

**A CULTURAL RESOURCES INVENTORY
OF
THE OLD FORT SITE,
FORT COLLINS, COLORADO**



**Prepared for
The City of Fort Collins Advance Planning Department**

Prepared by

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1.0. INTRODUCTION

This report presents the results of an intensive level inventory and evaluation of approximately 35 historical resources in the “Old Fort Site,” an area located directly northeast of Old Town Fort Collins that contained the frontier military post established in the 1860s to guard the Overland Trail. The Old Fort Site is roughly bounded by North College Avenue on the west, Jefferson Street/Riverside Avenue on the southwest, and the Cache la Poudre River on the northeast (Figure 1).

The survey was completed in 2001 for the City of Fort Collins Advance Planning Department by Entranco (formerly Balloffet-Entranco). Jason Marmor, Cultural Resources Specialist for Entranco, served as Principal Investigator and author of this report. Robert LeClair, GIS Coordinator for Entranco, created the maps accompanying the report and inventory forms. The project was managed and coordinated by Timothy Wilder, City Planner for the City of Fort Collins Advance Planning Department.

This report is a product of the Old Fort Site Cultural Survey Project, sponsored by the City of Fort Collins Advance Planning Department. Other project products include a narrative historic context and a series of historical development maps of the Old Fort Site created with the aid of Geographic Information Systems (GIS) technology.

The project is associated with the *Downtown River Corridor Implementation Program*, adopted by the Fort Collins City Council in July, 2000. Its primary objective is to provide detailed information regarding the types, distribution, and importance of historical resources within the Old Fort Site. Historical resources include extant buildings and structures as well as historic archaeological remains such as building foundations and trash deposits associated with the original military post.

Included in the report is information about the environmental setting of the project area, file search results, research design, methodology, and significance evaluation criteria applied to the inventoried properties. The report also presents detailed descriptions, historical information, and significance statements for each inventoried property. The report concludes with recommendations concerning the identification and evaluation of archaeological sites and features within the Old Fort Site, along with historic preservation recommendations for its extant historical buildings and structures.

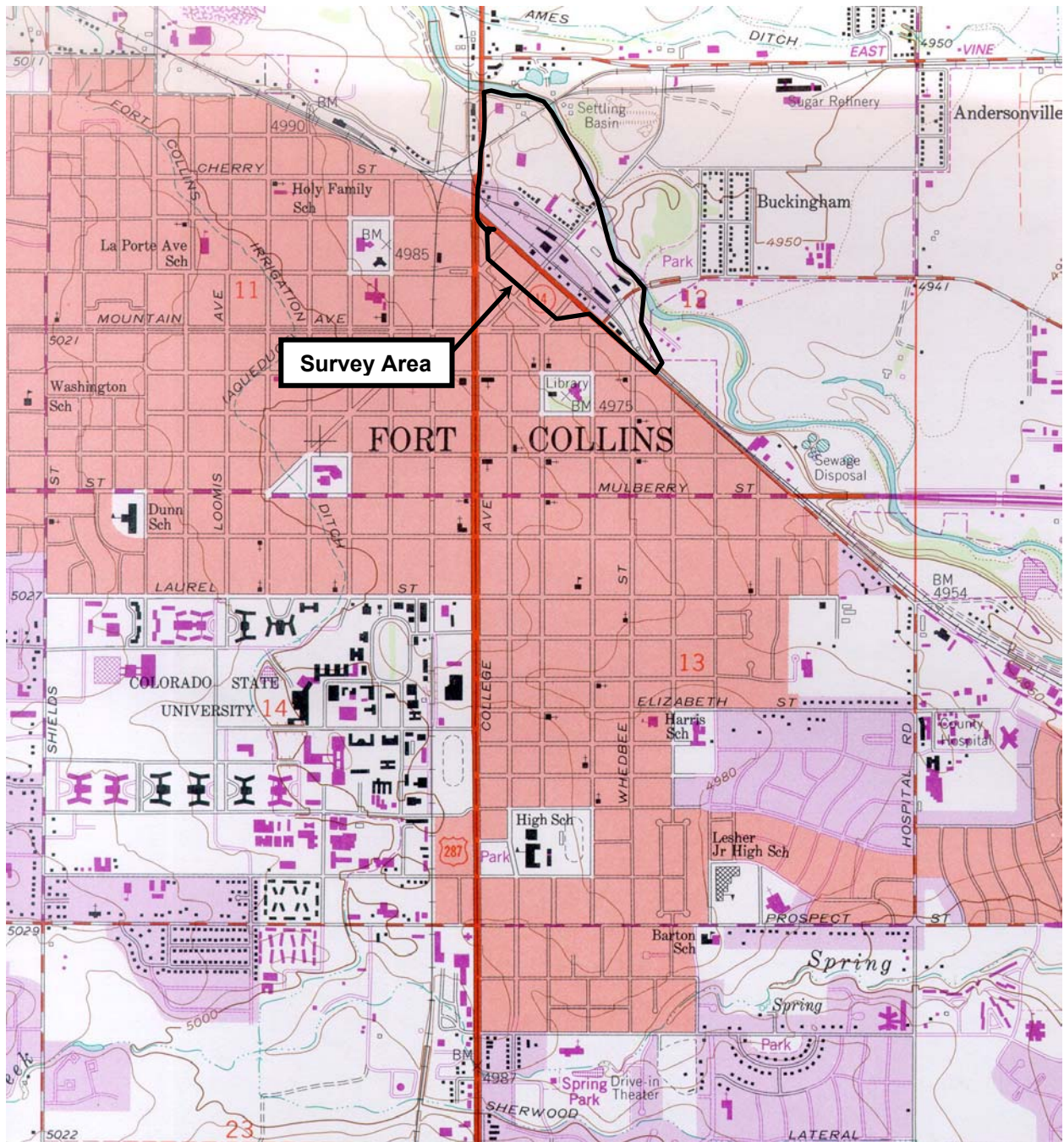


Figure 1. The Old Fort Site Study Area

2.0. ENVIRONMENTAL SETTING

The Old Fort Site study area is an irregular-shaped area located adjacent to the Cache la Poudre River in the City of Fort Collins, Colorado. The project area occupies approximately 82 acres, and lies primarily within Section 12 of Township 7 North, Range 69 West of the 6th Principal Meridian. One inventoried property (232 E. Vine Street) is located in Section 1 of the same township.

The project area occupies a relatively level stream terrace in the floodplain of the Cache la Poudre River. Elevations range from 4950-4975 ft. above mean sea level (MSL). The project area environment has been greatly altered by urban and industrial development occurring over a period of nearly 140 years, including the construction of several railroad lines through the area in the late 19th and early 20th centuries. Very little, if any, native vegetation exists in the area, although some deciduous trees such as cottonwoods grow along the river banks as well as in a residential area on the northeast side of Willow Street. For the most part, however, the old Fort Site is relatively barren of vegetation.

The Old Fort Site is bordered by three busy city streets, including Jefferson Street, College Avenue, and Lincoln Avenue. In contrast, streets within the area are relatively primitive. Willow Street, for example, is offset across Linden Street and is pocked by potholes.

The study area presently contains a mix of industrial, railroad, commercial, residential, and public land uses. Monumental industrial facilities visually dominate the built environment, including several grain elevators on Willow Street, Linden Street, and Lincoln Avenue. The tall Ranch-Way Feeds elevator (546 Willow Street) and the four story Harmony Mill building (131 Lincoln Avenue) are distinctive visual landmarks. Another major industrial facility is the old Fort Collins Power Plant (430 N. College Avenue), a massive, multi-story brick structure placed in a park-like setting at the north end of the study area. The large, brick, factory building at 401 Pine Street occupied until recently by the Giddings Machine Company, is another major industrial feature in the old Fort Site. Additionally, two concrete companies are located within the Old Fort Site, including the Keifer Concrete office and equipment yard between Lincoln Avenue and Linden Street, and the Aggregate Industries (formerly Poudre Pre-Mix) batch plant located on the southeast side of Linden Street near the Cache la Poudre River.

Abandoned and active railroad lines and sidings traverse the area in a northwest-southeast alignment, although some of the early tracks along Willow Street and the siding that served the grain elevator at 359 Linden Street have been removed. The only active rail line is the Union Pacific track running parallel to Riverside Avenue, and an associated siding track serving the Ranch-Way Feed mill. Other railroad-related features in the Old Fort Site include the substantial, brick, Union Pacific passenger and freight depots at 200 Jefferson Street and 350 Linden Street, respectively.

Commercial land uses in the Old Fort Site includes a row of historic, two story, brick commercial buildings fronting on Jefferson Street, between Chestnut and Pine Streets. A number of scattered commercial enterprises are located on the northeast side of Jefferson Street, including the Sears-Trostel Lumber Yard (351 Linden Street), the Northern Colorado Feeders Supply store (359 Linden Street), A Classic Touch motorcycle repair shop (300 N. College Avenue), El Burrito restaurant (400-404 Linden Street), and a home furnishings store called South-by-Southwest, located at 119 E. Lincoln Avenue. Most of these commercial ventures represent adaptive reuse of buildings that originally served other purposes. Another example is the Harmony Mill at 131 Lincoln Avenue, a grain mill which was converted into a professional office building in the late 1990s.

A dwindling number of modest dwellings are concentrated in an area north of the intersection of Linden and Willow Streets, including Pine Street and Poudre Street. Two more small wood frame dwellings – all that remains of a longer row of historic houses - are located on the northeast side of Willow Street, towards the north end of the Old Fort Site. Another, old brick house is now attached to the El Burrito restaurant on Linden Street.

Public facilities within the Old Fort Site included a municipal recreation complex called the Northside Aztlan Center, located on the north side of Willow Street near its junction with College Avenue, and a small landscaped park (Jefferson Street Park) located along Jefferson Street, between Linden Street and the former Union Pacific passenger depot.

A substantial portion of the Old Fort Site is vacant land formerly occupied by industrial facilities and dwellings. The largest vacant area is located on the southwest side of Willow Street, northwest of Linden Street and extending nearly to College Avenue.

3.0. HISTORIC CONTEXTS

The history of the Old Fort Site was divided into seven distinct sub-contexts:

- Camp Collins and the Fort Collins Military Reservation, 1864-1867
- Initial Post-Abandonment Activity in the Old Fort Site Area, 1867-1871
- The Fort Collins Town Site and Early Community Development in the Old Fort Site Area, 1872-1902
- The Sugar Beet Industry Stimulates Development and Urban Growth, 1902-1910
- The Union Pacific Railroad Transforms the Old Fort Site Area, 1910-20
- Mixed Uses, 1920-1945
- Post-World War II Land Use in the Old Fort Site Area

The time span and thematic orientation of these sub-contexts were based upon major events or patterns of events that helped shape the physical and social history of the study area. These historic periods are discussed in detail in a separate document produced for this project, titled “Historical Contexts for the Old Fort Site, Fort Collins, Colorado, 1864-2002.”

4.0. FILE SEARCH RESULTS

A file search for T7N, R69W, Section 12 was completed by the Colorado Historical Society/ Office of Archaeology and Historic Preservation on June 4, 2001. A total of 165 cultural resources have been identified within this one square mile area; however, of these only 29 properties occur within the Old Fort Site. Twelve (12) of these sites have been previously evaluated as contributing elements of the Old Town Fort Collins Historic District (5LR462), a portion of which extends into the Old Fort Site. Summary data about these properties, including addresses, site numbers, property types, recorder, year recorded, and eligibility status, are listed in Table 1. Site locations are shown on Figure 2. It should be noted that two of these sites – the Botsford House at 312 Poudre Place (5LR1560) and the Blanco Residence at 412 Pine Street (5LR2051) – have been razed and no longer exist.

A variety of previous cultural resource investigations have been conducted within the Old Fort Site. These include the following survey projects, listed in chronological order:

- In 1977, Anne Ostrye, Molly Shaw, and Lee Behrens of Colorado State University prepared a National Register nomination for the Old Town commercial district. The Old Town Fort Collins Historic District was officially added to the National Register of Historic Places on August 2, 1978. This district extends across Jefferson Avenue into a portion of the Old Fort Site, and includes the Union Pacific passenger and freight depots (200 Jefferson Street and 350 Linden Street), the Carl Trostel Lumber Yard (351 Linden Street); the Poudre Valley Elevator Company complex (359 Linden Street), as well as 316 Jefferson Street (now housing the Open Door Mission).
- In 1991, Sally Peach of the Colorado Department of Highways completed a Class III intensive-level survey for proposed replacement of the College Avenue bridge over the Cache la Poudre River. The study, which yielded negative results, was required for this federally-assisted undertaking in order to comply with Section 106 of the National Historic Preservation Act.
- In 1992, Front Range Research Associates completed an intensive-level survey of approximately 100 selected properties, including at least two in the Old Fort Site. The survey was sponsored by the City of Fort Collins Advance Planning Department, and was conducted in conjunction with development of narrative historic contexts for Residential Architecture and Central Business District Development.
- In 1994, Cultural Resource Historians completed a reconnaissance survey as well as a narrative historic context document pertaining to “Agriculture in the Fort Collins Urban Growth Area,” on behalf of the City of Fort Collins Planning Department and Fort Collins Landmark Preservation Commission. Properties

MAP #	ADDRESS	SITE NO.	SITE TYPE	DATE	RECORDER	NRHP ELIGIBILITY
1	300 N. College Ave.	5LR1502	McMillan Transfer & Storage	1992	FRRA*	Field Eligible
2	430 N. College Ave.	5LR1495	Ft. Collins Municipal Power Plant	1994	CRH**	Officially Eligible
3	200 Jefferson St.	5LR462.12	Union Pacific Passenger Depot	1977/1982	CSU	Contrib. To NRHP District
4	209-217 Jefferson St.	5LR462.13	207-17 Jefferson Bldg.	1977/1982	CSU	Contrib. To NRHP District
5	221-227 Jefferson St.	5LR462.14	221-227 Jefferson Bldg.	1977/1982	CSU	Contrib. To NRHP District
6	229 Jefferson St.	5LR462.15	229 Jefferson Bldg.	1977/1982	CSU	Contrib. To NRHP District
7	235 Jefferson St.	5LR462.16	235 Jefferson Bldg.	1977/1982	CSU	Contrib. To NRHP District
8	243 Jefferson St.	5LR462.17	243 Jefferson Bldg.	1977/1982	CSU	Contrib. To NRHP District
9	363 Jefferson St.	5LR2005	Schneidmiller Machine Shop/Woodward Governor Co., etc.	1996	Retrospect	Field Not Eligible
10	Lincoln Ave. Bridge	5LR1814	Lincoln Avenue Bridge	1994	CRH	Field Not Eligible
11	119 Lincoln Avenue	5LR1900	Rocky Mtn. Grain & Coal Co.	1995	CSU	Officially Needs Data
12	131 Lincoln Avenue	5LR1544	Harmony Mill	1992	FRRA	Listed on NRHP 1995
13	235 Linden St.	5LR462.22	235 Linden Bldg.	1977/1982	CSU	Contrib. To NRHP District
14	247-253 Linden ST.	5LR462.21	247-253 Linden Bldg.	1977/1982	CSU	Contrib. To NRHP District
15	259 Linden St.	5LR462.20	259 Linden Bldg.	1977/1982	CSU	Contrib. To NRHP District
16	261 Linden St.	5LR462.3	Stovers City Drug	1977/1982	CSU	Contrib. To NRHP District
17	350 Linden Street	5LR462.19	Union Pacific Freight Depot	1977/1982	CSU	Contrib. To NRHP District
18	351 Linden Street	5LR2012	Carl Trostel Lumber Yard	1995	Retrospect	Field Not Eligible
19	359 Linden Street	5LR462.18	Poudre Valley Elevator Co.	1977/1982/ 1996	CSU/Retrospect	Contrib. To NRHP District
20	411 Linden Street	5LR2013	Burlingame House	1996	Retrospect	Field Eligible
21	232 Pine St.	5LR462.11	La Court Hotel	1977/1982	CSU	Contrib. To NRHP District
22	251-253 Pine St.	5LR2049	Poudre Valley Creamery	1995	Retrospect	Field Not Eligible
23	401 Pine Street	5LR2050	Western Steel Headgate Co./ Giddings Machine Shop & Foundry	1995	Retrospect	Field Eligible
24	412 Pine Street	5LR2051	Blanco Residence	1995	Retrospect	Field Not Eligible (Demolished)
25	312 Poudre Street	5LR1560	Botsford House	1992/1999	FRRA/ Retrospect	Officially Not Eligible (Demolished)
26	326 Willow Street	5LR1562	Stewart Sign Painting Shop	1992	FRRA	Field Not Eligible
27	521 Willow Street?	5LR2062	Public Service Company Meter Station	1995	Retrospect	Field Not Eligible
28	546 Willow Street	5LR1617	Lindell Mills/Ranch-Way Feeds	1992	FRRA	Field Eligible
29	Fort Collins Military Post	5LR1362	Military Post – Archaeological	1989	Ft. Collins Museum	Officially Eligible
30	Ft. Collins Old City Dump	5LR1688	Municipal dump	1977	CSU	Not evaluated

* Front Range Research Associates (Thomas and Laurie Simmons)

** Cultural Resource Historians (Carl and Karen McWilliams)

Table 1. Previously Recorded Cultural Resources Located Within the Old Fort Site.



Figure 2. Locations of Previously Recorded Cultural Resources in the Old Fort Site.

recorded within the Old Fort Site included the municipal power plant, Ranch-Way Feeds, and the Lincoln Avenue Bridge.

- In 1995, Retrospect completed a reconnaissance-level “Historical and Archaeological Survey of the Overland/Cherokee Trails Through the Fort Collins Urban Growth Area,” on behalf of the City of Fort Collins Advance Planning Department. No sites were inventoried within the Old Fort Site, although the various trail routes, the site of the 1860s military post and North College Avenue river crossing were identified. The reconnaissance survey did not find any intact remnants of the Overland Trail in the Old Fort Site.
- In 1996, Retrospect completed an intensive-level survey of one hundred (100) historical buildings concentrated in and around Fort Collins’ Central Business District, on behalf of the City of Fort Collins Advance Planning Department. Properties inventoried within the Old Fort Site included the Poudre Valley Dairy plant at 251-253 Pine Street; the Western Steel Headgate Company/ Giddings Foundry & Machine Shop located at 401 Pine Street; the Blanco Residence at 412 Pine Street; the Poudre Valley Elevator Company complex located at 359 Linden Street; the Carl Trostel Lumber Yard at 351 Linden Street; and the Public Service Company meter station building, located at 521 Willow Street.
- Various individual building survey projects completed by students of Colorado State University’s (CSU’s) Historic Preservation Program in 1994 and 2000. Properties documented by CSU students with the Old Fort Site include 119 E. Lincoln Avenue, 405 and 409 Linden Street, and 224, 226, and 316 Willow Street.

Other cultural resource investigations carried out within the Old Fort Site include archaeological investigations of the old Fort Collins City Dump by CSU in 1977; and archaeological test excavations of the old military post site conducted in 1989 by the Fort Collins Museum under the direction of Bob Burgess. In 1996, Centennial Archaeology, Inc. completed archaeological testing of exterior areas at the Education and Life Training Center (401 Linden Street). The latter investigation was required by the City of Fort Collins prior to major remodeling, in order to determine if intact subsurface deposits associated with the old military post were present; no such deposits were found. Finally, in 1999 Retrospect completed re-evaluations of historic dwellings at 312 Peterson Street and 411 Linden Street in conjunction with demolition applications by Blair Keifer of Keifer Concrete.

5.0 OBJECTIVES AND RESEARCH DESIGN

The primary purpose of the Old Fort Site Cultural Resource Survey was to complete the process, begun in the 1970s, of documenting and evaluating the significance of all historical buildings, structures, and sites occurring within the Old Fort Site area. This information will enable the City of Fort Collins to incorporate strategies for the protection of significant historical resources during planning for the future use and improvement of this area.

Because the survey involved the pre-selection of candidate properties rather than a 100% systematic review of the study area, the objectives were to determine the construction history and evolving uses of specific properties, and to evaluate the place of each property within the context of Community Development. The evaluation of inventoried properties was facilitated by use of a detailed narrative context document developed for the project. This document, titled *Historical Contexts for the Old Fort Site, Fort Collins, Colorado, 1864-2002*, is oriented around the Community Development theme and is included as Part I of the Old Fort Site Cultural Resource Survey Project documentation.

A major research question to be answered by the intensive-level inventory was how many historical resources associated with each chronological sub-context survive. Another key research objective was to determine the distribution and frequencies of different site types within the Old Fort Site, including industrial, railroad-related, commercial, residential, and governmental.

6.0. METHODOLOGY

6.1 Selection of Properties

Preliminary review of the project area conducted by the City's Advance Planning Department staff indicated that between 30 and 40 buildings and structures qualified as candidates for intensive-level survey. Criteria for the selection of properties to be surveyed included a minimum age threshold of 45 years, and that the property(ies) be either 1) previously unsurveyed, or 2) previously surveyed but lacking sufficient information. Further review by City staff and the consultant, including a field reconnaissance, suggested that an insufficient number of properties meeting the above criteria occur within the bounds of the Old Fort Site. As a result of these investigations, a list of properties requiring inventory was developed and refined through research using the Larimer County Assessor's property record database. At least one property on Vine Street (205) was eliminated due to insufficient age, and another at 100 Riverside Avenue was eliminated after its construction date could not be determined.

Since only 25 properties were identified within the Old Fort Site, an additional number of properties were selected within the larger Downtown River Corridor area as defined by the City Plan, the City's comprehensive plan, and the Downtown Plan. Properties selected from the Downtown River Corridor area but outside the Old Fort Site boundary include 101, 103, 105-107, 203, 209, 213, and 232 Vine Street, 1101 E. Lincoln Avenue, and 620 N. College Avenue. These additional properties raised the total count of inventory candidate properties to 34.

