



# ***DOWNTOWN WEST***

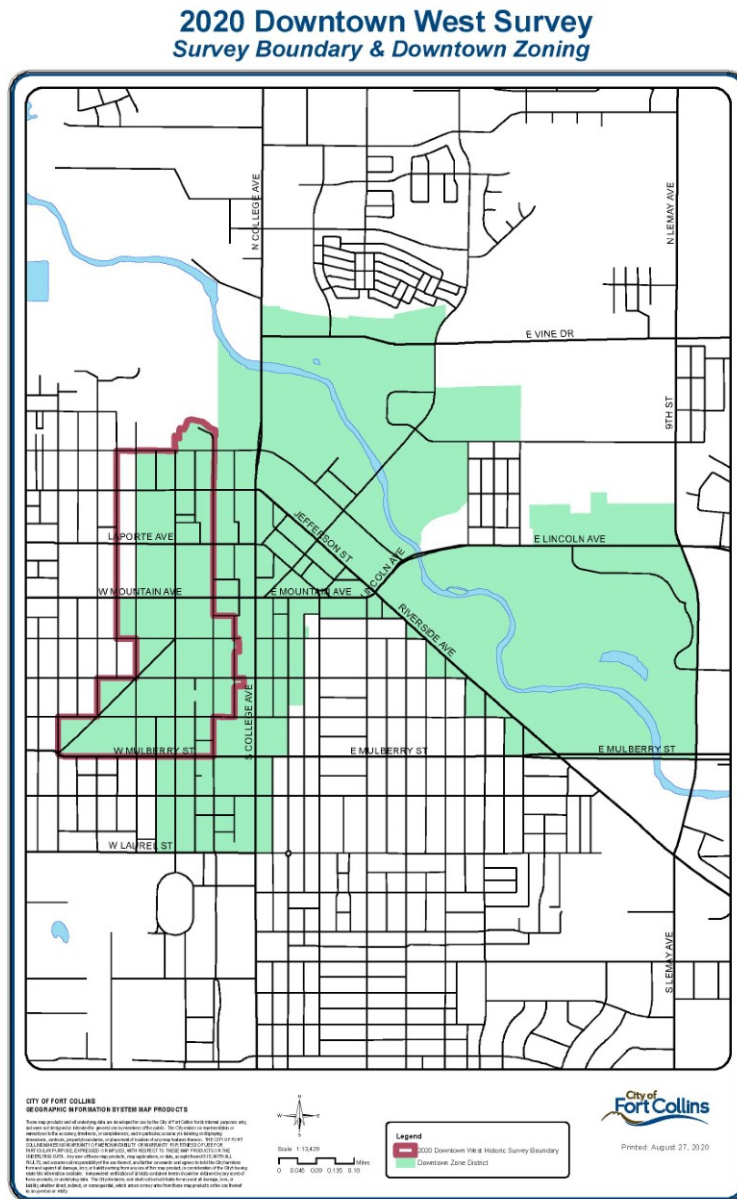
## **HISTORIC RESOURCE SURVEY**

September 2020

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## Introduction



The Downtown West Historic Resource Survey covers approximately 22 blocks of residential and commercial uses that lie west of Downtown Fort Collins. The boundaries of this survey are Cherry Street on the north, the alley between College Avenue and Mason Street on the east, Mulberry Street on the south, and Canyon Avenue-Sherwood Street-Meldrum Street on the west (Figure 1). The east side of Mason Street at Mountain Avenue was excluded since it was in the Mountain Avenue survey completed by staff in 2019. The Downtown West survey area was split into two parts, with Mountain Avenue generally being the geographic split between the north and south areas.

A total of 176 properties were surveyed, of which, 130 were found not eligible and 30 as eligible for individual local landmark designation. Additional survey work will be needed to confirm the eligibility of each property. Sixteen properties already have some level of landmark designation. The majority of these (12) have local landmark designation, while three have national, state and local designation (Avery House, Avery Carriage House, Montezuma Fuller House) and one has state landmark designation (Masonic Temple).

Eligibility as used in this survey is based on the City of Fort Collins' local landmark criteria, which are summarized as:

- association with significant events or activities that contributed to local history;
- association with significant person(s) or group(s) of people; or
- significant architectural design/craftsmanship, and integrity of the property.

A 50-year threshold is typical for properties when evaluating local landmark eligibility. One building found during this survey has not yet reached this age; however, due to its unique architectural design

and integrity, it is recommended for additional survey work as it nears this threshold. This property is the two-story office building at 211 W. Magnolia Street.

### *Methodology*

The field work for this survey was based on site visits with visual surveys and photographs taken from the public rights-of-way in May – July of 2020. The photos taken typically show the front and sides of buildings and where there is an adjacent alley, the backs of properties that are visible from the right-of-way are included. In some cases, vegetation and/or fencing obscures portions of some of the buildings. Accessory buildings located behind the principal structure(s) were also photographed when visible from rights-of-way. Google Earth aerials were used to help determine roof type and materials, as well as building form and the number of accessory structures on a property when they are not otherwise visible.

Initial research was done using the Larimer County Assessor's property records and History Connection's online collections, as well as any information available in the Historic Preservation Office and digital property address files. (The Local History Archive at the Fort Collins Museum of Discovery was closed because of the Covid-19 pandemic during the time the survey and its research were conducted).

