorado that is intact enough to be landmarked.

## Surveyed Resources by General Architectural Style

| Architectural Style                      | Number of Properties |
|--|----------------------|
| Late 19 <sup>th</sup> Century Commercial | 8                    |
| Early 20th Century Commercial            | 32                   |
| Modern Movement (Commercial)             | 9                    |
| Residential Foursquare                   | 1                    |

Among the 50 buildings surveyed, the names of the architects and designers involved in 32 of them were discovered through the archival research, primarily from newspaper notices and articles. Substantial research was completed on the remaining properties, making it unlikely that the professionals involved in their design will be determined. Many of the building contractors were also mentioned by the newspapers, and this information is included in the individual site forms. The table below connects known architects and designers to specific properties. Many of them, including Montezuma Fuller, Arthur Garbutt, Lester Jones, Albert Bryan and William Robb, maintained offices in Fort Collins and were present in the community for years. Others operated in the city for just a short time or, as with Robert Fuller, Temple Buell and James Hunter, were based in Denver and Boulder.

## Architects/Designers Tied to Specific Properties in the Project Area

| Name of Architect / Designer | Property  |
|------------------------------|---|
| Montezuma W. Fuller          | First National Bank, 100 N. College Ave.<br>Robert Trimble Block, 109 S. College Ave.<br>Methodist Church Parsonage, 109 W. Olive St.<br>Avery Block, 110-124 N. College Ave.<br>Kissock Building, 120-122 S. College Ave.<br>Hall Block, 121-127 S. College Ave.<br>C. R. Welch Building, 129-131 S. College Ave.<br>Trimble Block, 136-140 N. College Ave.<br>Hawthorne Garage Annex, 230 S. College Ave. |



|   |   |
|---|---|
| Montezuma Fuller /<br>George F. Johnson | Alpert Building, 140-142 S. College Ave.<br>(This was among the last commercial projects undertaken by Montezuma Fuller, if not his final one. He died in late January 1925 as it was being constructed.) |
| Robert K. Fuller                        | Masonic Temple (façade remodel, 1925)<br>141-149 W. Mountain Ave.   |
| Arthur M. Garbutt                       | Colorado Building, 133-145 S. College Ave.<br>Commercial Bank & Trust, 146 N. College Ave.<br>J. E. Wilson Building, 153 W. Mountain Ave.   |
| Charles A. Button                       | Avery Block, 110-124 N. College Ave.  |
| Roy H. Bradley / Charles A. Button      | Secord Block, 130-136 S. College Ave.   |
| Lester L. Jones                         | Kluver Building, 145-149 N. College Ave.  |
| Lester Jones /<br>William Redding & Son | Northern Hotel, 172 N. College Ave.   |
| Albert Bryan                            | Northern Hotel, 172 N. College Ave.   |
| Edwin A. Francis                        | Northern Hotel, 172 N. College Ave.   |
| John F. Colpitts                        | Welch Block, 101-109 N. College Ave.  |
| Edward P. Boyd /<br>Clare A. Henderson  | Masonic Temple, 141-149 W. Mountain Ave.  |
| Hudson S. Bradley                       | H. C. Bradley Building, 144-146 S. College Ave.   |
| Hiram Pierce                            | Loomis Building, 150-152 N. College Ave.<br>Loomis Building, 154-156 N. College Ave.  |
| Charles L. Monnot Jr.                   | Poudre Valley National Bank, 101 S. College Ave.  |
| Frank Bull                              | McGowan Battery & Electric, 226 S. College Ave.   |
| Howard T. Musick / Harlan Rathbun       | Columbia Savings, 100 S. College Ave.   |
| William B. Robb                         | Hospital Service Inc. Building, 208 S. College Ave.   |
| Temple H. Buell & Company               | Mountain States Telephone & Telegraph, Direct<br>Dial Exchange, 124 W. Magnolia St.   |
| James M. Hunter & Associates            | Poudre Valley National Bank, 401 S. College Ave.  |
| Wurster, Bernardi & Emmons              | Safeway, 425 S. College Ave.  |

Several properties were found to have been designated as landmarks by the City of Fort Collins or listed in the National Register of Historic Places or State Register of Historic Properties. These appear in the table and map below and include individual properties along with those located within the boundaries of the existing, overlapping Fort Collins and NRHP Old Town Districts. As the documentation and analysis were completed, it was determined that other properties might be individually eligible on one level or another.

In addition to the contextual history summarized above, several publications served as guides for this analysis. One is the National Register Bulletin titled *How to Apply the National Register Criteria for Evaluation*. Others included David R. Hill's *Colorado Urbanization & Planning Context* (1984) and Thomas and Laurie Simmons' *Historic Context: City of Fort Collins, Central Business District Development and Residential Architecture* (1992). Each historic property was also evaluated to determine its age, architectural integrity, and possible significance in relation to the following established criteria or standards that are in use in Fort Collins, in Colorado, and across the United States.