6.2 Field Inventory Methods

The architectural attributes of buildings selected for intensive-level survey were recorded in detail. Architectural recording included narrative description, stylistic analysis, assessment of structural and cosmetic modification, and evaluation of exterior condition and integrity. Determinations of style primarily followed the classification system provided in *A Guide to Colorado Architecture*, by Sarah J. Pearce (1983). Wherever possible, each property was photographed in black and white from two angles, to show all accessible sides of the building or structure. In addition, any unique or noteworthy architectural details were photographed. Photographs were taken using a 35 mm. format single lens reflex (SLR) camera and high resolution black and white film (Kodak Plus-X or T-Max 100). A minimum of two 3 ½ x 5 inch black and white prints were produced for each property. All prints and negatives were labeled and sleeved in accordance with Colorado Historical Society standards.

6.3 Archival Research Methods

Archival research involved the review of a variety of information sources, including previously completed survey reports, historic context documents, and site files at the City

of Fort Collins Advance Planning Department and the Colorado Historical Society/Office of Archaeology and Historic Preservation in Denver. Sanborn fire insurance maps, other historical maps, building permit records, newspaper articles, historical photographs, and published histories of Fort Collins were studied from the collections of the Fort Collins Public Library and its Local History Archives as well as at Colorado State University and its Special Collections Department. The City's Advance Planning Department provided a chronological series of aerial photos of the study area, beginning with an image taken in 1941. Additional research involving plat maps, old county commissioners' minutes, and assessor's property records was completed at the Larimer County Courthouse in Fort Collins. The City of Fort Collins Engineering Department was consulted for maps of the old city dump, formerly located within the study area. Relevant federal land entry and survey records were also reviewed at the Bureau of Land Management (BLM) State Office in Lakewood, Colorado.

7.0. SIGNIFICANCE EVALUATION CRITERIA

The importance of properties within the Old Fort Site was assessed by applying criteria established for national, state, and local historic preservation programs. Judgements made using these criteria are useful for historic preservation planning purposes, and are considered by federal, state, and local authorities in determining which properties qualify for financial incentives for rehabilitation as well as other protective measures. The following sections explain the specific criteria of the National Register of Historic Places, the State Register of Historic Properties, and the City of Fort Collins Local Landmark Program.

7.1 Eligibility Criteria for The National Register of Historic Places

The National Register of Historic Places (NRHP) was established in 1966 as part of the National Historic Preservation Act, and is administered by the National Park Service. The criteria properties must meet to be eligible for listing on the NRHP are specified in the Code of Federal Regulations, Title 36, Part 60, and are as follows:

“The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) That are associated with the lives of persons significant in our past; or
- C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) That have yielded, or may be likely to yield, information important in prehistory or history.

The registration process involves submittal of a detailed nomination form that justifies the property’s significance. The completed nomination form is reviewed for adequacy by the State Historic Preservation Office (SHPO). Nominations approved and endorsed by the SHPO are forwarded to the Keeper of the Register in Washington, D.C. for final approval. Although property owner consent is required in order for a property to be officially placed on the NRHP, properties may be officially determined eligible for listing by the SHPO.

7.2 Eligibility Criteria for The State Register of Historic Properties

The State of Colorado has established a designation process and criteria that closely follows the NRHP model, except that there is no federal involvement and only SHPO (in this case the Colorado Historical Society/ Office of Archaeology and Historic Preservation) approval is required. A property considered for nomination to the State Register of Historic Properties must meet one or more of the following criteria. Each criterion chosen must be justified adequately in the Statement of Significance section of the nomination form. The specific criteria are as follows:

- A) The property is associated with events that have made a significant contribution to history; or
- B) The property is connected with persons significant in history; or
- C) The property has distinctive characteristics of a type, period, method of construction or artisan; or
- D) The property has geographic importance; or
- E) The property contains the possibility of important discoveries related to prehistory or history.

7.3 City of Fort Collins Local Landmark Criteria

Chapter 14 of the City of Fort Collins Municipal Code (“Landmark Preservation”) details the City’s commitment to historic preservation. A primary purpose of this mandate is to “designate, preserve, protect, enhance and perpetuate those sites, structures, objects and districts which reflect outstanding elements of the City’s cultural, artistic, social, economic, political, architectural, and historic heritage.” The Landmark Preservation code provides a process and specific criteria for the designation of properties as Local Landmarks. These eligibility criteria are as follows:

Architectural significance: The site, structure, object or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the city or contains elements or architectural design, detail, materials or craftsmanship which represent a significant innovation.

Historical significance: The site, structure, object or district has character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation; is the site of a historic event with an effect upon society; is identified with a

person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

Geographical significance: The site, structure, object or district, because of being part of or related to a square, park, or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or city.

Unlike the National and State Register criteria, the City's Local Landmark criteria do not specify integrity requirements. Applications for designation are typically submitted by owners of historic properties, although in certain instances the City may seek a "non-consensual" designation to prevent the demolition of a property deemed important to the City's heritage. Applications are reviewed by the City's Historic Preservation Staff prior to formal consideration by the Local Landmark Commission (LPC). Applications approved by the LPC are then submitted to the City Council for final approval, and an ordinance is issued to complete the process.

8.0 . INVENTORY RESULTS

Information about each of the 34 properties recorded at the intensive level for the Old Fort Site Cultural Resource Survey Project is presented below. The information compiled for each site includes historic and current building names, an architectural description, an historical summary, and a significance evaluation. Similar information appears on the inventory forms accompanying this report. The locations of all inventoried properties are shown on Figure 3, and summary property data is presented in Table 2.

300 N. College Avenue (5LR1502)

Historic Building Name(s): McMillan Transfer & Storage Company warehouse; Seder and Sons Plastics Company

Current Building Name: A Classic Touch

Description: This property is a two story, brick commercial/industrial building with an attached, one story, sheet metal-clad southeast addition, and an enclosed freight elevator attached to the back of the building (Figure 4). The building rests on a concrete basement. The basement wall rises approximately three feet above grade, and contains a series of small openings fitted with fixed, 3-light steel sash windows. The building is constructed of pressed red brick, set in common bond.



Figure 4. 300 N. College Avenue (5LR1502), looking northeast.

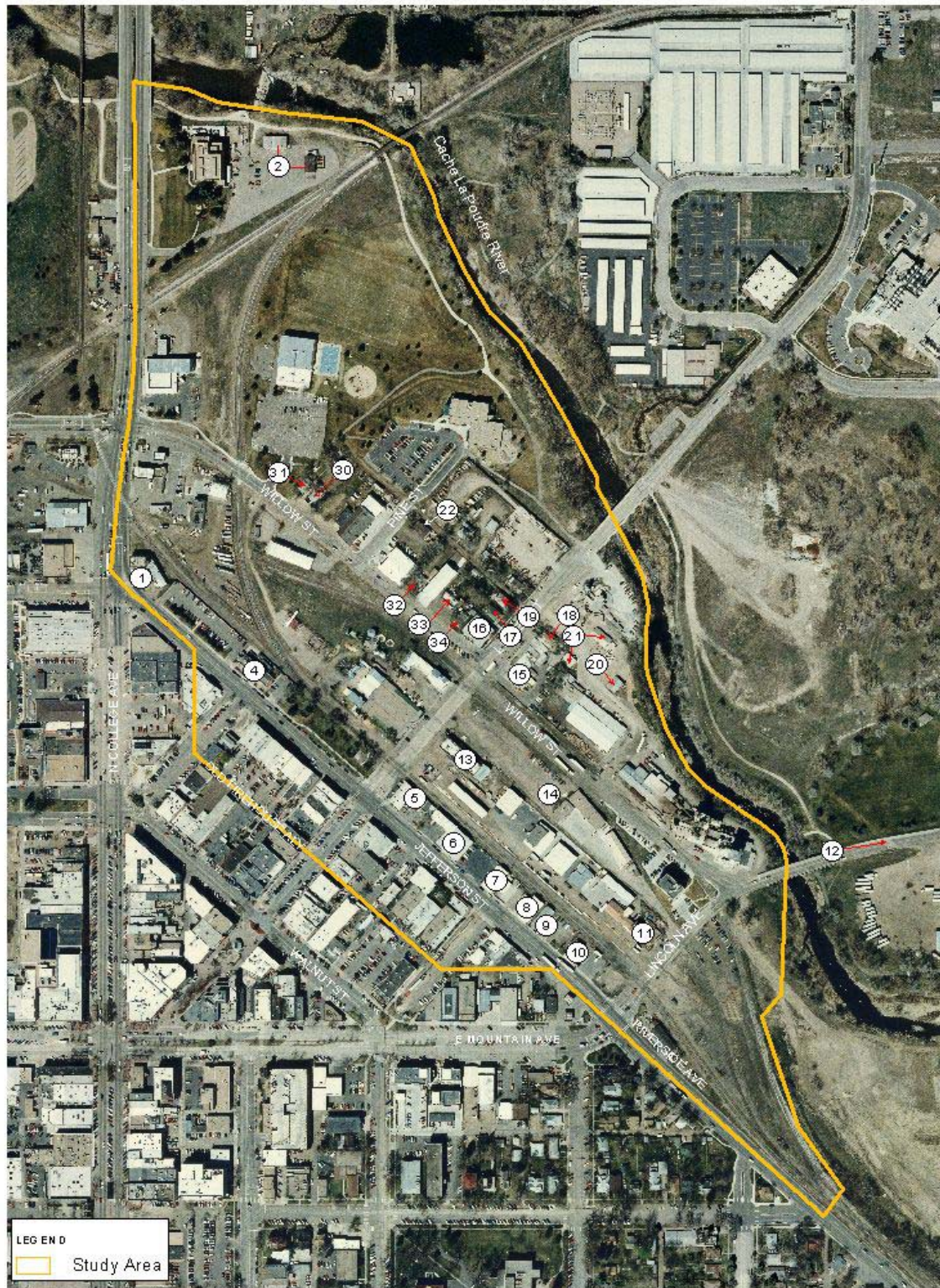


Figure 3. Locations of Properties Inventoried for the Old Fort Site Cultural Resource Survey Project (Numbers are keyed to Table 2).

MAP #	ADDRESS	SITE NO.	SITE TYPE	PREVIOUSLY RECORDED?	ELIGIBILITY EVALUATION
1	300 N. College Ave.	5LR1502	Commercial Building	Front Range Research Assoc.	Eligible for NRHP, SRHP, LL
2	430 N. College Ave. – outbuildings	5LR1495	Governmental – Power Plant Outbuildings	Cultural Resource Historians	Not Eligible
3	620 N. College Ave.	5LR10297	Commercial Building	No	Not Eligible
4	200 Jefferson St.	5LR462.12	Railroad Depot	CSU – Old Town H.D. nomination	Cont. to Old Town H.D., LL eligible
5	316 Jefferson St.	5LR10298	Commercial Building	No	Not Eligible
6	324 Jefferson St.	5LR10299	Commercial Building	No	Not Eligible
7	360 Jefferson St.	5LR10300	Commercial Building	No	Undetermined
8	400 Jefferson St.	5LR10301	Commercial Building	No	Undetermined
9	410 Jefferson St.	5LR10302	Commercial Building	No	Undetermined
10	416 Jefferson St.	5LR10303	Commercial Building	No	Undetermined
11	119 E. Lincoln Ave.	5LR1900	Industrial – Grain Elevator/Mill	CSU Students – Zana Kamben, Tammi Heeney, Gary Monroe	LL Eligible (only)
12	1101 E. Lincoln Ave.	5LR10304	Residential - Farmhouse	No	LL Eligible (only)
13	350 Linden St.	5LR462.19	Railroad Depot	CSU	Cont. to Old Town H.D., LL eligible
14	360 Linden St.	5LR10305	Industrial – Concrete Company	No	Not Eligible
15	400-404 Linden St.	5LR10306	Commercial Building	No	Not Eligible
16	401 Linden St.	5LR10307	Commercial Building	City of Fort Collins - Edwina Echevarria	Not Eligible
17	405 Linden St.	5LR10353	Residential – Single family Dwelling	CSU Students – Linda McGehee and Ryan Nutting	LL Eligible (only)
18	408-410 Linden St.	5LR10308	Residential – Single family Dwelling	No	LL Eligible (only)
19	409 Linden St.	5LR10354	Residential – Single family Dwelling	CSU Students – Linda McGehee and Ryan Nutting	LL Eligible (only)
20	416 Linden St.	5LR10309	Industrial – Storage Building	No	Not Eligible
21	418 Linden St.	5LR10310	Industrial – Office and Shop Bldgs.	No	Not Eligible
22	414 Pine St.	5LR10311	Residential – Single family Dwelling	CSU Student – Laura Oster	Not Eligible
23	101 E. Vine St.	5LR10313	Residential – Single family Dwelling	No	Not Eligible
24	103 E. Vine St.	5LR10314	Residential?	No	Undetermined
25	105-107 E. Vine St.	5LR10315	Residential – Single Family Dwelling	No	Not Eligible/ Quonset – Undetermined
26	203 E. Vine St.	5LR10316	Commercial Building	No	Not Eligible
27	209 E. Vine St.	5LR10317	Commercial Building	No	Not Eligible
28	213 E. Vine St.	5LR10318	Residential - Farmhouse	No	Not Eligible
29	232 E. Vine St.	5LR1572	Residential - Farmhouse	Front Range Research Assoc.	Eligible for NRHP, SRHP, LL
30	224 Willow St.	5LR10319	Residential – Single family Dwelling	CSU Student – Susan Zietkiewicz	Not Eligible
31	226 Willow St.	5LR10320	Residential – Single family Dwelling	CSU Students – Christopher Woodard, Susan Zietkiewicz	Not Eligible
32	308 Willow St.	5LR10321	Residential – Single Family Dwelling	CSU Student - Anissa Olson	Not Eligible
33	316 Willow St.	5LR10352	Commercial Building	CSU Students - Nancy Oliveira, Jay Trask	Not Eligible
34	326 Willow St.	5LR1562	Commercial/Residential Bldg.	Front Range Research Assoc.	LL Eligible (only)

Table 2. Sites Inventoried for the Old Fort Site Cultural Resource Survey Project

The flat-roofed brick building features a symmetrically arranged façade with a raised parapet. The upper portion of the parapet contains a faded painted sign with block letters proclaiming "SEDER & SON" above a recessed rectangular panel containing the words "MOLDED PRODUCTS CO." The façade is divided into a series of bays by flat brick pilasters, the tops of which are stepped. The centrally-placed main entry is accessed by a concrete stoop, and is equipped with a modern glazed metal frame door set beneath a 10-light transom. Flanking the main entry are identical 16-light steel sash windows, each with a central hopper sash. A similar, second story window is placed above the entry, and is flanked by narrower window openings now sealed with red brick. All of the building's windows have brick header slipsills.

The side elevations contain windows but no entries. Both side walls are stepped down in height, and have been partially covered by very large painted signs over the brickwork advertising the current commercial occupant: "A Classic Touch ... Specializing in Harley-Davidson Motorcycles & Accessories." The north elevation is penetrated by four first floor windows and three second story window openings, all but one of which contain 8-light steel sash windows. The south elevation contains four first floor windows, including three 8-light and one 9-light steel sash units, while only two (8-light) windows penetrate the second story. A steel fire escape ladder is bolted to the building's south side.

Attached to the rear of the building is a long, one story, sheet-metal clad storage building with a shed-roof, that projects at an angle from the southeast corner of the brick building. This wing rests on a concrete foundation and is covered with pressed sheet metal bearing a pseudo-brick pattern. On the front side of this wing is a very faded sign, with black block letters spelling "DENVER FORT COLLINS TRUCK LINE" along with other illegible words and the faded remnant of a telephone number. The front side of this wing served as a loading dock, and is fitted with creosoted large dimension timber "bumpers." A large unpaved vehicular access area extends in front of this wing, and south of the brick building. The sheet metal storage building is equipped with rails for two sliding wooden freight doors, although only one freight door, made of weathered, vertically butted planks - is presently installed. A personnel entry is located at the north end of the wing, close to the brick building. The latter door as well as the extant sliding door are accessed via wooden plank ramps. Several small, crude windows are installed on the wing for interior illumination. A brick chimney serving a wood burning stove rises from the roof of the addition. At the southeast end of this wing is a lower-height but otherwise similar storage room addition, which lacks a loading dock. This room is equipped with two sets of large hinged double doors.

Also affixed to the back wall of the brick building is a sheet-metal clad tower enclosing a freight elevator. This tower has a shed roof and has small windows on its south side.

Historical Summary: This building was originally constructed in the early 1930s by A.D. McMillan, owner of the McMillan Transfer, Coal and Storage Company. McMillan's thriving business had previously occupied a portion of the Akin Building at 132 LaPorte Avenue for over 20 years. Built during the Great Depression with materials acquired

through barter, McMillan's handsome new building provided access to the Union Pacific Railroad tracks as well as storage space and loading docks.

According to historians Laurie and Thomas Simmons, Charles McMillan, son of A.E. McMillan, took over operation of the freight storage and transfer business in the 1930s, and in 1942 or 1943 he sold the building to John Seder for use as a plastic products factory. The Seder Plastic Company originated in 1934, when John Gano Seder commenced manufacturing of plastic items from his home at 324 S. Meldrum Street. Seder moved his company into the former McMillan Transfer & Storage building in December 1943, and plastics manufacturing continued from this location until Seder's death in 1961. The business was called Seder & Son until around 1951, when it became the Seder Plastics Corporation. Subsequently, Seder Plastics was acquired by company secretary Gertrude Collier, who moved the company in 1963 to 316 Link Lane, within a new industrial park. During the late 1940s and early 1950s the sheet metal-clad wing was rented by other businesses, including Superior Trailer Sales, and Markley Motors, who used the large parking area as a used car sales lot. The metal-clad wing was also used as a storage and loading facility for an undetermined period of time - probably in the late 1940s - by the Denver-Fort Collins Truck Line, which provided daily refrigerated truck service to Denver, Longmont, Berthoud, and Loveland. A painted sign from this use is still barely visible on the front of the metal-clad wing.

Following the departure of the Seder Plastics Corporation, the building was vacant until 1964, when it was utilized by the Stansbury Ghent Company, who offered underground lawn and turf sprinkling equipment, cement pipe, and backhoe services. The Stansbury Ghent Company, co-owned by F.R. Stansbury and Frank Ghent, remained at 300 N. College Avenue for only a few years, and by 1968 the building again sat vacant. From 1969 to 1980 the property was occupied by Obele Sales and Service, a lawnmower shop operated by Edward Obele. The present owners, Gary and Cecilia Standley, acquired the building around 1981 and have operated a motorcycle equipment and repair shop called A Classic Touch at this location for approximately 20 years.

Significance Evaluation: This well preserved early 20th century commercial building was previously evaluated (in 1992) as eligible for the National Register of Historic Places. It was assessed as historically significant because of its association with two successful businesses (McMillan Transfer & Storage and Seder Plastics Corporation), and architecturally significant as a rare example of 1930s (Great Depression-era) construction in Fort Collins. It was also considered a noteworthy local example of the Early 20th Century Factory/Warehouse style. This re-evaluation is in agreement with the 1992 evaluation, but also finds the property eligible for designation as a City of Fort Collins Local Landmark because of its architectural qualities and because it exemplifies the economic heritage of the community. Available evidence indicates that the sheet metal-clad wing is an original or early feature associated with the building's original use as a freight storage and transfer facility, and this relatively intact element would be considered contributing to the building's significance.

430 N. College Avenue (5LR1495), outbuildings

Historic Building Name(s): Fort Collins Power Plant outbuildings

Current Building Name: unknown

Descriptions: Garage:

This four-bay, wood frame truck garage is located directly behind (east of) the power plant building (Figure 5). The garage is a single story, side-gabled structure resting on a concrete foundation. Its lower walls are constructed of painted concrete block masonry, while the upper walls are wood frame clad with horizontal drop siding. The roof is supported by a series of peeled log poles, including several placed between the garage bays that are boxed with drop siding. The building is covered by a moderately-pitched gable roof clad with asphalt shingles. The roof has wide overhanging eaves with exposed rafter tails on the long east and west elevations, while the rake ends exhibit negligible overhang.



Figure 5. 430 N. College Avenue (5LR1495), Garage, looking northeast.

The garage faces west, and the four garage bays have full-height openings sealed with old (possibly original) 6-panel wooden roll-up doors. Both the north and south elevations are fenestrated with two, separate 6/6 double-hung wood sash windows covered with chain link mesh. The rear or east elevation is fenestrated with four identical 6/6 light, double-hung windows. Other features on the rear elevation include a tiny, windowless gable on the roof (function unknown), and four robust concrete dividing walls that project away

from the back side of the building, creating what appear to be vehicle stalls or storage areas. These concrete walls, which exhibit some deterioration, are approximately 4 feet tall, and taper from a base width of 2 feet down to approximately 1 foot wide at the top.

The north elevation features two windows as well as a personnel door near the front of the building. The original door has been replaced with an unpainted sheet of plywood. Attached to the north end of the garage is a low, flat roofed addition with concrete block walls and a painted metal door on its north side. On the west side of this addition is a set of concrete supports rising from the ground, with three concavities that probably originally served as a stand for fuel barrels. Attached to the east end of this addition is another addition, consisting of a taller single-bay garage with concrete block walls, a flat roof, and hinged, beadboard-clad double doors on its north end.

Storage Building:

This utilitarian, rectangular plan outbuilding is located behind and northeast of the brick power plant building. The building consists of three, front-gabled, sheet metal clad sections, all resting on poured concrete foundations (Figure 6). All three sections have low-pitched roofs clad with ribbed, heavy gauge sheet metal, which do not overhang the walls. The outer (eastern and western) sections have walls clad with painted, smooth sheet metal panels, while the central section's walls are clad with ribbed sheet metal. Plain, painted metal personnel entries are located on the east and west ends of the building, and both are accessed via concrete stoops. Only two windows are installed on the storage building, and consist of 6-light fixed windows placed on the front (south side) of the outer sections.



Figure 6. 430 N. College Avenue (5LR1495), storage building, looking northwest.

The front (south side) of the building features a low, poured concrete loading platform, placed in front of double, sliding, sheet metal-clad freight doors.

Historical Summary: These outbuildings are associated with the old Fort Collins Power Plant, a municipally operated, coal-fired electrical generating facility built in 1935-36. A detailed history and operational discussion of the power plant is contained in an inventory form prepared by Carl McWilliams/Cultural Resource Historians in 1994. The power plant supplied the City of Fort Collins with electricity for nearly 40 years, until the early 1970s. By the early 1990s, the power plant property, including the outbuildings, was leased to Colorado State University for use as the Engines and Energy Conversion Laboratory.