Twenty-one properties in the survey area were evaluated in earlier historic resource surveys, most of which were done between 1996 and 2010. Where an intensive survey form was available for a property, it was re-evaluated and a Reconnaissance Survey Form was completed. The intent was to evaluate whether the earlier survey recommendations on landmark eligibility were still appropriate, given the passage of time and any potential changes to the property. Information gathered on the properties surveyed is summarized on a spreadsheet and serves as the Survey Log. Several properties were identified as having addresses in the field that differ from that of the Assessor's records and are noted on the spreadsheets.

Properties were evaluated for their eligibility as individually-designated landmarks, as well as the potential for inclusion in future historic districts. District potential considers whether there is some cohesive element or characteristic that unifies an area, such as being located within the same subdivision plat or addition; having a similar architectural style, design, or form; having cohesive architectural details or materials; and/or having a similar period of construction. This evaluation also considers whether a particular property would be contributing or non-contributing if a district was formed.

### *Context*

The area within the Downtown West Historic Resource Survey lies within the Original Map of the Town of Fort Collins, which was platted in 1873 and divided the area into a series of lots and blocks. This original town area extends well beyond the survey boundary, especially to the east of College Avenue and to the south (Figure 2). Properties on blocks 31-33, 41-43, 84, 91-94, 101-104 and portions of blocks 21-23, 34, 51-53, 81-83, and 111-114 were included in the survey.

## Early Growth and Development

In 1880, the population of Fort Collins was 1,356 and by 1910, it had grown to 8,210.<sup>1</sup> This growth was spurred in great part by the Colorado and Southern rail line that connected Fort Collins with Wyoming to the north and Denver to the south. The rail service brought more residents and future business owners, as well as building materials and technologies, and architectural styles from the eastern US. Building styles were often altered to reflect local tastes, budgets, and material availability.<sup>2</sup>

The 1873 Original Map of the Town of Fort Collins, Larimer County, Colorado (Figure 2) shows the lots and blocks that were surveyed by Franklin C. Avery.<sup>3</sup> The northern-most survey area provided housing for the working class and included some of the few Black families and individuals living here at that time. Charles Henry Clay was Fort Collins' first Black citizen who worked as the City Scavenger. He and his family lived at 317 Maple Street and son Charles, Jr. lived at 321 Maple Street in 1902 which was west of Washington Park.<sup>4</sup>



Figure 2

In the 1908 and 1909 City Directories, 317 Maple shows as the Colored Mission as well as being Charles Clay's home. An article in *The Weekly Courier* in 1908 notes a new building "22 by 30 feet" was being constructed for The Independent Colored Mission.<sup>5</sup> These neighborhoods later became home to some of our Latinx residents and along with the areas to the west, are often referred to as the Holy Family Neighborhood, named for their proximity to the Holy Family Catholic Church, which served residents of the surrounding area.

In 1907, the local streetcar system operated by the Denver and Interurban Railway began operation, with a route along Mountain Avenue between College Avenue and Grandview Cemetery and another route through the downtown area, covering Jefferson and Linden Street.<sup>6</sup> By 1909, the commercial area of Fort Collins had expanded west of College Avenue and industrial uses were found along the Colorado

<sup>1</sup> Front Range Research Associates, Inc. City of Fort Collins Central Business District Development and Residential Architecture, Historic Context, November 1992, Table 1, page 60

<sup>2</sup> Ibid, .page 95

<sup>3</sup> Franklin C. Avery, Surveyor, Original Map of the Town of Fort Collins, Larimer County, Colorado, 1873

<sup>4</sup> Fort Collins 1902 City Directory

<sup>5</sup> *The Weekly Courier*, New Colored Mission, March 4, 1908

<sup>6</sup> Front Range Research Associates, Inc. City of Fort Collins Central Business District Development and Residential Architecture, Historic Context, November 1992, pages 93-94



and Southern rail corridor on Mason Street, from Mountain Avenue north. The Colorado and Southern passenger depot was at the north side of Laporte Avenue, on the east side of Mason Street.<sup>7</sup> The Union Pacific Railroad started service to Fort Collins in 1911 and built its passenger depot on Jefferson Street, across from the Pine Street intersection, along with a freight depot on Linden Street and a roundhouse near the Lemay and Riverside intersection.<sup>8</sup> Construction of the UP rail line resulted in the buildings along the north side of Riverside Avenue being demolished or moved.<sup>9</sup>

Washington Park was included on the first Town Map of 1873 on Block 42. The block included the park on the east half, with a north-south alley known as Washington Place in the middle of the block.<sup>10</sup> The park area was used as a feedlot, a cement block manufacturing facility, and provided space for the City's Streets Department. Since it wasn't being used as a park, the city proposed to sell the property in 1903. This proposal failed and the park was eventually developed in 1906. Trees were planted there in 1914 and in 1922, additional grass area was planted by the city.<sup>11</sup> Washington Place was vacated in 1977 by Ord. 89, 1977 with the construction of the New Municipal Building<sup>12</sup>.

