

# CITY OF FORT COLLINS

## CULTURAL RESOURCES BOARD

CULTURAL RESOURCES BOARD  
Wednesday, October 28, 1987  
4:45 pm  
Fort Collins Museum

Present: Christine Jones, James Weitz, Jane Nevriy, Anne Steely,  
William Kneeland, Jane Folsom  
Absent: Ruth Hornberger  
Staff: David Siever, Mark Breimhorst, Edwina Echevarria

- I Call to order - 4:40 pm - 1,1,002
- II Consideration of tonight's agenda - 1,1,002  
No additions
- III Consideration of minutes of September 23, 1987 - 1,1,008  
Mr. Moroney - change wording on item under Museum report: should read - Public notice which was a necessity to convert loans to donations has been located. This will clarify future claims against the Museum for some donations between 1941-1977. Such claims will now be handled by the City Attorney's Office. James Weitz moved to accept minutes with change, seconded by Anne Steely, passed 4-0.
- IV Staff Reports  
Lincoln Center, David Siever - 1,1,022  
A written report was distributed, see attached. Highlights:  
-Showstopper Series tickets - total sold 1360  
Dance Series tickets - total sold 309  
-Next visual arts exhibit is Christmas shows - Nov. 12-Dec. 31  
-Increase shown in revenue reflects increase over 1986 but is right on target with 1987 projections.  
A recent article regarding Lincoln Center rates and the cancellation of Poudre R-1 School District's concerts was discussed. No action required at this time.
- Museum, Brian Moroney - 1,1,095  
A written report was distributed, see attached. Highlights:  
-\$3000 allocated for hourly employees has been used and funds will be transferred from other sources to cover rest of 1987.  
-New person hired for Sundays.  
-Library is becoming city archives and several items have been deaccessioned to them from the Museum collection.

- Ramses tour and program was hugh success. Other Museum-sponsored programs are also doing well.
- Next exhibit - Adverturer With A Camera. Schedule for 1988 is being prepared.

Historic Preservation, Edwina Echevarria - 1,1,188

A written report was distributed, see attached. Highlights:

- Ward Smith cabin - there is some interest from several sources to start a relocation plan for historic structures. It was suggested that the Fort Collins Foundation be used to hold funds for this type of project. Ms. Echevarria will keep Board informed. Jim Weitz volunteered to be involved in that project and will attend meetings to represent Board.
- Ms. Echevarria will call the Board and reschedule the Historic Preservation orientation originally scheduled for 11/18.
- Incentive information has been received. Ms. Echevarria passed on the package to William Kneeland for his committee.
- Letters of appreciation have been received from school district concerning the manual project and are attached to report.

V Goals & Objectives - 1,1,378

The Goals and Objectives were reviewed. Several wording changes were made, and some additions were included.

Anne Steely moved to accept the goals and objectives as amended, seconded by William Kneeland, passed 6-0.

ACTION: Make changes as discussed and send to City Council.

VI Committee Updates - 1,2,433

Incentive Committee - William Kneeland, Anne Steely- 1,2,434

- Ms. Echevarria and Mr. Kneeland will work together to get more members and get a meeting organized.

Museum Sub-Committee - Jane Folsom - 1,2,478

- Mrs. Folsom reported on last meeting. Mrs. Jones suggested a deadline be set for a presentation to the Board. Mr. Moroney is having an intern prepare a comparison chart which will be presented at the next sub-committee meeting.

ACTION: Committee will come back in December with more names for committee members and a time line.

Old Fort Site Committee - Jane Nevriy - 2,1,058

- Work in progress - waiting for more description to put on sign.

LC Board Liaison Report - Jane Nevriy - 2,1,064

- When the LC Board members met with various Council members, they found that there was some confusion on the part of some Council members as to the role of the CRB. It was suggested that a memo be sent clarifying the CRB's role as it pertains to city-owned and operated facilities and programs within the Cultural Services and Facilities Department and Historic Preservation Office.

ACTION: Anne Steely will draft a memo to Council stating the role of the CRB. Linda will send out the memo and call for a phone vote on sending the memo before the next meeting. The results of the vote will be added to next month's minutes.