An "electrical supplies warehouse" was constructed behind/northeast of the power plant building prior to 1941. By the late 1940s, this long narrow building was replaced in the same location by two separate small storage buildings serving the same function. By 1963 these buildings had been joined by a central addition to form a solitary electrical supplies ware house that was reportedly used for many years to store Christmas lights installed annually around Old Town Fort Collins.

According to former municipal power plant employee Frank Fisher, the City of Fort Collins obtained the four-bay garage as a surplus military building and placed it on the site in 1955. The garage was used to park and perform maintenance on trucks used to service electric distribution facilities associated with the power plant. Additions made to the north side of the building were used to store reels of copper wire and conduit carried on these trucks.

Significance Evaluation: The garage and electrical supplies warehouse building behind the Fort Collins Power Plant were ancillary, support structures that lack architectural significance, and do not reflect the historical importance of the municipal power generation facility. Furthermore, both buildings exhibit major alterations, and have lost physical integrity. For all of these reasons, neither outbuilding would qualify individually for the National or State Registers of historic places, nor for designation as local landmarks.

620 N. College Avenue (5LR10297)

Historic Building Name(s): Ray's Market; Ray's Little Supermarket

Current Building Name: Poudre Pet and Feed Supply

Description: Located on the east side of North College Avenue close to the recently constructed "Gateway Bridge," this large, single story, rectangular plan commercial building has painted cinder block walls and is covered by a very low pitched gable roof (Figure 7). The west-facing façade consists of a recessed, glazed storefront with brick veneer set beneath a substantial sloped awning structure clad with split wood shingles, painted red. The overhanging awning is supported by five painted pipe posts, forming a



Figure 7. 620 N. College Avenue (5LR10297), looking southeast.

full-width open front porch. The awning structure wraps around partially onto the north and south sides of the building. The storefront consists of a glazed entry with two (presently unused) aluminum frame glass doors set beneath a large aluminum frame transom. The entry is flanked by large fixed metal frame display windows, two to the left and four to the right. These display windows have sheet metal clad sills. At the south end of the façade is a projecting brick wall that delineates the end of the porch. A concrete walkway extends along the façade and along the north side of the building.

The building's side walls feature a series of similar concrete block structural buttresses or piers that rise at intervals from ground to roof. The north side of the building now contains the main entry and also provides access to the rear warehouse area. The main entry is situated near the building's northwest corner, and consists of double glazed wooden or metal doors flanked by single pane sidelights, and set beneath a soldier course brick lintel. A substantial wooden canopy projects from north side entry, extending over a ramped concrete apron. The canopy is constructed of massive square-sided posts supporting a shed roof clad with split wood shingles. Further back, towards the rear end of the building, is a large freight door providing access to the warehouse area. Adjacent to the freight door is a solid wood or metal personnel entry door.

The south side elevation lacks entries or windows. Affixed to the east end of the south wall is a small, shed-roofed wood frame addition clad with lapped vinyl siding. The

rear/east end of the building also lacks opening, and has one central concrete block buttress or pier.

A large asphalt paved parking lot is situated on the building's north side. A small, modern prefabricated wood frame storage shed is placed adjacent to the main building's northeast corner.

Historical Summary: This commercial building was erected in 1957 to house a small grocery store called Ray's Market or Ray's Little Supermarket. This business was operated by Raymond Stinnett, a Longmont native who arrived in Fort Collins in 1947 with his wife, Genevieve. Prior to opening his own grocery store, Mr. Stinnett acquired experience in the grocery trade while employed for 20 years with the Safeway grocery store chain. Ray's Market remained in business from 1957 until 1971. Subsequently, the building was occupied by other retail businesses including an auto parts store and a pet and livestock supply store.

Significance Evaluation: This small commercial building is not a noteworthy or important example of a recognized architectural style, and neither the original business it contained nor any subsequent uses are of particular importance to Fort Collins history. The building also lacks associations with historically significant individuals. Consequently, this property would not likely qualify as eligible for inclusion on the National or State Registers of Historic Places/Properties, nor does it appear to meet the criteria for designation as a City of Fort Collins Local Landmark.

200 Jefferson Street (5LR462.12)

Historic Building Name(s): Union Pacific Passenger Depot

Current Building Name: None/Vacant

Description: The Union Pacific passenger depot is a single story, brick building with a rectangular plan (Figure 8). The building's long axis is parallel with Jefferson Street and the Union Pacific tracks. The depot rests on a concrete foundation, and its walls are constructed of red brick set in common bond, with carved stone details. The cornice is accented by whitish stone coping. The building is divided into three main sections. The central section is covered by a front gable roof, while the outer wings are covered by intersecting gable roofs. The building is distinguished by parapets on all elevations, including large peaked parapets on the façade and rear elevations, and smaller peaked parapets with flat tops on the side elevations.

The façade is dominated by a peaked parapet over the central section, as well as a projecting vestibule. Beneath this parapet is a distinctive, rectangular carved stone sign plaque with a recess containing embedded metal block letters spelling "UNION PACIFIC." The sides of this plaque are embellished with carved stone scrollwork elements. Smaller but similar rectangular stone plaques with recesses are installed in the



Figure 8. The Union Pacific passenger depot, 200 Jefferson Street (5LR462.12), view looking northeast.

brickwork flanking the vestibule, and very small square stone elements are placed at the upper corners of the parapet.

The vestibule on the façade is a wood frame room with entries on opposing sides. The vestibule is clad with dark painted wood framing panels of beadboard painted a contrasting light color. The front side of the vestibule is fenestrated with a large, fixed 12-light window. The sides of the vestibule contain glazed doors and narrow, fixed 3-light windows with stacked panes. The upper walls of the vestibule are glazed with large fixed lights. The vestibule doors are old (possibly original) painted wood units containing one large light each. These doors are accessed by concrete ramps equipped with painted pipe handrails. The vestibule is set beneath a half-hipped roof supported by massive wooden brackets. The main entry to the depot - within the vestibule - consists of double, glazed wooden doors, each containing two large lights, and surmounted by a large, 6-light transom.

All of the windows on the brick depot have carved stone lugsills, and are covered by modern, striped fabric awnings. Flanking the vestibule on the central section of the depot façade are identical 4/1 light windows, the lower sashes of which contain dimpled, semi-translucent glass. The wings flanking the building's central section are identically fenestrated with large, narrow 3/1 light windows (lower sash equipped with semi-translucent glass), while further out are pairs of smaller 3/1 light, clear glass windows. Metal scuppers with fluted bases are affixed to the façade.

Attached to the northwest end of the depot is a slightly recessed (original) brick section (baggage room?) equipped on the façade with a garage opening accessed by a ramped concrete apron. The garage opening is sealed with original wooden freight doors, constructed of planks with diagonal braces over recessed beadboard panels. A 6-light transom is installed over this doorway.

Attached to the northwest end of this brick baggage room is a roofless wooden enclosure with walls made of wood paneling framed by boards. This enclosure sits on a concrete pad. This enclosure is accessed via a large sliding door on its northwest end, and a concrete ramp is provided. This structure was presumably used as a temporary holding area for passengers' baggage. The exposed brick portion of the depots' northwest elevation is fenestrated with two narrow 3/1 light windows.

The opposite, southeast elevation contains one large triple sash-and-transom window that consists of a large, fixed central light with a 5-light transom, flanked by narrow canted light windows with 2-light transoms. Above this window is a large, rectangular carved stone sign plaque similar to the one above the vestibule on the façade. The recess on this southeast side plaque is empty, but may have originally contained a sign, possibly announcing the station's location (e.g., "FORT COLLINS").

The depot's rear elevation is partially obscured by a 6 ft. high wooden fence intalled on the perimeter of the passenger waiting platform. The brick central section projects outward, and attached to this section is a large addition, consiting of a glazed, wood frame room with a shed roof. The original half-hipped canopy remains over this addition, supported by massive wooden brackets. Windows on the brick walls flanking this addition were not visible. Two single-globe, cast iron street lamps are installed on the waiting platform. Similar, two globe lamps are installed on the concrete pavement in front of the building (these lamps are not original site features). The Union Pacific tracks run parallel to the back side of the depot, and are about 5 ft. distant from the edge of the concrete waiting platform.

Historical Summary: This handsome brick and stone passenger depot, as well as a nearby brick freight depot, were constructed by the Union Pacific Railroad (UPRR) in 1911 in conjunction with the establishment of a new UPRR line extending from Denver to Fort Collins. The Fort Collins line was a 25 mile long leg of the UPRR's "Dent Branch," which was intended to access coal mines in the Dacona, Firestone and Frederick area, as well as the rich agricultural area lying between the Colorado Southern Railroad and UPRR mainline.

The passenger depot was designed by the UPRR, and represents a standardized plan that was replicated at least in one other town: Schuyler, Nebraska (see Grant and Bohi 1978:135). The UP located the new passenger depot on Jefferson Street, across Pine Street (which was officially vacated). Rail service to Fort Collins commenced in July 1911, while construction of the passenger depot was underway. The elegant Tedmon House hotel, located on the corner of Jefferson and Linden Streets, was temporarily used

by the UP as a passenger depot until completion of the new building at 200 Jefferson Street in October 1911. The first U.P. agent stationed at the depot was O.J. Watrous.

The UPRR utilized the depot as a ticket office and passenger waiting/loading facility for nearly 50 years, until c. 1959. In the latter year the UP sold the building, and consolidated its passenger and freight functions in the U.P. freight depot on Linden Street. Passenger service in Fort Collins was continued by the U.P. until 1975, when they also sold off the freight depot.

After its abandonment by the U.P., the Jefferson Street passenger depot was utilized by a number of businesses, including a woodworking shop and a series of restaurants and bars. From c. 1960-62 the building housed the Union Manufacturing & Supply Company, a woodworking business owned by Robert S. Everitt. The Everitt family retained ownership of the depot at least until 1976, during which time it housed Pioneer Electronics, Inc., a wholesale electronics supplier (c. 1963-1971) followed by the Everitt Paint & Drywall Center (1972-1976). The building apparently sat vacant from c. 1977-1982. A restaurant called Jefferson Street Station opened in the depot in 1983, and remained in business until c. 1986. From 1986 to 1999 the depot was owned by restaurateur Doug DeMercurio, who operated the Jefferson Grill and Sports Station in the building until the late 1990s. When recorded in 2002, the vacant depot was being advertised for sale or lease.

Significance Evaluation: The relatively intact Union Pacific Railroad passenger depot is an excellent example of early 20th century, railroad-related architecture, and represents a standardized design produced by the Union Pacific. The building is also directly associated with the UP Railroad, which, after its arrival in Fort Collins in 1911, helped stimulate the further growth and development of the Larimer County seat. For these reasons, the UP passenger depot would likely qualify individually for inclusion on the state and national registers of historic places. Because of its architectural, historical, and geographic importance, the building would also readily qualify for designation as a City of Fort Collins Local Landmark. The depot has already been determined to be a contributing element of the Old Town Fort Collins Historic District, which is listed on the National Register of Historic Places.

316 Jefferson Street (5LR10298)

Historic Building Name(s): Rudolph Building

Current Building Name: Open Door Mission

Description: This property consists of a relatively plain, one story, concrete block-walled commercial building with an L-shaped plan (Figure 9). The main portion of the building is situated on the corner of Jefferson and Linden Streets, and is covered by a low, gambrel roof that is obscured by a stepped concrete block parapet on the façade. On the top of the parapet is a small, semicircular element bordered by dentils and containing painted block letters and numerals spelling "RUDOLPH BLDG." and "1951". A painted

sign board is affixed to the parapet, that announces the building's present use: "Open Door Mission..." "The Shelter" ... "Helping Others Learn to Help Themselves." Below the parapet is a band of painted wood paneling spanning the width of the façade and set between parallel belts of wood painted a contrasting dark color. The lower portion of the façade consists of a glazed storefront divided into three large bays filled with fixed display windows. Each display window is composed of two large panes of glass. The main entry to the building is located on its southeast side, close to the front, and consists of a modern, dark burnished metal frame glazed door, to the right of which is a large fixed 1-light window. Another, similar entry is located on the northwest elevation, facing Linden Street.



Figure 9. 316 Jefferson Street (5LR10298), view looking north.

The northwest elevation features a large, fixed display window near the building's front corner, while further back and placed at intervals are three, smaller 2/2 metal casement windows framed by painted board surrounds. Also on the northwest elevation are two slightly projecting concrete block buttresses or piers, extending from ground to roofline. Towards the rear of the building is a projecting fenced enclosure with a gate, permitting access to another doorway leading to the shelter and dining room.

The opposite, southeast elevation is partially clad with a band of painted wood paneling that wraps around from the façade. A colorful hand-painted mural decorates a portion of the exterior wall. Affixed to the southeast side behind the mural is a shed-roofed, wood frame addition clad with painted plywood. Further back, the main building joins a perpendicular wing, also constructed of painted cinder blocks. A board fence extends

from the shed-roofed addition in front of the intersecting rear wing, effectively shielding it from view. This fence serves to enclose a play area associated with a day care center located in the building.

The rear wing extends southeast from the main building (parallel with Jefferson Avenue). This wing is a utilitarian structure covered by a low pitched gable roof clad with corrugated sheet metal.. The front (southwest) side of this wing is penetrated by 2-3 entries as well as three windows including a large projecting canted bay window with an asphalt shingle roof.

At the southeast end of the rear wing is a small concrete block-walled addition with a flat parapet to which is attached a sign declaring "The Day Center." Adjoining this addition is a modern wood frame storage shed clad with painted wood paneling. This rectangular-plan shed has a sloped shed roof and is equipped with two sliding doors on its northwest side. An asphalt-paved parking area is located on the right side of the main building. Railroad tracks run close to the back of the building, parallel with Jefferson Street.

Historical Summary: This plain commercial building was constructed in the late 1940s to house Richard F. Rudolph's farm equipment, pump, and well-drilling company. Rudolph, a Fort Collins area resident since 1905, farmed and raised sheep with his father, F. P. Rudolph, until 1945. After farming, Richard Rudolph established the Rudolph Pump & Equipment Company, which he operated until his retirement in 1978. In 1948-49, he built this machine shop and store building at the corner of Jefferson and Linden Streets, in which he opened the Rudolph Mercantile Company. The business was jointly owned by Richard Rudolph and his wife Hilda.

Around 1957, the Rudolphs leased the northwestern, store building (designated as 316 Jefferson Street) to William G. Hawthorne, Sr., who, with his son William Hawthorne, Jr., operated a janitorial supplies business called the Hawthorne Brush & Supply Company. The building's southeastern wing (320 Jefferson Street) remained occupied by Rudolph's pump business. The Hawthorne Brush & Supply Company operated in this location until 1966, when the elder Mr. Hawthorne retired. The janitorial supply company then moved into an adjacent commercial building at 324 Jefferson Street.

After the departure of the Hawthorne Brush & Supply Company, the northwestern store building was occupied in 1968-69 by the Salisbury Saddle Company, owned by George Salisbury. From 1970 to 1975 the building sat vacant, but from 1976-1978, it contained the House of Ceramics, owned by Gary and Rhonda Vickel.

Richard Rudolph retired in 1978, and the Rudolph Pump & Equipment Company closed. In 1979, the property was occupied by a short-lived business called Mountain Wheelers of Colorado, Inc. Then, from 1981 through 1987, a Trailways Bus Systems and a charter service owned by Phyllis, Victor, and Jake Smith utilized the building. Since its use as a bus terminal, the property was briefly occupied in 1990 by a construction company called Sears Building & Restoration. Since 1991, the property has been used by non-profit, humanitarian organizations, including New Bridges (1991-1994), followed by the Open

Door Mission. The rescue mission is a heavily used facility rendering aid to homeless people in Fort Collins.

Significance Evaluation: This small commercial building is not a noteworthy or important example of a recognized architectural style, and neither the original business it contained nor any subsequent uses are of particular importance to Fort Collins history. The building also lacks associations with historically significant individuals. Consequently, this property would not qualify as eligible for inclusion on the National or State Registers of Historic Places/Properties, nor does it appear to meet the criteria for designation as a City of Fort Collins Local Landmark.

324 Jefferson Street (5LR10299)

Historic Building Name(s): King Coy Lumber Company

Current Building Name: Alpine Breeze, Inc.

Description: This property, located on the northwest side of Jefferson Street, consists of a large, one story tile block commercial building with an attached, perpendicular modular sheet metal warehouse wing (Figure 10). The older, tile block building is an extremely wide, low-slung structure with a stepped, flat parapet on its façade, and a gambrel roof clad with asphalt shingles and exposed rafter tails beneath the eaves. The building is devoid of ornamentation, and presents a utilitarian appearance.



Figure 10. 324 Jefferson Street (5LR10299), looking east.

The façade features a stepped parapet with a wide flat central section. The façade is asymmetrically arranged. The main entry is offset to the right, and consists of a recessed porch with canted sides, equipped with modern, double glazed metal-frame doors flanked by single light tinted windows on the adjoining canted facets. This entry probably replaced an original garage doorway permitting vehicle access to the interior of the building. To the left of the entry are three multi-light, steel sash casement windows with brick slipsills (12 lights each), two of which flank another entry located near the northwest end of the façade. This second entry is outfitted with an old, glazed, painted wood door.

The southeast side of the building lacks windows or doors. The opposite, northwest elevation contains three, different-sized original steel frame casement windows (one 4-light, one 6-light, one 9 light), all with brick slipsills. Near the front on the northwest side is an entry that has been partially sealed and now contains an air conditioning unit. A modern painted signboard is affixed to the wall near the front of the building, and proclaims “Alpine Breeze, Inc. Distribution Center.” A tall, painted brick chimney stack rises from the northwest slope of the roof.

Affixed to the northwest side of the tile block building is a large, modern prefabricated sheet metal warehouse building, with a concrete block wall on its northwest end. The warehouse addition has front and back walls constructed of ribbed sheet metal, and is covered by a very low-pitched gable roof also clad with sheet metal. This building rests on an elevated concrete foundation that serves as a loading dock. Near the junction of the two buildings is a concrete stairway with pipe handrails, that accesses a painted metal door containing one small square light. Along the front of the warehouse addition are two identical doorways equipped with aluminum roll-up doors.

Historical Summary: This property was originally constructed in the late 1940s by the King Coy Lumber Company, owned jointly by George L. King and Claire O. Coy. The lumber company supplied building materials from this location from c. 1946 to 1952, when it was succeeded by the Feeders Supply Company, a feed and farm supply business operated by partners Harry A. Andrews, Sr., and his son, Harry A. Andrews, Jr. Ivan and Marian Madsen took over control of Feeders Supply Company in 1954, which remained in business at this Jefferson Street location through 1956. The building apparently sat vacant from 1957 to 1962, but by 1963 it was being used by the Woodward Governor Company as a shipping and receiving annex. The Woodward Governor Company, a manufacturer of electric devices, was then located across the street at 363 Jefferson Street.

In 1967, the Hawthorne Brush and Supply Company, a janitorial supplies business then owned by Jimmy Phillips and Robert Speer, moved into the spacious building from their original quarters next door at 316 Jefferson Street (the Rudolph Building). The Hawthorne Brush & Supply Company was later renamed Hawthorne Supply, Inc., and came under the ownership of Richard Merrill. In 1974 the large metal warehouse addition was constructed. The building is still owned by Hawthorne Supply, Inc.,

although its most recent use was as a manufacturing plant and warehouse for Alpine Breeze, Inc., which produced air freshener products.

Significance Evaluation: This large, plain commercial building is not a noteworthy or important example of a recognized architectural style, property type, or method of construction, and neither the original business it contained (the King Coy Lumber Company) nor any subsequent uses are of particular importance to Fort Collins history. The building also lacks associations with historically significant individuals. Consequently, this property would not likely qualify as eligible for inclusion on the National or State Registers of Historic Places/Properties, nor does it appear to meet the criteria for designation as a City of Fort Collins Local Landmark.

360 Jefferson Street (5LR10300)

Historic Building Name(s): Johnson Equipment Company

Current Building Name: Black's Glass

Description: This property, located on the northwest side of Jefferson Street, is a prefabricated Quonset hut modified for commercial use (Figure 11). This probable war surplus building – one of several along Jefferson Street - is a semi-cylindrical structure constructed of painted, corrugated sheet metal over a steel frame. Its façade has been modified by the addition of a glazed storefront that extends beyond the ends of Quonset hut. This storefront is symmetrically fenestrated with a series of large fixed display windows placed above a stuccoed base, flanking a centrally placed entry. The front door is a modern, glazed, metal frame unit with a two light sidelight adjacent to the right. The sides of the storefront also contain windows, and the left (northwest) side of the storefront contains another entry equipped with a modern glazed, aluminum frame door. Affixed to the top of the façade is a small, projecting, internally-illuminated sign that advertises the building's occupant as "Black's Glass." This sign is placed between two original 4-light metal sash windows in the upper portion of the facade.

The northwest side of the Quonset hut is penetrated by a series of windows, several of which have been painted over, and one is partially sealed and mounts an air conditioning unit. At least one set of triple windows (painted over) on this side are original 4/2 light units. Near the rear end of the building is a non-original, shed-roofed, vehicle access portal equipped with a modern roll-up garage door.

The southeast elevation reveals a major addition, offset towards the rear end of the building. This is a very large, projecting shed roofed wooden structure outfitted with two garage doors on its southeast side, and personnel doors on the southeast and front (southwest) sides. This large addition is fenestrated with two fixed tinted windows on the front, and a solitary 1x1 window on the right side. Behind this addition, another alteration is evident: a doorway has been installed in a projecting, shed-roofed vestibule.



Figure 11. 360 Jefferson Street (5LR10300), looking east-southeast.

Historical Summary: This Quonset hut was apparently acquired by Harvey Johnson from the U.S. government as war surplus property following the end of World War II, and placed on Jefferson Street where it was converted into an agricultural implement sales outlet. The Johnson Equipment Company was operated by Johnson and partners Eugene M. Cathey (Harvey Johnson's son-in-law) and H. Gordon Johnson (Harvey Johnson's son) from c. 1949 through 1976. The Johnson Equipment Company sold farm equipment and machinery including tractors and loaders, and also offered parts and repairs. The company's founder, Harvey Johnson, was an important figure in local and regional agriculture and water management, who served as director and president of the Water Supply and Storage Company for 54 years and was considered an expert in water distribution and management issues. Harvey also was credited with starting the Farm Bureau Insurance Program, directed agricultural labor during World War II, served as mayor of Fort Collins from 1962 to 1967, and created the Fort Collins Water Board.