**Surveyed Properties Already Landmarked by the  
National Register of Historic Places (NRHP),  
Colorado State Register of Historic Properties (SRHP),  
or City of Fort Collins (FC)**

| <b>Address and<br/>Site Number</b>   | <b>Property<br/>Name</b>  | <b>Landmark<br/>Status</b>                      |
|--------------------------------------|---|---|
| 100-108 N. College Ave.<br>5LR462.4  | First National Bank Building  | Contributing to FC &<br>NRHP Old Town Districts |
| 110-124 N. College Ave.<br>5LR462.4  | Avery Block   | Contributing to FC &<br>NRHP Old Town Districts |
| 132 N. College Ave.<br>5LR462.39     | Evans & McEwen Building<br>College Avenue Meat Market<br>Trimble Court Artisans | Contributing to FC &<br>NRHP Old Town Districts |
| 136-140 N. College Ave.<br>5LR462.40 | Trimble Block   | Contributing to FC &<br>NRHP Old Town Districts |
| 144 N. College Ave.<br>5LR462.41     | Barkley Block   | Contributing to FC &<br>NRHP Old Town Districts |
| 146 N. College Ave.<br>5LR462.5      | Commercial Bank & Trust   | Contributing to FC &<br>NRHP Old Town Districts |
| 150-152 N. College Ave.<br>5LR14830  | Loomis Building   | Contributing to FC &<br>NRHP Old Town Districts |
| 154-156 N. College Ave.<br>5LR462.42 | Loomis Building<br>Hong Sing Laundry  | Contributing to FC &<br>NRHP Old Town Districts |
| 160 N. College Ave.<br>5LR10361      | St. Clair Grocery<br>Griffith Sporting Goods                                    | Contributing to FC &<br>NRHP Old Town Districts |
| 164 N. College Ave.<br>5LR10362      | Homestead Bakery and Grocery<br>Schroeder Building<br>Recreation Bowling Alleys | Contributing to FC &<br>NRHP Old Town Districts |

|                                    |   |   |
|------------------------------------|---|---|
| 172 N. College Ave.<br>5LR462.6    | Northern Hotel                                    | Contributing to FC &<br>NRHP Old Town Districts |
| 101-109 N. College Ave.<br>5LR1770 | Welch Block<br>Woolworth Building<br>Wilson Block | Individually Designated<br>by FC 1993           |
| 140-142 S. College Ave.<br>5LR1987 | Alpert Building                                   | Individually Designated<br>by FC 2004           |

Additional properties were found to be individually eligible for landmark designation on the local, state or national levels. Others do not possess adequate significance or suffer from diminished architectural integrity caused by varying degrees of historic and non-historic alterations. As the site forms indicate, these changes were made for a variety of reasons. Building exteriors were altered to address maintenance issues, serve the aesthetic tastes of their owners, increase living or commercial space, and to modernize their appearance. Modernization was particularly common among commercial buildings during the post-World War II decades, when many owners and tenants felt that their businesses would be better served by eliminating vestiges of the past. Fort Collins has been fortunate in that many of these alterations have been removed over the past several decades and the buildings either restored, returned closer to their original appearance, or remodeled to be more compatible with their historic surroundings.

### Individually Eligible Properties National Register of Historic Places (NRHP), Colorado State Register of Historic Properties (SRHP), City of Fort Collins (FC)

| <b>Address and<br/>Site Number</b>  | <b>Property<br/>Name</b>                          | <b>Eligibility<br/>and Criteria</b>                              |
|-------------------------------------|---|--|
| 100-110 N. College Ave.<br>5LR462.4 | First National Bank Building                      | Fort Collins –Standards 1, 2 & 3<br>NRHP/SRHP –Criteria A, B & C |
| 101-109 N. College Ave.<br>5LR1770  | Welch Block<br>Woolworth Building<br>Wilson Block | Fort Collins – Designated 1993<br>NRHP/SRHP –Criteria A & C      |
| 111-115 N. College Ave.<br>5LR1873  | Windsor Hotel                                     | Fort Collins – Standard 1<br>NRHP/SRHP – Criterion A             |

|   |   |  |
|---|---|--|
| 112-124 N. College Ave.<br>105-115 Linden St.<br>5LR462.4 | Avery Block   | Fort Collins – Standards 1, 2, 3<br>NRHP/SRHP – Criteria A, B, C |
| 132 N. College Ave.<br>5LR462.39                          | Evans & McEwen Building<br>College Avenue Meat Market<br>Trimble Court Artisans | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 136-140 N. College Ave.<br>5LR462.40                      | Trimble Block   | Fort Collins – Standard 3<br>NRHP/SRHP – Criterion C             |
| 145-149 N. College Ave.<br>5LR14829                       | Kluver Building   | Fort Collins – Standard 3<br>NRHP/SRHP – Criterion C             |
| 146 N. College Ave.<br>5LR462.5                           | Commercial Bank & Trust   | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 154-156 N. College Ave.<br>5LR462.42                      | Loomis Building<br>Hong Sing Laundry  | Fort Collins – Standard 1<br>NRHP/SRHP – Criterion A             |
| 164 N. College Ave.<br>5LR10362                           | Homestead Bakery and Grocery<br>Recreation Bowling Alleys                       | Fort Collins – Standard 1<br>NRHP/SRHP – Not Eligible            |
| 172 N. College Ave.<br>5LR462.6                           | Northern Hotel  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 100 S. College Ave.<br>5LR14831                           | Columbia Savings & Loan<br>Association  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 101 S. College Ave.<br>5LR1978                            | Poudre Valley National Bank   | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 109 S. College Ave.<br>5LR1980                            | Robert Trimble Block  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 112 S. College Ave.<br>5LR9785                            | Brinker Grocery<br>First National Bank Annex                                    | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Not Eligible       |
| 129-131 S. College Ave.<br>5LR1984                        | C. R. Welch Building  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |

|                                     |  |  |
|-------------------------------------|--|--|
| 130-136 S. College Ave.<br>5LR1985  | Secord Block / Meyer Building<br>Meyer Store / Nedley Hotel                                    | Fort Collins – Standards 1, 2, 3<br>NRHP/SRHP – Criteria A, B, C |
| 133-145 S. College Ave.<br>5LR1986  | Colorado Building  | Fort Collins – Standards 1, 2, 3<br>NRHP/SRHP – Criteria A, B, C |
| 140-142 S. College Ave.<br>5LR1987  | Alpert Building  | Fort Collins – Designated 2004<br>NRHP/SRHP – Criteria A, B, C   |
| 144-146 S. College Ave.<br>5LR1988  | H. C. Bradley Building   | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 204 S. College Ave.<br>5LR1991      | Fort Collins Furniture Company<br>Lincoln Hotel / Aggie Theater                                | Fort Collins – Standard 1<br>NRHP/SRHP – Not Eligible            |
| 401 S. College Ave.<br>5LR14854     | Poudre Valley National Bank  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 425 S. College Ave.<br>5LR14855     | Safeway  | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 124 W. Magnolia St.<br>5LR14858     | Mountain States Telephone &<br>Telegraph, Direct Dial Exchange                                 | Fort Collins – Standard 1<br>NRHP/SRHP – Criterion A             |
| 141-149 W. Mountain Ave.<br>5LR1620 | Masonic Temple   | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 148-160 W. Oak St.<br>5LR2036       | House & Humphrey Garage /<br>Firestone Auto Supply & Service /<br>Fort Collins Industrial Bank | Fort Collins – Standard 3<br>NRHP/SRHP – Criterion C             |
| 149-157 W. Oak St.<br>5LR14857      | Thompson-Briggs<br>Professional Building   | Fort Collins – Standards 1 & 3<br>NRHP/SRHP – Criteria A & C     |
| 109 W. Olive St.<br>5LR2043         | Methodist Church Parsonage<br>Espelin House<br>Fort Collins Clinic                             | Fort Collins – Standards 1 & 2<br>NRHP/SRHP – Not Eligible       |

## **RECOMMENDATIONS**

During this project, several recommendations began to emerge for the future of the downtown commercial district, and in particular the College Avenue corridor, in relation to the recognition and preservation of its historic resources. Fifty properties were recorded and thirteen of those were found to have already been landmarked. Eleven are within the existing and overlapping Old Town Historic Districts and two others have been individually landmarked by the City of Fort Collins. Twenty-eight additional properties were determined to be eligible for individual designation by the City of Fort Collins, State Register of Historic Properties, and/or the National Register of Historic Places. This speaks to the historic character and architectural integrity of the downtown commercial district. It is also a testament to the work of many dedicated preservation professionals and volunteers, who have worked to ensure that Fort Collins' built heritage is celebrated and protected.

While private property rights allow owners to do what they wish with their buildings within the parameters of zoning regulations and building codes, the City should continue to encourage landmark designation and the preservation and restoration of building exteriors as important to Fort Collins' sense of heritage and place. The historic neighborhoods east and west of downtown are experiencing redevelopment pressures that are resulting in the loss of houses. This form of residential attrition presents challenges that the community will have to address. By comparison, the commercial district is relatively stable and the threat of demolition has not been a frequent concern. In large part, this is due to Land Use Code Section 3.4.7, which prohibits the demolition of landmarked and landmark-eligible commercial buildings. Consequently, redevelopment projects have largely focused upon properties of no great architectural or historical significance. Preservation efforts intended to respect and restore architectural integrity or modify buildings through sensitive alterations are more common. Every project in the downtown commercial district is carefully monitored by planning staff and regulated by the Historic Preservation Commission in compliance with the municipal code.

Although Fort Collins' downtown district is viewed as a paradigm of preservation, not all is perfect there all of the time. The City will need to continue to carefully protect the area's architectural integrity while proactively promoting interest in architecture and support for preservation. Promotion of a preservation ethic and regulation of alterations requires diligence on the part of preservation planning staff and the HPC. This requires educational programming that can be accomplished through regular events such as tours and lectures. Interpretive signage could also be greatly improved, as little exists in the downtown district except for along Linden Street in the former fort area. QR codes could also be used to direct residents and visitors to information about individual properties and to topics in Fort Collins history. Collaboration with organizations such as the Fort Collins Historical Society, Fort Collins Museum of Discovery, Poudre Landmarks Foundation, and Historic Larimer County can help the City of Fort Collins in these critical areas of public education.

The City of Fort Collins should also continue to seek support and collaboration with government agencies and non-profit organizations such as the National Trust for Historic Preservation, History Colorado and Colorado Preservation Inc. A grant from the State Historical Fund was used to complete this study and previous ones, and the City should continue to seek additional grants (including Certified Local Government assistance) to help with the costs of future surveys and preservation planning. That would include funding the development of a new historic district in the downtown area.