Other residential neighborhoods in the southern survey area were developed about the same time as the northern end of the survey area, with residences constructed in the first years of the 20<sup>th</sup> Century. Many of these residences were larger, reflecting their original owner's success as business people of Fort Collins. In the areas south of Mountain Avenue, the homes tend to be larger and many were constructed of brick – a material less commonly found in the northern neighborhoods. Local architect Montezuma Fuller and editor/writer Ansel Watrous both lived in areas south of Mountain Avenue, along with attorneys, accountants and other local business owners.

The St. Joseph's Catholic Church, school, convent and rectory complex occupy a large section of the northern portion of the survey area on Block 41. The church was built in 1901 and its school in 1925. The convent, located between the church and school, was built in 1954. The current rectory was constructed in 1979, replacing an older building that was moved to the NE corner of Wood and Sycamore Street that year. The church, school and convent have local landmark designation.

Fort Collins experienced tremendous growth again after WWII and into the 1970s, increasing from 14,937 in 1950 to 43,337 by 1970 – a near tripling of the population.<sup>13</sup> As a result of this growth, then Mayor Karl Carson formed a volunteer committee called "Planned Development for Quality" (PDQ) whose name was later changed to "Designing Tomorrow Today" (or DT Squared).<sup>14</sup> This effort was led by local citizens who believed that while growth was inevitable, the effects of growth could be determined and guided ahead of time. Volunteers worked to generate ideas and build support for a number of community initiatives in the face of growth pressure. It was the basis for many of the growth and development-related policies still in place today and its results included the 1978 Lincoln

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<sup>7</sup> Front Range Research Associates, Inc. City of Fort Collins Central Business District Development and Residential Architecture, Historic Context, November 1992, pages 95-96

<sup>8</sup> Ibid

<sup>9</sup> Ibid

<sup>10</sup> Ibid

<sup>11</sup> Ibid

<sup>12</sup> City of Fort Collins, Ord. 89, 1977

<sup>13</sup> Fort Collins History Connection, Population Trends Fort Collins 1880 - 2010

<sup>14</sup> Ballou, Alex. Time Travel: 1950s-1980s, Archive and Collections, Local History, Fort Collins Museum of Discovery, December 6, 2018

Center; a new city library; land use planning and growth controls; Transfort and Care-a-Van transportation systems; new parks; federally subsidized housing units; sewer lines to Alta Vista and Andersonville; and the restoration of the historic Avery House .<sup>15</sup> These projects have done much to create and retain the community we value and enjoy today.

### *Center of Government*

Downtown Fort Collins has long been the “center of government” in the community. This continued as City Hall was shifted west from its Walnut Street location (current location of Old Firehouse Bookstore) that also housed the fire station, to the new Municipal Building on Laporte Avenue. The 1957 Municipal Building (“Old” City Hall) was joined in 1976 by the adjacent “New” City Hall. With the addition of this newer building, more than half of the block was devoted to municipal buildings and their related parking. A Coloradoan article of October 1, 1956 highlights the controversy in the community over building the Municipal Building in Washington Park. “Nearly a year’s discussion of the location of Fort Collins’ proposed new City Hall was reopened Monday with publication in the Coloradoan of a letter (page 21) and ballot advertisement (page 6), signed by 10 business men of the city who question the City Council’s selection of Washington Park as the building site”.<sup>16</sup> Nevertheless, City Council moved ahead with construction of the new Municipal Building on the southeast area of Washington Park. When the Library Board considered Washington Park as a site for the new library in 1974, they noted Washington Park is “surrounded by industrial area, substandard housing” and is “incompatible with the popular image of library sites” so the library was built in Lincoln Park instead.<sup>17</sup>

The County Courthouse has been located on Block 101, known as Courthouse Square, since 1888. The current Courthouse, built in 2003, is the third at this location, replacing the 1957 Courthouse, which was demolished.<sup>18</sup> The Justice Center, built in 2000 a block to the north, houses the court functions for Larimer County that were previously located in the Courthouse building. Proximity to the County Courthouse and City Hall led many local law firms to locate in this area, with offices in the First National Bank Tower, Savings Bank Tower (now Key Bank Tower), and Rocky Mountain Bank Building – all in walking distance of both county and city buildings.

Until 1925, the County Hospital was located on East Magnolia Street at its intersection with Mathews Street.<sup>19</sup> Local doctor’s offices were found in and around the downtown area, including at the Espelin Residence (109 W. Olive Street) and the Briggs Professional Building (147 – 153 W. Oak Street) as well as in buildings on College Avenue. With the construction of Poudre Valley Hospital, then known as the Larimer County Hospital, many medical offices shifted to the vicinity of the new hospital on what was then known as Hospital Road (Lemay Avenue). This move signaled a general shift in the community to move south as growth continued, spurred in part, by the automobile and expanding streetcar routes.