Eugene Cathey took over operation of the Johnson Equipment Company in the 1970s, and the business apparently closed around 1976. Since that date, the building at 360 Jefferson Street has been occupied by a series of businesses, including Driftwood Camper Shells, owned by Mark Rice (c. 1980), and Graham's Heating and Sheet Metal, owned by Norman Graham (c. 1981-82). Subsequently, building contractor Keith Hess utilized the building to house two businesses: Vanworks, a van conversion shop, and Import Auto Sales and Service. Vanworks occupied the building from c. 1983 to 1994, after which an office furniture store called Everything for Offices moved in. Everything for Offices,

owned by Leslie Paulin, remained at this location from 1994 to 1997, after which its current commercial occupant, Black's Glass, moved in.

Black's Glass is one of Fort Collins' oldest surviving businesses. Started in 1908 by Wils M. Black and owned by the Black family until 1957, the glass shop has occupied various locations in the Old Town area, including 233 Linden Street, 149 Linden Street, 155 Linden Street and 256 Linden Street.

Significance Evaluation: Based on available information, this Quonset hut commercial building embodies limited historical and architectural significance. It would not qualify as historically significant due to associations with important events or people. The property is not associated with a significant trend in Fort Collins history, and although it is directly associated with an important individual – Harvey Johnson – the building is not associated with an enterprise that contributed to Mr. Johnson's contribution to local and regional history.

This property is one of several examples of war surplus prefabricated buildings erected on Jefferson Street in the late 1940s and adapted for commercial use. Developed in 1941 by engineers at the George A. Fuller Construction Company in New York and based upon the design of the "Nissan hut" developed by the British during World War I, the Quonset hut took its name from the location of the facility established for their manufacture near Quonset, Rhode Island. Two main models of the semicircular arched steel frame buildings were produced, including a 20 x 48 foot structure, with 720 square feet of useable floor space, and a larger 40 x 100 foot structure. Approximately 170,000 Quonset huts were produced during the war, and many were sold to civilians as surplus property after the conflict ended in late 1945. The example at 360 Jefferson Street has been substantially altered, rendering its integrity problematic. Its eligibility for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and their post-war use in the Fort Collins area.

400 Jefferson Street (5LR10301)

Historic Building Name(s): Richardson's Manufacturing Company

Current Building Name: Hidden Treasure

Description: This property, located on the northwest side of Jefferson Street, is a prefabricated Quonset hut modified for commercial use (Figure 12). This probable war surplus building – one of several along Jefferson Street - is a semi-cylindrical structure constructed of painted, corrugated sheet metal over a steel frame. Its façade is semicircular-arched, with sloped ends projecting beyond the Quonset's semi-cylindrical walls. Two entries are located on the façade, including a centrally-placed personnel doorway now sealed with plywood, and a large garage door offset to the right that is equipped with a modern roll-up sheet metal door. On the left side of the façade is a tandem set of 4/2 light, metal sash hopper windows. Another apparent window opening

near the top of the façade has been sealed with sheet metal. Directly below this sealed window is a projecting metal (pipe) pole that had served in the past to hang a sign.



Figure 12. 400 Jefferson Street (5LR10301), looking east.

The southeast side of the structure is featureless, lacking doors and windows. The opposite, northwest side is fenestrated near the front with two separate, original 4/2 light metal sash hopper windows. Further back are two side-by-side garage doors of modern design, covered by a shed roof, and near the back of the building is a projecting flat-roofed addition containing a garage door on its northwest end, and a personnel door with an “OFFICE” sign placed above it. All three garage openings represent modifications made to the original Quonset structure.

Historical Summary: In 1948-49, the C.G. Richardson Manufacturing Company placed this war surplus Quonset hut on Jefferson Street for industrial/commercial use. The company, identified in Fort Collins city directories as Richardson’s Manufacturing Company, was owned by Guy D. and Truth Richardson, and produced plastics, some metal products, gym mats, and various textiles from 1949 to 1965. After the Richardsons moved out of the building, it was occupied by the Poudre Valley Tin Shop from 1966-67, which specialized in metal work for roofing, air conditioning, and heating. In 1968, the building was utilized by a volunteer clothing company called The Friendly Service Center. The Quonset hut apparently sat vacant for approximately 14 years, from 1969 to 1982. Subsequently, the Jefferson Street Flea Market, under the management of Richard Grove, moved into the metal building. The flea market occupied 400 Jefferson Street from 1983-84, sharing the space in the last year with the Salvation Army Thrift Store. In 1985-86, two automotive businesses used the building, including Great Western Rent-a-

Car, and Ryan Automotive Volkstay, both owned by Steve Ryan. The building appears to have been vacant from 1987-1994. Since 1995, the building has been occupied by a furniture refinishing business called Hidden Treasure Stripping and Refinishing Service, owned by Rex Bates.

Significance Evaluation: Based on available information, this Quonset hut commercial building embodies limited historical and architectural significance. Despite alterations to its northwest side, the example at 400 Jefferson Street retains relatively good physical integrity. Neither the Richardson Manufacturing Company nor any of its subsequent occupants would be considered significant in Fort Collins history,

The building appears to be a typical example of a war surplus Quonset hut modified for commercial use. Developed in 1941 by engineers at the George A. Fuller Construction Company in New York and based upon the design of the “Nissan hut” developed by the British during World War I, the Quonset hut took its name from the location of the facility established for their manufacture near Quonset, Rhode Island. Two main models of the semicircular arched steel frame buildings were produced, including a 20 x 48 foot structure with 720 square feet of useable floor space, and a larger 40 x 100 foot structure. Approximately 170,000 Quonset huts were produced during the war, and many were sold to civilians as surplus property after the conflict ended in late 1945. However, The eligibility of this building for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and their post-war use in the Fort Collins area.

410 Jefferson Street (5LR10302)

Historic Building Name(s): McMurtry Seed & Fertilizer Company

Current Building Name: Rocky Mountain Diaper Service/ Rocky Mountain Linen Service

Description: This property, located on the northwest side of Jefferson Street, is a prefabricated Quonset hut modified for commercial use (Figure 13). This probable war surplus building – one of several along Jefferson Street - is a semi-cylindrical structure constructed of corrugated sheet metal over a steel frame. Its façade has been modified by the addition of a substantial wood and metal false front as well as a flat roofed southeast side addition constructed of concrete blocks. This modern façade effectively hides the Quonset building behind it.

The façade of the Quonset building is an asymmetrically arranged storefront, above which is a tall, flat-topped parapet constructed of painted modern ribbed sheet metal. Projecting from the façade above the storefront and extending its full width is a flat, corrugated sheet metal awning, attached to the false front by angled tie rods. The storefront is clad with ribbed sheet metal, and contains a tandem set of modern glazed wooden doors offset to the left. These doors each have 9 lights placed above a lower

panel embellished with a relief “X” pattern. To the left of the main entries is a large fixed, 1-light display window, while to the right is a larger 2-light display window.



Figure 13. 410 Jefferson Street (5LR10302), looking east.

On the right (southeast) side of the building, and recessed from the façade, is a tall cinder block wall and a projecting, low, flat-roofed cinder block addition which features a wraparound flat awning clad with ribbed sheet metal. A modern, glazed aluminum frame door is placed near the front right corner of the addition, and large fixed display windows extend to the left of this entry as well as along the adjacent southeast wall.

Behind this addition, on the side of the Quonset building is a non-original doorway set within a crude, corrugated sheet metal-clad vestibule covered by a shed roof. This entry is accessed via a set of sliding doors. A large, modern swamp cooler is affixed to the top of the Quonset hut.

Historical Summary: This probable war surplus Quonset hut was erected on Jefferson Street in 1950, near several other reused Quonset huts, and was adapted for commercial use by the McMurtry Seed & Fertilizer Co. Randolph McMurtry, an Arkansas native who later studied at Colorado State University, established this agricultural supply store in 1950, and the business persisted at this location for nearly 40 years. McMurtry’s wife, Ruth, also assisted the family business. By 1969 N.B. Schuler had assumed ownership of the company, although the original name was retained. Randolph McMurtry continued to

help with the business until his retirement in 1972. In 1969 Bath Landscape and Sprinkler, Inc., co-owned by Thomas Bath and N.B. Schuler, also utilized the space, but by 1970 the sole occupant was the McMurtry Seed & Fertilizer Co.

After the agricultural supply store vacated the building (c. 1989), it was utilized in 1990-91 by Ace Body Shop/Auto Collision Experts, owned by George Beicher. A series of other businesses followed, including Colorado 4x4 Connections, Together Tandems and the Whistle Stop between 1991 and 1994. By 1995, the Rocky Mountain Diaper Service, owned by Rich and Irene Watterson, moved into the building. The Wattersons have continued to operate both the Rocky Mountain Diaper Service and Rocky Mountain Linen Service at this location to the present, and additional space at 410 Jefferson Street has been leased for use by other enterprises including Dilly Dallies (1995-96), Surplus Depot (1996-97), and Western Telephone repair (1996-present).

Significance Evaluation: This Quonset hut commercial building embodies limited historical and architectural significance. It is one of several examples of war surplus prefabricated buildings erected on Jefferson Street in the late 1940s and early 1950s and adapted for commercial use. Developed in 1941 by engineers at the George A. Fuller Construction Company in New York and based upon the design of the “Nissan hut” developed by the British during World War I, the Quonset hut took its name from the location of the facility established for their manufacture near Quonset, Rhode Island. Two main models of the semicircular arched steel frame buildings were produced, including a 20 x 48 foot structure with 720 square feet of useable floor space, and a larger 40 x 100 foot structure. Approximately 170,000 Quonset huts were produced during the war, and many were sold to civilians as surplus property after the conflict ended in late 1945.

The example at 410 Jefferson Street has been substantially altered, rendering its integrity problematic. Neither the McMurtry Seed & Fertilizer Co. nor any of its subsequent occupants would be considered significant in Fort Collins history. Its eligibility for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and their post-war use in the Fort Collins area.

416 Jefferson Street (5LR10303)

Historic Building Name(s): Fort Collins Equipment Company/ Horsetooth Boat Supply
Current Building Name: Diamond Vogel Paints

Description: This prefabricated Quonset hut-type building is situated on the northwest side of Jefferson Street near its intersection with Lincoln Avenue (Figure 14). The semi-cylindrical building rests on a concrete foundation, and is constructed of bolted-together sections of heavy gauge, ribbed sheet steel. The façade has been altered into a symmetrically arranged glazed storefront. The main entry is centrally located on the façade, and is equipped with a glazed (1 light) painted wood door set in a recessed wooden frame. The entry is flanked by identical pairs of large, fixed rectangular display

windows. Painted, vertically-grooved wood paneling is applied below the display windows and to the entire arched upper portion of the façade. A modern, flat painted signboard is affixed to the façade above the main entry, and declares “DIAMOND VOGEL PAINTS.” The base and ends of the façade are clad with thin red tile block masonry veneer.



Figure 14. 416 Jefferson Street (5LR10303), looking east.

The building’s northwest elevation contains two small 1/1 metal sash hopper windows, but no entries. The opposite, southeast side of the building is equipped with two similar 1/1 metal sash hopper windows. Towards the back of the building on the southeast elevation is a tall shed-roofed vestibule addition containing a side entry. This addition is a wood frame structure clad with very wide lapped particle board siding on the front, and flat, non-corrugated sheet metal on the sides. The side entry is accessed via a very wide painted wood or metal door with an aluminum kick panel. To the left of the entry on the addition is a modern 6x6 light, burnished metal frame, sliding sash window with thin muntins. The southeast elevation also features a large, horizontally oriented, modern internally illuminated sign.

Historical Summary: This prefabricated, Quonset hut-type metal building was placed on Jefferson Street in 1955 by Roy B. Case to house his business, the Fort Collins Equipment Company. This supplier of farm machinery persisted for only a few years in this location, and by 1959 the building was vacant. From 1960 to 1977 or 1978, Horsetooth Boat Supply utilized the space to sell outboard motors and ski equipment. Horsetooth Boat Supply was owned initially by R.J. Schneider; however, by 1969 A.E.

Goodwin had acquired the business. By 1979, Horsetooth Boat Supply had vacated the metal building, after which Leisure Land Trailer Sales, Inc. (owned by Lee Pennington and Stan Stafford) briefly occupied the site. From 1980 to 1983 roofing businesses including Holland's Roofing Service, Western Shake & Supply Co., and F.M. Roofing were based at 416 Jefferson Street. Then, from 1984 to 1988, the building was occupied by Sunshine Pools & Spas, owned initially by Jerome C. Ellman, and later by Terry and Cynthia Jensen. Its present commercial occupant, Diamond Vogel Paint Center, moved into the building around 1990.

Significance Evaluation: The eligibility of this property for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and similar structures as well as their post-war use in the Fort Collins area. The building does not appear to represent a standardized World War II-vintage Quonset hut, but rather may be a postwar or civilian copy (such as those manufactured by Behlen Mfg. Company; other examples of this type of Quonset hut-type building are located at 103 and 105 E. Vine Street in Fort Collins). In terms of its history, neither the original occupant – Fort Collins Equipment Co. – nor any of its other occupants would be considered to have made an extraordinary contribution to Fort Collins history.

119 Lincoln Avenue (5LR1900)

Historic Building Name(s): Rocky Mountain Grain & Coal Co.; Hackett & Irwin Company; Anderson Implement & Coal Company
Current Building Name: South by Southwest

Description: Located along Lincoln Avenue and the historic railroad corridor near Old Town, this property consists of a large, one story, commercial/agricultural warehouse with multiple additions (Figure 15). The building is composed of the original, brick-walled front section, including a grain or freight elevator hoist house; a southeast side addition to this front building; two, old, gable-roofed, sheet metal-clad rear additions; and a modern ribbed sheet metal garage on the building's southeast side.

The façade is constructed of painted brick, and rises to a flat parapet accented by corbelling along the cornice. The original portion of the façade is divided into three bays, with three large recessed brick panels below the parapet. The main entry is placed in the central bay, and consists of a glazed wooden door with one large light, flanked by large sidelights, one of which is covered by stained wood shingles. Flanking the main entry are large window openings containing multi-light, steel sash casements. A 16 light window is placed to the left of the door, while to the right is a similar, 20 light window. A concrete block masonry addition to the right or southeast side of the building has extended the right side of the façade with a stepped parapet.

The original, front portion of the building is covered by a gable roof clad with composition rolled roofing. The rear section of this original building is a taller, brick-walled structure covered by a hip roof, and featuring a gabled elevator hoist house on top.



Figure 15. 119 Lincoln Avenue (5LR1900), looking north.

The roof of this section of the building is clad with corrugated sheet metal. The left or southwest elevation is stucco-covered, and is fenestrated with a variety of windows including a partially sealed arched opening containing a 3/1 light, fixed window; two modern 1/1 light, double-hung units; and a 16-light steel sash casement window near the front corner. Also on the southwest elevation near the front of the building is a sliding glass door that opens onto a relatively crudely built wooden deck.

Attached to the back end of this original brick-walled front building are two, sheet metal-clad, gabled warehouse buildings resting on concrete foundations. These include a long, relatively narrow and tall building and a wider but lower rear building. These additions are fenestrated on the southwest side with 1/1 light, double-hung windows and single light, fixed windows. The rear (northwest) end of the building is penetrated by a garage opening as well as well as a personnel door. The most recent addition to the building is a perpendicular, projecting, modern, ribbed sheet metal-clad garage attached to the northeast side of the narrower gabled sheet metal-clad addition.

Historical Summary: This brick warehouse building was constructed by Wayne A. Hackett around 1915, several years after completion of the Union Pacific Railroad line through Fort Collins in 1911. Hackett was the owner of the Rocky Mountain Grain and Coal Company, a wholesale and retail supplier of heating coal, livestock grains, hay, and ice. By 1922, Hackett had a partner (J.H. Irwin) in the business, which was renamed Hackett & Irwin. The company remained in business at this location until sometime in

the 1940s, when it was taken over by the Anderson Implement and Coal Company, owned by Arthur A. Anderson. Arthur Anderson was a successful businessman and farmer who was involved in the development of the Wellington Oil Field, operated several farm machinery businesses, and held a variety of public service positions including superintendent of the city streets department, curator of the Pioneer Museum, and commissioner of finance on the city council.

The Anderson Implement and Coal Co. utilized this warehouse building until c. 1967. The building was apparently sold to Harvey Johnson, and it may have sat vacant until 1972, when Bath Landscape and Sprinkler Co., the Larimer County Pipe Supply, and Wagon Tongue Construction moved in. These tenants occupied the building very briefly, and by 1975 they had been replaced by the Jack Rowe Company, a furniture refinishing business. The Jack Rowe Company remained at this location until 1981, and had been superseded the following year by a similar business called Johnson Furniture Refinishing.

From c. 1983-84, Graham's Heating and Sheet Metal (owned by Norman Graham), occupied the building, but it was evidently vacant from 1985-1989. A small, locally owned beer brewery, the Odell Brewing Company, began beer production in the structure in 1990, and remained in this location until late 1994, when they moved into a newly built brewery facility at 800 E. Lincoln Avenue. The move allowed Odell's to increase its production from 8,400 to 15,000 barrels per year. During the time that Odell's occupied this building a portion of the space was also leased to electrical contractors Pace Electric and Conduct All Electric. Its present occupant, a Southwestern U.S. and international decorative arts store named South by Southwest, moved into the building in 1996.

Significance Evaluation: This expanded historic warehouse building does not embody sufficient historical or architectural significance to qualify individually for inclusion on either the state or national registers of historic places. However, it would qualify for designation as a Local Landmark because of its association with Fort Collins' agricultural heritage.

The building is representative of the Factory/Warehouse style of commercial architecture, although it is a rather plain example that has experienced substantial alterations, particularly to the façade. It therefore has limited architectural significance. The original businesses housed in the building are not of great significance to Fort Collins history, nor are the individuals associated with those businesses. It is, however, one of several prominent buildings including Ranch-Way Feeds, Harmony Mill, the Northern Colorado Feeders Supply grain elevator, and the Union Pacific freight depot, which share common associations with the railroad and agricultural-related commerce. The large building also embodies geographic importance as a visual landmark in this industrial/commercial area along the UPRR tracks.

The sheet metal-clad rear sections of the building - one of which is part of the original design, and the other added in 1937 - would be considered contributing elements of the

property, while the very recently constructed garage addition is a noncontributing element.

1101 Lincoln Avenue (5LR10304)

Historic Building Name(s): Fisher Farmhouse

Current Building Name: Lambspun; Back Porch Café; Bella

Description: This historic farm complex is located on the southwest corner of Lemay Avenue and Lincoln Avenue. The property consists of a modified Mediterranean style farmhouse built in the late 1930s (Figure 16), and two associated historic outbuildings: a detached garage and a small cook house building. Several substantial additions to the house have been designed in a manner compatible with the building's original style.

The farmhouse, which has been adapted for commercial use, is a single story, stuccoed wood frame structure with Mediterranean stylistic details. The house has a rambling plan, and is covered by a complex, intersecting gable roof clad with red, semi-cylindrical ceramic roof tiles. Distinctive features include some arched window openings, steeply pitched gables with negligible eave overhang, and two massive, stuccoed exterior chimneys on the west elevation.



Figure 16. 1101 Lincoln Avenue (5LR10304), looking southeast.

The façade, or north elevation, features an arched window opening placed beneath a steep front gable. To the right of this gable is a large, flat-roofed northwest corner addition, fenestrated with two identical sets of windows, each containing three tall fixed lights. On the left side of the front gable is another, very recently constructed addition. This addition is a flat-roofed room with windows on its front and east sides. It projects beyond the plane of the original façade, and is equipped with a west-facing entry. On the east elevation near the front of the house is another recently added room, covered by a steeply pitched gable roof mimicking the original roof, and equipped with a very large semicircular-arched window that contains a large fixed pane beneath a 4-light fanlight sash. Behind this gable is a large, flat-roofed addition that is affixed to the east side of the original house.

The main entry is located on the west elevation, and is accessed via a large open front porch featuring wide stuccoed posts supporting a pergola. A flat-roofed, enclosed vestibule is located inside the open porch. The west side is fenestrated with a variety of original windows, including paired 6- and 8-light, narrow wood sash casements, set into arched openings embellished with diamond-shaped red tiles embedded in the stucco.

A very large, flat-roofed rear addition spans the width of the original dwelling, and contains a sunroom in its southwest corner, fenestrated with a very large, unique, arched window opening on its west side, that contains three large fixed windows set beneath a ribbon of 5 fixed lights. Three windows and a door are installed on the rear side of this addition.

A stuccoed wall with massive stuccoed piers supporting carriage lamps extends around the east and south sides of the house, enclosing an attractively landscaped area containing a large elevated patio used as a café/outdoor dining area.

Historical Summary: This unusual Mediterranean style farmhouse and associated outbuildings were constructed in 1937. The house was located on a 192 acre parcel of farmland on the east side of the Cache la Poudre River owned by Mrs. Travis Hoffman. The original occupants were probably farmer Cliff O. Fisher and his wife Alice, who, according to an unsubstantiated rumor, may have acquired the property as a result of winning a card game. The Fishers, who married in 1920 in Timnath, evidently farmed the area that later became the Link-N-Greens Golf Course, and owned the home until c. 1978. Cliff Fisher died prior to 1968, and after 1977 Alice Fisher moved elsewhere. She died 11 years later, on November 16, 1988, in a local nursing home.