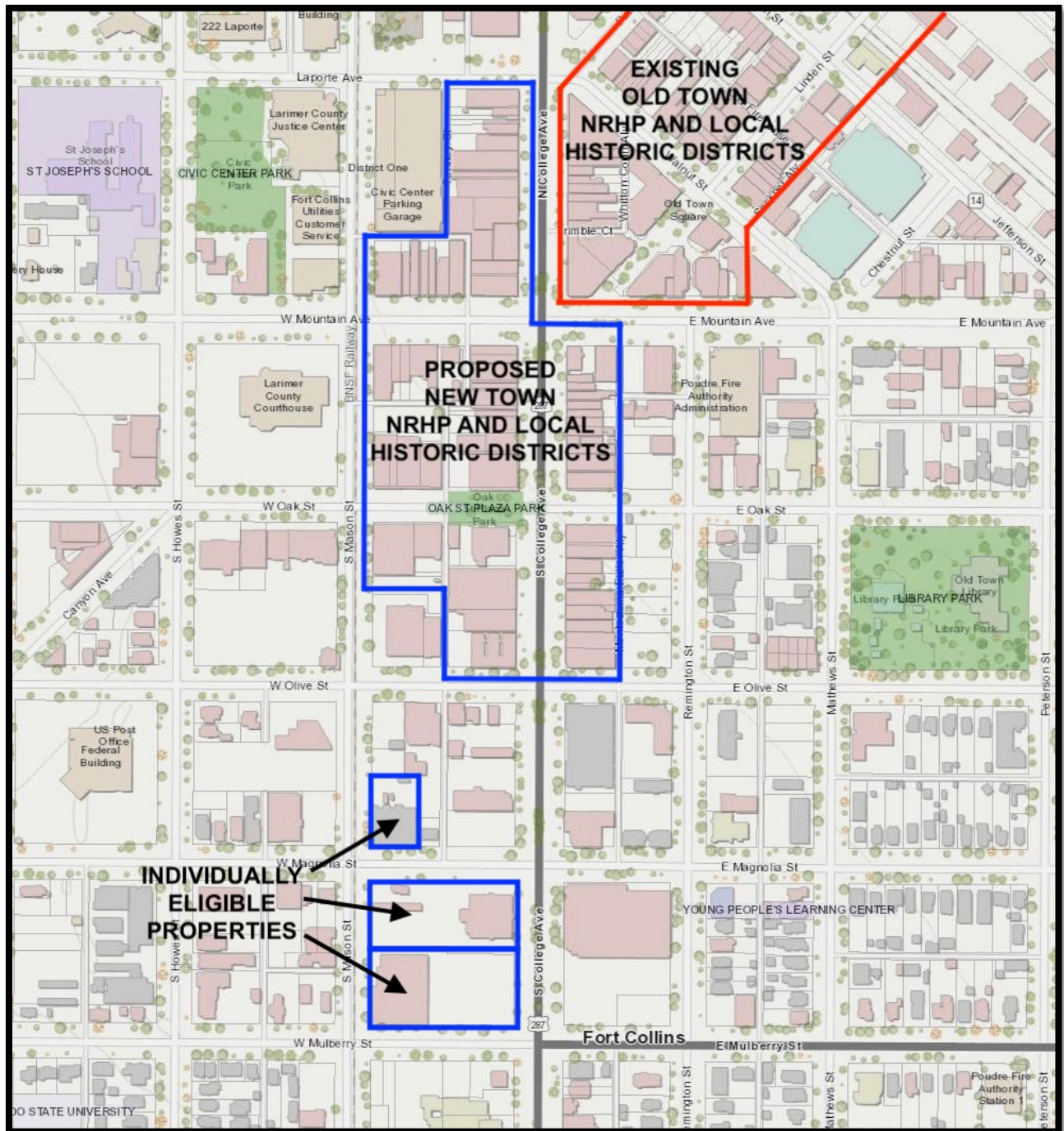
The project also pointed to additional efforts that would benefit the community. One thing that became apparent during this project is that many of the historic buildings in Old Town east of College Avenue and north of Mountain Avenue need to be resurveyed. The current project included those in the 100 block of North College Avenue and others were surveyed along Jefferson Street in recent years. A comprehensive review should be undertaken to determine which resources still need to be recorded for the first time or updated to today's standards of documentation. In the coming years, the completion of title searches for many of the properties will add to our understanding of their ownership and legal histories. Survey and resurvey will help to define which properties contribute to the existing Fort Collins and NRHP Old Town districts (contributing status was not determined when the districts were established in the 1970s) and will define which properties in the downtown area might also be eligible for individual landmark designation.

The promotion of history and preservation in Fort Collins can benefit greatly from broad distribution of the results of this study. Electronic versions of the project report and site forms will be filed with the City of Fort Collins and the Colorado Office of Archaeology and Historic Preservation in Denver. A bound hard copy will also be placed in the collection of the Fort Collins Museum of Discovery Archive, where the survey results will be readily available to the public. The City of Fort Collins will mail copies of the site forms to the property owners. Digital versions of the documents should also be made available through the City's website, linked to its existing page on historic preservation.

The City should also consider utilizing the materials from this and past surveys to develop an interpretive program. Interpretive panels placed in select locations around downtown will disseminate information about the community's heritage and historic buildings to residents and visitors. Walking tours based upon recent surveys should also be coordinated and these can be repeated over the coming years and tailored to various audiences. As pressure for development and redevelopment continues in the coming years, the city's historic buildings and overall historic appearance may be diminished. This presents a need for careful planning so the community can thrive while its historic resources and character are protected. Historic preservation based upon the information and analysis provided by recent surveys should serve as an important tool, one that is utilized to protect the city's past, present and future.

Finally, the completion of this survey project raises the question of establishing a second historic district in downtown Fort Collins. This could be accomplished on the local level by the City of Fort Collins, although it also seems to merit National Register designation. Because the State Register requires 100% buy-in from the property owners, this route is unlikely to succeed. The area that merits landmark designation falls within the part of downtown that was historically referred to as "New Town". A New Town Historic District will not only help to define its geographic parameters but also underscore for the public that it is distinct from the original Old Town area that is located where the City of Fort Collins first emerged.

Based upon the existing historic building stock, it appears that the period of significance for this proposed district would run from the 1880s through the 1960s. Areas of significance, at minimum, appear likely to include Architecture and Commerce. The map below indicates where the boundaries of this district might be placed so that it will include the contributing buildings without also incorporating too many that would be non-contributing. To the south are three significant mid-20<sup>th</sup> century properties that merit individual landmark designation.