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<sup>15</sup> Designing Tomorrow Today brochure, 1970

<sup>16</sup> Fort Collins Coloradoan, Ballot Sought on Site of City Hall, October 1, 1956

<sup>17</sup> Fort Collins Coloradoan, Library board reaffirms site selection, December 3, 1974

<sup>18</sup> [https://apps.larimer.org/facilities/icenter/courthouse\\_history.htm](https://apps.larimer.org/facilities/icenter/courthouse_history.htm)

<sup>19</sup> Fleming, Barbara. Coloradoan.com/story/news/local/fort-collins/2019/03/22/history-larimer-county-hospital-provided-solid-foundation-poudre-valley-hospital/3224965002/

### *High Rise Urban Development and Building Height Limit*

Urban “high rise” development came to Fort Collins with the construction of the 11-story Park Lane Towers building at 421 S. Howes Street in 1964. At that time, this was the tallest building in Fort Collins, as well as north of Denver. Its sister building was built just to the north at 415 S. Howes Street in 1968. With the exception of three residences on the north side of West Mulberry Street and the Ansel Watrous House on Meldrum Street (now Lucille’s Restaurant), the rest of the block was cleared for the construction of these two buildings and their parking lots. Much of the parking lot to the west of 415 S. Howes Street is now owned by the Postal Service and is used for employee parking. A small garage in this area is also owned by the Postal Service, while the Park Lane Towers residents have areas of covered and open parking at the southern end of this block.

The Rocky Mountain Bank building was constructed in 1966, followed by the First National Tower in 1968, the Savings Bank Tower (now Key Bank) in 1970 and the Federal Building in 1971. All of this construction resulted in the clearing of multiple blocks of older residences. These taller buildings forever altered the skyline and character of Fort Collins, which was previously a community of low-rise buildings that were typically lower than the tree tops.

Residential buildings of three – six stories have been built in the survey area in recent years and include Cortina, Penny Flats, Mason Flats, Old Town Flats, The Browns on Howes, Cherry Street Lofts and 302 N. Meldrum. The site of the former Steele’s Market on the west side of the 100 block of South Howes Street awaits redevelopment and the 3-story Oasis on Olive is now under construction at 310 W. Olive Street. This was the site of the 1887 Franklin School, which was later demolished.

The City’s height regulations limited building height for properties in the city limits. The first height regulations were adopted in the Zoning Ordinance of 1929. Height was limited to 35’ for dwellings and 45’ for other buildings in the “A” and “B” Residence Districts, while the “C” Residence and the “D” Commercial Districts allowed a maximum height of 50’. The “E” Commercial and “F” Industrial Districts allowed up to 75’. Grain elevators, chimneys, radio towers, monuments, spires and necessary mechanical appurtenances were exempt from the height limits.<sup>20</sup> When Ordinance 46, 1965 was adopted as the city’s new Zoning Code, there was no height limit in any of the zoning districts.<sup>21</sup> Instead, height was regulated by the side yard setback, which required one foot of setback for every three feet of building height.

Ordinance No. 133, 1979 set a 40’ height limit throughout the city, unless otherwise approved as a Unit Development Plan (later called Planned Unit Development).<sup>22</sup> Building height review criteria were also adopted that year to guide height in Planned Unit Developments. A primary objective of these criteria was “to preserve the character and stability of existing residential neighborhoods by precluding the development of buildings which by their height are intrusive to the established character of the neighborhood”.<sup>23</sup> The criteria included a map that created three Height Districts for PUDs, with a 40’ limit in much of the city. This height typically allowed for 2-1/2 story apartment buildings to be constructed, which usually included a garden level and two full stories above grade. The other height

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<sup>20</sup> City of Fort Collins. Ordinance No. 10, 1929, Zoning Ordinance

<sup>21</sup> City of Fort Collins, Ordinance No. 46, 1965

<sup>22</sup> City of Fort Collins. Ordinance No. 133, 1979

<sup>23</sup> City of Fort Collins. Proposed City of Fort Collins Planned Unit Development Building Height Review Criteria



limits were set at 55' and in the downtown area where the tallest buildings already existed, there was no specific limit.

By 1983, City Council abolished the PUD Building Height Benchmark District Map. An expanded set of building height review criteria for PUDs was adopted and generally directed building height over 50' to "adjacent to the Central Business District or, secondarily, a building greater than 40-feet should be located in or adjacent to one of the established or developing activity centers".<sup>24</sup> The review criteria included the analysis of community scale, views, light and shadow, privacy, and neighborhood scale for any building over 40' in height. The activity centers referred to in the building height review criteria included neighborhood, community and regional shopping centers, and employment centers.

### *R-H Conversions and Landmark Designation*

A portion of the survey area was zoned R-H High Density Residential in the 1970s and remained under this zoning until adoption of the City's new Land Use Code in 1997. By 1980, this zoning district allowed a conversion of single-family residences to office or commercial use, in a process known as an R-H Conversion. This process required a site plan review, along with administrative guidelines intended to ensure the new land use was "in character" with the surrounding area. The process required a recommendation by the Planning and Zoning Board and City Council approval. The R-H Conversion also had a provision that if a residence was demolished ahead of time and a non-residential structure was built in its place, the conversion process would still be required as an "after-the-fact" public review of the project. This served as a disincentive for demolitions to occur at a time when there was no other mechanism to delay or prevent demolitions. In many cases, R-H conversions had the effect of preserving the older residential structures in these neighborhoods, but there were still impacts on properties as a result of the conversions. Off-street parking standards were required and often resulted in back yards becoming hard-surfaced parking lots, with accessory structures being demolished. Alleys used for access to conversion properties triggered a city requirement to pave all or a portion of the alley. The City's Planned Unit Development (PUD) ordinance known as the Land Development Guidance System, adopted in 1981, also allowed for residential conversions to occur using the PUD process.