The Fisher farmhouse was occupied in 1979 by Steve Doerschlag, and from 1982-1986 the building was converted to commercial use as an Italian restaurant operated by Berardi & Sons. This restaurant may have closed by 1987; however, from c. 1988-1990 it housed Bosco's Italian Restaurant, operated by Joe Bosco. By 1992 the restaurant had closed, and the property had been acquired by Steve Schrader. Around 1994, Daniel and Shirley Ellsworth acquired the old farmhouse, and moved their fabric arts business, Lambspun, into the building. Soon afterward, the rear portion of the building was utilized by another business, the Back Porch Café, and in 2001 the detached garage behind the house was

adapted for use by yet another business, a specialty gardening store called Bella, owned by Pamela Barker. Substantial improvements were made to the property in 1999 to accommodate these business enterprises.

Significance Evaluation: The Fisher farmhouse complex has been extensively altered, and its loss of integrity precludes it from qualifying individually for inclusion on the state or national registers of historic places. Nevertheless, the farmhouse exhibits an architectural style that is very unusual for agricultural dwellings in the Fort Collins area, and the property is considered a familiar landmark along Lemay Avenue. Because of its rare architectural style and geographic importance, the property, including the converted house, detached garage and cookhouse, would qualify for designation as a City of Fort Collins Local Landmark.

350 Linden Street (5LR462.19)

Historic Building Name(s): Union Pacific Railroad Freight Depot

Current Building Name: Cottier Construction Company

Description: This historical freight depot is a large, rectangular plan, tall, one story warehouse building with walls constructed of red brick set in common bond (Figure 17). The building, although relatively plain, appears to incorporate Beaux Arts design traits, including symmetry, monumentality, and the use of stylized pilasters on the façade. The depot is oriented with its long axis parallel to the railroad tracks. The building rests on a concrete foundation that rises approximately 3 feet above grade.



Figure 17. 350 Linden Street (5LR462.19), looking south.

The depot is a flat roofed structure, with flat parapet walls capped by whitish cast concrete or terra cotta. A belt course of similar material encircles the building below a substantial gutter. The gutter is framed by moldings which create the appearance of Classical entablature.

The façade faces northwest, and is divided into two large bays separated by a wide brick pilaster. Similar pilasters extend up the ends of the façade. Each bay is recessed between the pilasters, and the top of each bay is corbelled with three stepped courses of brick. The main entry is offset toward the far right end of the façade, and is accessed via a concrete stoop equipped with decorative cast iron railings. The main entry is sealed with a painted wood door containing one small square light. Above the door is a large, 6-light wood sash transom. To the left of the entry are five large 9/9 light, double-hung windows with sills consisting of double rows of projecting brick headers.

The front (northwest end) of the building contained the depot office. Both sides of the office are fenestrated with four large 9/9 light, double-hung windows. The sides of the depot feature long, elevated freight loading platforms extending to the building's rear (southeast) end. The northeast side of the building originally faced the freight siding, while the opposite side was accessed by wagons and trucks.

The northeast side elevation is fronted by a long, projecting, elevated, wood plank loading platform. The front of the platform is sealed with vertically butted planks, and the platform is accessible via a set of wooden stairs at its front end. A substantial sloped awning is affixed to the brick wall, and covers the platform. Massive, gracefully curved wooden brackets with scroll-sawn ends help support the awning. The northeast side of the building is divided into six wide, recessed bays, each sealed with beadboard freight doors surmounted by large transom panels. Each transom panel consists of two wooden sashes, containing 16 small rectangular lights each.

The right, or southwest elevation, is generally similar to the opposite side of the building. Behind the front office is a long loading dock (without a wooden platform), but equipped with a similar, projecting, sloped awning supported by massive carved wooden brackets. This elevation is penetrated by three large freight doorways, all of which contain beadboard-clad doors set beneath multi-light transoms. The rearmost bay contains an original door and transom, while the other two have been modified: one has two large fixed windows installed in the door, while the other has been replaced entirely by a modern roll-up aluminum door surrounded by modern wood paneling. Affixed to this side of the building are horizontally oriented massive timbers, that serve as protective bumpers.

The rear end of the building contains two recessed bays (similar to the façade) set between brick pilasters. Within each bay is a large freight doorway, one of which contains an original, sliding, beadboard-clad door set beneath a large 20-light transom. The other door has been replaced by a plywood panel and a modern personnel door. A very large, open concrete platform, elevated approximately 3 feet above grade, projects 25 feet from the rear of the building. This large (46 foot-wide) platform is covered by a

substantial, non-historic awning structure consisting of a nearly flat, corrugated sheet metal-clad roof supported by 6 x 6" treated wood posts.

Historical Summary: This large brick freight depot, as well as a nearby brick passenger depot, were constructed by the Union Pacific Railroad (UPRR) in 1911 in conjunction with the establishment of a new UPRR line extending from Denver to Fort Collins. The Fort Collins line was a 25 mile long leg of the UPRR's "Dent Branch," which was intended to access coal mines in the Dacona, Firestone and Frederick area, as well as the rich agricultural area lying between the Colorado Southern Railroad and UPRR mainline.

The substantial depot building was designed and built by the UPRR, and probably represents a standardized, replicated plan. The UPRR utilized the depot for the transfer and storage of freight, carried over a freight siding tied to the nearby mainline, for nearly 65 years. Freight agents stationed at the depot during its last three decades of operation included Floyd C. Parker, M.J Mead, and William J. Walker. In 1975, the UPRR decided to vacate the building, and it was leased in that year to Town & Country Printing. The printing shop, owned by Lonnie Nixon of Longmont, installed printing presses in the rear portion of the building. In 1977, the depot's front office was rented by a scientific language translation service called Foreign Resources Associates, owned by William Ringer, Duncan Anderson, and Yuki Haitari.

Town and Country Review and Intermountain Color occupied the depot until 1994, when the New Belgian Brewery Company moved in and began producing beer. In 1996, the brewing company moved into a newly constructed facility, and the 5,400 square foot depot was purchased by its present owner, Pete Cottier, owner of Cottier Construction.

Significance Evaluation: The Union Pacific Railroad freight depot is relatively intact, and is an excellent example of early 20th century railroad-related architecture. The building is also directly associated with the UP Railroad, which, after its arrival in Fort Collins in 1911, helped stimulate the further growth and development of the Larimer County seat. For these reasons, the UP freight depot would likely qualify individually for inclusion on the state (and possibly the national) register of historic places. Because of its architectural, historical, and geographic importance, the building would also readily qualify for designation as a City of Fort Collins Local Landmark. The depot has already been determined to be a contributing element of the Old Town Fort Collins Historic District, which is listed on the National Register of Historic Places.

360 Linden Street (5LR10305)

Historic Building Name(s): Kiefer Concrete Company

Current Building Name: Kiefer Concrete Company

Description: This property consists of the office of the Kiefer Concrete company (Figure 18). The building is a one story, rectangular plan structure with masonry walls (probably concrete block construction). The flat-roofed office building is devoid of ornamentation.



Figure 18. 360 Linden Street (5LR10305), looking northwest.

The main entry is located on its northwest side, and consists of a vestibule equipped with a glazed wooden door. Two plain entries are placed on the rear elevation. A distinctive sign is installed adjacent to the back side of the building, consisting of a painted sheet metal signboard supported by four tall metal poles that raise the sign above the height of the office roof. A tall metal radio communication antenna is mounted on the roof, and also supported by guy wires.

Historical Summary: The Kiefer Concrete company was established in 1963, when Blair Kiefer and two partners acquired the C&M Ready Mix Concrete company. Edward A. Fulcomer evidently started C&M Ready Mix in this location several years earlier (1960). Fulcomer arrived in Fort Collins in 1947 and owned C&M Ready-Mix plants in Fort Collins, Boulder, and Laramie, Wyoming.

Blair A. Kiefer was president of the new concrete contracting company; his partners in the venture included Glenn A. Chandler (vice president), Oliver J. Warner, and Edward Fulcomer. The Kiefer Concrete company has been in business for nearly 40 years, supplying concrete and constructing driveways, sidewalks, patios, curbs and gutters, porches, basements and retaining walls throughout Fort Collins and Larimer County. The "Kiefer Concrete" sidewalk brand can be found imprinted on concrete surfaces throughout the city (for example, in front of 118-120 W. Olive Street). Fort Collins has experienced tremendous growth since 1960, and a significant share of the concrete work needed for new construction in the 1960s, 1970s, 1980s and 1990s has been provided by Kiefer Concrete, Inc.

Significance Evaluation: Although the Kiefer Concrete company is a successful business that has helped to building numerous buildings, sidewalks, and other improvements throughout Fort Collins for nearly 40 years, the oldest building in the concrete yard is less than 50 years old at present (2001). Consequently, the property cannot qualify at this time for inclusion on the state or national registers of historic places, nor for designation as a City of Fort Collins Local Landmark.

400-404 Linden Street (5LR10306)

Historic Building Name(s): Sam's Place; El Burrito Café; Godinez Building

Current Building Name: El Burrito Restaurant

Description: This property consists of a large, rambling one story stuccoed concrete block commercial building with at least two major additions (Figure 19). The design of the building incorporates architectural elements reminiscent of the Mission Revival style. The main portion of the building has a very wide façade with a flat parapet, from which rises a taller flat parapet supporting a painted sign that reads: "Godinez Building ... Since 1960." To the right of this sign, the main flat parapet contains a series of recesses set between pilaster-like elements; these recesses contain panels of painted plywood. On the parapet to the left of the Godinez Building sign is a wide, modern sign that announces the name of the business contained inside: "EL BURRITO."



Figure 19. 400-404 Linden Street (5LR10306), looking east.

At the far right side of the façade is a simple entry to the restaurant office, accessed through a painted and glazed (one light) wooden door, to the immediate left of which is a large 8-light window. A substantial wooden awning clad with split wood shingles is affixed to the front of the building, extending 2/3 of its length, and wrapping around the southwest side. This awning is supported by large dimension wood timbers, and covers an arcaded walkway leading to a stucco walled exterior courtyard/dining area. Inside this courtyard, the building's front wall is decorated by a series of large arched recessed bays containing colorful hand-painted murals. The courtyard wall is relatively low, and contains piers at intervals supporting electric light fixtures. To the left of this awning-covered courtyard is a projecting, enclosed dining room with a shed roof clad with split wood shingles. This dining room is stuccoed and is fenestrated by five large tinted windows with large electric light fixtures attached to the intervening spaces.

Attached to the far left end of the wide, main section, is a stuccoed dining room addition, which features a flat parapet – lower than the parapet of the main portion of the building – and a shed roof-covered wall containing four, very large, semicircular-arched bays. Three of these bays contain semicircular, multi-light windows, while the fourth bay contains the main entry to the restaurant. The main entry is sealed with a glazed and stained wooden door containing one large diamond-shaped light. Low planters extend along the front of the portion of the restaurant building.

The right, or southwest elevation is a plain stuccoed wall penetrated by two entries. These entries include a tandem set of painted metal or wood delivery doors, and a tandem set of modern tinted glass doors with dark burnished metal frames. The rear portion of this end of the building contains the kitchen, as evidenced by large diameter exhaust ducts protruding from the exterior wall.

A large shed-roofed addition of unknown function is attached to the rear of the building, near its southwest end.

Historical Summary: The original portion of this commercial building was erected in 1947 by Solome ("Sam" Vigil, who opened a bar in it called Sam's Place. The bar remained in business for 13 years, until the death of Sam Vigil in 1960. In that year, Army veteran Jesse Godinez, his wife Dorothy, and brother Willie Godinez purchased the building and established a new Mexican restaurant called El Burrito. Starting with a crudely fashioned sign made from a military surplus foot locker, and the family matriarch, Augustina Godinez working as head cook, the Godinez family managed to achieve success despite a less than ideal location near the railroad tracks and grain elevators.

El Burrito has been in continuous operation for over four decades, since 1960. In the 1960s the Godinez family also began manufacturing tortillas for use in the restaurant as well as for sale. In the 1970s, they attempted to expand their restaurant business by opening the Casa Godinez restaurant in Greeley, and another Mexican restaurant in the Foothills Fashion Mall in Fort Collins. The building was remodeled extensively in the early 1980s, enabling it to seat 160 people. Even after the death of Augustina Godinez in

1991, the family business has continued to thrive, and it has become a visual and culinary landmark of the Old Town/Old Fort Site area of Fort Collins.

Significance Evaluation: The original El Burrito restaurant (Sam's Place) building has been extensively altered by additions and façade improvements. These changes have obscured the original appearance of the building, resulting in poor integrity. The building is not a distinctive example of a recognized architectural style, and lacks architectural significance. Although it has been a familiar landmark and popular restaurant in this part of Fort Collins for over 40 years, the Godinez Building lacks sufficient historical significance to qualify for inclusion on either the state or national registers of historic places, nor for designation as a City of Fort Collins Local Landmark.

401 Linden Street (5LR10307)

Historic Building Name(s): Linden Wet Wash Laundry

Current Building Name: Education and Life Training Center

Description: This property, located on the corner of Linden and Willow Street, is a large, one story, stuccoed masonry commercial building that has been substantially altered (Figure 20). The building is architecturally nondescript. The façade reveals the original building with a stepped, flat parapet, as well as a newer right side addition, which features a flat parapet with a semicircular arched projection above the recessed entry. The right side of the façade is irregular, projecting in sections toward the sidewalk. The main entry is situated within the recessed canted wall of the addition, and is sealed with a modern glazed and painted wood door containing one square light. The façade is fenestrated with several modern windows, including two different, fixed 1-light windows, one small 1/1 light, double-hung metal sash window, and two identical 1/1 light, double-hung wood sash windows.

The left/southwest elevation has a flat parapet, and contains an entry near the rear end of the building that is equipped with a plain, painted wood door. To the right of this entry are five windows, including one small 1x1 light, sliding sash unit, one small 1/1 light double-hung window, and three wide, fixed 1-light windows. On the left side of the entry is a small 1x1 light, sliding sash window. All of the windows on the southwest elevation are recessed and lack sills. The opposite, northeast side elevation is partially obscured, but appears to be a windowless stuccoed wall with a flat parapet.

Historical Summary: City directory data indicates that this building was constructed around 1921-22 by E.F. and Harry A. Dreese (or Drease), who opened the Linden Wet Wash Laundry at 401 Linden Street. This laundry business persisted until c. 1937. Taylor Memorials, Inc. briefly occupied the building in the late 1930s, under the direction of A.M. Taylor (president), J.G. Phillips (vice president), and H.G. Finley (secretary). Subsequently, the building was utilized by a succession of poultry supply and processing businesses between the early 1940s and c. 1955. In the early 1940s the property was acquired by Herman L. Ray, who opened Ray's Poultry & Feed Co., which offered



Figure 20. 401 Linden Street (5LR10307), looking north.

“poultry live or dressed, feed and remedies.” Ray’s Poultry was succeeded by Art’s Poultry, owned by Art Helmricks in 1951 or 1952, and by 1954 it housed Yager’s Poultry, owned by Clarence and Pearl Yager.

In the late 1950s the building was occupied by two different farm produce companies, including Dolsky Produce, owned by Emil A. Dolsky (c. 1956), followed by Pinecrest Produce, owned by Meredith Payne (c. 1957-1960). The building was vacant for quite some time in the 1960s, although it was acquired by the Godinez family who used it in the mid-1960s as a tortilla factory called El Burrito Tortilla (the building is located directly across the street from the Godinez’ El Burrito Restaurant).

A major change of use occurred in 1968, when Volunteers Clearing House acquired the property from Willie and Jessie Godinez. This social service center, originally directed and managed by Francis Thompson, occupied the building for nearly 30 years, until 1995. In the latter year, another non-profit organization – the Education and Life Training Center, directed by Elsa Lee Sarlo - took control of the building, and has continued to utilize the Linden Street property to the present (2001).

Significance Evaluation: The Linden Wet Wash Laundry building has been extensively altered, and its loss of integrity precludes it from qualifying individually for inclusion on the state or national registers of historic places, or from designation as a City of Fort Collins Local Landmark.

405 Linden Street (5LR10353)

Historic Building Name(s): Andrew Johnson House; Legler House

Current Building Name: None

Description: (Note: the following description and historical summary were written by CSU students Linda McGehee and Ryan Nutting.) This small, rectangular frame house is located on the northwest side of Linden Street (Figure 21). One building, currently occupied by the Education and Life Training Center, stands to the southwest between the house and the intersection of Linden and Willow Streets. The neighboring house to the northeast on Linden Street has a nearly identical building plan and was built in the same year. A chain link fence separates the back yards of the two houses, and a six foot tall privacy fence runs between the structures. This privacy fence descends into a four foot tall wood slat fence, which continues from the front porch toward the sidewalk. A four foot tall picket fence runs along the sidewalk to the south corner of the front yard.



Figure 21. 405 Linden Street (5LR10353), looking northwest.

The rectangular shape of the house is interrupted by a 8'x9' notch in its west corner, which provides space for a wood deck with 2 concrete steps descending to the back yard. A prominent feature on the front façade is a large gable containing a small, fixed, 1'x1' attic window. Below the gable, an open, covered front porch runs the width of the house. The porch roof is supported by five turned wood posts. The wood front door with its wood, half screen door sits between two single sets of double hung windows set in wood frames. The southwest elevation of the house contains two rectangular single sets of

double hung, wood frame windows and one smaller, almost square double hung window towards the back of the house. In the northwest elevation of the house, a single wood door opens onto the back deck; two single sets of double hung windows look out on the back yard. The northeast elevation contains one single set of double-hung windows in a rectangular wood frame. One brick chimney rises from the roof crest above the gable on the front façade. The building is in generally good and intact condition.

Historical Summary: This property and the adjoining property at 409 Linden Street were purchased by G. Jos. LaJeunesse from Frederick E. Post on 11 March 1904. The property occupies a portion of the site of the parade ground of the military post of Camp/Fort Collins (See map from Gray's Cavalry and Coaches, Appendix 2). La Jeunesse hired W.L. Gault to construct nearly identical frame houses at 405 and 409 Linden in 1904. The occupants of 405 Linden prior to 1908 are unknown; however, by 1908 the house was occupied by farmer Leon E. Richardson and his wife Elizabeth. By 1910, carpenter Fred C. Neider lived there. In 1917, Great Western Sugar employee Andrew Johnson lived in the house with his wife Hilda. Andrew Johnson remained at the address until 1929; however, his wife's name was listed as Jennie after 1922. In 1929, G.W. Sugar employee Carl Legler and his wife, Mollie lived in the home, where they resided until at least 1940. By 1948, Mrs. Alice Barry, a widow employed at the Fort Collins Laundry, owned the residence. She lived there until 1956, when William Maxwell, and his wife Opal moved in. The Maxwells occupied the house until 1964, when Alfred Samora, an employee of Trostel Lumber, moved in with his wife Anna and six children. In 1966, Gillermo Godinez, a partner in the El Burrito Café, lived in the home with his wife Joann and their three children. They resided there until 1972. The city directory had no listing for the house from 1973 to 1976, but in 1977, William and Opal Maxwell were again listed there. There were no listings at the address from 1979 through 1992. In 1993, Sandra Almaguer lived there, no phone was listed in 1994, and 1995, and in 1996 and 1997 David Salazar was listed as the occupant. Finally, Angie Senseman is listed at the address in 1998 and 1999.

Neighborhood Context: The houses in this neighborhood are modest, one-story, working-class residences. Current nearby commercial properties include the El Burrito Restaurant, Sears Trostel Lumber Company, Ranch-Way Feeds, Poudre Pre-Mix and Kiefer Concrete. In 1904, the Great Western Sugar Company played an important role in the economic life of Fort Collins. The newly constructed sugar factory provided a ready market for the sugar beet crop of local farmers as well as providing employment for laborers in the area. The farmers who lived at 405 and 409 Linden shortly after the construction of the houses may have grown sugar beets; later residents worked at the factory. By 1917, GW employee Andrew Johnson occupied 405 Linden and remained in the house until 1929. In that year another GW employee named Carl Legler took over occupancy of 405 Linden. Legler lived there until at least 1940. This house therefore shows longtime ties to Great Western. The surnames of house residents suggest occupants of northern European heritage; the Hispanic connections of the two homes did not begin until the 1960s. In 1960, laborer Alfred Samora moved into 409 Linden, and in 1964 he moved from 409 to 405 Linden. The family of Lewis Trujillo then occupied 409

Linden. A succession of Hispanic residents followed, including relatives of the owners of the El Burrito Restaurant across the street.

Significance Evaluation: This small dwelling does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places. However, it would qualify as a Local Landmark based on the historical importance criterion. It is a fairly well preserved example of a Classic Cottage/Hipped Box, which is a very common type of late 19th-early 20th century working class house in Fort Collins. Many other well-preserved examples of Classic Cottages exist in Fort Collins, and this example would not be considered a noteworthy specimen. None of the occupants of this house over the past century have contributed significantly to Fort Collins history. However, this working class house is a product of the historically significant building boom that immediately followed completion of the sugar factory in 1903.

408-410 Linden Street (5LR10308)

Historic Building Name(s): George Wilcox House

Current Building Name: None

Description: This property consists of a late 19th – early 20th Century Vernacular Masonry house with an associated detached garage (Figure 22). The dwelling rests on a concrete foundation, and is a 1½ story, rectangular plan building covered by a steeply pitched hip roof surmounted by a low-pitched gable that appears to be non-original. The roof is clad with split wood shingles, and the eaves are boxed. The walls are constructed of red pressed brick set in stretcher bond, and the window and door openings are accented with buff-colored sandstone lintels and sills.

The façade features a full-width, enclosed front porch with a brick closed rail. The centrally placed entry is equipped with a painted wood screen door (the screen area is sealed with plywood), and is flanked on both sides by identical triple sets of 1/1 light windows. The front porch rests on a concrete footing, and its half-hipped roof is covered with composition rolled roofing. The upper portion of the façade is distinguished by a large gable offset to the left. This steeply pitched gable features cornice returns; the gable face is stuccoed and contains a tall, narrow 1/1 light, double-hung window covered by a wrought-iron security grate. To the right of this large gable is a narrow gabled dormer containing a doorway that is accessed via a wooden stairway ascending from the front yard.

The left, or northeast elevation is fenestrated with two similar 3-part windows, each consisting of a large fixed central pane flanked by narrow, 1/1 light, double-hung windows. Further back are two smaller windows, including a tiny, fixed 1-light window, and another, small 1/1 light, double-hung unit. The rear portion of this side elevation juts out slightly. A large gable similar to the gable on the façade is placed on the northeast

elevation, and features cornice returns as well as a tall, narrow 1/1 light, double-hung window set into the stuccoed gable face.

