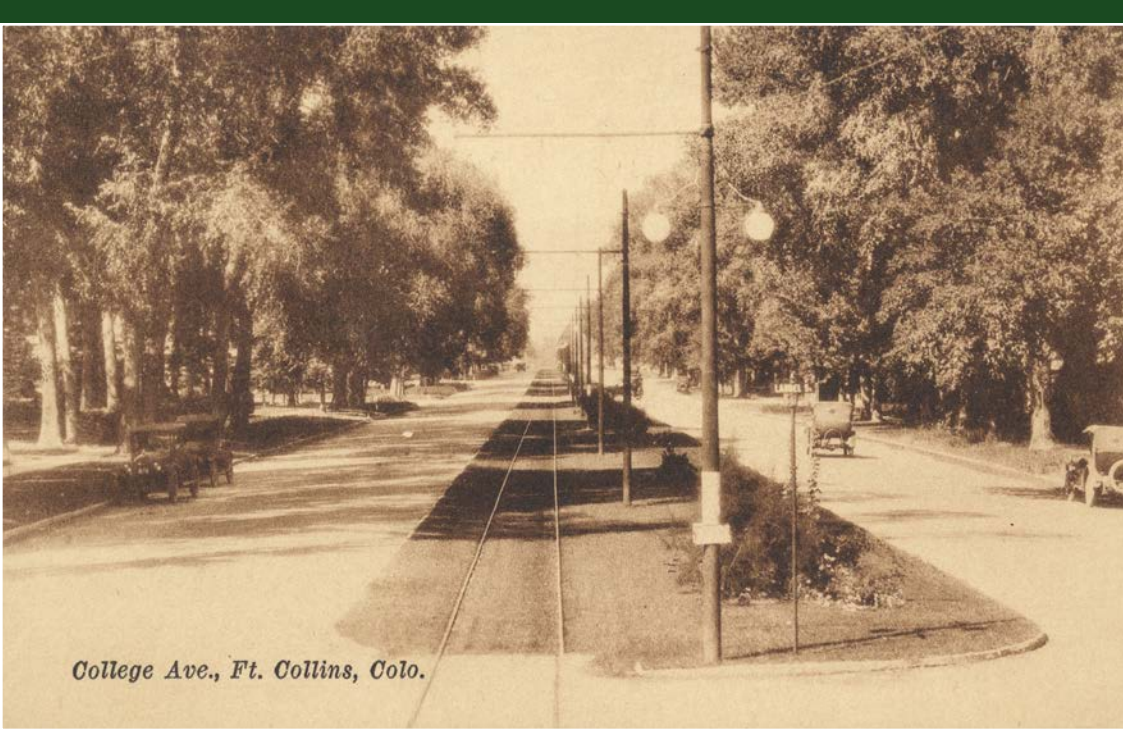


An Intersection in Transition: Laurel Street and College Avenue



Historic Survey Project Report
City of Fort Collins Historic Preservation Services
Rebekah Schields, Historic Preservation Specialist
July 2025



Statement of Purpose: The purpose of this report is to inform, educate, and provide material for future research. The report is not of a commercial nature and is available for free through Historic Preservation Services at the City of Fort Collins. Historic images and newspaper clippings are used to illustrate historic themes and place properties within their historic contexts.

Table of Contents

Introduction 4

Laurel and College - A Brief History. 6

Highlighted Properties 10

Women’s History 18

Local Architects and Builders 21

Fraternities and Sororities 24

Survey Information 27

Project Area. 28

Research Design and Methods 29

Results. 31

Potential Local Landmark District 35

Recommendations. 38

Bibliography. 39

Appendix A: Resources for Landmark or Landmark Eligible Property Owners 40

Appendix B: Reference Tables 41

Introduction

Over the course of eight days in November 1874, two local builders constructed the first building on the Colorado Agricultural College (CAC) campus. Located at the southwest corner of Laurel Street and College Avenue, the so-called Claim Building kept the college from being relocated to another town in Colorado Territory by showing a good faith effort to establish the college in Fort Collins after four years of inaction. The small building served as a tool shed, granary, dwelling unit, and chemical laboratory before it was torn down in 1890.

Although the agricultural college, now Colorado State University, has grown to many times its original 1874 size, the area around the Laurel Street and College Avenue intersection continues to function as a locus of student activity. In the early twentieth century, rallies and parades assembled along West Laurel; Bach or Rock, the local record shop at 126 W. Laurel, sold tickets for student performances; and both professors and undergraduates rented rooms in the area. Students in 1912 went so far as to claim ownership over parts of those streets—a snippet in the campus newspaper, the *Rocky Mountain Collegian*, reminded freshmen: “The campus extends to the middle of Laurel street, also to the middle of College avenue [sic]. NO SMOKING ON THE CAMPUS.”

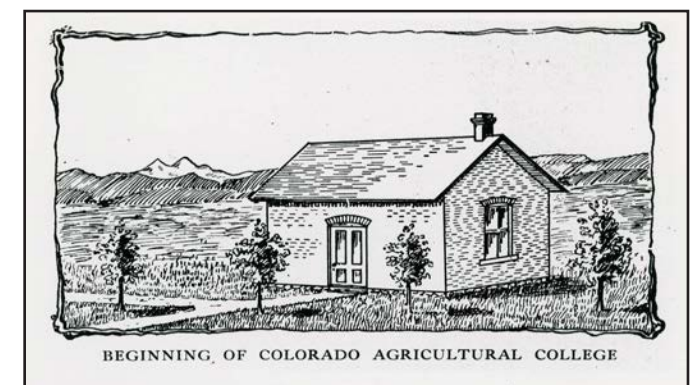
The closely intertwined histories of the university and this area of the city reflect the needs,

desires, and trends of students, faculty, and campus employees over the past 125 years. The first businesses on West Laurel provided important services for students in the early twentieth century—lunch counters, laundry care, shoe repair, and barbering. Residential properties, originally developed as single-family homes, transformed over the years to accommodate a student population that grew from hundreds to tens of thousands. The university’s expansion to the west after World War II and the development of a competing commercial area along W. Elizabeth Street led property owners in the Laurel and College area to alter their properties. Many demolished and replaced or converted their homes into commercial properties that sold students outdoor gear, watches, records, camera accessories, and books.

Although student needs have long influenced the businesses and property owners near the university, flipping our perspective allows us to see this commercial node as a small business incubator with access to a built-in customer base located across the street. Hundreds of locally owned establishments have opened and operated in this relatively compact section of the city. Notable successes include the long-running Rainbow Café (opened at 109 E. Laurel in 1947, now at 212 W. Laurel), Harry Dimmitt’s Campus Shop (1922-1976), Lee’s Cyclery (1963-2018), and Alpine Haus (opened at 628 S. College and later at 4637 S. Mason, 1963-2003). Several

successful Fort Collins businesses located elsewhere in town opened branch stores near the Laurel Street and College Avenue intersection, hoping to increase their sales to college students, including Fishback Camera (700 S. College), Kyle’s Music Company (122 W. Laurel) and Wolfer-Cahill Foods (648-650 S. College).

The area around the Laurel Street and College Avenue intersection remains a student-oriented commercial hub in the twenty-first century. Although laundromats and shoe stores have given way to tattoo studios and vape shops and single-unit homes have been replaced with apartment buildings or converted to businesses, the area’s long association with Colorado State University continues to be visible through the physical landscape.

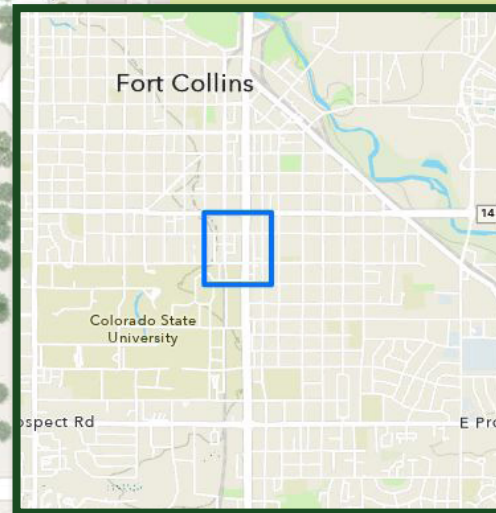
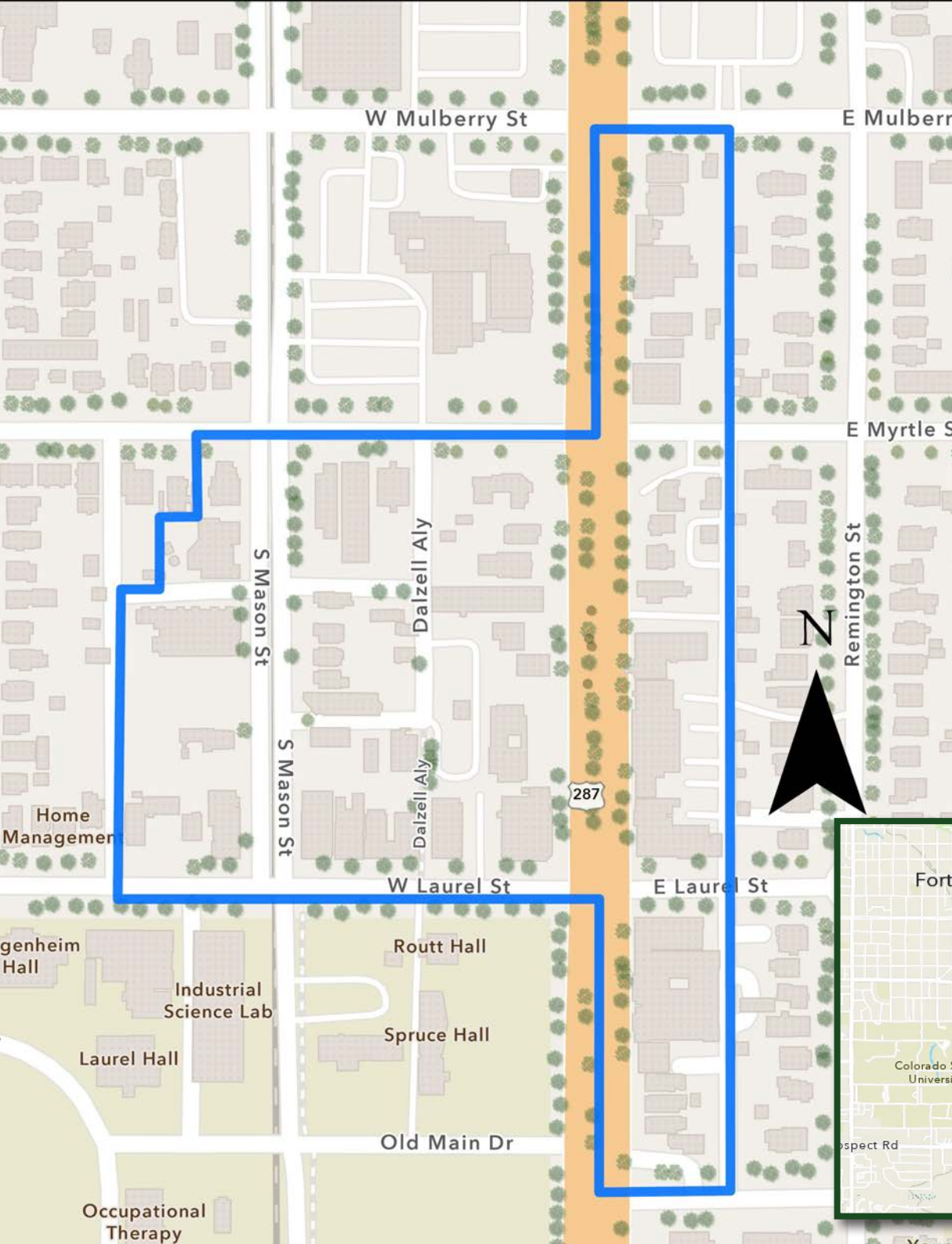


Colorado Agricultural College claim building, James R. Miller Papers, Archives & Special Collections, Colorado State University.

Survey Project Area

Between 2023-2025, the City of Fort Collins' Historic Preservation Services staff studied the area around the Laurel Street and College Avenue intersection and looked for stories of important individuals, interesting historic trends, and great examples of local architecture.