The landmark designation of the Avery House and Avery Carriage House in 1972 as the City's second and third landmarks (after the Old Waterworks was landmarked in 1971) and the Avery House's eventual restoration as a house museum began an era of heightened awareness for the importance of protecting the community's historic resources. Other landmarks followed, including the Old Town Historic District in 1978, the Laurel School Historic District in 1980, properties on the campus of Colorado State University, and many other individual locally designated landmarks. Today, there are over 1,000 properties in Fort Collins that have some level of landmark designation, or are in designated historic districts.

### *Downtown Zoning District*

The majority of the survey area lies within the Downtown (D) Zoning District, which is intended to "provide a concentration of retail, civic, employment and cultural uses in addition to complementary

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<sup>24</sup> City of Fort Collins. Resolution 83-37 of the Council of the City of Fort Collins eliminating the PUD Building Height Benchmark District Map and Amending the Building Height Review Criteria, accessed at [citydocs.fcgov.com](http://citydocs.fcgov.com)

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In this frontage type, residential and office uses are typically found on the ground floor of buildings. The “mixed use” frontage is found along Mason Street, where the character of the area serves as a transition between the storefronts of College Avenue that are adjacent to a wide sidewalk and the green edge type to the west. The only storefront street frontage in the survey area is along Mason Street where restaurants and retail shops can be found on the ground floor of buildings.



Figure 4 - 415 S. Mason – “Storefront” frontage



Figure 5 –300 S. Howes – “Green edge” frontage

The Downtown Plan also identified potential areas for development or redevelopment in the survey area, ranging from low to high potential. Much of the area considered to be “high potential for development/redevelopment” is generally found between Laporte/Maple and Mason/Howes and the south half of the block bounded by Olive/Oak and Mason/Howes. These areas also have height limits which may tend to encourage redevelopment of historic resources, rather than encouraging adaptive reuse.

### *North Area – Cherry/Mason/Mountain/Canyon-Sherwood-Meldrum*

The north survey area is a broad mix of residential, commercial, industrial and public uses and buildings. The area is dominated by the buildings that make up the St. Joseph’s Catholic Church area and the various City of Fort Collins and Larimer County buildings and sites. These three occupy about one-third of the land area surveyed in the north area. The Canyon-Sherwood-Meldrum Street area was included in this North Area even though it is situated at the southern portion of the survey area.

The City of Fort Collins has developed a plan for a downtown “city campus” as an area where city offices and services can be centralized. This plan encompasses Blocks 31 and 42. Already in the area are the two Municipal Buildings, the Utility Services Building at 222 W. Laporte Avenue, 215 N. Mason Street, 214 and 220 N. Howes Street, the Colorado & Southern Freight Depot (Downtown Transit Center) and 281 N. College Avenue to the east. The parking garage at Mason and Laporte Avenue is the second downtown garage and is used by both the city and Larimer County, as well as the general public for parking. The Civic Center Park provides a physical and visual link between the Courthouse on the south, with the Justice Center and city buildings to the north and is often the site of festivals and farmer’s market events throughout the year.

The early development of this northern survey area was centered on the rail line and its freight depot, with industrial uses located in proximity to the north and west of the Mason Street rail line. Most of the

industrial buildings have since been razed, with the exception of the buildings along the west half of the 200 block of Maple Street and the Municipal Railway garage on North Howes Street.

### *General Character of Area*

The area is diverse in its uses, ages and types of buildings. Nearly one-third of the buildings were built between 1885 and 1910 and one-quarter were built since 2000. The majority of buildings in the area are single use. Building height ranges from three – six story newly-constructed apartment or condominium buildings. Building footprint size varies from small, single-family dwellings up to the loft condo buildings along Mason Street and the city and county buildings. The street pattern is primarily a grid, with the exception of Canyon Avenue, which is on an angle, connecting Mulberry Street with Oak and Howes Street.

The most commonly found exterior building material in the area is wood siding (lapped), followed by brick. The most frequent roof type is typically a gable or hip roof with composition shingles for residential buildings and flat roofs of synthetic material for most other types of buildings. Building form in the area is primarily bungalows, classic cottages and apartment blocks for residences; warehouses for industrial buildings; and one-and two-part buildings for commercial purposes.

Some of the more unusual buildings, sites and objects in the survey area include the Colorado and Southern Freight Depot and Annie the railroad dog's grave near the depot. The adaptive reuse of the depot for city offices was approved in 1995 and included a 3,800 SF addition on the east side of the building. Both the depot and Annie's Grave are locally designated landmarks.

Perhaps the most unique building design in this area is the former Dairy Gold Creamery Laboratory, which is now known as the Butterfly Café. The building has a "butterfly" styled roof, which is very unique in Fort Collins, as is its Googie architectural style. The building was moved approximately 100' to the east by the City of Fort Collins when the Utility Services Building which was built to the west and the Dairy Gold building was then rehabilitated. The Dairy Gold Creamery operated this building in the 1950s as a drive-thru dairy bar where area residents could buy Dairy Gold Creamery products.<sup>27</sup>

A small mobile home park with four mobile homes is located at 333 N. Meldrum Street, behind the Isaac M. Metzger House at 329 N. Meldrum Street. The mobile home park is considered a non-conforming use and has been in operation at this location since the 1960s. It is the only location in the survey area where there are mobile homes.