**Map of the Survey Area  
Showing Potential Boundaries for a New Town District  
and Individually-Eligible Mid-20<sup>th</sup> Century Landmarks**

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# SURVEY LOG BY ADDRESS

| Address and Site Number                                   | Property Name                                     | Year Built      | Eligibility and Criteria   |
|---|---|-----------------|--|
| 100-110 N. College Ave.<br>5LR462.4                       | First National Bank Building                      | 1897            | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Contributes to Existing Old Town District |
| 101-109 N. College Ave.<br>5LR1770                        | Welch Block<br>Woolworth Building<br>Wilson Block | 1880-85<br>1926 | Fort Collins – Designated 1993 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District                     |
| 111-115 N. College Ave.<br>5LR1873                        | Windsor Hotel                                     | 1881-85         | Fort Collins – Individually Eligible Under Standard 1 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criterion A / Would Contribute to a New Town Historic District |
| 112-124 N. College Ave.<br>105-115 Linden St.<br>5LR462.4 | Avery Block                                       | 1896-<br>1903   | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Contributes to Existing Old Town District |



| Address and Site Number              | Property Name   | Year Built   | Eligibility and Criteria   |
|--------------------------------------|---|--------------|--|
| 132 N. College Ave.<br>5LR462.39     | Evans & McEwen Building<br>College Avenue Meat Market<br>Patterson Drug Store<br>Trimble Court Artisans | 1883-1903    | Fort Collins – Individually Eligible Under Standards 1 & 3 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C /<br>Contributes to Existing Old Town District       |
| 136-140 N. College Ave.<br>5LR462.40 | Trimble Block   | 1903-04      | Fort Collins – Individually Eligible Under Standard 3 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criterion C /<br>Contributes to Existing Old Town District               |
| 144 N. College Ave.<br>5LR462.41     | Barkley Block   | 1906         | Fort Collins – Not Individually Eligible / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District  |
| 145-149 N. College Ave.<br>5LR14829  | Kluver Building   | 1880<br>1925 | Fort Collins – Individually Eligible Under Standard 3 /<br>Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criterion C /<br>Would Contribute to a New Town Historic District |

| Address and Site Number              | Property Name   | Year Built | Eligibility and Criteria  |
|--------------------------------------|---|------------|---|
| 146 N. College Ave.<br>5LR462.5      | Commercial Bank & Trust   | 1906-07    | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 /<br/>Contributes to Existing Old Town District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C /<br/>Contributes to Existing Old Town District</p> |
| 150-152 N. College Ave.<br>5LR14830  | Loomis Building   | 1903       | <p>Fort Collins – Not Individually Eligible / Contributes to Existing Old Town District</p> <p>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District</p>  |
| 154-156 N. College Ave.<br>5LR462.42 | Loomis Building<br>Hong Sing Laundry  | 1904       | <p>Fort Collins – Individually Eligible Under Standard 1 /<br/>Contributes to Existing Old Town District</p> <p>NRHP/SRHP – Individually Eligible Under Criterion A /<br/>Contributes to Existing Old Town District</p>                 |
| 160 N. College Ave.<br>5LR10361      | St. Clair Grocery<br>Griffith Sporting Goods                                    | 1904       | <p>Fort Collins – Not Individually Eligible / Contributes to Existing Old Town District</p> <p>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District</p>  |
| 164 N. College Ave.<br>5LR10362      | Homestead Bakery and Grocery<br>Schroeder Building<br>Recreation Bowling Alleys | 1902       | <p>Fort Collins – Individually Eligible Under Standard 1 /<br/>Contributes to Existing Old Town District</p> <p>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District</p>                                   |

| Address and Site Number            | Property Name  | Year Built | Eligibility and Criteria   |
|------------------------------------|--|------------|--|
| 167-169 N. College Ave.<br>5LR2063 | Briggs Building  | 1880-81    | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |
| 171-173 N. College Ave.<br>5LR1969 | Owen Block<br>Brunswick Billiard Parlor<br>Fort Collins Bottling Works | 1881-82    | Fort Collins – Not Individually Eligible / Potential Contribution to New Town District Uncertain<br><br>NRHP/SRHP – Not Individually Eligible / Potential Contribution to New Town District Uncertain                          |
| 172 N. College Ave.<br>5LR462.6    | Northern Hotel   | 1905-36    | Fort Collins – Individually Eligible Under Standards 1 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Contributes to Existing Old Town District               |
| 181 N. College Ave.<br>5LR14856    | Fleming's Cafe   | 1920       | Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town District  |
| 100 S. College Ave.<br>5LR14831    | Columbia Savings & Loan Association                                    | 1962       | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District |

| Address and Site Number            | Property Name                                | Year Built         | Eligibility and Criteria  |
|------------------------------------|--|--------------------|---|
| 101 S. College Ave.<br>5LR1978     | Poudre Valley National Bank                  | 1916-17<br>1952-53 | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 109 S. College Ave.<br>5LR1980     | Robert Trimble Block                         | 1899-<br>1905      | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 112 S. College Ave.<br>5LR9785     | Brinker Grocery<br>First National Bank Annex | 1907               | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>                      |
| 114-116 S. College Ave.<br>5LR1979 | Smith, Soult & Smith Building                | 1894               | <p>Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>  |
| 117 S. College Ave.<br>5LR1981     | Arscott Building                             | 1900               | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p>                                    |