A wide, enclosed porch with a shed roof is attached to the rear end of the dwelling. The rear porch is wood frame construction, clad with horizontal drop siding. An entry is located on the left, or northeast side of the porch, sealed by a painted wooden door containing decoratively carved inset panels. This porch opens onto a thick concrete slab raised to the main floor level.

The right, or southwest elevation is partially obscured from view due its close proximity to the adjacent restaurant building (400-404 Linden/El Burrito Restaurant). Features observed on this elevation included a large gable with a stuccoed face surrounding a 1/1 light, double-hung window covered by a wrought-iron security grate. Towards the back of the house is a large, non-original, crude hipped dormer containing a ribbon of three 1x1 light, sliding sash or fixed windows. The dormer roof is clad with composition rolled roofing. The first floor is fenestrated with at least two windows placed between massive, buff-colored sandstone sills and lintels. Two red brick chimneys exit the peak of the roof, straddling the ridge line.



Figure 22. 408-410 Linden Street (5LR10308), looking southeast.

Historical Summary: This handsome brick house was probably built around 1907 to serve as the home of George H. Wilcox and his wife Rose. Wilcox was a successful dairy rancher, who, according to Larimer County historian Ansel Watrous, championed the use of alfalfa as cattle feed and owned a “splendid herd of selected dairy animals,” mainly consisting of Holstein cattle. Wilcox was born in Iowa in 1856, and married Rose Webber in Ouray, Colorado in 1893. He later relocated to Fort Collins where he achieved success in the dairy business.

By 1913, George and Rose Wilcox moved to 226 Elm Street, and rancher Max Orenstein and his wife Eva moved into their Linden Street house. It is possible that the Wilcoxes chose to move after the Union Pacific established a new rail line nearby in 1911, resulting in a drastic change of character in this part of Fort Collins. The Orensteins were replaced around 1918 by another rancher, Arthur Tittman, who occupied this house with his wife Nellie until the early 1920s. By 1925 the Tittmans had relocated to another residence at 503 S. Howes Street.

The home may have been acquired in the 1920s by John E. Anderson, whose name is listed on building permits for this address into the 1940s. Subsequent occupants/tenants of this house include laborer Albert Wickham and his wife Lottie in the late 1920s, followed by Alvin and Edna Sandmann in the early 1930s. The Sandmanns appeared to be a retired couple, while a son who also lived in the house, W.F. Sandmann, was identified as a carpenter. By 1936, the Sandmanns had been replaced by truck driver Walter H. Gabriel and his wife Gladys. The Gabriels' tenure was short, and by 1938 the home was inhabited by laborer Walter J. Schildknecht and his wife Lydia.

By the late 1940s the house and the adjoining property had been acquired by Solome M. (“Sam”) Vigil, who opened a bar called Sam’s Place in the building now occupied by the El Burrito Restaurant. Sam’s wife, Mary, worked at the nearby Seder and Son Molded Products Company, at 300 North College Avenue. In 1960, following the death of Sam Vigil, the property, including this house, was sold to Jesse, Willie, and Augustina Godinez. The Godinez family opened a Mexican restaurant next door (the El Burrito Restaurant), and apparently used this house for some time as a residence. It appears that Jesse Godinez lived here until c. 1972, and that his mother, Augustina, continued to live at this address until her death in 1991. The present use of the building is unknown, although it is still in the possession of the Godinez family.

Significance Evaluation: This substantial brick house has lost some architectural integrity as well as integrity of setting, such that it cannot qualify as eligible for inclusion in the state or national registers of historic places. However, the house embodies localized importance as the home of dairyman George H. Wilcox, who was a prominent and successful rancher in the Fort Collins area in the very early 20th Century. The brick and stone construction of this large house is indicative of wealth, and the house testifies to Wilcox’s agricultural and financial success. Because of its association with Wilcox and the early dairy industry in Fort Collins, this house would qualify as eligible for designation as a City of Fort Collins Local Landmark. The associated detached garage

was likely built following the departure of the Wilcox family, and would not be considered a contributing element of the property.

409 Linden Street (5LR10354)

Historic Building Name(s): Unknown

Current Building Name: None

Description: (Note: the following description and historical summary were written by CSU students Linda McGehee and Ryan Nutting.) This small house (Figure 23) is located approximately one half block north of the intersection between Willow Street and Linden Street. It is the middle of three houses on this block and is bordered to the northeast by a small alley (Poudre Street). The lot is bordered on the northwest side by a large garage complex. The house is a small, one-story residence with a rectangular plan, and a hipped roof. The outside of the building is covered with narrow, horizontal beige clapboard siding. The front of the residence consists of an attached open porch, which runs the entire width of the home. The roofs of the porch and of the home are covered with beige asphalt shingles.



Figure 23. 409 Linden Street (5LR10354), looking west.

The front façade features one large gable, which contains a 1'x1' light attic window. The window is surrounded by overlapping, oval-shaped wood shingles. The house itself is rectangular in shape. The front façade with its attached porch forms the southeastern side of the house and faces Linden Street. The porch roof is supported by five 8"x8" posts. The front door sits in an offset single set doorway, bordered on each side by a single set of double hung, wood-framed windows. The southwestern side of the house contains three single sets of double hung, wood-framed windows. There is one door on this side of the house, which allows entry to a small, enclosed porch area. Interestingly, this porch contains gutters, while the rest of the residence does not. This area, approximately 8'x8' in dimension, is approximately one foot less in height than the rest of the house. The northwestern side of the house has one rectangular single set, double hung wood-frame window. The outline of what appears to be another window is covered with the same narrow clapboard that covers the rest of the house. The northeastern side of the house contains three rectangular, single set, double hung wood-frame windows. This side of the house also contains an area where a fourth window may have been located, but is now covered with the same clapboard that covers the exterior of the house.

Historical Summary: This property and the adjoining property at 405 Linden Street were purchased by G. Jos. LaJeunesse from Frederick E. Post on 11 March 1904. The property occupies a portion of the site of the military parade ground of the old Fort Collins (See map from Gray's *Cavalry and Coaches*, Appendix 2). La Jeunesse hired W.L. Gault to construct nearly identical frame houses at 405 and 409 Linden Street in 1904. The occupants of 409 Linden Street prior to 1908 are unknown, however, by 1908 it was occupied by farmer John A. Sandholtz, his wife Inga, and children, Arthur C. and George E. (laborers at Great Western Sugar) and Hulda (a saleslady at State Mercantile Co.). By 1910 the Sandholtzes had moved on and Frank and Veronica Biegamowski lived in the house.

After 1917, a succession of residents included Mrs. Mary E. Hutchins, laborer Wm. B. Carter, mail carrier Geo. U. Alexander and his wife Ellura, and laborer Thos. Cleave and his wife Lysle. By 1929, farmer Olaf Norman lived in the house, succeeded in 1931 by Peter Norman and his wife Anna, who remained there until 1938. In that year, Henry Osmus, a grocery clerk, and his wife Grace lived in the home. They and family members Harlan and Darline Osmus continued residency there until 1954 (except perhaps for a brief period in 1940, when the city directory listed the house as vacant).

The succession of residents of the house after 1954 include mechanic Wilber Kuhlman and his wife Alice, truck driver Ferdinand Knaus and wife Edna, and laborer Alfred Samora and wife Anne. There is no listing in the city directory for 409 Linden in 1962, but Ann Samora is listed for 1963. In 1964, construction worker Lewis Trujillo, his wife Betty, and their seven children lived at the address. By 1966, the home was occupied by Augustina Godinez, a kitchen aid at El Burrito restaurant, who remained at that address until 1976. The city directories for 1976 to 1980 contain no listing for the address, but in 1981 John and Monce Vasquez lived there. Maria Baquera lived in the home in 1983. Finally self-employed musician Jed Schlosberg is listed as the occupant of the house

from 1985 until 1998, when he sold the house to Jesse Godinez. There is no listing of an occupant for the house in the 1999 city directory.

The houses in this neighborhood are modest, one-story, working-class residences. Current nearby commercial properties include the El Burrito Restaurant, Sears Trostel Lumber Company, Ranch-Way Feeds, Poudre Pre-Mix and Kiefer Concrete. In 1904, the Great Western Sugar Company played an important role in the economic life of Fort Collins. The newly constructed sugar factory provided a ready market for the sugar beet crop of local farmers as well as providing employment for laborers in the area. The farmers who lived at 405 and 409 Linden shortly after the construction of the houses may have grown sugar beets; later residents worked at the factory. Two of the farmer, John Sandholtz's sons worked as laborers for Great Western. After they moved out (by 1910), no other ties to GW were clearly stated, although some of those who were listed merely as "laborer" might have worked for the sugar company. The surnames of house residents suggest occupants of northern European heritage; the Hispanic connections of the two homes did not begin until the 1960s. In 1960, laborer Alfred Samora moved into 409 Linden, and in 1964 he moved from 409 to 405 Linden. The family of Lewis Trujillo then occupied 409 Linden. A succession of Hispanic residents followed, including relatives of the owners of the El Burrito Restaurant across the street.

Significance Evaluation: This small dwelling does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places. However, it would qualify for Local Landmark status based on the historical importance criterion. It is a fairly well preserved example of a Classic Cottage/Hipped Box, which is a very common type of late 19th-early 20th century working class house in Fort Collins. Many other well-preserved examples of Classic Cottages exist in Fort Collins, and this example would not be considered a noteworthy specimen. None of the occupants of this house over the past century have contributed significantly to Fort Collins history. However, this working class house is a product of the historically significant building boom that immediately followed completion of the sugar factory in 1903.

416 Linden Street (5LR10309)

Historic Building Name(s): Unknown

Current Building Name: Ranch-Way Feeds Hay Storage Building

Description: This small storage building is associated with the nearby Ranch-Way Feeds grain elevator on Willow Street, located a short distance south. The building is a one story, side-gabled, wood frame shed resting on a relatively crudely constructed sandstone foundation, which is exposed approximately 2 feet above grade (Figure 24). The rectangular-plan building is clad with horizontal drop or tongue-in-groove siding, painted light brown. It is covered by a relatively low-pitched gable roof with open eaves and clad with corrugated sheet metal.



Figure 24. 416 Linden Street (5LR10309), looking east.

The front of the building faces Linden Street. An elevated wooden platform extends along $\frac{3}{4}$ of the façade. This platform is constructed of heavy timbers and planks, and is accessed via a set of wooden steps. The front of the building contains two large openings sealed with original sliding wood doors. These doors are constructed of vertical boards braced with horizontal boards, and are hung from a solitary sliding rail affixed to the front of the building. A similar sliding door is present on the right side of the structure, along with a small, fixed, 4-light window. The opposite/left side lacks doors but is fenestrated with two small, identical 4-light fixed windows. The building is presently used to store bales of hay.

A subterranean truck scale is located along the right side of the building, presumably to weigh the contents to be stored in the adjacent building.

Historical Summary: This hay storage building is associated with the nearby Ranch-Way Feeds grain elevator, located at the corner of Willow Street and Lincoln Avenue. The grain elevator incorporates portions of the historic Hottel Mill, a flour mill that replaced an earlier mill established by Henry Clay Peterson and Elizabeth “Auntie” Stone in the late 1860s. The Hottel Mill operated initially by water power, obtained by means of a $1\frac{1}{2}$ mile-long millrace tapped into the Cache la Poudre River. The mill was converted to electric power in the late 1910s, and it continued flour production until 1948. Beginning in 1948 the facility was adapted for use as a grain elevator and retail livestock feed mill. Ranch-Way, Inc. acquired the elevator property in Fort Collins, and it also serves as the district office for numerous grain elevators in Colorado. Ranch-Way, Inc.

distributes large quantities of bagged livestock feeds to dealers throughout the western United States.

This hay storage building is a relatively minor ancillary building of the Fort Collins Ranch-Way feed manufacturing and storage complex. Hay is not a major commodity sold by the feed mill, as evidenced by the small size of this building and its limited storage capacity.

Significance Evaluation: The Ranch-Way Feeds grain elevator (Site 5LR1617) has previously been recommended as eligible for the National Register of Historic Places. The associated hay storage building is a relatively minor and relatively recent ancillary building that lacks historical as well as architectural significance. The hay storage building is hidden behind the monumental grain elevator complex and is not a visible component of that site. The storage building did not contribute significantly to the primary function or long term success of the grain elevator. For all of these reasons, the property would not independently qualify for inclusion on the state or national registers of historic places, nor for designation as a City of Fort Collins Local Landmark.

418 Linden Street (5LR10310)

Historic Building Name(s): Columbine Floral Products office

Current Building Name: Poudre Pre-Mix Office

Description: This property consists of a small, single story industrial office building constructed of dark red brick set in stretcher bond (Figure 25). The flat-roofed structure has flat parapets on the front and sides. The rectangular-plan building features a projecting gabled vestibule on the façade, offset to the left. The façade is clad with dark brown painted, horizontal drop siding. the upper portion of the façade is finished with panels of vertically and diagonally oriented board siding, with wide board trim spanning the cornice.

The vestibule has a low-pitched gable roof clad with wide eaves, boxed soffits, and a covering of split wood shingles. The main entry is on the left side of the vestibule, and is equipped with a modern painted wood door containing a diamond light pattern. The front of the vestibule contains a 1x1 light, sliding sash window. To the left of the vestibule is a large, steel sash casement window consisting of four 3-light stacked sashes below two, 2-light transoms. To the right of the vestibule is a large, 1x1 light, sliding sash window frames by 4x6 or 6x6 timbers.

The left side elevation is fenestrated with a large, multi-light, steel sash casement window (similar to the one on the façade) placed near the front corner. Further back is a recessed entry with a plain, painted wood door. The right side elevation reveals that it is part of an addition; it is made of painted cinder block rather than brick. This elevation is fenestrated with two identical 1x1 light, sliding sash windows over sloped brick header slipsills.



Figure 25. 418 Linden Street (5LR10310), looking northwest.

Historical Summary: This small brick building was evidently built in 1941 and served as the office for Columbine Floral Products, a small company co-owned by Paul E. Wood and Charles Warren, that sold wholesale artificial flower arrangements and wreaths. A long, concrete block-walled building situated near the office served as Columbine's manufacturing facility until 1971 (now owned by Ranch-Way Feeds). The small office building was sold to Ranch-Way Feeds, who later expanded it and leased it to Poudre Pre-Mix as an office for their concrete batch plant. Poudre Pre-Mix was started in 1959 by Glenn A. Chandler; in 1971 his son Tom assumed control of the company. In 2001, Poudre Pre-Mix was acquired by another concrete supplier, Aggregate Industries, who will likely continue to use the building as an office associated with the concrete plant.

Significance Evaluation:

This small industrial office building is not a noteworthy or important example of a recognized architectural style, and neither the original business it contained nor any subsequent uses are of particular importance to Fort Collins history. The building also lacks associations with historically significant individuals. Consequently, this property would not likely qualify as eligible for inclusion on the National or State Registers of Historic Places/Properties, nor does it appear to meet the criteria for designation as a City of Fort Collins Local Landmark.

414 Pine Street (5LR10311)

Historic Building Name(s): Flores House

Current Building Name: None

Description: This historical property consists of a single story, vernacular brick and wood frame dwelling located at the junction of Pine and Poudre Streets (Figure 26). The house is devoid of decorative ornamentation, and appears to be in fair condition. The small house rests on a concrete foundation, and its exterior walls are clad with wide, lapped vinyl siding. The rectangular-plan structure is covered by an asphalt shingle-clad, intersecting gable roof. The front portion of the house is covered by a relatively steeply pitched side gable roof, while the rear portion is covered by a relatively low-pitched, perpendicular gable roof. The roof eaves overhang slightly, and the soffits are boxed.



Figure 26. 414 Pine Street (5LR10311), looking east.

The facade is spanned by an enclosed front porch covered by a shed roof. The main entry is centered, and is sealed with a non-original stained wooden door containing recessed rectangular panels and one small light. The front porch is fenestrated with a modern 1x1 light, sliding sash window with a dark burnished metal frame, placed to the right of the main entry, and a triple set of small 1/1 light windows to the left of the entry. These windows are equipped with modern aluminum storm windows, and one of the windows is partially sealed and now holds a window air conditioner. The lower portion of the porch wall is clad with pseudo-stone veneer. The porch is elevated approximately 2 feet above grade, and is accessed by a set of simple wooden steps covered by carpet. A small,

modern wrought iron and fiberglass awning is affixed above the main entry, and is supported by two decorative wrought-iron posts.

The right, or southwest elevation lacks entries, but is fenestrated with two, 1/1 light, double-hung windows. The window closest to the front features a buff-colored sandstone sill, indicative of brick construction beneath the lapped vinyl siding.

The left, or northeast elevation, lacks entries. Two small 1/1 light, double-hung windows are placed on the side of the front porch. The side-gabled portion of the house is fenestrated with two identical, narrow, 1/1 light, double-hung windows equipped with dressed sandstone lug sills (similar to the opposite elevation). Further back on the northeast elevation is another narrow 1/1 light, double-hung window with a sandstone lug sill, as well as a small, modern, 1x1 light sliding metal sash window.

Attached to the rear of the house is an enclosed, shed-roofed addition containing an entry with a modern, stained wooden door containing one small diamond-shaped light. This rear entry is accessed via a concrete stoop. This shed roofed rear addition is fenestrated with one large, modern 1x1 light, sliding sash window.

Historical Summary: This small, brick, working class house was originally built in 1901, and apparently served as a rental residence for decades. Its original owner is undetermined; however, in 1905 John M. Cross and Jesse Harris purchased the property from the Larimer County Sheriff's Office, presumably as a result of tax delinquency. Its earliest tenants include Mrs. Lilie Epton, a widow, who resided here in 1902, along with laborer Henry Boyce and his wife Agnes. Mrs. Epton and the Boyces apparently moved away by 1904, and in their place were Jonathan and Harriet Wallace. Jonathan Wallace was apparently retired, and was identified in city directories as an "ex-soldier." In 1906, the Wallaces were sharing the house with another couple, B. Snelling, an employee at the nearby Great Western sugar refinery, and his wife Vella. Jonathan Wallace evidently passed away by 1910-11, when his widow was listed as the only occupant of 414 Pine Street.

By 1913-14, Harriet Wallace had either passed away or moved, and the small dwelling was inhabited by laborer N.M. Baker, his wife Louise, along with Joseph H. Johns. By 1917 the house was vacant, and by 1919 it was home to laborer Cisnera Bisente and his wife Costaneda. The Bisentes were the first of a series of Hispanic occupants, reflecting the influx of Mexican laborers into the local sugar beet industry, as well as the demographic transformation of this mixed use area near Old Town, which, like nearby Buckingham, became a working class Hispanic residential enclave.

The Bisente family remained at this address at least until 1922, and by 1925 they had been replaced by another laborer, Seledon Quintana and his wife Cantanza. The next occupants were probably the Alvarez family, including Mrs. Trinidad Alvarez and a married couple, Michael and Josephine Alvarez. The Alvarez family lived here until c. 1935. In 1936, laborer Jose Mosquea and his wife Mary resided at 414 Pine Street.

In 1938, Frank Flores acquired the property from Teresa Rodriguez, and he lived here until sometime in the 1940s, after which he kept the house as a rental until 1963. During the 1940s and 1950s the house was occupied by a succession of mainly Hispanic tenants, including Mrs. Victoria Martinez, who worked as a dishwasher (1948); Joe Arellano, an employee of the Ideal Cement Plant, and his wife Josephine (1952); retiree Steve Meehan and his wife Lucy (1954); and the family of Mrs. Fedila Trujillo (c. 1954-56). The dwelling was either vacant or not listed in the late 1950s-early 1960s. After the death of Frank Flores, the home was sold to farm worker Ralph and his wife Mary A. Wilson. The Wilsons resided on Pine Street until c. 1984. Its occupancy from c. 1985-1997 is obscure, however, the property is still owned and used as a residential rental by Mary Wilson, who now resides in Fort Worth, Texas.

Significance Evaluation: The property is a small, nondescript example of early 20th century working class housing that has been extensively altered, drastically changing its historic appearance. This loss of integrity precludes the property from qualifying individually for inclusion on the state or national registers of historic places, nor for designation as a City of Fort Collins Local Landmark.

101 E. Vine Street (5LR10313)

Historic Building Name(s): Unknown

Current Building Name: John Tomaso House

Description: This semi-rural property, located on the south side of East Vine Street a short distance east of College Avenue, consists of a historic dwelling and barn, along with several non-historic features (Figure 27). The dwelling is a small, single-story, wood frame bungalow clad with lapped vinyl siding. The building is front-gabled, and the left side of the façade projects forward and contains an enclosed porch. The asphalt shingle-clad roof is moderately pitched, with slightly overhanging, open eaves. The front porch is accessed by an entry on the east side, in front of which is a set of concrete steps equipped with painted metal handrails. The porch stairway is covered by a modern, sloped fiberglass awning attached to the house and supported on the other end by white painted, decorative wrought iron columns. The front door appears to be original, and consists of a stained wooden unit containing multiple lights. This door is covered by a dark burnished metal storm door.

The front (north side) of the projecting gabled porch is fenestrated with a wide band of windows, consisting of a fixed square central window flanked by 1x1 light, sliding sash units. Near the apex of this gable is a rectangular, metal roof vent. To the right of the projecting front porch on the dwelling's front wall is a solitary 1/1 light, double-hung wood sash window. All of the windows on the house are covered by aluminum frame storm windows.

The west elevation is hidden from view by dense vegetation established along the west lot line. The east elevation contains the main entry (noted above), as well as several

windows. These include a narrow window placed directly adjacent to the main entry; a tandem set of narrow 1/1 light, double-hung windows; and further towards the back are a small window with a swing-out sash as well as a 1x1 light, sliding sash window.

A gabled rear porch projects from the dwelling's south end, and contains an entry on its east side. A solitary plain brick chimney rises from the peak of the roof, near the center of the house.



Figure 27. 101 E. Vine Street (5LR10313), looking southwest.