### *Landscape and Hardscape Features*

The landscape and hardscape features of this area are typical of what is found in older Fort Collins neighborhoods. Detached sidewalks with a tree lawn between the sidewalk and back of the curb are along most streets. In the tree lawns are deciduous shade trees. When mature, these trees provide shade for pedestrians using the sidewalks and for building fronts. Non-residential buildings developed in the past 20 years usually have landscaping around the building's foundation, as well as in landscape beds on the site, to meet the city's landscape requirements. Large parking lots are found at the Larimer County office building and several smaller lots are in and around the various city buildings along the

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<sup>27</sup> City of Fort Collins. Landmark Preservation Commission Staff Report, 212 Laporte Avenue Application for Fort Collins Landmark Designation, April 19, 2017

north side of Laporte Avenue. Much of the parking in this portion of the survey area is on-street, negating the need for large surface lots. The parking garage on Laporte Avenue also helps provide parking on its four levels in a fairly compact design.

Street lighting is provided by the city's gooseneck streetlights, which are approximately 35' tall. Street light poles are typically found at intersections. At intersections that have traffic lights, the signal mast arm is typically fastened to the street light pole.

In the Mountain Avenue median, the tracks for the Fort Collins Municipal Railway stop at Meldrum Street and are still visible and in use on weekends in the summer. Evidence of the original tracks still exists in Mountain Avenue east of College Avenue.

### *North Area Survey Details*

Number of properties surveyed: 95

Number of properties considered ineligible for individual landmark designation: 79

Number of properties considered eligible for individual landmark designation: 7

Number of properties already designated: 9

The seven properties in Table 1 were identified as being eligible for local landmark designation. Reconnaissance Survey forms were completed for each of these properties, providing information on the property's history, architectural style, roof type and materials, exterior wall materials, windows, and other exterior features. A recommendation on the property's eligibility for local landmark designation along with the basis for this recommendation is also included.

**Table 1: Local Landmark Eligible Properties – North Survey Area**

Field No.	Address	Historic Name	Current Name
5LR.12787	211 Canyon Ave	Rocky Mountain Bank Building	
5LR.12736	400 Canyon Ave	Dr. Arthur Schoondermark Office	All Sports Trophies
5LR.10010	317 Cherry St	Hattie McDaniel's Residence	
5LR.529	402 W. Mountain Ave	Edwards House	Edwards House B & B
5LR.7554	405 Laporte Ave	Cuthbertson Residence	
5LR.0842	313 N. Meldrum St	Emma Malaby Grocery	
5LR.9248	329 N. Meldrum St	Isaac M. Metzger Residence	

### *Historic District Potential*

The potential for future historic districts was evaluated, to determine if there is some cohesive element or characteristic that unifies an area, such as being located within the same subdivision plat or addition; having a similar architectural style, design, or form; having cohesive architectural details or materials; or being of a similar construction era. Also evaluated was whether a particular property would be considered contributing or non-contributing if a district were formed.

Two areas are considered as future potential historic districts, as described below.



**200 Block N. Meldrum Street District** – A potential historic district could be created to include this block of 10 residential properties. Of these, six would be contributing and four would be non-contributing properties. These properties could be included in a future district to the west of Meldrum Street that would include a larger area known as the Westside or the Holy Family Neighborhood. The properties in the 200 block of North Meldrum Street are representative of the variety of designs and details – although minimal – that are found on the smaller, working class homes found in the neighborhood to the west.

**Collamer-Malaby District** – These four properties have long been identified as having potential as a historic district that would be named for the Collamer-Mallaby families. Frank Collamer came to Fort Collins in the 1870s and his daughter Emma was married to Henry Ross Malaby.<sup>28</sup> The families operated several businesses out of this location and resided at these properties. Family members still retain ownership of the properties which are relatively intact, as evidenced by the Emma Malaby Grocery. In addition to the grocery, they operated a transfer business, a wood yard and a second hand store from this location. The grocery building was originally located on the 100 block of North College Avenue, on the site of the Commercial Bank and Trust Building and was moved to Meldrum Street in 1906. It is one of the last surviving False Front Commercial buildings in Fort Collins.

### *Future Intensive Surveys and Evaluation*

The following properties were identified for future intensive surveys:

#### **329 N. Meldrum Street – 5LR.9248 – Isaac M. Metzger Residence**

Isaac Metzger was an early, prominent resident of Fort Collins who was active in the saw mill industry in various locations around Fort Collins and Larimer County. Metzger family members lived in this home for over three decades. The home is of Dutch Colonial style, which is somewhat rare in Fort Collins.

#### **405 Laporte Avenue – 5LR.7554 – Cuthbertson Residence**

This one-story Classic Cottage was built by the Cuthbertson family. John Cuthbertson came to Fort Collins from Scotland and was a farmer. Members of the Cuthbertson family lived at this house from 1916 – 1948. Daughter Helen was employed by Larimer County and was Clerk of Courts for many years. The house is somewhat unique in design in that it is actually two living units (since about the 1930s), but still retains the appearance of a single-family home. It has been associated with two addresses: 405 Laporte Avenue and 145 N. Meldrum Street.