Some of the properties studied are eligible to be City Landmarks. For a full list of eligible properties turn to page 41.



To learn more about the City's Local Landmark program, [visit our website.](#)



Edward Hall Residence, 627 S. College, H01525, Fort Collins Museum of Discovery.

Laurel and College - A Brief History

In the early twentieth century, the area around the Laurel Street and College Avenue intersection was mostly residential, with only a few businesses located on W. Laurel to serve students and the surrounding neighborhood.

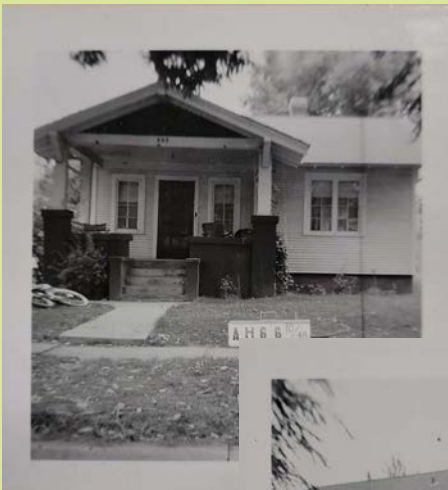
Small brick and frame dwellings lined W. Laurel and S. Mason Streets, while several larger homes, occupied by the city's wealthier residents, were erected along College Avenue, the main north-south thoroughfare. Residents along College Avenue included Captain William Post, a Civil War veteran; Harry Scott, vice-president of the Commercial Bank and Trust; Nathan Moody, president of Moody-Warren Commercial Company and four-term State Senator; and William Rist, County Surveyor and City Engineer.

the site once occupied by this home is now a parking lot.

The smaller homes on S. Mason and W. Laurel Street housed working- and middle-class residents, many associated with the nearby college. Laborers, electricians, salesmen, assistant professors, contractors, and nurses occupied these houses. Because the area was so close to the college, property owners often constructed small apartments on their lots for students or took in boarders for extra income. In 1903, the Vosler's shared their home at 203 W. Myrtle with two college students and a teacher at CAC. Across the street, at 622 S. Mason, William and Ester Feldman constructed an additional dwelling unit behind their house in 1927 that continues to function as a dwelling in 2025.

One of the first commercial properties in the area was a grocery at 648 S. College that opened in 1903; the two-story brick building, which remains at the corner, contained a grocery store, a meat market, baked goods department, and a selection of crockery. A few other stores oriented towards students operated in the early part of the century: the Campus Shop and the College Barber Shop. Harry Dimmitt's Campus Shop first opened at 128

One of the earliest homes constructed in this area was the two-story residence of Edward and Violette Hall. The Halls came to Fort Collins in 1882 and constructed this home at 627 S. College in the 1880s. Edward organized the Colorado Loan Association with several others, including Franklin Avery, and operated the large Poudre Live Stock Company. He served as a city alderman in the 1890s, as president of the school board from 1900-1910, chaired the YMCA building committee, and worked for the Larimer County Assessor for six years. After Edward's death in 1921, Violette continued to live in this house until 1943, when the building was converted into apartments. The home was demolished in 1964 and replaced with a bakery; the bakery was later demolished and



622 (top) and 622 1/2 (bottom) S. Mason 1948, Fort Collins Museum of Discovery.

W. Laurel in the 1910s; he sold candy, cigars, stationary, tobacco, coffee, sandwiches, and pie. As his advertisement in *Rocky Mountain Collegian* asked: "What's the use of going downtown? The Campus Shop can supply your every want." The store moved a half block to the east (649 S. College) in 1922 and continued to supply every need of college students until 1976.

Although a handful of commercial properties operated near the college in the mid-1920s, a proposal to construct an automobile garage alarmed neighbors who worried about the changing nature of the area. The community's anxiety over this particular project was part of a larger city-wide debate over land use and zoning that played out over the 1920s, leading to Fort Collins' first zoning ordinance in 1929. When Miles House and F. O. Humphrey put forward plans to build a garage, tire shop, and filling station on the 600 Block of S. College Avenue in 1926, their proposal drew protests from nearby residents. Those who lodged complaints included members of the Kappa Alpha Theta sorority (KAT, 639 S. College) and Dr. Charles Lory, then president of CAC, who believed the business would be detrimental to residential property values and increase vehicle traffic. Business owners adjacent to the proposed garage, including Harry Dimmitt (Campus Shop), George Charkey (College Cleaners), and G. D. Graham (Electric Shoe Shop) supported the new construction. City Council denied the permit, noting that the garage would interfere with the residential use of the area and endanger students who frequently crossed College Avenue.



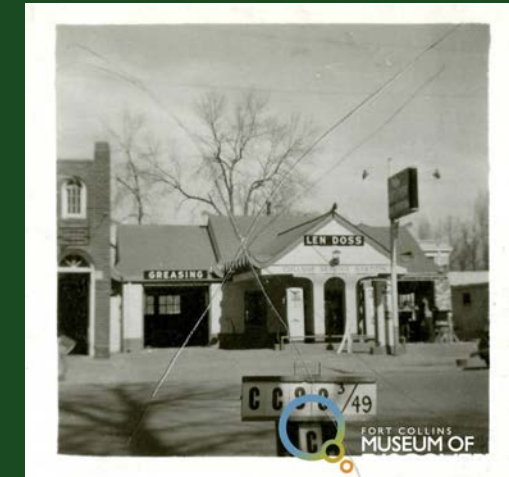
648 S. College Ave. Through the Years

Top: Noodles and Company c. 2019. Bottom Left: Wolfer-Cahill Foods c. 1934, H11289, Fort Collins Museum of Discovery.
Bottom Right: First Industrial Bank c. 1970, Fort Collins Museum of Discovery.



Laurel and College Area Commercial Development 1920-1930

Left: 112 and 114 W. Laurel 2023. Top Right: 607 S. Mason 2020. Photo courtesy of Ron Sladek. Bottom Right: 108 W. Laurel c. 1948, Fort Collins Museum of Discovery.



Despite this concern, several new commercial buildings were constructed nearby a few years later. College Cleaners (116 W. Laurel) and the College Electric Shoe Shop (112 W. Laurel) replaced their frame buildings with more substantial brick structures designed by local architect Joseph C. Moresi in 1930; that same year a service station was erected next door (108 W. Laurel, demolished 1968). A bakery constructed

at 609 S. Mason opened in 1929 selling both wholesale and retail baked goods.

The early 1930s also brought new off-campus recreational opportunities to students. A short-lived mini-golf course was constructed at 645 S. College in 1930. The Green and Gold Miniature Golf Course included a driving range, a "mashie" (9-hole) course, and shuffleboard courts. In 1931,

a building formerly used as a church at 628 S. College became a local community center used for church-supported forums, lectures, and activities. Construction across the city slowed significantly during the Great Depression and World War II as building materials were conserved or diverted for the war effort. Only four new buildings were constructed in this area between 1931-1949. The Beebe Clinic at 605 S. College opened at

the tail end of the Depression in 1939 and three homes were constructed in 1946 (608 S College; 619 and 615 S. Mason - now demolished). Despite this slowdown in new construction, some commercial additions and home renovations of buildings in the Laurel and College area occurred in the 1940s, hinting at the modifications to come in the 1950s, 60s, and 70s.

After fifteen years of minimal changes due to the Depression and wartime, the area around the Laurel Street and College Avenue intersection transformed significantly in the post-World War II era. Returning servicemen took advantage of the reduced cost of education at colleges and universities provided by the Serviceman's Readjustment Act and many moved with their families to the American West. The student population of Colorado A&M, and subsequently, Fort Collins, grew dramatically; between 1950-1975, student population at the college jumped from approximately 4,000 students to 16,809 students, an increase of more than 300 percent.

Businesses and homeowners around the Laurel and College intersection responded to the economic potential of this population increase in different ways. Some homeowners added residential units, subdividing existing homes into duplexes or apartments, while other homes were demolished and replaced with larger apartment buildings, like those at 109 and 113 W. Myrtle. Many homeowners added commercial uses while keeping existing residential units. Some erected separate commercial buildings in front of older residences and others attached a single-

story commercial addition to the front of their homes. In some cases, the homes were later demolished or entirely converted to commercial use.

Despite the fact that there was a significant increase in building demolition in Fort Collins (and nationwide) in the postwar era, only a small number of homes in this area were completely demolished and replaced with new commercial buildings between 1945-1975. It seems that most property owners in the Laurel and College area creatively reused their buildings for new purposes or slowly transitioned from residential to mixed use to commercial use over the course of several years. Since 1975, the steady trend towards more commercial use has continued and only a few residential uses remain in this area.



Homes Converted to Businesses

Top: 526 S. College 2023. Middle: 613 S. College 2023. Bottom: 203 W. Laurel 2021. Photo courtesy of T. H. Simmons.

Highlighted Properties

Fort Collins is full of places that tell important stories about our shared past - stories about how our city developed, about why people made buildings look a certain way, and stories about the diverse people who have lived, worked, studied, and played here.

These stories are often not visible on the surface of the buildings and streets we frequent. It usually takes some research to uncover them. The City regularly does this research to help identify important stories and places. Our goal is to share that information with property owners to better prepare and plan for the future. This section contains information about several properties near the Laurel Street and College Avenue intersection. Read on to discover the city's first strip mall, a business owned by a three-time Olympian, and a cultural center that introduced Asian food and traditions to many in Fort Collins.

Interested in a property near the Laurel and College intersection that isn't listed here? Contact Historic Preservation Services to request information, email us at preservation@fcgov.com or call 970-224-6078.

120 W. Laurel Street - Campus Jewelry

Individually Eligible for Local Landmark designation

If you look closely at 120 W. Laurel you can see an example of how this street changed from a block of homes to a commercial area serving college students. Peeking above the 1956 single-story commercial addition is the front of a residence constructed in 1916.

From 1922-1940, the building served as a boarding house and was a home for a long list of residents, many of whom were college students or professors. In 1950, Steve and Emma Shirley purchased the residence. The Shirleys lived here and operated their jewelry and watch repair business from the front half of their home.

Campus Jewelry was successful, and in 1956, the Shirleys added a single-story commercial addition to the front of their home. When the addition was complete, it was subdivided into two business spaces occupied by Campus Jewelry and Rudy's Barbershop. The building is still both a home and a business in 2025.



Top: 120 W. Laurel 2023. Left: 120 W. Laurel 1952, Fort Collins Museum of Discovery.

122-124 W. Laurel Street - Chris Music

Individually Eligible for Local Landmark designation



This building began its life c. 1914 as a duplex and for more than thirty years housed residents who worked as barbers, salesmen, stenographers, and gas station attendants. Half of the building converted to a bookstore in 1940, the other half remained a residence until 1956. In 1957, Chris Music opened in the east half of the building; operated by Chris Eala, a Filipino-American, the store sold and repaired musical instruments.

Born Cresensio Eckobiza Eala in the Philippines in 1914, Chris came to the United States prior to 1940 and graduated from Texas A&M with a degree in music. He served in the Air Force during WWII. After the war, he moved to Wyoming, where he opened his own music repair shop, and by

1956, he had relocated to Fort Collins. Chris was also involved with the Filipino Baranggay, a Filipino student organization established at the university in 1964. The group included approximately twenty-three Filipinos living and studying in northern Colorado along with their spouses and was one of several student affinity organizations that also accepted non-student members from the community. Chris was elected president of the group in 1965 and that year, organized a *lechonada* (a celebratory pig roast) to celebrate the Philippines' Independence Day. The event featured roast pig and Filipino rice cakes along with traditional folk dances as entertainment. In 1967, Chris Music moved to 957 Riverside Avenue and later to 2406 W. Stuart where it continued to operate through 1990.



Left: 122-124 W. Laurel 2023.

Top: 122-124 W. Laurel 1956, Fort Collins Museum of Discovery.
Bottom: Chris Eala, M33582, Fort Collins Museum of Discovery.

203 W. Myrtle Street - East-West Cultural Center

Individually Eligible for Local Landmark designation

Constructed more than 120 years ago, the large building at the corner of Myrtle and Mason Streets has been a home, a bakery, a hair salon, a tattoo parlor, and for thirty-two years, it was the location of an Asian cultural center and import store.