Historical Summary: The history of this property is sketchy, due to the paucity of Sanborn map and city directory data. Possibly built as early as 1909 on the northern fringe of Fort Collins, this small house may have originally been associated with a small farm. The original owner and the identities of occupants prior to 1945 are unknown. In 1945, Ernest and Fern Munroe purchased this property, which they owned for the next 50 years. Ernest Munroe was employed as a quarry contractor and truck driver for the Ideal Cement Company, a job he held for 41 years. His wife, Fern Munroe, worked as a bookkeeper for the quarry company, and had also worked for the Paramount Laundry on East Mountain Avenue. The Munroes, who had married in 1940 in Kimball, Nebraska, had no children. Ernest Munroe retired in 1983 following a heart attack, and passed away in September of 1987 at age 70. Fern Munroe died eight years later, in 1995, in a nursing home at age 84. The Munroe's Vine Street house appears to have been vacant from 1996-1998, but by 1999 it was being rented by John M. Tomaso.

Significance Evaluation: This small wood frame bungalow exhibits only fair physical integrity due to exterior alterations, and it is not a noteworthy example of a recognized architectural style. Although information about the history of this property is quite limited, the house is very modest and may possibly have been originally associated with a small-scale farming operation. Given these assumptions, the property does not appear to be associated with historically significant persons or patterns of events. Consequently, it would not qualify for inclusion on the national or state register of historic places, nor for designation as a Local Landmark.

103 E. Vine Street (5LR10314)

Historic Building Name(s): Unknown

Current Building Name: Unknown

Description: Located on the south side of East Vine Street, this property consists of a prefabricated, Quonset-type building converted to residential use (Figure 28). The building rests on a poured concrete foundation, and is a semi-circular arched structure constructed of bolted-together sections of ribbed, heavy gauge sheet metal, painted white. Another prefabricated building of the same type is located at 416 Jefferson Street near Old Town Fort Collins.



Figure 28. 103 E. Vine Street (5LR10314), looking south-southeast.

The front of the building has a façade of wide, lapped painted pressboard siding, painted beige. The symmetrically arranged façade contains a centrally placed entry flanked by identical 3-part wood sash windows. These windows consist of a fixed, square central sash flanked by 1-light swing-out sashes, and are bordered by plain wood surrounds. The main entry is equipped with a modern, painted wood door decorated with a pattern of 21 square elements. Near the top of the façade is a large, central, louvred vent, flanked by identical, small, 1x1 light, sliding sash windows. A small sign affixed to the front door states “PRIVATE.”

The east and west side elevations lack windows or doors. Five vents and stovepipes exit the west side of the building. Four modern skylights are mounted at intervals along the top of the structure.

The rear portion of the building is apparently utilized as a garage. The building’s rear/south end features a very large garage door opening sealed by a modern roll-up door. Directly west of this opening is a personnel door.

Historical Summary: The history of this building is obscure due to the lack of city directory and Sanborn map coverage of this address. It may represent a war surplus building (possibly of Korean War vintage) that was placed on this location as a relatively inexpensive and expedient form of shelter. Its original use is unknown, and it may have served as a storage or shop building prior to its present, probable residential use.

Significance Evaluation: The eligibility of this property for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and similar structures as well as their post-war use in the Fort Collins area. The building does not appear to represent a standardized World War II-vintage Quonset hut, but rather may be a postwar or civilian copy such as those produced by Behlen Mfg. Company (other examples of this type of Quonset hut-type building are located at 416 Jefferson Street and 105 E. Vine Street in Fort Collins). The paucity of historical information about this property suggests that it is not associated with significant events or people.

105-107 E. Vine Street (5LR10315)

Historic Building Name(s): Unknown

Current Building Name: Hersh House

Description: Located on the south side of East Vine Street, this property consists of a single story, irregular plan, stuccoed brick vernacular dwelling, and two associated outbuildings: a detached single car garage, and a prefabricated, Quonset-hut type building. The house (Figure 29) is designated as 105 E. Vine Street, while the associated Quonset-type building (Figure 30) is identified as 107 E. Vine Street.



Figure 29. 105-107 E. Vine Street (5LR10315), dwelling, looking southwest.



Figure 30. 105-107 E. Vine Street (5LR10315), Quonset-type hut, looking southeast.

The dwelling is covered by a low-pitched intersecting gable roof with wide eaves, boxed soffits, and split wood shingles. The lower (basement) walls are constructed of rustic, uncoursed fieldstone masonry, rising approximately 3-4 feet above grade and capped with a thick ledge of buff-colored tabular sandstone, while the upper walls are constructed of brick covered with stucco.

The façade is front-gabled, and features a projecting, enclosed porch covered by a second, lower gable roof. The front side of this enclosed porch is fenestrated with a ribbon of windows, consisting of three contiguous pairs of 1/1 light, double-hung, wood sash windows separated by thin mullions. To the right of the porch on the façade is a solitary double-hung window with a geometric pattern upper sash over a single light lower sash.

The dwelling's main entry is located on the east side of the projecting front porch, and is accessed via an unusual set of carved red sandstone steps. The front door is a glazed wooden unit covered by a dark stained wooden screen door. The main entry is flanked by dissimilar-sized, narrow 1/1 light, double-hung windows. The side-gabled portion of the house projects slightly from the east elevation. This rear section is fenestrated with two sets of triple windows, including a triple set of tall 1-light windows, possibly non-original replacements; and a triple set of 1/1 light, double-hung windows further back. An entry is located on the east elevation near the back end of the house. Additionally, a 1x1 light, sliding sash attic window set in a plain painted board surround is installed near the apex of the side gable. Attached to the sided gabled section of the east elevation is a modern, sloped sheet metal and fiberglass carport, supported on the ends by decorative wrought-iron columns set into a concrete slab. This carport probably was originally used as a vehicle shelter, however, it now serves as a roof over an open porch, complete with a picnic table.

The west elevation is symmetrically arranged, and features a large, non-original gabled dormer equipped with a large 1x1 light, sliding sash window. The dormer has a very low-pitched roof, and its walls are clad with dark brown lapped vinyl siding. The west elevation is fenestrated with identical narrow double-hung windows placed near the front and back ends (each having a geometric pattern, multi-light upper sash over a single light lower sash), as well as a centrally-placed, tiny 1/1 light double-hung window. Two basement windows equipped with 3-light fixed windows penetrate the rubble masonry basement wall on the west elevation.

Historical Summary: This historic dwelling was constructed in 1934, and its original owner is unknown. According to the present owner (Ms. Imogene Hersh), the parcel upon which the home was built was a 160 acre parcel acquired from the U.S. Government. The Hersh family acquired the property in 1954. The family patriarch, Henry Hersh, was a World War II veteran who was employed as a truck driver by Sterling Sand & Gravel, located at 1800 N. Taft Hill Road. Henry's brothers, Howard C. and George Hersh, also worked as drivers for the gravel company. Henry Hersh occupied this house on Vine Street with his wife, Imogene, and their four children: Henry

Gene, Scot Alan, Jan Marie, and James. Scot Alan and James Hersh later also worked for Sterling Sand & Gravel alongside their father and uncles.

By 1988, Henry Hersh started a trucking company - "Hersh Trucking," at 105 E. Vine Street – that was listed in city directories as a division of Sterling Trucking, and by 1990, the Sterling gravel operation had been acquired by Western Mobile. By the time of his death in 1998, Henry Hersh had worked for the gravel quarry for 42 years. Hersh's widow, Imogene, still resides at 105 E. Vine Street, and the trucking company started by Henry remains in business across the street from the house at 202 E. Vine Street.

Significance Evaluation: This residential property embodies limited historical and architectural significance, and would not qualify as eligible for inclusion on the national or state registers of historic places, nor for designation as a Local Landmark. The dwelling is not a noteworthy example of a distinct architectural style, and its integrity has been reduced to some degree by alterations. This home is not associated with significant historical events or patterns of events, nor is it associated with individuals who have made a significant contribution to Fort Collins or Larimer County history.

The eligibility of the Quonset-type building for designation has not been determined, pending additional research concerning the history and architecture of Quonset huts and similar structures as well as their post-war use in the Fort Collins area. The building does not appear to represent a standardized World War II-vintage Quonset hut, but rather may be a postwar or civilian copy (other examples of this type of Quonset hut-type building are located at 416 Jefferson Street and 103 E. Vine Street in Fort Collins).

203 E. Vine Street (5LR10316)

Historic Building Name(s): Sherman Brooks Motors, Inc.

Current Building Name: Bel Aire Filter Sales; Affordable Welding

Description: This property consists of a plain, one story, concrete block-walled shop/warehouse building with a narrower attached rear wing (Figure 31). The building is utilitarian in nature, and is devoid of ornamentation. The building is covered by a very low-pitched, asphalt shingle-clad, front gable roof with boxed soffits. The façade contains a large, centrally placed garage opening sealed with a modern roll-up sheet metal door. To the left of this garage door is a personnel entry equipped with a glazed, gray-painted metal or wood industrial door containing one large light. Above this door is a sign that indicates the building's occupant: "Bel Aire Filter Sales...*Air Filter Cleaning...*Hydraulic Hoses." To the right of the garage door is a 1x1 light window, over which is installed a wire mesh security grate. The gable face on the façade is clad with board and batten.

The west elevation is devoid of doors and windows. The east elevation is fenestrated with four evenly spaced 6-light windows covered by wire mesh security grates. The narrower gabled rear wing is also constructed of concrete block masonry, and contains

two roll-up garage doors on its east side. This rear wing is accessed via an unpaved driveway extending along the east side of the building.



Figure 31. 203 E. Vine Street (5LR10316), looking south-southwest.

Historical Summary: Built in 1964, this building may have originally been occupied by Sherman Brooks Motors, Inc. , a small business selling and servicing new and used cars. The company was managed by Sherman I. Brooks (President), Larry D. Winick (Vice-president), and Barbara E. Brooks (Secretary-Treasurer and Office manager). This building housed the company's service department, while their auto sales lot was located nearby in a more visible location at 704 North College Avenue. Sherman Brooks Motors vacated this property by 1969, and the building may have been vacant until 1973, when Rainbo Bread Company, a bakery wholesaler, moved in. The bakery used the building as a warehouse for local deliveries until 1980 or 1981. Around 1983 the building at 203 E. Vine Street was briefly occupied by Don A. McRae as a garage and shop for his mobile welding business, The Portable Welder, Inc; however, in 1984, the welding business relocated to 209 E. Vine Street. In that same year (1984) Belaire Filter Sales, owned by Kenneth Weng, moved into the building, and this commercial use has persisted to the present (2001). It appears that a portion of the building was rented in 1985-86 to Automotive Engineering Consultants, owned by Ed Nix, and presently to another small business called Affordable Welding.

Significance Evaluation: This small commercial building was built in 1964 and is presently of insufficient age to be considered a historic property. It is a plain, utilitarian

building, and does not appear to embody architectural significance. None of the businesses known to have occupied the property have contributed significantly to Fort Collins history, and the building does not appear to be associated with significant events or persons. Consequently, the property does not qualify for inclusion in the state or national registers of historic places, nor would it qualify for designation as a Local Landmark.

209 E. Vine Street (5LR10317)

Historic Building Name(s): Cinema Service, Inc.

Current Building Name: A+ Welding and Fabrication

Description: This property is a single story, side gabled, concrete block garage/shop building (Figure 32). The utilitarian structure has a rectangular plan, and is devoid of ornamentation. The building has walls constructed of concrete block masonry, painted white. A low-pitched, side gable roof covers the structure, and is clad with asphalt shingles. The eastern 2/3 of the structure is occupied by two vehicle bays, each accessed via a tall opening sealed with a modern roll-up sheet metal door. To the right (west) of the garage area is a personnel entry and a large window covered by a diamond pattern steel security grate.



Figure 32. 209 E. Vine Street (5LR10317), looking south.

The western 1/3 of the building contains the office, and has been made taller than the eastern, garage section by replacing the gable roof with a flat-roofed vertical extension of the front wall. A modern, 1x1 light window is installed above the office on the façade. The building's east elevation is obscured by vegetation. The only features on the west elevation are a tiny window located near the front of the building, and a swamp cooler affixed to the exterior wall.

Historical Summary: Built in 1960, this utilitarian building was utilized for nearly 20 years, until 1979, by a local truck line called the Cinema Service Shop, operated by Arnold and Doris Emery. The Emery's business vacated the building by 1980, and from 1980 to 1982 another trucking business called Russell Transport utilized the garage/shop. Russell Transport was owned by Jim and Connie Russell, and by 1983 they had been succeeded by yet another trucking company called CNW Transport. From 1984 to 1995, Donald A. "Archie" McRae utilized the building for his mobile welding business called The Portable Welder. Another automotive welding business took over the building in 1996: A Plus Pringles' Welding Inc., along with Fabrication and Auto Restoration, owned by Heath Pringle and Arthur E. March Jr. The use of the building remains unchanged as of 2001.

Significance Evaluation: This commercial building was built in 1960 and is presently of insufficient age to be considered a historic property. It is a plain, utilitarian building, and does not appear to embody architectural significance. None of the businesses known to have occupied the property have contributed significantly to Fort Collins history, and the building does not appear to be associated with significant events or persons. Consequently, the property does not qualify for inclusion in the state or national registers of historic places, nor would it qualify for designation as a Local Landmark.

213 E. Vine Street (5LR10318)

Historic Building Name(s): Yager House/Farm

Current Building Name: Yager House

Description: This small Craftsman-style bungalow is a single story, wood frame house clad with asbestos shingles (Figure 33). The house sits on a poured concrete foundation, and is covered by a moderately-pitched front gable roof with wide overhanging eaves and exposed rafter tails. The façade is symmetrically arranged, and features a projecting, open front porch with a gable roof supported by tapered, square-sided wood posts. The porch has a wooden floor and is accessed via a simple concrete stairway on its east side. The main entry is nearly centered, and is equipped with an original white painted, glazed wooden door containing one light over stacked recessed panels. A decorative wrought-iron security door is installed over this door. Flanking the main entry are identical, large 1/1 light, double-hung windows. All windows on the house have painted board surrounds with thin projecting lintel moldings.



Figure 33. 213 E. Vine Street (5LR10318), looking southwest.

The east elevation is fenestrated by three 1/1 light, double-hung windows, including a tandem set near the front and a solitary unit placed further back. A projecting, enclosed rear porch with a gable roof extends the length of the east elevation, and contains an east-facing entry, also outfitted with a wrought-iron security door over a wooden door. The west elevation lacks entries but is fenestrated with three windows, including a centrally placed, small, 1/1 light, double-hung window, flanked by larger 1/1 light windows. A plain, red brick chimney stack rises from the west slope of the roof, near the ridge line.

Historical Summary: This small bungalow was built in 1923 on a small agricultural parcel directly west of the Great Western sugar refinery, and across the street from the historic Inverness Stock Farm, owned by Jesse Harris and Charles Evans. The original owner of this small farm complex is undetermined. In September of 1942 the property was purchased by Clarence and Pearl Yager, who had previously farmed and cut timber in the Rist Canyon-Buckhorn Mountain area since 1934. The Yagers' move to Fort Collins was intended to make it easier for their daughters, Betty and Joyleen, to obtain an education (while living in rural Larimer County the Yager girls had to ride horseback five miles each way to Stove Prairie School). Clarence and Pearl Yager established a wood, timber, and Christmas tree and decoration business on East Vine Street which they operated for 15 years, until the late 1950s. Subsequently, they operated Yager's Produce, and Clarence spent his remaining working years employed by the Larimer and Weld Irrigation Company, while Pearl obtained employment as a cook for a variety of organizations including the A.T.O. Fraternity and the C.S.U. Student Union. Pearl Yager later obtained a realtor's license, and sold agricultural properties until 1972. Clarence

Yager passed away in 1985, and his widow still owns this house as well as their Buckhorn Mountain ranch.

Significance Evaluation: This small agricultural property does not embody sufficient architectural or historical significance to qualify for inclusion on the national or state registers of historic places, nor for designation as a City of Fort Collins Local Landmark. The farmhouse is a typical, modest example of a small Craftsman bungalow that has been modified by the replacement of original siding with asbestos siding. No historically significant persons are known to be associated with this farm complex. Historical research indicated that the property did not contribute importantly to the development of agriculture in the Fort Collins area, nor is it a locally important example of a farm building complex.

232 E. Vine Street (5LR1572)

Historic Building Name(s): Inverness Farm

Current Building Name: W.M. Enterprises; Inverness Farm Realty

Description: This historic property, located on the north side of east Vine Street, consists of the farmhouse, stable (or barn) and landscaped grounds associated with the former Inverness horse farm. The farmhouse (Figure 34) is a 1½ story, cross-gabled dwelling with walls of stuccoed brick. The roof is steeply pitched, and features wide, open eaves. The main roof is side-gabled, with a smaller, steeply pitched gable centered on the façade. Near the east and west ends of the roof are identical, stuccoed brick chimneys. The house is surrounded by mature trees and a wooden fence is visible in the foreground.



Figure 34. 232 E. Vine Street (5LR1572), looking north.

The façade is symmetrically arranged, with a centrally located entry set beneath the front gable. Above the entry is an arched hood or canopy supported by carved wooden brackets. The front door is surmounted by a large arched transom. Flanking the main entry are arched 1/1 light, double-hung wood sash windows. Beneath the front gable on the façade's upper story is an arched opening containing a tandem set of very narrow, 1/1 light, double-hung windows with dressed sandstone lugsills (painted green). These windows are separated by a mullion.

The east and west elevations are each fenestrated with four arched windows with dressed sandstone lugsills, including two each on the first floor and upper story. Attached to the rear of the house is a one story, gabled wing, with an open porch on its west side that is covered by a kick in the roof slope, supported by a 4x4" wood post. Attached to the north end of this gabled rear wing is another, old, lower height one story gabled wing that appears to be wood frame construction covered by stucco. A plastered chimney rises from the ridge line of the roof over this addition.

Historical Summary: This farmhouse and associated outbuilding are all that remain of the historic Inverness Stock Farm, established by Jesse Harris in the 1880s north of Fort Collins, on the east side of College Avenue. Harris arrived in Fort Collins in 1880, and in 1885 he began importing registered Clydesdale, English Shire, Percheron, Belgian Coach, French Coach, Hackney, and Cleveland Bay horses from Europe for sale to horse breeders nationwide. Harris also owned a horse farm on the southeast side of Elizabeth and Stover Streets, which he called Farm la Belle (later acquired by Charles B. Andrews and renamed "Shadeland"). Inverness Farm, named after an ancient town in Scotland, occupied 360 acres extending north of what is now Vine Street. The farm was originally headquartered in an earlier farmhouse located approximately where Jax Surplus store (122 N. College Avenue) was later built. Among Harris' customers was William "Buffalo Bill" Cody, who bought many fine Cleveland Bay horses for use in his legendary "Wild West" show.

Harris continued importing horses until 1893, after which he sold Inverness Farm to Charles R. Evans. Harris went on to make many other contributions to Fort Collins and Larimer County history, including service as a member of the State Board of Agriculture (beginning in 1899) and later as mayor of Fort Collins (elected 1911). Harris also played a key role in obtaining the right-of-way and terminal grounds for the Union Pacific Railroad in 1909.

This farmhouse was erected by Charles Evans in 1899, about five years after he assumed control of the property. The Inverness horse farm continued to operate for many years under the control of Evans, at least until 1937. Exactly when horse raising was stopped at Inverness is unknown. The property was owned later by the Webster family, followed by the Schlagel family, who obtained it in 1958. The Schlagel family owned the property for at least 34 years. The demise of the horse farm can be attributed to the rapid replacement of horses with combustion powered vehicles in the early 20th century, as well as urban growth. As Fort Collins began to spread northward along the College

Avenue corridor in the mid-20th century, portions of the property were apparently sold off to be developed for commercial purposes.

Significance Evaluation: The relatively well-preserved farmhouse of the Inverness Stock Farm embodies both historical and architectural significance, and would qualify for inclusion on the national and state registers of historic places as well as for designation as a City of Fort Collins Local Landmark. The property is associated with an imported horse farm started by Jesse Harris, who contributed significantly to Fort Collins and Larimer County history. The horse farm was a highly successful commercial operation for several decades that was associated with the important context of agricultural development. The farmhouse is also a locally important, and relatively well-preserved example of Vernacular Masonry farmhouse architecture from the late 19th century.

The associated barn/stable appears to exhibit relatively good integrity, and would qualify as a contributing element of the site if further research yields it to be old enough, e.g., if it was built during the horse farm's period of successful operation under the control of Jesse Harris, c. 1893-1910.

224 Willow Street (5LR10319)

Historic Building Name(s): Herrod House

Current Building Name: Barela House

Description: This historical property consists of a small, single story, wood frame, pyramidal roofed cottage with a projecting open front porch and a projecting, enclosed rear porch (Figure 35). The walls of this square-plan dwelling are clad with horizontal drop or tongue-in-groove siding. The enclosed rear porch is clad with modern, painted vertically-grooved wood paneling. The asphalt shingle-clad hip roof has boxed eaves, and from its peak rises a plastered chimney with a pipe extension.

The façade features a windowless gabled dormer, the face of which is clad with fish-scale shingles. The projecting front porch is covered by a shed roof supported by painted 4x4" wood posts. The sides of the porch have been partially enclosed by wood paneling. The main entry is offset slightly right of center, and is sealed with what appears to be the original, glazed, wood panel door containing one light. Flanking the front porch on the façade are two identical 1/1 light, double-hung windows with plain surrounds. Aluminum frame storm windows have been installed over these windows.

The left/northwest elevation is fenestrated with two, tall, narrow 1/1 light, double-hung windows, along with another very small windows of unknown type placed near the back of the house. The right/southeast elevation is also fenestrated with two tall 1/1 light, double-hung windows, similar to those on the opposite side. The southeast elevation is lengthened by the attached rear porch, the entry to which is located on its right side. The rear porch entry is equipped with a modern, painted wood door along with a weathered,

wood frame screen door. Additional windows are placed on the rear of the house as well as on the enclosed rear porch.



Figure 35. 224 Willow Street (5LR10319), looking north.