### *South Area – Mountain/Mason/Mulberry/Meldrum*

The southern survey area includes the financial center of Downtown Fort Collins, with the three large banks in the area – First National Bank, Savings Bank (now Key Bank) and Rocky Mountain Bank – that were originally built in this area. While the city buildings and sites are found in the north area, the city's performing arts venue, the Lincoln Center and the Mulberry Pool occupy the block between Mulberry and Magnolia Street, on the west side of Meldrum Street. The Lincoln Center celebrated its 40<sup>th</sup> anniversary in 2018. It was built on the site of the original Fort Collins High School, which was completed in 1903. The high school was replaced by the new high school on Remington Street in 1924

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<sup>28</sup> Ayers, David. Emma Malaby Grocery History Project, Summer 1984

and the Mulberry site became Fort Collins Junior High and later, Lincoln Junior High School. When the Lincoln Center was built, the gymnasium of Lincoln Junior High school was retained and incorporated into the center's west end where the administrative offices and large meeting rooms are housed..<sup>29</sup>

### *General Character of Area*

This area has a greater number of older buildings, primarily residential in nature. It has still seen a fair amount of redevelopment. About 25% of the buildings were constructed between 1879 and 1910, while 30% were built between 1950 and 1970. Because of the office buildings and towers, building height varies from one-story residential, to the 11 and 12-story Park Lane Towers buildings and the 11-story Savings Building Tower (Key Bank Tower). The building footprint sizes also vary, from the small single-family dwellings on Sherwood Street and Canyon Avenue, to the office buildings and towers occupying much larger footprints. Due to the office towers, the area has many surface parking lots that, in some cases, occupy more than half of a block.

Exterior building materials have concrete as the most common primary material, followed by brick and wood lapped siding. Brick, wood and stucco are also common accent or secondary exterior materials. Roof types are primarily flat, with gable and hipped roofs as other common roof forms. The occurrence of the flat roof form tracks with the number of mid-century and newer buildings, particularly in the non-residential buildings of this more recent construction period. Building type or form includes the classic cottage, foursquare and apartment blocks for many of the residential buildings, while one-part commercial and suburban office forms are found in most of the smaller commercial buildings. The skyscraper form in Fort Collins, found primarily in this area of the community, includes both residential and commercial buildings.

The unique or unusual buildings in this area include the skyscrapers, the Federal Building, Masonic Temple, Avery House, and the Montezuma Fuller House. The Briggs Professional Building at 147 –153 W. Oak Street is a unique commercial example of the Mission Revival style in a strip center that includes an interior maze of smaller office and commercial spaces. This listing of buildings is indicative of how diverse the area is in terms of its building age(s), design and materials, resulting in a visually interesting and entertaining part of the community. It truly illustrates the evolution of the city through its building architecture.

### *Landscape and Hardscape Features*

A primary difference between this area and the northern survey area is the large number of surface parking lots, including the First National Bank/First National Tower lot, Savings Building Tower (Key Bank Tower) lot, Rocky Mountain Bank lot, Federal Building lots, the parking lots for Park Lane Towers buildings, the Mulberry Pool/Lincoln Center parking lots and the surface parking south of the former Ulrich Building at 111 S. Meldrum Street. These parking lots are the equivalent of nearly four blocks of hard surface. Some of the surface area is waiting redevelopment, such as with the former Steele's Market area, but the rest of these parking lots are associated with active building use. Otherwise, the landscape features are typical to those of most older neighborhoods. Detached sidewalks with a tree lawn are commonly found, with shade trees planted in the tree lawn. The Federal Building on South Howes Street is an example of a building that has extensive landscaping and also includes benches and

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<sup>29</sup> Fort Collins History Connection, Early History of Larimer County Schools, Fort Collins Museum of Discovery

bike racks on the grounds, most of which, were recently upgraded. Street lighting is also the same as the northern survey area, with gooseneck streetlights at intersections.

## Area Survey Details

Number of properties surveyed: 81

Number of properties considered ineligible for individual landmark designation: 51

Number of properties considered eligible for individual landmark designation: 23

Number of properties already designated: 7

The 23 properties in Table 2 were identified as being eligible for individual local landmark designation. Reconnaissance Survey forms were completed for each of these properties, providing information on the property's history, architectural style, roof type and materials, exterior wall materials, windows, and other exterior features. A recommendation on the property's eligibility for local landmark designation along with the basis for this recommendation is also included on the forms.