Japanese-born Choko Oshima owned and operated the East-West Cultural Center (later East West Imports). She came to Fort Collins with her husband, Nagayoshi Oshima, in 1960 when he took a job teaching at Colorado State University. Through her cultural center, Oshima introduced Fort Collins residents to the cultural traditions, food, languages, and art of Asia. Until the business closed in 2015, the center offered classes in cooking, language, tea ceremonies, origami, and martial arts along with a range of imported goods for sale including Asian grocery items, books, jewelry, and toys.

Although a large addition was added to the site in 1992, the original home is still visible under the new construction along the east and south sides.



So you got a **WOK!**

Now you want to know how
it **WOKS!**

Mrs. Choko Oshima's

**ORIENTAL
COOKING
CLASSES**

Will begin Feb. 20th
with morning or evening sessions



EAST WEST IMPORTS
203 W. MYRTLE STREET

INDOTOWN
MERCHANTS ASSOCIATION



Top: 203 W. Myrtle 2023. Bottom left: Advertisement from Coloradoan, February 5, 1978. Bottom right: 203 W. Myrtle 1948, Fort Collins Museum of Discovery.

634-640 S. College Avenue - College Avenue Strip Mall

Individually Eligible for Local Landmark designation



Although we often think of strip malls as common, ugly, or unexciting, residents in the mid-twentieth century viewed this building type as the peak of modernity and a symbol of community progress. This property is Fort Collins' first strip mall, built in 1958 for developers Tom Gleason and Don Smith. Originally designed to hold four connected stores, the building cost \$20,000 and was squeezed into a small space along College Avenue between the street and two occupied homes.

Strip malls were a significant departure from previous decades of commercial development. The booming post-WWII economy and a new reliance on automobiles changed the way in which developers designed commercial structures; one strip mall could replicate the services provided by multiple buildings in a downtown area at a significantly cheaper cost, appealing to Americans who were willing to drive and ready to shop. The first tenants included a real estate dealer, an insurance agent, a women's sporting goods store, and a pet shop. Today, strip malls continue to be important incubators for new small businesses in many communities, including Fort Collins.

Left: 634-640 S. College c. 1959, 632col59, Fort Collins Museum of Discovery. Right: 634-640 S. College 1978, 632col78, Fort Collins Museum of Discovery.

628 S. College Avenue - Alpine Haus Ski Shop

Individually Eligible for Local Landmark designation



The distinctive steeply pitched gable at 628 S. College provides a clue into this building's origin as Alpine Haus, a ski-specific sporting goods store built in 1968. Three-time Olympian Peter Lahdenpera owned and operated the store. Born in Helsinki, Finland, Lahdenpera came to the United States in the 1940s and served in the U.S. Army at their Winter Biathlon Training Center in Alaska. He qualified for the Winter Olympics in 1960, 1964, and 1972 and competed in the biathlon and cross-country skiing events.

Peter and his wife, Susanne, opened Alpine Haus in the 1960s and the store operated here from 1969-1989. According to their daughter Heather, Peter was in charge of the hard goods like skis and boots, while Susanne managed the soft goods, like clothing. Later in life, Lahdenpera coached the U.S. Olympic biathlon team and is credited with helping to keep the sport alive in the 1970s after the U.S. Army closed their biathlon training center. He was inducted into the Olympic Biathlon Hall of Fame in 2019.



Top: 628 S. College 2023. Bottom Left: Peter and Susan Lahdenpera, Coloradoan, December 5, 1963. Bottom Center: 628 S. College 1970, Fort Collins Museum of Discovery. Bottom Right: Advertisement, Coloradoan, November 21, 1969.

634 S. Mason Street - R. Q. Tenney Home

Contributing to a potential Local Landmark District

Between 1903-1931, this building, now a vape shop and tattoo parlor, was the home of inventor and engineer R. Q. Tenney. A Civil War veteran, Tenney came to Fort Collins in 1871 and became an expert in farming and irrigation engineering. He grew the first sugar beets in Larimer County, organized the first local Grange, and developed several reservoir and ditch systems including Terry Lake and Long Pond.

Tenney also worked as a road overseer for Larimer County, kept weather records that he sent to the Smithsonian Institution, and was instrumental in the establishment of Roosevelt National Forest. After his death in 1928, the home passed to his daughter, Helen Greenamyre, who lived here until 1961. In 1972, the residence converted to a commercial enterprise, The Bike Broker.



Top: 634 S. Mason 2023. Top Right: R. Q. Tenney c. 1894, Fort Collins Museum of Discovery. Bottom Left: 634 S. Mason 1968, Fort Collins Museum of Discovery. Bottom Right: Advertisement, Coloradoan, December 22, 1977.

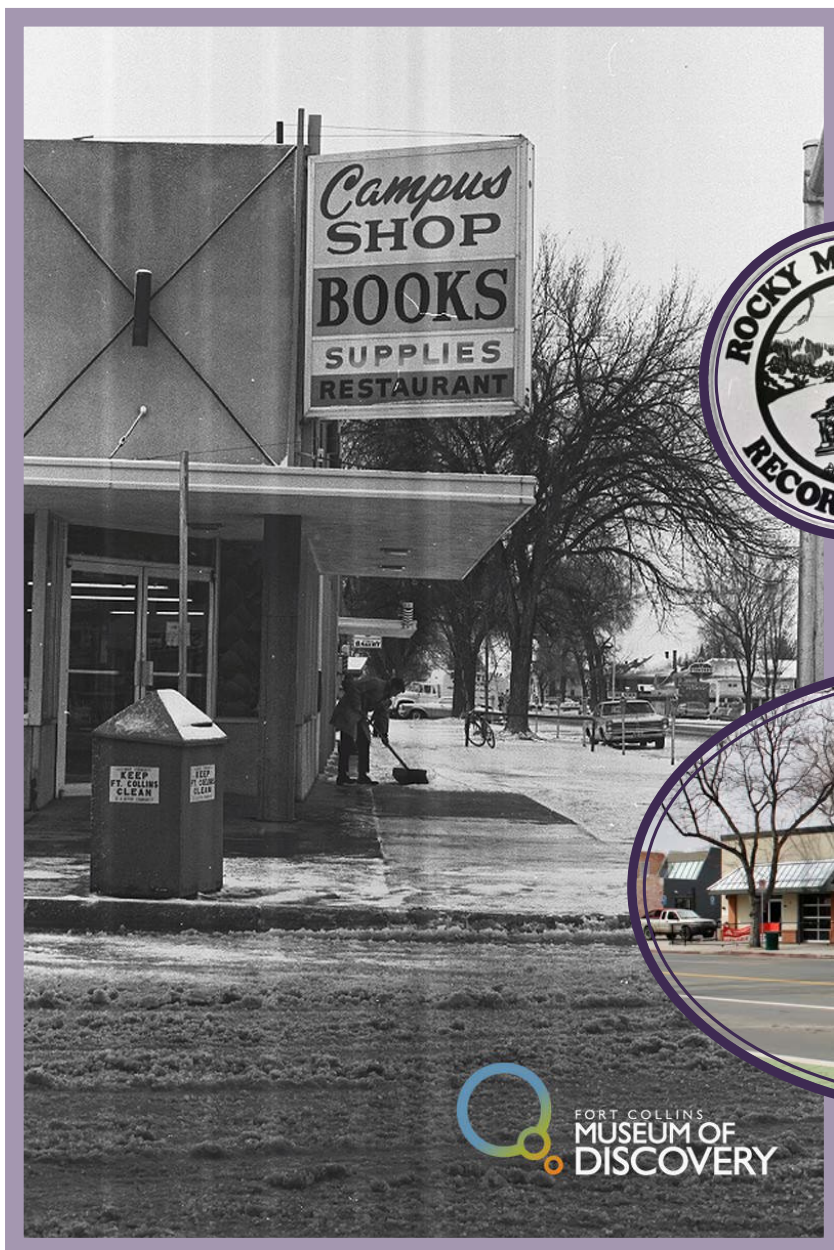
647-649 S. College Avenue - Campus Shop

Not Eligible for Local Landmark designation

The Campus Shop was one of the longest running businesses near the intersection of Laurel Street and College Avenue. Harry Dimmitt first opened the store at 128 W. Laurel in 1919 but moved into a larger building at the corner of Laurel and College in 1922. The store was a local hangout for students and served many functions; over the years the building supported a soda fountain, restaurant, typewriter repair, and bookstore in addition to selling general school supplies.

The store was a family affair; after Harry's death in 1957, his wife, Helen took over operations; later, their daughter Betty Dimmitt Fyre and her husband Karl owned and operated the store. The Campus Shop closed in 1976; Betty Frye noted that the general growth of the CSU campus to the west and south and the construction of the University Bookstore had slowed their business and cut down on student traffic.

Between 1977 and 1995, this corner shop was Rocky Mountain Records and Tapes, a beloved music store that was frequented by students and residents alike.



Women's History

In the first decades of the twentieth century, more women began to take on leadership roles in politics, business, and education, especially in the West. Colorado women had won the right to vote in 1893 and women nationwide gained that right in 1919. Partially due to the influence of the local college, some Fort Collins women were prominent and influential in social, political, business, and educational work. Fort Collins history cannot be understood without recognizing how important women's work and leadership has been to the direction of the city.

The area along South Mason Street and West Laurel Street had a particular concentration of women educators and business owners. Neighbors Laura Leete, Elizabeth Fickett, and Maude Sheridan all lived on the east side of South Mason around the same time and likely knew each other.



Map of sites depicted on pages 19 - 20.



Advertisement, Weekly-Courier, September 15, 1910.

Laura Leete

630 S. Mason St.

Between 1906-1922, Laura Leete operated a millinery in downtown Fort Collins, a shop for the design, manufacture, and sale of headwear. Laura made frequent trips to Denver to stock her store with the latest styles and employed several other women in her establishment. Her husband, George Leete, worked as the store's bookkeeper. The Leetes lived at 630 S. Mason for one short year in 1922; sadly, they both died in 1923.



Silver Spruce Yearbook, 1923.

Elizabeth Fickett

628 S. Mason St.

Elizabeth Dean Fickett came to Colorado in 1919 after her husband's death. She taught at Colorado Agricultural College in the education department and served as a faculty advisor for several clubs and associations. A graduate of Mount Holyoke College in Massachusetts, Fickett worked actively with many local organizations including the Young Women's Christian Association and the Colorado Mountain Club. She also served as a house mother for several sororities and worked as a missionary in Wyoming and Colorado. She lived in this home between her travels from 1922 to 1940.



Miss Maude E. Sheridan, 1926. University Historic Photograph Collection, Archives & Special Collections, Colorado State University.

Maude Sheridan

632 S. Mason St. (demolished)

Born in Kansas, Maude Sheridan took a position with the Colorado Agricultural College extension department in 1916 where she worked with the Boys and Girls Clubs, an after-school program that taught skills and provided recreation for students. In her work, Maude gave demonstrations of canning, sewing, and gardening, and judged club entries at fairs. In 1922, Maude's Canning Club won a trip to Europe for best canning in a national championship; Miss Sheridan and the girls traveled to France and demonstrated American home canning methods. Maude resided at 632 S. Mason from 1922 to 1930; the home was demolished in 1988 and replaced with the current building, now Mayor of Old Town.



Charlotte Baker c. 1935. University Historic Photograph Collection, Archives & Special Collections, Colorado State University.

Charlotte Baker

128 W. Laurel St.

Charlotte Baker, Colorado Agricultural College librarian, lived at 128 W. Laurel from 1909 to 1914. Educated at New York State College in Albany, Baker came to Fort Collins in 1906 to work as an assistant librarian. Miss Baker worked at the library until 1936 and during her time added more than 50,000 books to the collection. She also oversaw the construction of a dedicated library building in 1928 (now used as The Institute for Learning and Teaching, TILT). Her home was converted to a business in 1919 and continues to stand at 128 W. Laurel, although many additions have been made since she lived there.