| Address and Site Number             | Property Name  | Year Built | Eligibility and Criteria   |
|-------------------------------------|--|------------|--|
| 120-122 S. College Ave.<br>5LR1982  | Kissock Building   | 1898       | Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District                                  |
| 121-127 S. College Ave.<br>5LR12637 | Hall Block<br>Physicians Building<br>A. W. Scott Drug Store<br>Walgreens | 1900       | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District  |
| 124-128 S. College Ave.<br>5LR1983  | William C. Stover Building<br>Albert B. Tomlin Building                  | 1897-99    | Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District                                  |
| 129-131 S. College Ave.<br>5LR1984  | C. R. Welch Building   | 1901       | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District       |
| 130-136 S. College Ave.<br>5LR1985  | Secord Block<br>Meyer Building / Meyer Store<br>Nedley Hotel             | 1909       | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Would Contribute to a New Town Historic District |



| Address and Site Number            | Property Name  | Year Built              | Eligibility and Criteria  |
|------------------------------------|--|-------------------------|---|
| 133-145 S. College Ave.<br>5LR1986 | Colorado Building  | 1905-06                 | <p>Fort Collins – Individually Eligible Under Standards 1, 2 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A, B &amp; C / Would Contribute to a New Town Historic District</p> |
| 140-142 S. College Ave.<br>5LR1987 | Alpert Building  | 1924-25                 | <p>Fort Collins – Designated 2004 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A, B &amp; C / Would Contribute to a New Town Historic District</p>                                    |
| 144-146 S. College Ave.<br>5LR1988 | H. C. Bradley Building   | 1905-08                 | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p>       |
| 204 S. College Ave.<br>5LR1991     | Fort Collins Furniture Company<br>Lincoln Hotel<br>Aggie Theater | 1916<br>1952-53<br>1977 | <p>Fort Collins – Individually Eligible Under Standard 1 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>                                     |
| 208 S. College Ave.<br>5LR14832    | Hospital Service Inc. Building                                   | 1957                    | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District</p>  |

| Address and Site Number             | Property Name   | Year Built | Eligibility and Criteria  |
|-------------------------------------|---|------------|---|
| 212 S. College Ave.<br>5LR14834     | Hansen Realty Building<br>Christian Science Reading Room  | 1962       | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District |
| 215-227 S. College Ave.<br>5LR14833 | J. C. Penney Store  | 1963-65    | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District |
| 224 S. College Ave.<br>5LR1993      | Ricker Brothers Building<br>White Palace Inn              | 1928-33    | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District |
| 226 S. College Ave.<br>5LR1994      | McGowan Battery and Electric<br>Al's and Ruth's Cafeteria | 1928       | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District |
| 230 S. College Ave.<br>5LR1995      | Hawthorne Garage Annex<br>Dreiling Motors Annex           | 1919       | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District |

| Address and Site Number             | Property Name   | Year Built | Eligibility and Criteria   |
|-------------------------------------|---|------------|--|
| 401 S. College Ave.<br>5LR14854     | Poudre Valley National Bank                                 | 1966-67    | Fort Collins – Individually Eligible Under Standards 1 & 3<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C   |
| 425 S. College Ave.<br>5LR14855     | Safeway   | 1966       | Fort Collins – Individually Eligible Under Standards 1 & 3<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C   |
| 124 W. Magnolia St.<br>5LR14858     | Mountain States Telephone & Telegraph, Direct Dial Exchange | 1955-1978  | Fort Collins – Individually Eligible Under Standard 1<br><br>NRHP/SRHP – Individually Eligible Under Criterion A   |
| 141-149 W. Mountain Ave.<br>5LR1620 | Masonic Temple  | 1902       | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District |
| 144 W. Mountain Ave.<br>5LR14859    | McAnelly Building   | 1902       | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |
| 148 W. Mountain Ave.<br>5LR1622     | Edgar Avery Building<br>Trail Theater                       | 1907-10    | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |

| Address and Site Number             | Property Name   | Year Built      | Eligibility and Criteria   |
|-------------------------------------|---|-----------------|--|
| 151-153 W. Mountain Ave.<br>5LR1621 | Wilson-Avery Building   | 1909            | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |
| 152 W. Mountain Ave.<br>5LR1645     | American Theater<br>State Theater<br>Scrivner's Grocery   | 1908-24         | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |
| 140-142 W. Oak St.<br>5LR2035       | E. B. Dale Garage   | 1924            | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District  |
| 148-160 W. Oak St.<br>5LR2036       | House & Humphrey<br>Auto Repair Garage /<br>Firestone Auto Supply & Service /<br>Fort Collins Industrial Bank | 1928-30<br>1969 | Fort Collins – Individually Eligible Under Standard 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criterion C / Would Contribute to a New Town Historic District         |
| 149-157 W. Oak St.<br>5LR14857      | Thompson-Briggs<br>Professional Building  | 1952            | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District |

| Address and Site Number     | Property Name  | Year Built | Eligibility and Criteria  |
|-----------------------------|--|------------|---|
| 109 W. Olive St.<br>5LR2043 | Methodist Church Parsonage<br>Espelin House<br>Fort Collins Clinic | 1901       | Fort Collins – Individually Eligible Under Standards 1 & 2 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District |