<b>Table 2: Local Landmark Eligible Properties – South Survey Area</b>			
<b>Field No.</b>	<b>Address</b>	<b>Historic Name</b>	<b>Current Name</b>
5LR.12757	125 S. Howes St	Savings Building	Key Bank Tower
5LR.2001	227 S. Howes St	C. R. Secord House	
5LR.14805	301 S. Howes St	Federal Building	Post Office
5LR.2003	308 S. Howes St	Fowler/McCurry House	
5LR.14806	400 S. Howes St	Midland Savings & Loan	US Bank
5LR.14807	415 S. Howes St	Park Lane Towers North	Park Lane Towers North
5LR.14808	421 S. Howes St	Park Lane Towers South	Park Lane Towers South
5LR.12758	418 S. Howes St	Dr. Lynn Miller Office	Clay Pot Creative
5LR.2004	429 S. Howes St	Langdon/McAnelly House	High Craft Builders
5LR.12786	147-153 W. Oak St	Briggs Professional Building	Briggs Professional Building
5LR.12765	415 S. Mason St	Nu-Life Cleaners & Laundromat	415
5LR.12766	419-423 S. Mason St	John & Leah Hill Building	Vixen Lash & Nail Bar
5LR.12771	111 S. Meldrum St	Ulrich Building	Ulrich Building – vacant
5LR.14615	400 S. Meldrum St	Ansel Watrous Residence	Lucille's Restaurant
5LR.1580	228 W. Magnolia St	Fuller Flats (or Fuller Arms)	
5LR.10028	523-527 W. Magnolia St	523-527 W. Magnolia St	
5LR.1576	316 W. Mountain Ave	Edgar Avery Residence	
5LR.9997	215 W. Oak St	First National Bank Tower	First National Bank Tower
5LR.10495	315 W. Oak St	Rocky Mountain Bank Building	Blue Ocean Enterprises
5LR.2037	401 W. Oak St	Fleming/Kob House	OtterCares Foundation
5LR.2043	109 W. Olive St	Espelin House	Various health-related offices
5LR.9998	200 W. Olive St	First National Bank Data Processing Center	
5LR.2048	316 W. Olive St	Frank Lamb House	Singh Advisory LLC

## *Historic District Potential*

The potential for future historic districts was evaluated, to determine if there is some cohesive element or characteristic that unifies an area, such as being located within the same subdivision plat or addition; having similar architectural style, design, or form; having cohesive architectural details or materials; or being of a similar era of construction. Whether a particular property would be considered contributing or non-contributing if a district were formed was also evaluated.

Two areas are considered as future potential historic districts:

**Banking/Financial Industry District** - A potential district representing the role of the downtown banking/financial industry in the growth and development of Fort Collins was identified and could include the Savings Building Tower (125 S. Howes Street), First National Bank (201 S. Mason Street), First National Bank Tower (215 W. Oak Street), Rocky Mountain Bank Building (315 W. Oak Street), First National Bank Data Processing Center (formerly Midland Savings & Loan - 200 W. Olive Street), First National Bank Drive-Thru (201 W. Olive Street) and US Bank (400 S. Howes Street). Of these properties, all but the First National Bank and drive-thru would be considered contributing to such a district. These buildings represent the center of the banking and financial industry of Fort Collins, from the late 1960s/early 1970s to the present. While other banks may have a local presence, these banks represent a core presence that has long supported business activity in downtown Fort Collins.

**Park Lane Towers District** – This district could include the two International-styled Park Lane Towers buildings, constructed in 1964 (421 S. Meldrum Street) and 1968 (415 S. Meldrum Street) as the first and second high-rise apartment buildings in Fort Collins. The construction of these buildings, along with the other high rise buildings forever altered the design and character of what was previously a community whose buildings did not visually break the tree line. Earlier tall structures were grain elevators or industrial structures most of which, were demolished over time and while they were the tallest buildings in town during their time, they had relatively small footprints and often lacked a sense of permanence in their construction.

## *Future Intensive Surveys and Evaluation*

The following properties were identified for future intensive surveys:

### **228 W. Magnolia Street (aka 324 S. Howes Street) – 5LR.1580 – Fuller Flats or Fuller Arms**

This 1906 Craftsman apartment block was designed by Montezuma Fuller and sits next to his own home. It was built for six apartments, with the long side of the building along Howes Street. This property appears to have had minimal exterior changes, limited to some window alterations. It is one of a very few number of early 20<sup>th</sup> century apartment buildings in Fort Collins.

### **215 W. Oak Street – 5LR.9997 - First National Bank Tower**

This 12-story International-styled building was constructed in 1968 as the first of the bank towers and is perhaps the most prominent tower visible in the city, due to its location, design and color scheme of light-colored concrete panels and dark-tinted glazing.

**109 W. Olive Street – 5LR.2043 – Espelin House**

This 1922 Greek Revival “hidden gem” is not very visible in its location, just two lots west of College Avenue, due to mature trees and its general surroundings among newer buildings. It was built as the Espelin’s residence. Carl and Grace Espelin owned Espelin Floral Company and lived at this residence until 1936. The house was then converted to a medical practice that became the Fort Collins Clinic of Dr. Lawrence and Dr. Olive Dickey and other physicians for nearly 50 years. It still houses medical-related offices.

One property was identified for re-evaluation once it reaches 50 years of age:

**211 W. Magnolia Street – 5LR.10958**

This Brutalist-styled building was constructed in 1980, so it is 40 years of age and should be re-evaluated as it nears 50 years. The two-story building of concrete, glass and metal has an unusual design with its exterior side walls of exposed-aggregate concrete precast panels. Its west wall has narrow vertical windows, separated by exposed aggregate columns. Its front wall is two stories of glass curtain walls and the upper story projects outward, beyond the lower story, giving it the appearance of a “space-ship”-like building, particularly when viewed from its south side.



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