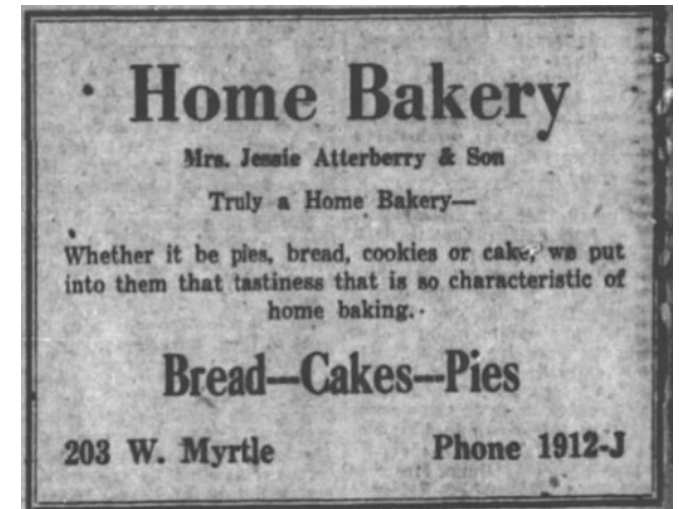


203 W. Myrtle 1948, Fort Collins Museum of Discovery.

Jessie Atterberry

203 W. Myrtle St. & 609 S. Mason St.

After her husband died in 1923, Jessie Atterberry moved to Fort Collins with her four children and opened a bakery in her home at 203 W. Myrtle. The Home Bakery was successful, and in 1929, Atterberry had a new bakery building constructed around the corner at 609 S. Mason. The bakery offered walk-in retail sales, custom baked goods for special occasions, and distributed wholesale baked goods to local grocery stores and restaurants. Atterberry remarried in 1931, sold the business, and moved to Sterling, Colorado.



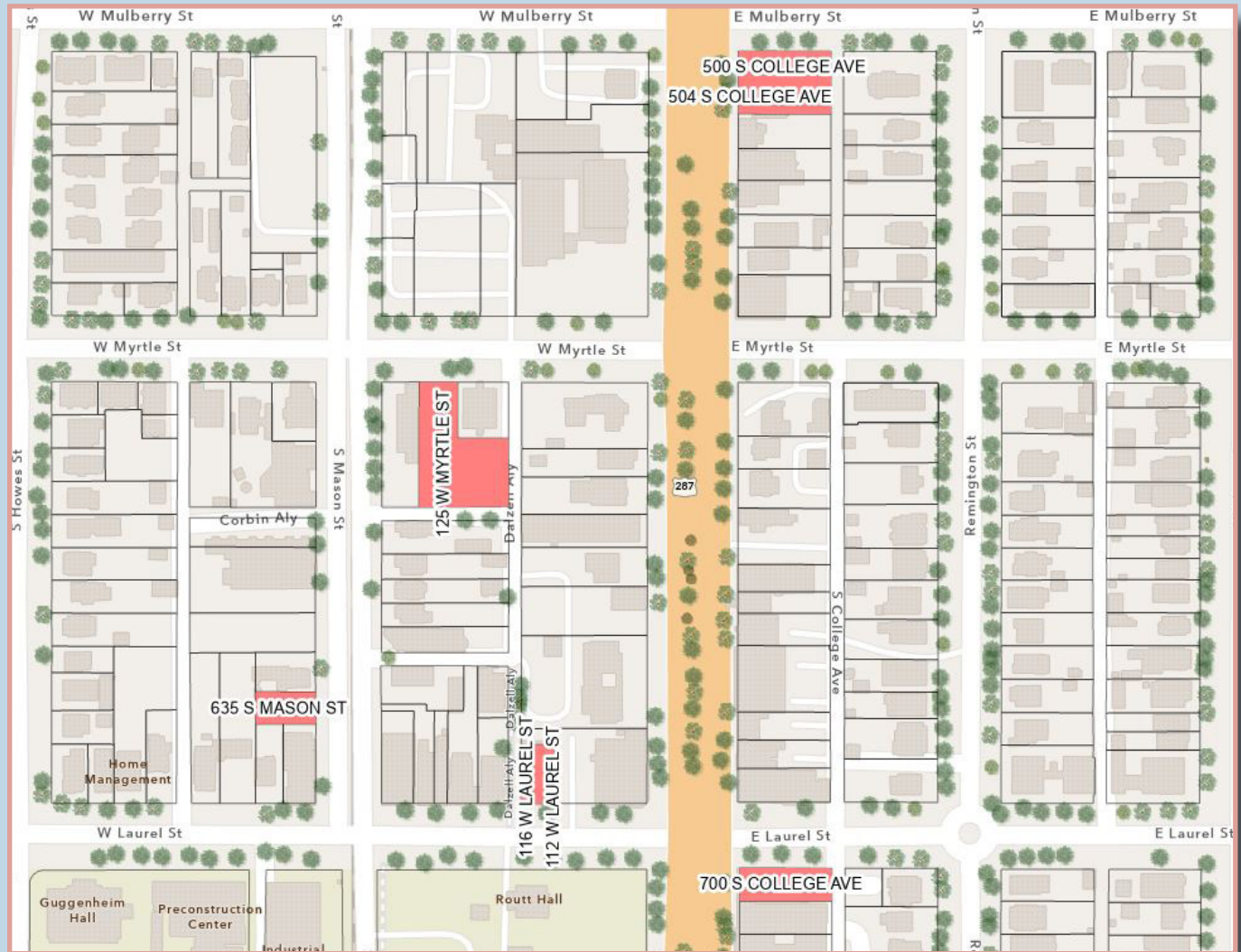
Advertisement, Express-Courier, September 19, 1928.

Subsequent owners expanded the business several times and this site continued to operate as a bakery until 1975. In 1993, it was connected to the building to the north; it is now the south half of Avogadro's Number restaurant. Atterberry's home at 203 W. Myrtle was eventually acquired by Choko Oshima and developed into the East-West Cultural Center (see page 13).

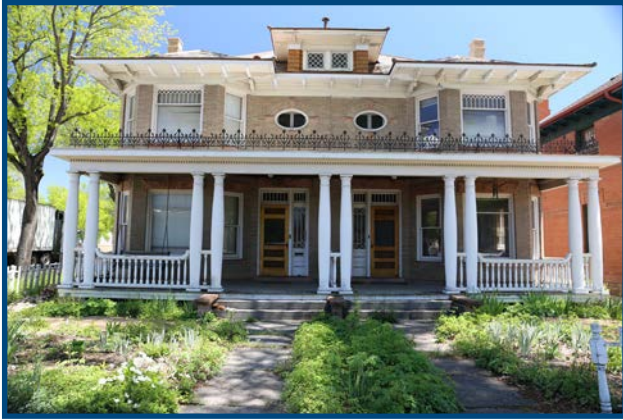
Local Architects and Builders

Part of what makes Fort Collins unique is the architecture and design of our buildings and streets. The way in which buildings are designed and constructed can tell us a lot about the past and how the culture and community of our city has developed.

Over the past 150 years, Fort Collins has been home to several well-known architects who designed buildings across the city. Not only do these buildings reflect the popular culture of the time in which they were built, they also create a distinctive community fabric that has come to define our city and set it apart from other places on Colorado's Front Range. Several of Fort Collins' most well-known architects and builders modified or designed new buildings in the area surrounding the Laurel Street and College Avenue intersection.



Map of sites depicted on pages 22-23.



Edson Cole

500-502 S. College & 504-506 S. College Ave.

Edson M. Cole was born in Iowa in 1865 and came to Colorado in the 1880s. In 1904, he and his wife Mary Ellen came to Fort Collins where Cole established the Cole-Potter Construction Company with Clark S. Potter. Cole was an experienced architect and builder; and the pair rented an office in the Avery Block (100 N. College). Although the company only operated for a few years, Cole and Potter constructed many residences, commercial blocks, and educational buildings across northern Colorado, including the Erie High School, Laurel School (330 E. Laurel), Trimble Commercial Block (136-140 N. College), and the pair of duplexes at 500-502 and 504-506 S. College. The Cole's moved to California in 1909.



Virgil Magerfleisch

109 W. Myrtle St.

Virgil Magerfleisch came to Fort Collins with his wife, Barbara, in the 1950s after graduating from the University of Colorado. He first worked as a draftsman for notable Fort Collins architect William Robb but opened his own firm in 1958.

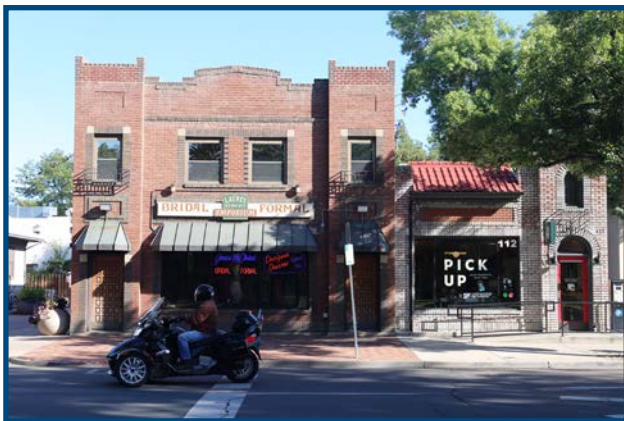
Magerfleisch and his partner, Robert Burnham, designed several projects in Fort Collins including the Mosher Manor (113 W. Myrtle), an addition to St. John's Lutheran Church (305 E. Elizabeth), and the Lemay Medical Center (demolished in 1992 for additional hospital parking). He also served on the Planning and Zoning Board and the Landmark Preservation Commission. In 1977, Magerfleisch was appointed chief architect for Cole Associates in South Bend, Indiana; he resided there through his death in 1997.



John C. Davis

635 S. Mason St.

Local builder John C. Davis erected this brick, one-story cottage at 635 S. Mason in 1901 for \$1,000. The Davis family occupied the home for a short while after its construction but moved to 129 W. Magnolia in 1903. John Davis was a well-known contractor who built both elaborate residences and commercial blocks as well as smaller, more modest homes. Many of his smaller homes have been demolished; only a few along Cherry Street and this one remain. John's son, Orton, followed him into the building trades and became a well-known contractor in his own right.



Joseph Moresi

112 W. Laurel & 116 W. Laurel St.

Born in Switzerland, Joseph Carl Moresi came to the United States in 1907 with his family and settled in St. Louis, Missouri. He received his education in architecture at a technical college in Switzerland and spent time touring Italy, Greece, and France with his classmates; these trips likely influenced his later architectural designs. In 1929, Moresi passed his Colorado architectural licensing examinations and soon after designed the pair of Mediterranean-Revival style buildings at 112 and 114-116 W. Laurel. Moresi went on to design other properties in similar styles including the J. B. Cahill Residence at 300 Jackson Ave. and the Holy Family Church at 326 N. Whitcomb. By 1940, Moresi had relocated to St. Louis, Missouri, where he continued to work as an architect; he passed there in 1975.



William Robb

700 S. College, 514 S. College, & 639 S. College Ave.

One of Fort Collins' most prolific architects, William Robb came to Fort Collins in 1951 to open a branch office for Boulder-based architect Robert Ditzen at 510 S. College. He struck out on his own in 1953 and continued to work as an architect through 1987. Robb designed hundreds of commercial, religious, governmental, and educational buildings across the city and greater Northern Colorado. Throughout his long career, Robb worked with a variety of talented individuals and helped to launch the careers of other successful architects and designers. The firm he established in 1953 remains headquartered in Fort Collins on Mountain Avenue as RB+B Architects.

In the area around the Laurel Street and College Avenue intersection, Robb designed two new



commercial buildings at 514 S. College and 700 S. College. Both have been significantly remodeled since their original construction, and very little of his original design remains visible. He also remodeled the former sorority and residences at 639 and 633 S. College. Robb's design connected the two buildings through a first-story addition on the front, which converted them into one fraternity building. This addition was removed in 2015.