# SURVEY LOG BY SITE NUMBER

| Address and Site Number                                   | Property Name                | Year Built | Eligibility and Criteria   |
|---|------------------------------|------------|--|
| 100-110 N. College Ave.<br>5LR462.4                       | First National Bank Building | 1897       | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Contributes to Existing Old Town District |
| 112-124 N. College Ave.<br>105-115 Linden St.<br>5LR462.4 | Avery Block                  | 1896-1903  | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Contributes to Existing Old Town District |
| 146 N. College Ave.<br>5LR462.5                           | Commercial Bank & Trust      | 1906-07    | Fort Collins – Individually Eligible Under Standards 1 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Contributes to Existing Old Town District       |
| 172 N. College Ave.<br>5LR462.6                           | Northern Hotel               | 1905-36    | Fort Collins – Individually Eligible Under Standards 1 & 3 / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Contributes to Existing Old Town District       |

| Address and Site Number              | Property Name   | Year Built | Eligibility and Criteria   |
|--------------------------------------|---|------------|--|
| 132 N. College Ave.<br>5LR462.39     | Evans & McEwen Building<br>College Avenue Meat Market<br>Patterson Drug Store<br>Trimble Court Artisans | 1883-1903  | Fort Collins – Individually Eligible Under Standards 1 & 3 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C /<br>Contributes to Existing Old Town District |
| 136-140 N. College Ave.<br>5LR462.40 | Trimble Block   | 1903-04    | Fort Collins – Individually Eligible Under Standard 3 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criterion C /<br>Contributes to Existing Old Town District         |
| 144 N. College Ave.<br>5LR462.41     | Barkley Block   | 1906       | Fort Collins – Not Individually Eligible / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District  |
| 154-156 N. College Ave.<br>5LR462.42 | Loomis Building<br>Hong Sing Laundry  | 1904       | Fort Collins – Individually Eligible Under Standard 1 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Individually Eligible Under Criterion A /<br>Contributes to Existing Old Town District         |

| Address and Site Number             | Property Name   | Year Built      | Eligibility and Criteria  |
|-------------------------------------|---|-----------------|---|
| 141-149 W. Mountain Ave.<br>5LR1620 | Masonic Temple  | 1902            | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 151-153 W. Mountain Ave.<br>5LR1621 | Wilson-Avery Building                                   | 1909            | <p>Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>  |
| 148 W. Mountain Ave.<br>5LR1622     | Edgar Avery Building<br>Trail Theater                   | 1907-10         | <p>Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>  |
| 152 W. Mountain Ave.<br>5LR1645     | American Theater<br>State Theater<br>Scrivner's Grocery | 1908-24         | <p>Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>  |
| 101-109 N. College Ave.<br>5LR1770  | Welch Block<br>Woolworth Building<br>Wilson Block       | 1880-85<br>1926 | <p>Fort Collins – Designated 1993 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p>                                 |

| Address and Site Number            | Property Name  | Year Built         | Eligibility and Criteria  |
|------------------------------------|--|--------------------|---|
| 111-115 N. College Ave.<br>5LR1873 | Windsor Hotel  | 1881-85            | <p>Fort Collins – Individually Eligible Under Standard 1 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criterion A / Would Contribute to a New Town Historic District</p>                 |
| 171-173 N. College Ave.<br>5LR1969 | Owen Block<br>Brunswick Billiard Parlor<br>Fort Collins Bottling Works | 1881-82            | <p>Fort Collins – Not Individually Eligible / Potential Contribution to New Town District Uncertain</p> <p>NRHP/SRHP – Not Individually Eligible / Potential Contribution to New Town District Uncertain</p>                                  |
| 101 S. College Ave.<br>5LR1978     | Poudre Valley National Bank  | 1916-17<br>1952-53 | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 114-116 S. College Ave.<br>5LR1979 | Smith, Soult & Smith Building  | 1894               | <p>Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District</p>  |



| Address and Site Number            | Property Name   | Year Built | Eligibility and Criteria  |
|------------------------------------|---|------------|---|
| 109 S. College Ave.<br>5LR1980     | Robert Trimble Block                                    | 1899-1905  | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 117 S. College Ave.<br>5LR1981     | Arscott Building  | 1900       | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p>                                    |
| 120-122 S. College Ave.<br>5LR1982 | Kissock Building  | 1898       | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p>                                    |
| 124-128 S. College Ave.<br>5LR1983 | William C. Stover Building<br>Albert B. Tomlin Building | 1897-99    | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town Historic District</p>                                    |
| 129-131 S. College Ave.<br>5LR1984 | C. R. Welch Building                                    | 1901       | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |

| Address and Site Number            | Property Name  | Year Built | Eligibility and Criteria   |
|------------------------------------|--|------------|--|
| 130-136 S. College Ave.<br>5LR1985 | Secord Block<br>Meyer Building / Meyer Store<br>Nedley Hotel | 1909       | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Would Contribute to a New Town Historic District |
| 133-145 S. College Ave.<br>5LR1986 | Colorado Building  | 1905-06    | Fort Collins – Individually Eligible Under Standards 1, 2 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Would Contribute to a New Town Historic District |
| 140-142 S. College Ave.<br>5LR1987 | Alpert Building  | 1924-25    | Fort Collins – Designated 2004 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A, B & C / Would Contribute to a New Town Historic District                                |
| 144-146 S. College Ave.<br>5LR1988 | H. C. Bradley Building                                       | 1905-08    | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District       |

| Address and Site Number        | Property Name  | Year Built              | Eligibility and Criteria   |
|--------------------------------|--|-------------------------|--|
| 204 S. College Ave.<br>5LR1991 | Fort Collins Furniture Company<br>Lincoln Hotel<br>Aggie Theater | 1916<br>1952-53<br>1977 | Fort Collins – Individually Eligible Under Standard 1 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District |
| 224 S. College Ave.<br>5LR1993 | Ricker Brothers Building<br>White Palace Inn                     | 1928-33                 | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District                        |
| 226 S. College Ave.<br>5LR1994 | McGowan Battery and Electric<br>Al's and Ruth's Cafeteria        | 1928                    | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District                        |
| 230 S. College Ave.<br>5LR1995 | Hawthorne Garage Annex<br>Dreiling Motors Annex                  | 1919                    | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District                        |
| 140-142 W. Oak St.<br>5LR2035  | E. B. Dale Garage  | 1924                    | Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District                        |