VII Car Barn Designation - Edwina Echevarria - 2,1,143

Ms. Echevarria led discussion on the designation. After some discussion, it was decided to meet at the car barn before the next meeting and tour the building. The possibility of designating only a portion of the building was also discussed.

ACTION: The Board will meet at the Car Barn on December 2nd at

4:30 pm and make a final decision on designation recommendation following that meeting. Anne Steely offered to call other interested parties and report back to Board.

VIII Other Business - 2,1,433  
No meeting in November - moved to December 2nd.

Jane Folsom moved to adjourn meeting, seconded by Jane Nevriy, passed 5-0.

Meeting adjourned - 6:22 pm

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Green". The signature is written in black ink and extends across the width of the page.

Linda Green  
Secretary

LINCOLN CENTER/PERFORMING AND VISUAL ARTS  
OCTOBER 1987

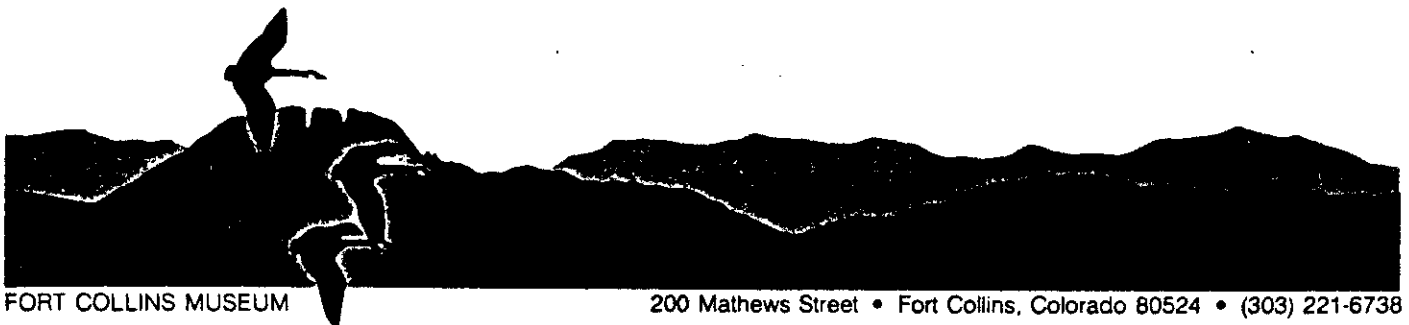
- I. Performing Arts
  - A. Final Series Sales
    - Showstopper
    - Dance
- II. Visual Arts
  - A. Christmas Show
- III. Donations
  - A. \$5,000 from W. W. Reynolds to underwrite 1988 Visual Arts Series
  - B. \$7,000 from Target to underwrite 1988 Children's Series
  - C. Approximately \$17,000 from Birthday Ball for Sculpture Garden
- IV. 3rd Quarter Update
  - A. Attendance +20% increase
  - B. Revenue +15% increase
  - C. Volunteer Hours +70% increase
- V. Other
  - A. Great Christmas Hall - Nov. 21 & 22
  - B. New York Trip - 24

# CITY OF FORT COLLINS

FORT COLLINS MUSEUM

MONTHLY REPORT  
October 28, 1987

- I. Administrative:
  - A. Two Conferences attended
    - 1. Museum Lighting
    - 2. Mountain-Plains Museum Association
  - B. Security Door
  - C. Hourly money, \$3,000 - expired
  - D. Change in hourly personnel
- II. Collections:
  - A. Book room project completed
  - B. Relocation of shop
  - C. Collections Committee Meeting held on September 30, 1987
- III. Programs/Events:
  - A. Overwhelming response to Ramses tour and program
  - B. Career Day at CSU
  - C. Three evening programs
  - D. Tours since September 23 - eight
- IV. Exhibits:
  - A. Adventurer With A Camera - Nov. 7 through Jan. 17
  - B. 1988's schedule being prepared - still tentative



FORT COLLINS MUSEUM

200 Mathews Street • Fort Collins, Colorado 80524 • (303) 221-6738

Staff Report for Cultural Resources Board  
Historic Preservation Office  
October 28, 1987

1. Car Barn - If the Board moves to recommend designation for the old car barn on N. Howes, the process will be the same as for the Powerplant, i.e., meetings with City staff currently involved with the use of and decisions concerning the property. Support from these people will be important when the designation proposal is presented to Council. Kari & I will work with the Board each step of the way toward designation.