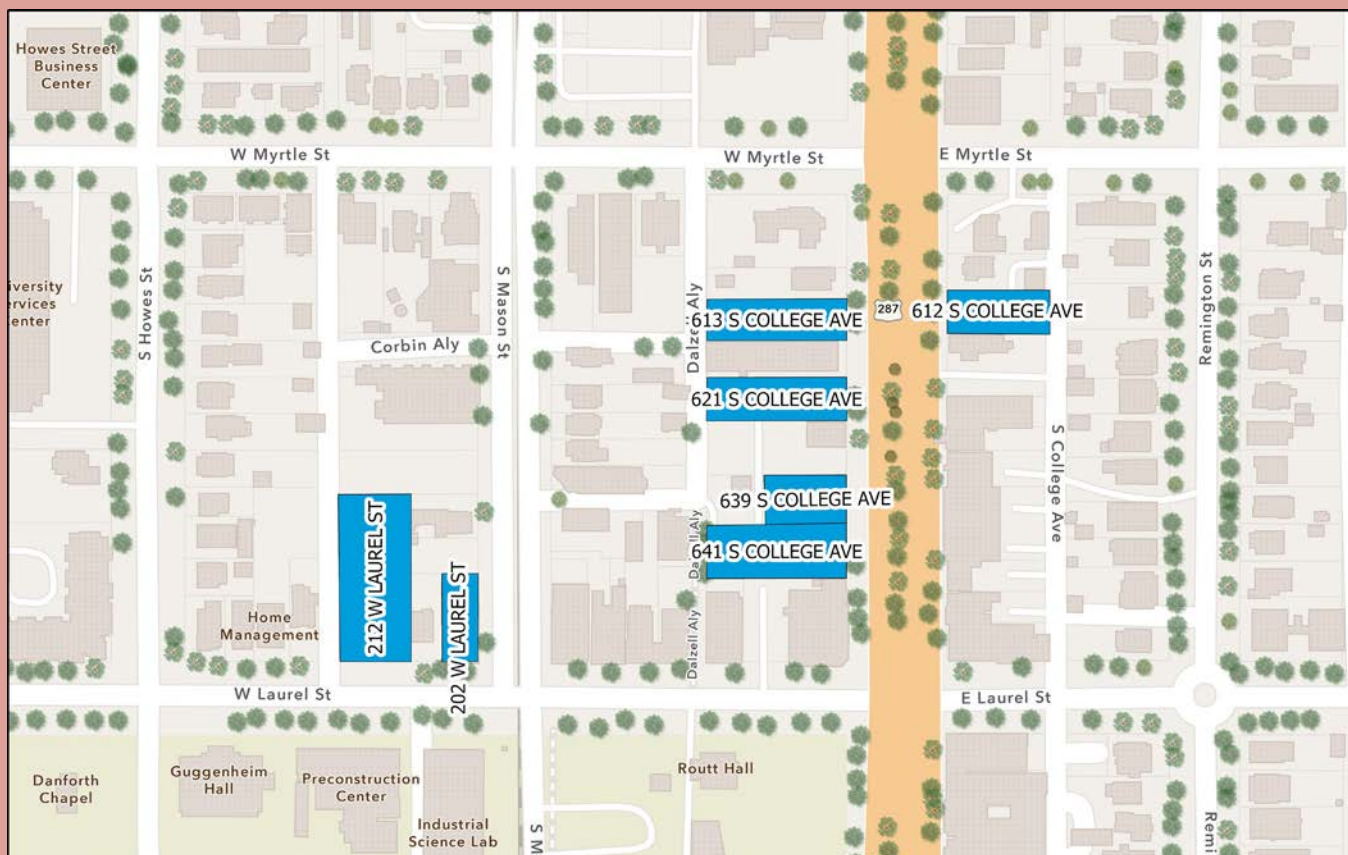
In 2024, the City completed a State Historical Fund-supported history report on Robb's work and legacy in the city. [The full report is available online.](#)

Above Middle: Bill Robb 1978, T03076, Fort Collins Museum of Discovery. Above Right: Garment District c. 1980, H23166, Fort Collins Museum of Discovery.

Fraternities and Sororities

In the late nineteenth and early twentieth centuries, thousands of Americans joined fraternal organizations. Groups like the Masons, Benevolent and Protective Order of the Elks, and Woodmen of the World provided opportunities for socializing and community building. Collegiate fraternities and sororities were an aspect of these organizations and began as the social equivalent of academically focused literary societies. Fraternity and sorority members met regularly and hosted social events for members; by the 1890s, many Greek letter organizations established chapter houses where their members could live. These off-campus houses soon became a central part of Greek life.

At the beginning of the twentieth century, Colorado Agricultural College (CAC) administration struggled with whether to support student participation in Greek letter societies. One of the benefits was that students could live in chapter houses located near campus rather than residing on campus in college-funded housing. At the time, CAC had no student housing for men, and fraternities could fill that room-and-board void (female students had on-campus accommodations beginning in 1881). Greek letter societies could also support the social development of students, while the university nurtured them academically. On the other



Map of sites depicted on page 25.

hand, fraternities were exclusive clubs that could be seen as opposed to CAC's principles as a public land-grant university. Charles Lory, university president in 1909, supported Greek letter organizations and had himself belonged to a fraternity during his college years. Several large homes along S. College Avenue and W. Laurel St. were converted into Greek chapter houses in the early- and mid-1900s.

In 1908, the Epsilon Fraternity rented the house at 612 S. College; later that decade Alpha Kappa Epsilon and Tau Alpha occupied the house. One of the longest running Greek chapter houses in the area is 639 S. College, which housed the Kappa Alpha Theta Sorority from 1923 to 1963. The sorority was very popular, and overflow housing had to be acquired at 500 S. College, known as the Kappa Alpha Theta Annex.

Several large homes along S. College Avenue and W. Laurel St. were converted into Greek chapter houses in the early- and mid-1900s. Many more sororities and fraternities were located in large homes further west along W. Laurel Street or to the east along Remington, Lake, and Plum Streets.

612 S. College - Alpha Kappa Epsilon (1908-1913)
613 S. College – Alpha Tau Omega (1950-1961)
621 S. College – Kappa Kappa Gamma (1956-1963)
633 S. College – Sigma Kappa, FarmHouse (1946-1969)
639 S. College – Tau Epsilon Tau, Kappa Alpha Theta (1923-1963)
212 W. Laurel – Delta Delta Delta, FarmHouse (1926-1929 and 1949-1954)
202 W. Laurel – Zeta Tau Omega, Beta Phi Alpha (1922-1926)



621 S. College, 1925, University Historic Photograph Collection, Archives & Special Collections, Colorado State University.



639 S. College, 1917, University Historic Photograph Collection, Archives & Special Collections, Colorado State University.



633 (right) and 639 (left) S. College, 1924. University Historic Photograph Collection, Archives & Special Collections, Colorado State University.



Historic survey helps the City to identify properties important to the community's history, culture, and identity.



Survey Information

In 2023-2025, the City of Fort Collins' Historic Preservation Services completed this historic survey of forty-eight (48) properties near the Laurel Street and College Avenue intersection. Historic survey helps the City to proactively identify properties important to the community's history, culture, and identity and partner with property owners to preserve them. In addition, the City is required under its codes, and a federal certification the City carries, to conduct regular survey of potentially historic places. The project was completed by City Historic Preservation staff with the support of the City's General Fund.

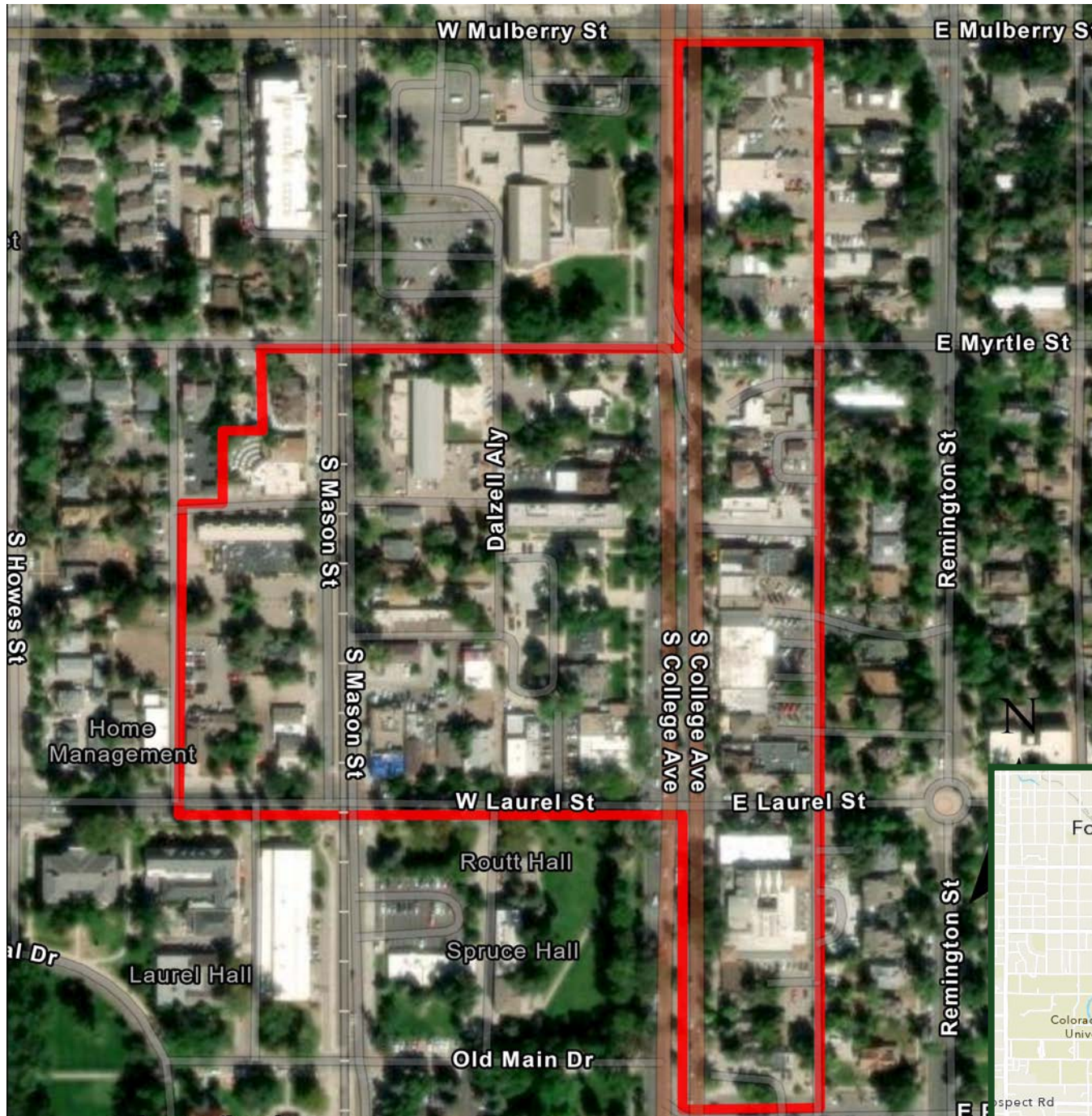
This area was selected for survey because it includes a high concentration of older commercial buildings that may be subject to the City's Land Use Code, has a high number of small businesses that are more likely to face historic survey requirements for adaptive reuse projects, and is located within the City's Transit-Oriented Development (TOD) Overlay. This area is expected to see development pressure in the next several years and more small-scale projects where historic survey fees may be disproportionate to proposed project effects. The City's Code requires preservation of designated Landmarks and adaptive reuse plans for properties that are officially Landmark eligible. Completion of this research will provide more accurate and up-to-date information for property

owners along the corridor to help facilitate future development planning and real estate transfers.

City of Fort Collins staff photographed the properties in the survey area in September 2023 and over the following year and half completed an intensive architectural and historic inventory of each site. The project documented forty-eight sites within the survey area and found seventeen to be eligible for listing as local landmarks; staff believes four of those are also eligible to be listed on the National Register of Historic Places (NRHP) due to their high level of significance.

A potential City Landmark District was also identified during the course of study. Ten properties on W. Laurel St. and S. Mason St. made dramatic changes to their buildings in response to the significant expansion of Colorado State University's student population after World War II. Between 1950-1975, six properties in the potential historic district converted from residential to commercial or mixed-use functions, three properties underwent significant remodels or added large additions, and one new commercial building was constructed (see page 35 for more information).