| Address and Site Number            | Property Name   | Year Built      | Eligibility and Criteria   |
|------------------------------------|---|-----------------|--|
| 148-160 W. Oak St.<br>5LR2036      | House & Humphrey<br>Auto Repair Garage /<br>Firestone Auto Supply & Service /<br>Fort Collins Industrial Bank | 1928-30<br>1969 | Fort Collins – Individually<br>Eligible Under Standard 3 /<br>Would Contribute to a New<br>Town Historic District<br><br>NRHP/SRHP – Individually<br>Eligible Under Criterion C /<br>Would Contribute to a New<br>Town Historic District |
| 109 W. Olive St.<br>5LR2043        | Methodist Church Parsonage<br>Espelin House<br>Fort Collins Clinic  | 1901            | Fort Collins – Individually<br>Eligible Under Standards 1 & 2 /<br>Would Contribute to a New<br>Town Historic District<br><br>NRHP/SRHP – Not Individually<br>Eligible / Would Contribute to a<br>New Town Historic District             |
| 167-169 N. College Ave.<br>5LR2063 | Briggs Building   | 1880-81         | Fort Collins – Not Individually<br>Eligible / Would Contribute to a<br>New Town Historic District<br><br>NRHP/SRHP – Not Individually<br>Eligible / Would Contribute to a<br>New Town Historic District                                  |
| 112 S. College Ave.<br>5LR9785     | Brinker Grocery<br>First National Bank Annex  | 1907            | Fort Collins – Individually<br>Eligible Under Standards 1 & 3 /<br>Would Contribute to a New<br>Town Historic District<br><br>NRHP/SRHP – Not Individually<br>Eligible / Would Contribute to a<br>New Town Historic District             |
| 160 N. College Ave.<br>5LR10361    | St. Clair Grocery<br>Griffith Sporting Goods  | 1904            | Fort Collins – Not Individually<br>Eligible / Contributes to Existing<br>Old Town District<br><br>NRHP/SRHP – Not Individually<br>Eligible / Contributes to Existing<br>Old Town District  |

| Address and Site Number             | Property Name   | Year Built   | Eligibility and Criteria   |
|-------------------------------------|---|--------------|--|
| 164 N. College Ave.<br>5LR10362     | Homestead Bakery and Grocery<br>Schroeder Building<br>Recreation Bowling Alleys | 1902         | Fort Collins – Individually Eligible Under Standard 1 /<br>Contributes to Existing Old Town District<br><br>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District                                |
| 121-127 S. College Ave.<br>5LR12637 | Hall Block<br>Physicians Building<br>A. W. Scott Drug Store<br>Walgreens        | 1900         | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                  |
| 145-149 N. College Ave.<br>5LR14829 | Kluver Building   | 1880<br>1925 | Fort Collins – Individually Eligible Under Standard 3 /<br>Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criterion C /<br>Would Contribute to a New Town Historic District |
| 150-152 N. College Ave.<br>5LR14830 | Loomis Building   | 1903         | Fort Collins – Not Individually Eligible / Contributes to Existing Old Town District<br><br>NRHP/SRHP – Not Individually Eligible / Contributes to Existing Old Town District  |



| Address and Site Number             | Property Name  | Year Built | Eligibility and Criteria  |
|-------------------------------------|--|------------|---|
| 100 S. College Ave.<br>5LR14831     | Columbia Savings & Loan Association                      | 1962       | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3 / Would Contribute to a New Town Historic District</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C / Would Contribute to a New Town Historic District</p> |
| 208 S. College Ave.<br>5LR14832     | Hospital Service Inc. Building                           | 1957       | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District</p>  |
| 215-227 S. College Ave.<br>5LR14833 | J. C. Penney Store                                       | 1963-65    | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District</p>  |
| 212 S. College Ave.<br>5LR14834     | Hansen Realty Building<br>Christian Science Reading Room | 1962       | <p>Fort Collins – Not Individually Eligible / Would Not Contribute to a Historic District</p> <p>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a Historic District</p>  |
| 401 S. College Ave.<br>5LR14854     | Poudre Valley National Bank                              | 1966-67    | <p>Fort Collins – Individually Eligible Under Standards 1 &amp; 3</p> <p>NRHP/SRHP – Individually Eligible Under Criteria A &amp; C</p>   |

| Address and Site Number          | Property Name   | Year Built | Eligibility and Criteria   |
|----------------------------------|---|------------|--|
| 425 S. College Ave.<br>5LR14855  | Safeway   | 1966       | Fort Collins – Individually Eligible Under Standards 1 & 3<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C   |
| 181 N. College Ave.<br>5LR14856  | Fleming's Cafe  | 1920       | Fort Collins – Not Individually Eligible / Would Not Contribute to a New Town District<br><br>NRHP/SRHP – Not Individually Eligible / Would Not Contribute to a New Town District  |
| 149-157 W. Oak St.<br>5LR14857   | Thompson-Briggs Professional Building                       | 1952       | Fort Collins – Individually Eligible Under Standards 1 & 3 / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Individually Eligible Under Criteria A & C / Would Contribute to a New Town Historic District |
| 124 W. Magnolia St.<br>5LR14858  | Mountain States Telephone & Telegraph, Direct Dial Exchange | 1955-1978  | Fort Collins – Individually Eligible Under Standard 1<br><br>NRHP/SRHP – Individually Eligible Under Criterion A   |
| 144 W. Mountain Ave.<br>5LR14859 | McAnelly Building   | 1902       | Fort Collins – Not Individually Eligible / Would Contribute to a New Town Historic District<br><br>NRHP/SRHP – Not Individually Eligible / Would Contribute to a New Town Historic District                                    |