Historical Summary: This small working class dwelling was erected in 1898, and has been occupied as a single family residence for over a century. The original owner is unknown, and its first recorded occupant was a laborer named Louis Lemoine. Lemoine lived at 224 Willow Street in 1902, and by 1906 he had been succeeded by a widow, Mrs. Caroline Herrod. The home appears to have remained in the ownership of Mrs. Herrod and her relatives until the late 1950s. Caroline Herrod (whose maiden name may have been Abbey) remained in this house until 1918 or 1919, when she presumably died. Her son Walter, an employee of the Great Western Sugar Company, then moved into the house from his earlier residence nearby at 216 Willow, bringing his wife Della. By 1922, Della Herrod was widowed, but she continued to live at this address through three more marriages. She lived in this house with her second husband, Gust Madison at least from 1925 to 1931; Gust was employed as a laborer and later as a caretaker of the nearby City Dump. Della Madison was widowed by 1933, but by 1936 had remarried to truck driver Virgil O. Buchanan. In the 1940s the marriage apparently dissolved, and in this decade Della was married again to her fourth husband, Joseph J. Curby but was widowed by 1948. Mrs. (Della) Curby continued to live at 224 Willow until moving in 1958 or 1959 to 722 West Mountain Avenue.

From 1959 to 1962 the house sat vacant. Since 1963 the home has been occupied by a succession of families including Mrs. Angie Martinez and her four children in 1963; Richard and Rosie Jirovsky and their two children in 1964-65; retiree Manuel Salvino

Pino from 1966-75; and retirees Frank and Julia Barela from 1975-2000. The house was recently vacated and in 2001 was put up for sale.

Significance Evaluation: This small dwelling does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places, nor for designation as a Local Landmark. It is a fairly well preserved example of a Classic Cottage, which is a very common type of late 19th-early 20th century working class house in Fort Collins. Many other well-preserved examples of Classic Cottages exist in Fort Collins, and this example would not be considered a noteworthy specimen. None of the occupants of this house over the past century have contributed significantly to Fort Collins history, nor is the home associated with a significant trend or pattern of events in local history.

226 Willow Street (5LR10320)

Historic Building Name(s): Martin House

Current Building Name: John Garcia House

Description: This historic wood frame dwelling is a single story, plain, rectangular plan structure clad with horizontal drop or tongue-in-groove siding (Figure 36). The front portion of the house is covered by an intersecting gabled roof, while the rear section is covered by a hip roof. Attached to the front of the dwelling is a low, full-width enclosed front porch covered by a shed roof. The main entry is situated on the right side of the enclosed porch, and is equipped with a modern, glazed storm door. The front side of the enclosed porch is fenestrated with three windows framed by painted board surrounds, including two similar 1x1 light, aluminum frame, sliding sash units, as well as one horizontally-oriented, 1x1 light, sliding sash window. The right, or southeast, elevation contains several windows, including a small metal frame sliding sash window placed next to the main entry. On the side-gabled, front wing is a large picture window equipped with a fixed sheet metal awning, while further back is another large fixed window covered by a similar awning. On the hipped rear section of the house is a relatively small, 1/1 light window.

The left, or northwest side of the dwelling contains no entries, but is fenestrated with four dissimilar windows, including a small 6-light window on the side of the front porch; 2/2 light and 1/1 light double-hung windows, and a modern 1 x 1 light, sliding sash window. A large swamp cooler is also affixed to the left side of the house.

The rear end of the house features an entry equipped with an old, painted wooden panel door containing one large light. A narrow, 2/2 light, double-hung window is placed to the right of this rear entry. Two interior chimneys constructed of red brick rise from the dwelling's roof, including one straddling the ridge line, and another offset towards to rear, on the northwest slope of the end-gabled section.



Figure 36. 226 Willow Street (5LR10320), looking north.

Historical Summary: This modest wood frame dwelling was constructed around 1900, and has served as a single family residence for approximately a century. Its first occupant, and perhaps its first owner, was Mrs. Perrie (or Perie) Martin, a widow who lived here with her sons Leslie and Earl from at least 1902-1920. Mrs. Martin's husband was named either John Martin or Warren Martin; both names are indicated in early city directories). Perrie Martin was employed for at least part of the time she lived at 226 Willow, as a laundress at the Fort Collins Steam Laundry. Martin Peterson, a laborer at the Great Western Sugar Company refinery, lived as a boarder in the house around 1913-17. By 1922, Mrs. Martin had been replaced by Walter O. Clammer, a clerk at the Star Grocery and Bakery (owned by George and Ida Clammer), and his wife Beulah Clammer. The Clammers tenure at 226 Willow Street was brief, and by 1925, fireman Charles M. Pittingdon and his wife Nina made their home in this dwelling. The turnover of occupants continued in the late 1920s, suggesting that this house was used as a rental property. Laborer Cyrus Semin and his wife Bessie were living at 226 Willow in 1927, and two years later the city directory records laborer Thomas Martz and his wife Alice as the occupants.

In the mid-1930s, John and Bertha Garcia acquired the house. John Garcia, a native of Saragosa Coahuilla, Mexico, worked various jobs over the years, including laborer, farm worker, construction worker, and gardener. Bertha Garcia passed away in 1948, and Mr. Garcia never remarried. John Garcia retired in 1980 at age 73. On May 9, 1980, he was brutally beaten in his home during a robbery; he died from his injuries two weeks later at Poudre Valley Hospital.

The Garcia family still owns the house, and since John Garcia's death the property has been rented to a series of tenants, including Alfonso and Michelle M. Chavez (1981-82); Francis and Elias Rodriguez (c. 1985-1992); Neil Riley (1998-99); and Jason Lynn (1999-2000). Tenants living in the rear dwelling (226 ½) are listed in city directories from 1954-72, and included Joe Dominguez, an employee of nearby Anderson Implement and Coal Co., and his wife Natalie (1954), and Mrs. Julia Rodriguez (1956). The building was vacant from 1957-62 but was occupied from the mid-1960s to the early 1970s by retiree William Jaramillo.

Significance Evaluation: This small, vernacular dwelling does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places, nor for designation as a Local Landmark. It is not a noteworthy example of a recognized architectural style or method of construction. None of the occupants of this house over the past century have contributed significantly to Fort Collins history, nor is the home associated with a significant trend or pattern of events in local history.

308 Willow Street (5LR10321)

Historic Building Name(s): Trujillo-Padilla House

Current Building Name: None

Description: This single story, vernacular wood frame dwelling (Figure 37) consists of the original, L-shaped section, covered by an intersecting gable roof, and enclosed porch additions to the front and rear ends. The building is clad with non-original, wide, lapped board siding, painted white. The asphalt shingle-clad roof has boxed soffits.

The façade features a front-facing gable on the left side, the face of which is clad with lapped board siding. A shed-roofed enclosed porch occupies the right side of the façade, and contains a side entry accessed via an open concrete porch on the left that is covered by a flat, fiberglass-covered canopy supported by three decorative wrought iron posts. The main entry is sealed by a modern, dark burnished metal storm door with a decorative grille. The façade is fenestrated with a solitary 1/1 light, double-hung wood sash window offset to the far left, and the front of the enclosed front porch contains a large 3-part window consisting of a fixed central pane flanked by narrow 1/1 light, double-hung side lights.

The left side, or northwest, elevation contains no entries and only one window: a large, 1/1 light, double-hung unit. The right, or southeast, elevation, also lacks entries and is fenestrated with three windows. These include a 1/1 light, double-hung window on the side of the enclosed front porch; a 1 x 1 light, sliding wood sash window near the center of this elevation; and a large 1 x 1 light sliding sash near the back end of the dwelling.



Figure 37. 308 Willow Street (5LR10321), looking east.

The enclosed rear porch spans the width of the house, and is covered by a shed roof. This porch is accessed via an entry near the northeast corner, with a low concrete pad in front. This rear entry is equipped with a solid wood door. Near the opposite end of this rear wall is a large 1/1 light, double-hung window. On the ground near this window is the concrete collar of a cellar stairwell. A door seals this subterranean opening.

Historical Summary: This modest wood frame dwelling was erected in 1905 for Robert Wallace, and apparently was intended to serve as a rental property. The house was built during a period of urban growth and intensified building activity following construction of a new sugar refinery in Fort Collins in 1902-03. This dwelling was first occupied by sugar factory employee John Chiles, but by 1908 he had been replaced as a tenant by another Great Western Sugar Company employee, pipe fitter Claude E. Caldwell, along with his wife Maggie. The Caldwells continued to reside at 308 Willow Street until 1910, when two other families moved into the house. These new tenants included laborer John Brewer and his wife Melvina, as well as dairyman William H. Gruber and his wife Elva. The succession of working class tenants continued in the 1910s, and included machinist B. Dean and his wife Ella in 1913, and laborer Harvey H. Gibson and his wife Sarah (1917).

A series of Hispanic tenants has occupied the house from the early 1920s to the present, beginning with Mrs. Rebecca Trujillo (widow of Ralph Trujillo) in 1922. Mrs. Trujillo made her home at 308 Willow until 1929 or 1930, while sharing the house with others including Henry and Romain Gomez (1925), and Cora O. Padilla (widow of Modesta

Padilla, who lived briefly at this address before his death). By 1931, only Cora Padilla was living here, and she remained in this house until c. 1938. Jerry Gonzales also lived in the house in 1936. After the death or departure of Mrs. Padilla, laborer Florencio H. Gomez and his son Frankie occupied this dwelling for an undetermined length of time beginning in 1940. From the late 1940s to 1950 or 1951, sugar factory laborer William Ortiz and his wife Jessie resided at 308 Willow, followed by City of Fort Collins employee Pilar E. Mora and his wife Annie (1952).

The Balderrama family resided here from c. 1954 – c. 1971. The family patriarch, Guadalupe, was initially employed by the Mittry Construction Company, and later worked for local plumbing and heating service companies. Guadalupe, his wife Jennie (or Janey), and their daughters, Gloria and Helen, shared the house. Jennie Balderrama worked at least in the mid-1960s for the CSU's Crop Research Division, and Gloria Balderrama worked as a waitress at the nearby El Burrito Café.

The property is not listed in city directories between 1972 and 1982, and may have been vacant. From c. 1983 – 1992, William L. Cordova lived at 308 Willow, and retiree Alford Samora also was listed as an occupant from c. 1990-97. Other tenants who apparently shared the house in the 1990s include F. A. Maxwell (1992-94), and April Medina (1997-99). The house appears to be vacant as of 2001.

Significance Evaluation: This small, vernacular dwelling does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places, nor for designation as a Local Landmark. It has been substantially altered, and is not a noteworthy example of a recognized architectural style or method of construction. None of the occupants of this house over the past century have contributed significantly to Fort Collins history, nor is the home individually representative of a significant trend or pattern of events in local history.

316 Willow Street (5LR10352)

Historic Building Name(s): Mahoney Refinishing

Current Building Name: A Clear Cut Glass

Description: This 1970s off-white commercial building (Figure 38) is a rectangular, one-story, concrete block structure with a built-up flat roof. The façade has stepped parapet with a westerly glass door in an aluminum frame. It has four aluminum framed windows of equal size placed asymmetrically along the façade. On the easterly portion, there is a large garage bay. On the western wall there is a symmetrically placed solid aluminum door.

Historical Summary: Since its construction in 1974, this building has housed numerous businesses and civic organizations. From 1977 to 1986, the Mahoney family operated a furniture refinishing service as well as a musical art studio. In 1987, the building was purchased by Joe and Teresa Cienfuegos. The building sat vacant for two years until is

was rented in 1989 by the Mental Health Consumers of Larimer County. The Mental Health Consumers occupied the structure for one year, and it was vacant again in 1990. By 1991, the Cienfuegos's rented it to an Alcoholics Anonymous chapter for three years. The structure sat vacant again until 1996 when George Cienfuegos established an upholstery service in the building. The upholstery service was short-lived and the building was vacant from 1997 until 1998 when A Clear-Cut Glass rented the building.

The building is situated within the boundary of the military post of Fort Collins (1864-1866). Prior to 1974 the property contained a small, working class dwelling.



Figure 38. 316 Willow Street (5LR10352), looking east-northeast.

Significance Evaluation: This nondescript commercial building is not old enough to qualify for inclusion on the state or national registers of historic places. It is not a noteworthy example of an architectural style or property type, and it would not qualify for designation as a City of Fort Collins Local Landmark.

326 Willow Street (5LR1562)

Historic Building Name(s): Stewart Sign Painting Shop

Current Building Name: Cienfuegos House

Description: This historic property consists of a small brick commercial building that was later used as a dwelling (Figure 39). It is a small, single story, rectangular plan

structure with a flat parapet on the façade, and stepped side walls. The flat-roofed building rests on a stone foundation, and its walls are constructed of non-pressed red bricks set in common bond (7 stretcher courses followed by one header course). The parapet has a corbelled cornice, and galvanized sheet metal flashing covers the top of the parapet.

A wide, open front porch is affixed to the façade, and consists of a half-hipped roof (clad with asphalt shingles) supported by 4x4" wood posts. A closed rail of painted beadboard spans the posts, except for the central opening. The porch floor is made of boards and is not elevated.



Figure 39. 326 Willow Street (5LR1562), looking north.

The façade is symmetrically arranged, and features a centrally-placed entry flanked by identical, 1/1 light, double-hung wood sash windows set above buff-colored sandstone lugsills. The main entry is equipped with an old, painted wood door containing two small lights, and is covered by a modern, dark brown burnished metal storm door. The front windows have also been equipped with modern aluminum frame storm windows. A large, modern swamp cooler is affixed to the window opening to the left of the main entry. Stucco has been applied to the portion of the façade within the front porch, surrounding the main entry and front windows.

The right side, or southeast elevation, lacks entries, but is fenestrated with three identical 1/1 light, double-hung windows with arched lintels, each composed of two courses of brick headers. All three windows are equipped with tan sandstone lugsills. The central window on this elevation is set into an area of dissimilar brickwork, suggesting that a

large hole was made (window replaced?) and later repaired with new, red bricks. A partial buttress of brick extends down from the parapet near the rear end of the building. A basement entry stairwell is located adjacent to the southeast wall, with a sloped (concrete?) collar sealed by a door near ground level. The opposite, northwest elevation is of similar design to the southeast elevation, and is fenestrated with three 1/1 light, double-hung windows.

Historical Summary: Built in 1907, this small brick commercial building served initially as the shop of sign painter Joseph F. Stewart. Stewart and his wife lived at 319 Matthews Street in 1907, but moved into the shop building in 1908 and remained there through 1911 or 1912. Subsequently, the Stewarts apparently left town for a period of time, since they are not listed in the directory nor is Stewart's sign painting business. They evidently rented the building at 326 Willow (called 320 Willow in city directories) in 1913-14 to butcher Charles Masters, and Mrs. Taina Masters (a widow?). By 1917 the Stewarts had returned, and re-occupied this building as a dwelling and paint shop. As of 1919 they had moved both their home and business to 124 South Mason Street.

The next occupants of this property were farmer Henry Trupp, and his wife Katie. The Trupps appear to have been German-Russian immigrants. Henry later changed occupations, and by 1933 he was identified as an automobile mechanic. Also living in the house were Henry Trupp, Jr., who in 1926 married another German-Russian immigrant with the same maiden name: Henriette Edith Trupp. The Trupp family, including several offspring of Henry Jr. and Edith Trupp (the couple produced four sons and three daughters), occupied the house for approximately 55-60 years, until c. 1980. Apparently after the death of one of the sons, Calvin Trupp, in 1980, the house was sold. The property was later acquired by the Cienfuegos family, who also established an upholstery business nearby at 310 Willow Street. Presently the building serves as the residence of Joe Cienfuegos.

Significance Evaluation: When recorded initially in 1992 by Front Range Research Associates, this property was evaluated as ineligible for the National Register of Historic Places. This small brick commercial/residential building does not embody sufficient architectural or historical significance to qualify for inclusion on the state or national registers of historic places. None of the occupants of this building appear to have contributed significantly to Fort Collins history, nor is the property associated with a significant trend or pattern of events in local history. However, the building exhibits excellent integrity and would qualify for designation as a Local Landmark as a locally rare, small scale example of very early 20th century brick multi-purpose architecture. The associated detached garage retains sufficient integrity and would be considered a contributing element of the site since it reflects the historic use of the property.

9.0. CONCLUSIONS AND RECOMMENDATIONS

The intensive-level survey of 34 historical resources within and near the Old Fort Site area yielded useful information about specific properties, as well as data about the tangible representation of the historic subcontexts identified for this area.

Of the 34 properties inventoried, 25 are located within the Old Fort Site. The remaining nine properties include seven on E. Vine Street, one on N. College Avenue, and one on east Lincoln Avenue near Lemay Avenue.

The group of 25 properties surveyed within then Old Fort Site included the following property types:

Commercial.....	10
Residential.....	7
Industrial	4
Railroad-related.....	2
Commercial/Residential.....	1
Governmental.....	1

As shown below, the 25 inventoried properties within the Old Fort Site are representative of five of the seven historic subcontexts identified for the study area:

Camp Collins and the Fort Collins Military Reservation, 1864-1867	0
Initial Post-Abandonment Activity in the Old Fort Site, 1867-1871	0
The Fort Collins Town Site and Early Community Development in the Old Fort Site Area, 1872-1902.....	3
The Sugar Beet Industry Stimulates Development and Urban Growth, 1902-20.....	5
The Union Pacific Railroad Transforms the Old Fort Site Area, 1910-20	3
Mixed Uses, 1920-1945	4
Post-World War II Land Use in the Old Fort Site Area	9
Undetermined.....	1

9.1 Archaeological Recommendations

The potential existence of subsurface archaeological remains (artifacts and features) associated with the military post of Fort Collins was demonstrated by Burgess (1990). Archaeological manifestations of other historical land uses in the Old Fort Site may also

exist; however, the intrinsic or information value of these manifestations is uncertain and subject to case-by-case evaluation. For example, archaeological evidence of early dwellings and industrial features in the area may not warrant further investigation, while archaeological remains of Henry Peterson's early brick kiln would be of considerable value since its original location has not been determined through archival research. Another unique site that may warrant archaeological investigation is the old millrace, a significant industrial feature which was abandoned and filled in around 1919.

General strategies that the City may implement to protect and allow for the evaluation of historic archaeological sites and materials within the Old Fort Site include:

- 1) *Reactive approach* - This strategy involves the definition of a zone of archaeological sensitivity that encompasses the footprint of the early military post, as determined by John Gray (1978). Under this approach, an ordinance or zoning overlay regulation would be established that mandates a notification and review process for any excavation work within the "archaeological protection zone." Similar to the existing Demolition Review Process, the City Planning Department would have a finite time period to respond to applications for projects requiring ground disturbance. Certain minor excavation work could be exempted, such as the digging of fence post holes or gardening. If, after review, the proposed excavation project was determined to be near the estimated locations of fort buildings, or if the proposed work would cause extensive ground disturbance, archaeological test excavations or monitoring could be required by the City. This approach may require the City to retain a qualified archaeological contractor to perform test excavations, metal detector surveys, or monitoring on an on-call basis.
- 2) *Proactive approach* - This strategy involves implementation of an archaeological testing program to attempt to verify whether archaeological remains exist at specific locations within the Old Fort Site, and to determine the extent and nature of stratigraphic disturbance. Archaeological testing refers to a variety of sampling and assessment techniques, and may include: a) augering or soil coring for stratigraphic investigation; b) manual, controlled excavation of standard 1 x 1 meter square units, with screening of the excavated soil and recovery of artifacts for analysis; c) backhoe or manual trenching to attempt to bisect and expose linear features such as foundations and the millrace; and d) remote sensing techniques such as ground penetrating radar (GPR) and metal detecting to locate buried features and metallic objects. As compared to the "reactive approach" described above, proactive archaeological testing poses drawbacks in terms of relatively high cost borne by the City, as well as access issues since the majority of the Old Fort Site is privately owned land (multiple owners). The high cost of a proactive archaeological testing program may theoretically be reduced by coordination with Colorado State University's Archaeology Program to provide these services as a field school or other student training opportunity.

A combined reactive-proactive approach is recommended for the Old Fort Site. It is suggested that an archaeological protection zone be officially established, encompassing all of Blocks 1, 2, 7, and 8 as well as the northeast halves of Blocks 12 and 13 (See Figure 40). This zone will restrict major ground disturbing activities in the vicinity of the military post site by implementing an application and review process, along with penalties for non-compliance.

In addition to the archaeological protection zone, a limited proactive archaeological/stratigraphic testing program is recommended. This testing program should ideally include several stages or components, including, at a minimum 1) drilling or augering of at least 10 bore holes in scattered locations to obtain stratigraphic profiles and to gauge the extent of soil disturbance; and 2) trenching in at least two locations to determine if the millrace channel can be discerned and documented. Additionally, a GPR survey of selected locations in vacant areas may be warranted (see Figure 40). Possible GPR testing locations include the northwestern portion of the Kiefer Concrete Company yard (southwest of Willow and southeast of Linden Street); the northeast half of Block 2; and in the southwestern portion of lot 8 in Block 2 (in the parking lot of 316 Willow Street).

9.2 Historic Preservation Recommendations

Based upon the results of the intensive-level survey, it appears that the scattered geographic distribution of historical resources within the Old Fort Site as well as the abundance of historically incompatible modern intrusions precludes the establishment of any historic districts. Consequently, significant historical properties must be recognized and protected by individual designations.

The Old Fort Site contains the City's four remaining grain elevator and mill buildings, which all stand as prominent visual landmarks. Two of these buildings are already officially recognized as significant historic sites; Ranch-Way Feeds is designated as a Local Landmark, and Harmony Mill is listed on the NRHP. Another historic grain elevator – the Poudre Valley Elevator Company building – is currently recognized as a contributing element of the NRHP-listed Old Town Fort Collins Historic District, but also warrants individual designation as a Local Landmark. The fourth mill building – the Rocky Mountain Grain and Coal Company at 119 E. Lincoln Avenue – also warrants designation at the local level. The old Fort Site also contains two of the City's remaining railroad-related buildings: the Union Pacific passenger and freight depots. Both of these significant structures are already designated as contributing elements of the Old Town Fort Collins Historic District (enrolled on the NRHP).

Efforts should be made by the City to encourage owners of the other sites determined to be significant as a result of this survey, to apply for Local Landmark Designation.



Figure 40. Proposed Archaeological Protection Zone and Ground Penetrating Radar Testing Locations.

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