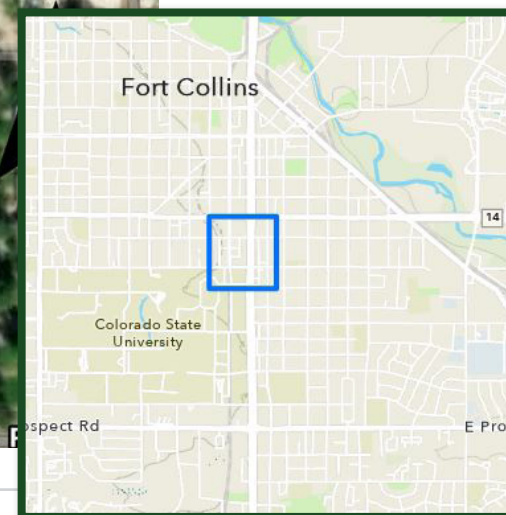
Facing Page
Top Left: 109 E. Laurel 2023.
Top Middle: 622 S. College 1969, 622col69, Fort Collins Museum of Discovery.
Top Right: 602 S. College 2023
Middle Left: 649 S. College, 1968. Fort Collins Museum of Discovery.
Middle Right: 128 and 130 W. Laurel c. 1967. Fort Collins Museum of Discovery.
Bottom Left: 642 S. College 1998.
Bottom Middle: 628 S. Mason 2023.
Bottom Right: 120 1/2 W. Laurel 2023.



Project Area

The project area encompasses one full block and portions of four other blocks surrounding the intersection of Laurel Street and S. College Avenue. Old Town Fort Collins is several blocks to the north and Colorado State University abuts the project area to the southwest. Irregular in shape, the project area includes the 600 block of S. Mason Street, the 500-700 blocks of S. College Avenue, the 100 block of E. Laurel Street, and the 100 block and portions of the 200 block of W. Laurel Street.

The area is densely built up with a mixture of residential and commercial buildings dating from the late nineteenth century through the early 2000s. A few paved surface parking areas are interspersed between the one- and two-story buildings. Some buildings directly abut the sidewalk and street, while others are set back with a front yard.



Research Design and Methods

The project was undertaken as part of the City's ongoing proactive effort to document, identify, and preserve its historic resources and provide information valuable for planning and redevelopment efforts to local property owners. In addition, the survey fulfilled requirements established under City Code and the Certified Local Government (CLG) program to conduct regular historic survey of potentially historic places.

The project was designed to inventory the area surrounding the Laurel Street and College Avenue intersection. This part of the city supports a concentration of small businesses that may be likely to seek minor building or development permits, likely focusing on adaptive reuse and incremental modifications. The survey is intended to support small business equity by providing information regarding landmark eligibility prior to extensive exterior alterations or redevelopment proposals by removing the cost of a third-party survey. The typical \$1,250 survey fee would likely have a disproportionate and negative influence on the success of these small businesses in a commercial node known as a successful local and small business incubator.

Forty-eight properties within the area were selected by City staff for survey; several properties were excluded based on existing

City Landmark status or a recently completed survey. Three properties in the project area are already designated historic landmarks (605, 612, 613 S. College Ave.) and six properties had been intensively surveyed within the past five years (112, 202, 212 W. Laurel St., 605-609 S. Mason St., and 609 S. College Ave.). Although these properties were not surveyed during the current project, the relevant historic information has been included within the historic context above.

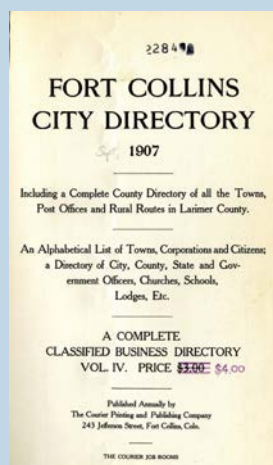
All properties, regardless of building age, were documented and empty lots for which the City had no information on file were also researched. In these cases, the site's documentation includes information about buildings that have been demolished. This process allows staff to better understand the development and redevelopment pattern of the area. Empty parcels or vacant lots have not been assigned Smithsonian Trinomial (SITS) numbers and were not submitted to



City Staff member Jim Bertolini documenting 126 and 128 W. Laurel 2023.

THIRTIETH CENSUS OF THE UNITED STATES 1910. POPULATION

NAME	AGE	SEX	RACE	RELATION	INDUSTRY	EDUCATION	REMARKS
...



Top: 1910 Census. Middle: Advertisement Express-Courier, September 7, 1927. Bottom: Fort Collins City Directory 1907.

Colorado's State Historic Preservation Office (SHPO).

Prior to the survey, City staff reviewed the information on file within the City's archive to identify previous projects and City Landmarks within the project area. Many properties within the surveyed area had been previously documented in the 1990s or 2000s as part of the city's ongoing effort to identify historic places. A formal files search with Colorado SHPO was not requested.

The survey's field work was conducted on September 11, 2023 by City staff members Rebekah Schields and Jim Bertolini. Working from the previously developed site list, Schields and Bertolini recorded building details and took digital photographs of buildings on each site from the right-of-way. Because the area is a developed residential and commercial neighborhood, archaeological potential was not evaluated.

Staff also spent time in the archives researching each property, developing ownership histories, and learning when people made changes to the buildings and what kinds of businesses operated in them. These questions were answered by a variety of sources. Sanborn Fire Insurance maps were reviewed to determine building additions, demolitions, and changes to the neighborhood over time. City directories identified residents and their occupations; in several cases directories pinpointed dates for the transition

of single-unit dwellings to multi-unit dwellings or residential to commercial conversions. Newspapers supplied details, photos, and advertisements related to residents, new construction, grand openings, or large-scale neighborhood changes. Census records accessed through Ancestry.com provided detailed information about marriages, children, occupations, and movement across states or countries.

Each site was recorded on a Colorado Cultural Resource Survey Architectural Inventory Form and includes locational data, site description, site history, and a field assessment of the building's eligibility to be listed as Local Landmark by the City of Fort Collins and for listing on the NRHP. In addition, properties were evaluated for their contributing or non-contributing status to a potential Landmark Historic District or potential National Register Historic District.

All property forms are available for review upon request. Please contact City of Fort Collins Historic Preservation Services (preservation@fcgov.com).

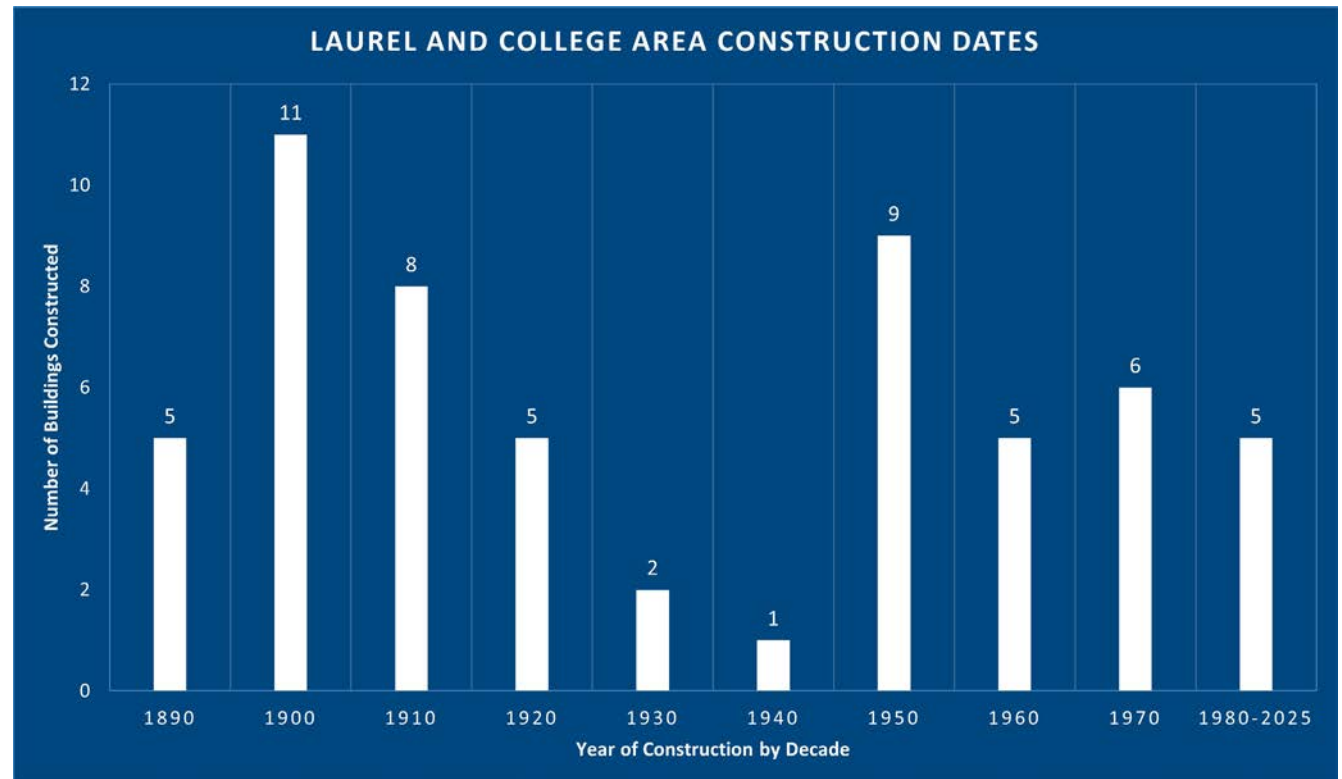
Results

Forty-eight historic resources were documented for this project, including a mixture of residential and commercial uses. Construction dates for these properties range across three centuries, from c. 1894-2004. Almost half of the buildings that remain standing in this area date from two distinct decades: 1900-1909 and 1950-1959. Surprisingly, three pre-1900 buildings remain extant along with four additional buildings constructed at or around the turn of the twentieth century.

As expected for buildings constructed between the 1890s and early 2000s, they display a wide range of construction types and architectural styles from simple hipped roof boxes to twenty-first century commercial techniques. Buildings dating to the early twentieth century represent the variety of styles popular in Colorado at that time including Bungalows, Classic Cottages, Art Moderne, Colonial Revival, Mediterranean-Revival, and Foursquares. Three apartment buildings in the area are Modern Movement in style and five other Modern Movement commercial properties are present. The surveyed area also supports five houses with commercial additions. The high concentrations of Modern Movement style and homes with commercial additions underscores the area's dramatic transition from residential to commercial in the mid-twentieth century.



Both 616 S. Mason (left) and 522 S. College (right) were constructed prior to 1900; both have been modified.



Laurel and College Survey Architectural Styles and Forms



Classical Revival / Foursquare
504 & 506 S. College Ave.
1905



Art Moderne
605 S. College Ave.
1939



Usonian
530 S. College Ave.
1964



Tudor Revival
608 S. College Ave.
1946



House with Commercial Addition
120 W. Laurel St.
1916 (1956 addition)



Edwardian / Classic Cottage
609 S. College Ave.
1901

One of the most significant themes revealed by the survey involves the transition of this area from mostly residential to mostly commercial in the mid-century period. As the student and city population rose after WWII, many residential properties transitioned to or incorporated commercial and retail uses. Twenty-five of the forty-eight surveyed properties either converted entirely to commercial or added a commercial use in addition to residential uses between 1950-1975. Several other properties inside the survey area, but not studied as part of this project, also made this transition. Only four residential properties were completely demolished for new commercial uses in that twenty-five-year period. This is not to say that older residences were not removed during this time period, but instead indicates that most residential properties had a period of mixed residential and commercial use prior to demolition.

Mixed-use properties were found on every block in the survey area and the mixed use was accomplished in several different ways. Some buildings supported both residential and commercial use within the original residential footprint. Robert and Ruth Widdows, for example, resided at 504 S. College and operated Widdows Sew-Vac from the first floor of their duplex; their next-door neighbor, Trevor Hayes, also lived and operated the Trevor Gift Shop from the first floor of his half of the duplex. Many other sites added a single-story addition to the front of their residences to add the new use; the area has a particular concentration of

extant Houses with Commercial Additions. A few residential properties constructed a separate commercial building on their lot, typically between the residence and the street. Single-story commercial buildings were erected in front of older residences at 510 S. College, 528-530 S. College, and 630-640 S. College. The homes were later demolished leaving only the extant commercial buildings.

Seventeen properties were found eligible to be listed as City Landmarks. These properties are significant for their association with events and trends, important people, and for their architecture or building type, representing the City of Fort Collins' Significance Standards 1, 2, and 3 (see Appendix A for a complete list).

In general, properties eligible for local landmarking under Significance Standard 1 were found to illustrate trends of community development and commerce in Fort Collins. Several properties are associated with the early twentieth century expansion and increased population of the city due to the establishment of the sugar beet factory (500-502 S. College; 522 S. College). The city's mid-century expansion is also represented by four Landmark eligible properties that represent both the growth of commerce along the West Laurel corridor (120 W. Laurel and 122-124 W. Laurel) and the increased construction of apartment buildings around the campus area (109 and 113 W. Myrtle).

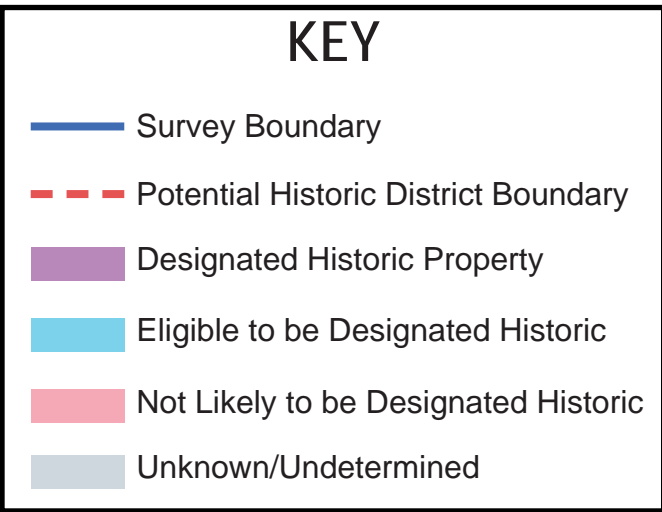
Two properties were found to be eligible for

listing as local landmarks under Significance Standard 1 for their association with local Asian American history. Chris Eala operated a musical instrument repair shop at 122-124 W. Laurel from 1954-1967. Eala immigrated from the Philippines prior to the 1940s and was active with Filipino Baranggay, a Filipino student organization established in 1964. Choko Oshima, born in Japan, first opened her East-West Cultural Center at 619 S. College in 1970; the store later moved to 203 W. Myrtle where it operated until 2015.

Four properties were found eligible for local landmarking due to their association with significant persons. An early real estate developer, James Brown, is associated with the construction and subsequent rental of the high-style Colonial Revival (as defined by the Colorado SHPO) duplexes at 500-502 S. College and 504 S. College. An office building to the south at 530 S. College is eligible for its Usonian architecture and for its association with John Nicol, a realtor who helped to establish and chaired the City's Planning and Zoning Commission in 1953. Lastly, 628 S. College is significant for its association with Peter Lahdenpera, a three-time Olympian who opened an alpine ski shop in Fort Collins in the 1960s.

Under Significance Standard 3, thirteen properties were found eligible for listing as local landmarks. These properties represent the works of locally significant builders and architects including Edson Cole (500-502 S.

City staff recommends four properties eligible to be listed on the National Register of Historic Places; all four are recommended eligible as excellent examples of their architectural style or building type under Criterion C. The buildings represent the Usonian, Colonial Revival (as per SHPO classifications), and Mediterranean Revival architectural styles.



Potential Local Landmark District

Although no potential National Register Historic Districts were found during the survey process, the potential for a local landmark historic district does exist along W. Laurel and S. Mason Streets. Between 1950-1975, ten properties made dramatic changes to their buildings in response to the significant expansion of the CSU student population and the development of a new, competing commercial corridor along W. Elizabeth Street (see map on page 36). These properties underwent significant remodels or expansions, converted from residences to commercial storefronts, and in one case, a residence was demolished and replaced with a new commercial building. This is one of the only places within the city where this residential-to-commercial conversion pattern occurred at this scale and has survived into the present day. These adaptations stand out especially when compared to the other commercial corridor associated with the expansion of CSU in the 1960s, near the intersection of W. Elizabeth Street and S. Shields Street, which was newly built in the mid-1960s.

The potential historic landmark district is eligible for listing under Significance Standard 1 in the area of Community Planning and Development. Between 1950-1975, five properties in the potential historic district converted from residential to commercial or mixed-use functions. Steve and Emma Shirley moved their business, Campus Jewelry, to the enclosed porch of their home at 120 W. Laurel in 1950; in 1956, they added a single-story commercial addition to the front of and continued to operate Campus Jewelry from the addition while they lived in the rear portion.

The residence at 130 W. Laurel supported both commercial and residential functions from 1963-1969 when it was demolished and replaced with a new commercial building; Ram's Bookstore in 1970. Just to the north, a multi-unit residence at 634 S. Mason changed to a commercial storefront selling used bicycles in 1971. The large two-story residence at 202 W. Laurel converted to commercial use in 1959; in 1974 a single-story addition to the south and east significantly expanded the commercial space then occupied by Lee's Cyclery. A smaller home to the west at 204 W. Laurel converted to commercial when Poor Richard's Calculator Company opened in 1975. And in 1969, a home at 212 W. Laurel converted to support a bank; a large addition in 1970 added four drive-thru lanes.

Only one commercial building was newly constructed during the period of significance. The owners of 120 W. Laurel subdivided their parcel in the mid-1940s, selling off the empty space at the north end to Al Pennock in 1945. Pennock had a concrete block building constructed in the early 1950s and in 1952, opened Al Pennock's Electric Motor Service at 120½ W. Laurel.

Three properties within the potential historic district were already functioning as commercial spaces in 1950; these three properties underwent significant remodels or added large additions during the period of significance. Half of the duplex at 122-124 W. Laurel converted to commercial use in 1940 when the Colorado State Book Store opened in that space. A single-story addition added to the front in 1956 allowed the east unit to

operate as both Kyle's Music Company and as a residence for Ralph Easterling and his family. Next door, the small frame building at 126 W. Laurel housed a barber shop for more than thirty years; in 1960 it converted to a record sales shop, and in 1962, a significant addition more than doubled the size of the store. A laundromat to the west at 128 W. Laurel constructed a new façade in 1966 and subdivided the space into two separate businesses – one for the Laurel Shirt Laundry and the other for the Spoofer Shop, a screen-printing company.

Many of these new commercial enterprises situated their expansion or construction in direct relation to the expanding student population. Almost every business advertised in the university's newspaper, *Rocky Mountain Collegian*. The new branch of First National Bank in the remodeled home at 212 W. Laurel noted their new office would be "a new convenience for neighborhood residents, businesses, CSU students and faculty." Campus Jewelry, the Aggie Barbershop, and Ram's Bookstore took a more direct approach to catching the attention of university students.

Potential Local Landmark District Sites

The buildings below were altered between 1950-1975 in response to a increasing student population at Colorado State University. Properties in **red** would **not contribute** to the potential landmark historic district (see summary table on page 45).

1. 634 S. Mason St.

For more than sixty years, the building at 634 S. Mason served as a residence; it was converted to commercial use in 1971.



retail establishment in 1940. A single-story section was added to the front of the building in 1956, and that year the east unit (122 W. Laurel) began to support both commercial and residential functions.

2. 120 ½ W. Laurel St.

This lot at the center of the block was subdivided from 120 W. Laurel in the 1940s. On it, Al Pennock constructed a small building to serve as his electric repair shop. The building has been significantly modified and would not contribute to a historical district.



5. 126 W. Laurel St.

A small frame building constructed c. 1910 housed a barber shop on this site for more than thirty years. In 1962, Bach or Rock owner Dr. Claude Henry added a significant addition to the front that nearly doubled the size of the store; the addition was remodeled in 1974 to appear more similar to the building to the west.



and replaced with a new commercial building in 1970. That site was remodeled in 2013 and would not contribute to a historic district.

8. 202 W. Laurel St.

The large two-story residence at 202 W. Laurel converted to commercial use in 1959. A single-story addition along the sidewalk to the south and east was built in 1974. The building was remodeled in the 2000s and would not contribute to a historic district.



3. 120 W. Laurel St.

Constructed as a single-unit residence in 1916, this building operated as a boarding house in the 1920s and 1930s. Steve and Emma Shirley purchased the home in 1950 and operated their business, Campus Jewelry, from the front porch; they added a single-story addition to the front in 1956.



6. 128 W. Laurel St.

A frame building on this lot was used as a residence for a short time in the early twentieth century before it became a confectionary in 1919. Multiple additions were built in the 1930s, 1940s, and 1950s. A new façade was constructed in 1966; it was slightly altered in 1974.



9. 204 W. Laurel St.

Built in the 1910s, this residence was converted to a commercial space in 1975; it was first occupied by Poor Richard's Calculator Company. This change likely included the removal of the front porch and the addition of the concrete ramp.



4. 122-124 W. Laurel St.

Originally built as a duplex in 1916, the west unit (124 W. Laurel) converted to a



7. 130 W. Laurel St.

A small home was constructed here c.1906. It was demolished in 1969



10. 212 W. Laurel St.

Originally constructed as a residence c. 1894, the building was extensively remodeled in 1969 to serve as a bank. The four-lane drive-thru was constructed in 1970.





Recommendations

Support and Inform Development

- Under City Code, local landmarks or properties that are eligible to be listed as local landmarks are subject to review of proposed exterior alterations and must be preserved, adaptively reused and incorporated into future development (see Land Use Code Section 5.8.1).
- Current and historic images documented as part of this project will be used for future design compatibility projects between proposed developments and existing historic resources.

Share Findings

- The survey results will be made available to all property owners and interested parties. This information will be kept on file with Historic Preservation Services to be used in future research and adaptive reuse projects.
- A digital copy of the report will be published on the city's website and made free for download.
- Relevant information about Fort Collins people and places uncovered in this project will be added to the City's Full Story Fort Collins educational materials.

Nominate Eligible Properties

- This project found seventeen properties individually eligible for local landmarking, a potential landmark district, and four properties eligible for listing on the National Register of Historic Places. The City recommends these sites be officially designated at their respective levels. See Appendix B for a list of eligible properties.
- Designation as a local landmark is a voluntary process with benefits and obligations. Local landmarks are eligible for financial incentives and are protected from demolition. All exterior alterations are reviewed to ensure the site's historic character remains intact. For more information on local landmarks and the benefits of designation visit Appendix A or the [Historic Preservation Services website](#).
- Under City Code, a Fort Collins landmark or landmark district designation process may be initiated by property owners, three or more city residents, a member of City Council, or by motion of the Historic Preservation Commission.



City of Fort Collins Historic Review Sign.

Bibliography

Colorado State University. "Factbook 2024-2025: Colorado State University by the Numbers." 2025. https://www.ir.colostate.edu/wp-content/uploads/sites/21/2025/01/FactBook_FY25_for_Web.pdf

Coloradoan

"First National Builds." *Coloradoan*, September 7, 1969, pg 21.

"City Council Refuses Garage Building Permit." *Coloradoan*, August 19, 1926, pg 1.

Express

"H. B. Cave..." *Express*, March 4, 1903, pg 7.

Express-Courier

"Questions of Business Blocks Near College is Involved in Garage Plan." *Express-Courier*, August 18, 1926, pg 1.

Fleming, Barbara. "Early Greek Life at CSU," *Coloradoan*, March 29, 2015, <https://www.coloradoan.com/story/news/2015/03/30/early-greek-life-colorado-state-university-fort-collins/70642792/>.

Hansen, James E., Gordon A. Hazard, and Linda M. Meyer. "CSU's Sense of Place: A Campus History of Colorado's Land-Grant University". Fort Collins, CO: Colorado State University, 2018, <https://libguides.colostate.edu/c.php?g=1186582&p=8825856>.

Rocky Mountain Collegian

"Remarks." *Rocky Mountain Collegian*, Vol. 22, No. 10, November 15, 1912, pg 7.

"What's The Use." *Rocky Mountain Collegian*, Vol 22, No 27, March 28, 1913, pg 3.

Appendix A

Resources for Owners of Landmark or Landmark-Eligible Properties

What is a Local Landmark?

The Fort Collins City Code provides certain requirements and opportunities for places in the community (buildings, structures, objects, and sites) that are associated with important stories and people from our local history, our diverse cultural and social groups, and our historic architecture. These places are collectively labeled as “Historic Resources” in our code.

Although all of those places tell important stories from our past, only some are protected as Fort Collins Landmarks. These can be either single properties or a collection of properties known as a “Historic District.” Places that help tell the story of a Historic District are considered “contributing” to that district. A historic landmark is a place (site, building, object, or area) officially recognized as important to Fort Collins history by formal City Council action.

Historic Landmarks are designated under one or more of the four Significance Standards:

1. Resource is associated with a specific event or pattern of events that has made a recognizable contribution to the broad pattern of history in our community, state, or nation

2. Resource is associated with the lives or persons or groups of persons who have made significant contributions to the community, state, or nation

3. Resource embodies the identifiable characteristics of a type or period of architecture, or represents the work of an important craftsman or architect.

4. Resource has yielded or may be likely to yield information important to our understanding of history or prehistory.

Does my project need review?

Exterior work on designated properties requires historic preservation review, as does building-permitted exterior work on any non-single unit residential property that is eligible to be a local landmark. Proposed construction near a historic or older building may also need to be reviewed by Historic Preservation staff. Find more [information online](#) or contact staff to learn more or begin the required processes.

What are the benefits?

Landmark properties in Fort Collins qualify for several financial support programs, including the City of Fort Collins’s zero-interest Landmark Rehab Loans and Design Assistance Program mini grants for project planning. The State of Colorado also offers income tax credits for rehab projects.

For more information about the benefits and obligations of local landmarking contact city staff at preservation@fcgov.com or 970-224-6078.

Appendix B

Reference Tables

Fort Collins Historic Resources are eligible for Local Landmark designation under one or more of four Significance Standards. Resources associated with a specific event or pattern of events that has made a recognizable contribution to the broad pattern of history in our community, state, or nation are eligible under Standard 1. Resources associated with the lives or persons or groups of persons who have made significant contributions to the community, state, or nation are eligible under Standard 2. Resources that embody the identifiable characteristics of a type or period of architecture, or represent the work of an important craftsman or architect are eligible under Standard 3. Resources that yield or may be likely to yield information important to our understanding of history or prehistory are eligible under Standard 4.

Properties eligible for listing on the National Register of Historic Places (NRHP) must be significant in one or more of the four Criteria for Evaluation. Properties eligible for their association with historic events are listed under Criterion A. Properties eligible for association with a significant individual are listed under Criterion B. Sites that embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values are listed under Criterion C. Properties that have yielded or may yield information important to history or prehistory are listed under Criterion D.

Table 1: Survey Log organized by address

Address	SITS#	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
105 E. Myrtle St.	5LR.2965	Two Bit Barber Shop	1961		
109 E. Laurel St.	5LR.2665	Thai Pepper	1922	1, 3	
109 W. Myrtle St.	5LR.12783/5LR.8177	University Manor	1960	1, 3	
112 E. Laurel St.		Scissors and Sinners			
113 W. Myrtle St.	5LR.8178	Mosher Manor	1964	1, 3	
116 W. Laurel St.	5LR.7653	Laurel Street Emporium	1930	3	C
120 W. Laurel St.	5LR.7654	RamaMama	c. 1916	1, 3	
120.5 W. Laurel St.		Alleycat Coffee House	1952		
122-124 W. Laurel St.	5LR.7655	Pickle Barrel	c. 1916	1, 3	
126 W. Laurel St.	5LR.7656	Pizza Casbah	c. 1912		
128 W. Laurel St.	5LR.7656	Raska	c. 1908		
130-140 W. Laurel St.	5LR.7657	Backdoor Grill	1969		
203 W. Myrtle St.		Magnetic Tattoo	c. 1900	1	
204 W. Laurel St	5LR.7659	Screamin Peach Administrative Office	c. 1920		
500 S. College Ave.	5LR.1503	Hoover and Hochstetler Property	1905	2, 3	C

Address	SITS#	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
504 S. College Ave.	5LR.1504	Tippethree and TippeCanoe Office Building	1905	2, 3	C
510 S. College Ave.	5LR.2272	Big City Burrito	1951		
514 S. College Ave.	5LR.2273	Up'N Smoke; Get Plattered	1952		
516 S. College Ave.	5LR.2274	Horsetooth Stem and Roots	1972		
522 S. College Ave.	5LR.1505	522 S. College Residences	c. 1894	1	
526 S. College Ave.	5LR.1506	Songbyrd Records; R.M.P. Management; W. J. Frick Office	1927	1	
530 S. College Ave.	5LR.2275	Nichol Building	1964	2, 3	C
602 S. College Ave.	5LR.2276	Covenant Tattoo	1952		
604 S. Mason St.		Mason Street Station	1977		
615 S. Mason St.		Stu Haus	1973		
616 S. College Ave.	5LR.7929	Verizon Wireless	2004		
616 S. Mason St.		HBC Mason LLC Property	c. 1894		
619 S. College Ave.	5LR.7257	The Music District	1974		
622 S. College Ave.	5LR.2278	Los Tarascos	1898		
622 S. Mason St.	5LR.7930	HBC Mason LLC Property	c. 1919		
624-626 S. College Ave.	5LR.2279	Thai Station	1951		
625 S. Mason St.		Match Ups	1980		
628 S. College Ave.	5LR.2280	Tribal Rites Tattoo	1968	2	
628 S. Mason St.	5LR.7932	Kitscher Property	1919		
630 S. Mason St.	5LR.7933	Mason Rails Inc. Property	c. 1919		
632 S. Mason St.		Mayor of Old Town	1988		
633 S. College Ave.	5LR.1563	Music District	1916		
634 S. Mason St.	5LR.7935	Wellmart; Ice Cold Tattoos	c. 1900		
634-640 S. College Ave.	5LR.2281	Crazy King Burrito; D.P. Dough; Familia Tattoo; Screaming Peach; Market Skate Shop	1958	3	
635 S. Mason St.		CSA I LLC Property	1901	3	
639 S. College Ave.	5LR.1512	Music District	1905	1	
642 S. College Ave.	5LR.2282	Colorado Room	1973		

Address	SITS#	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
644-646 S. College Ave.	5LR.2283	Wild Side Smoke Shop; Insomniac Cookies	1903		
647-649 S. College Ave.	5LR.7259	Chipotle; College Café; Half Fast Subs	1922		
648-650 S. College Ave.	5LR.2284/5LR.3694/5LR.2374	Noodles and Company; Cheba Hut	1903		
700 S. College Ave.	5LR.2285	Laurel Street Shops	1959		
706-714 S. College Ave.	5LR.2286/5LR.2287	Viale Collegio	2003		
730 S. College Ave.	5LR.2291	Book Ranch	1954	3	

Table 2: Survey Log organized by SITS#

SITS#	Address	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
5LR.12783/5LR.8177	109 W. Myrtle St.	University Manor	1960	1, 3	
5LR.1503	500 S. College Ave.	Hoover and Hochstetler Property	1905	2, 3	C
5LR.1504	504 S. College Ave.	Tippethree and TippeCanoe Office Building	1905	2, 3	C
5LR.1505	522 S. College Ave.	522 S. College Residences	c. 1894	1	
5LR.1506	526 S. College Ave.	Songbyrd Records; R.M.P. Management; W. J. Frick Office	1927	1	
5LR.1512	639 S. College Ave.	Music District	1905	1	
5LR.1563	633 S. College Ave.	Music District	1916		
5LR.2272	510 S. College Ave.	Big City Burrito	1951		
5LR.2273	514 S. College Ave.	Up'N Smoke; Get Plattered	1952		
5LR.2274	516 S. College Ave.	Horsetooth Stem and Roots	1972		
5LR.2275	530 S. College Ave.	Nichol Building	1964	2, 3	C
5LR.2276	602 S. College Ave.	Covenant Tattoo	1952		
5LR.2278	622 S. College Ave.	Los Tarascos	1898		
5LR.2279	624-626 S. College Ave.	Thai Station	1951		
5LR.2280	628 S. College Ave.	Tribal Rites Tattoo	1968	2	
5LR.2281	634-640 S. College Ave.	Crazy King Burrito; D.P. Dough; Familia Tattoo; Screaming Peach; Market Skate Shop	1958	3	

SITS#	Address	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
5LR.2282	642 S. College Ave.	Colorado Room	1973		
5LR.2283	644-646 S. College Ave.	Wild Side Smoke Shop; Insomniac Cookies	1903		
5LR.2284/5LR.3694/5LR.2374	648-650 S. College Ave.	Noodles and Company; Cheba Hut	1903		
5LR.2285	700 S. College Ave.	Laurel Street Shops	1959		
5LR.2286/5LR.2287	706-714 S. College Ave.	Viale Collegio	2003		
5LR.2291	730 S. College Ave.	Book Ranch	1954	3	
5LR.2665	109 E. Laurel St.	Thai Pepper	1922	1, 3	
5LR.2965	105 E. Myrtle St.	Two Bit Barber Shop	1961		
5LR.7257	619 S. College Ave.	The Music District	1974		
5LR.7259	647-649 S. College Ave.	Chipotle; College Café; Half Fast Subs	1922		
5LR.7653	116 W. Laurel St.	Laurel Street Emporium	1930	3	C
5LR.7654	120 W. Laurel St.	RamaMama	c. 1916	1, 3	
5LR.7655	122-124 W. Laurel St.	Pickle Barrel	c. 1916	1, 3	
5LR.7656	126 W. Laurel St.	Pizza Casbah	c. 1912		
5LR.7656	128 W. Laurel St.	Raska	c. 1908		
5LR.7657	130-140 W. Laurel St.	Backdoor Grill	1969		
5LR.7659	204 W. Laurel St	Screamin Peach Administrative Office	c. 1920		
5LR.7929	616 S. College Ave.	Verizon Wireless	2004		
5LR.7930	622 S. Mason St.	HBC Mason LLC Property	c. 1919		
5LR.7932	628 S. Mason St.	Kitscher Property	1919		
5LR.7933	630 S. Mason St.	Mason Rails Inc. Property	c. 1919		
5LR.7935	634 S. Mason St.	Wellmart; Ice Cold Tattoos	c. 1900		
5LR.8178	113 W. Myrtle St.	Mosher Manor	1964	1, 3	
	112 E. Laurel St.	Scissors and Sinners			
	120.5 W. Laurel St.	Alleycat Coffee House	1952		
	203 W. Myrtle St.	Magnetic Tattoo	c. 1900	1	
	604 S. Mason St.	Mason Street Station	1977		
	615 S. Mason St.	Stu Haus	1973		
	616 S. Mason St.	HBC Mason LLC Property	c. 1894		

SITS#	Address	Property Name	Construction Date	Local Eligibility	NRHP Eligibility
	625 S. Mason St.	Match Ups	1980		
	632 S. Mason St.	Mayor of Old Town	1988		
	635 S. Mason St.	CSA I LLC Property	1901	3	

Table 3: Properties within the potential Local Landmark Historic District. See property descriptions and map on pages 36-37.

SITS#	Address	Property Name	Local Landmark District
5LR.7654	120 W. Laurel St.	RamaMama	Contributing
	120.5 W. Laurel St.	Alleycat Coffe House	Non-Contributing
5LR.7655	122-124 W. Laurel St.	Pickle Barrel	Contributing
5LR.7656	126 W. Laurel St.	Pizza Casbah	Contributing
5LR.7656	128 W. Laurel St	Raska	Contributing
5LR.7657	130-140 W. Laurel St.	Backdoor Grill	Non-Contributing
5LR.7658	202 W. Laurel St.	Trek	Non-Contributing
5LR.7659	204 W. Laurel St.	Screamin Peach Administrative Office	Contributing
	212 W. Laurel St.	Rainbow	Contributing
5LR.7935	634 S. Mason St.	Wellmart; Ice Cold Tattoos	Contributing