2. Ward Smith cabin - Derek Roberts of the Roberts ranch family in Livermore is looking into moving the cabin to property on which the old Forks cafe used to be (north of Fort Collins on Highway 287) or to adjacent property now owned by the County. This idea would be part of a larger project - to rebuild the Forks Cafe and to create a "historic park" around it and possibly on the property now owned by the County (see attached information sheet) for the purpose of relocating threatened historic structures. Mr. Roberts said that Anheiser Busch has indicated some interest in paying for the costs of moving the Ward Smith cabin to the Forks Cafe property (Anheiser Busch used to have a filmed TV commercial for Budweiser beer with the Forks Cafe as the backdrop.) He will continue to pursue this effort with Anheiser Busch.

Another project underway, related to the above Ward Smith cabin saga, is an effort to create a historic preservation trust organization, for the purpose of generating funds to relocate threatened historic structures, as opportunities/needs arise. This group that is now forming would like to include a representative from the CRB and will meet some time in November or as soon as written materials on creating citizen trust groups can be obtained. The Board may want to consider adding this endeavor to its goals and objectives list.

3. Historic Preservation orientation session for CRB/LPC - originally scheduled for Nov. 18 from 6 to 7 p.m. in the Historic Preservation conference room. We may have to change the date (possibly to Wed. Nov. 11) because Kari may be out of town the whole week of Nov. 18. Can Board members make the Nov. 11 date?

4. Various information on historic preservation "incentives" will be given to board sub-committee chairman Bill Kneeland tonight (including Sherry Albertson's work on this subject).

5. One of the Board's "advocacy" goals was given a boost: I received letters from Lee Hansen, Supt. of Poudre R1, and Bill Lamperes, Social Studies Coordinator, thanking the City for the curriculum manual. We gave an orientation session on the manual to representatives from each of the elementary schools on October 13, to help ensure the use of the manual in the schools. Teachers are acting very favorably to the addition of the manual to the social studies curriculum.

*Edwina*



**POUDRE SCHOOL DISTRICT R-1**

2407 LAPORTE AVENUE  
FORT COLLINS, COLORADO 80521-2297  
(303) 482-7420

October 1, 1987

Mr. Tom Peterson  
Director of Planning  
City of Fort Collins  
P.O. Box 500  
Fort Collins, CO 80522

Dear Mr. Peterson:

I would like to express my praise and appreciation for the exceptional project completed by Edwina Echevarria of the Historic Preservation Office. Edwina directed the creation of a K-6 Fort Collins teachers guide for Poudre R-1 teachers that offers 35 lesson plans for students. These plans not only correlate with our curriculum objectives but include activities that could appeal to a variety of learners.

The lessons present a diversity that range from topics dealing with art and architecture to language arts, local history and general social studies concepts. A careful examination of the lessons will demonstrate that Edwina possesses the instructional sense of a teacher and has poured her heart and skills into this project. The energy, time and love expressed in this gift represents a remarkable tribute to Edwina and those who assisted her.

We in Poudre R-1 sincerely thank her and the City for initiating this project and look forward to participating in other cooperative adventures in the future. My compliments and congratulations for an outstanding job.

Sincerely,

Bill Lamperes  
K-12 Social Studies Specialist

BL/bh  
cc/Edwina Echeverria  
Lee Hansen

RECEIVED

OCT 05 1987

PLANNING  
DEPARTMENT



**POUDRE SCHOOL DISTRICT R-1**

2407 LAPORTE AVENUE  
FORT COLLINS, COLORADO 80521-2297  
(303) 482-7420

LEE H. HANSEN, Ph.D.  
SUPERINTENDENT OF SCHOOLS

October 1, 1987

Ms. Edwina Echevarria  
City of Fort Collins  
300 Laporte Avenue  
Fort Collins, CO 80521

Dear Edwina:

The study guide that you developed for students to use in learning about historic preservation and their community is excellent.

We are delighted to have received copies for all the elementary schools. I am certain that the teachers and the students will enjoy using them.

I appreciate, also, the cooperation and support of another public institution. If I can ever be of any assistance to you, please let me know.

Sincerely,

Lee H. Hansen, Ph.D.  
Superintendent of Schools

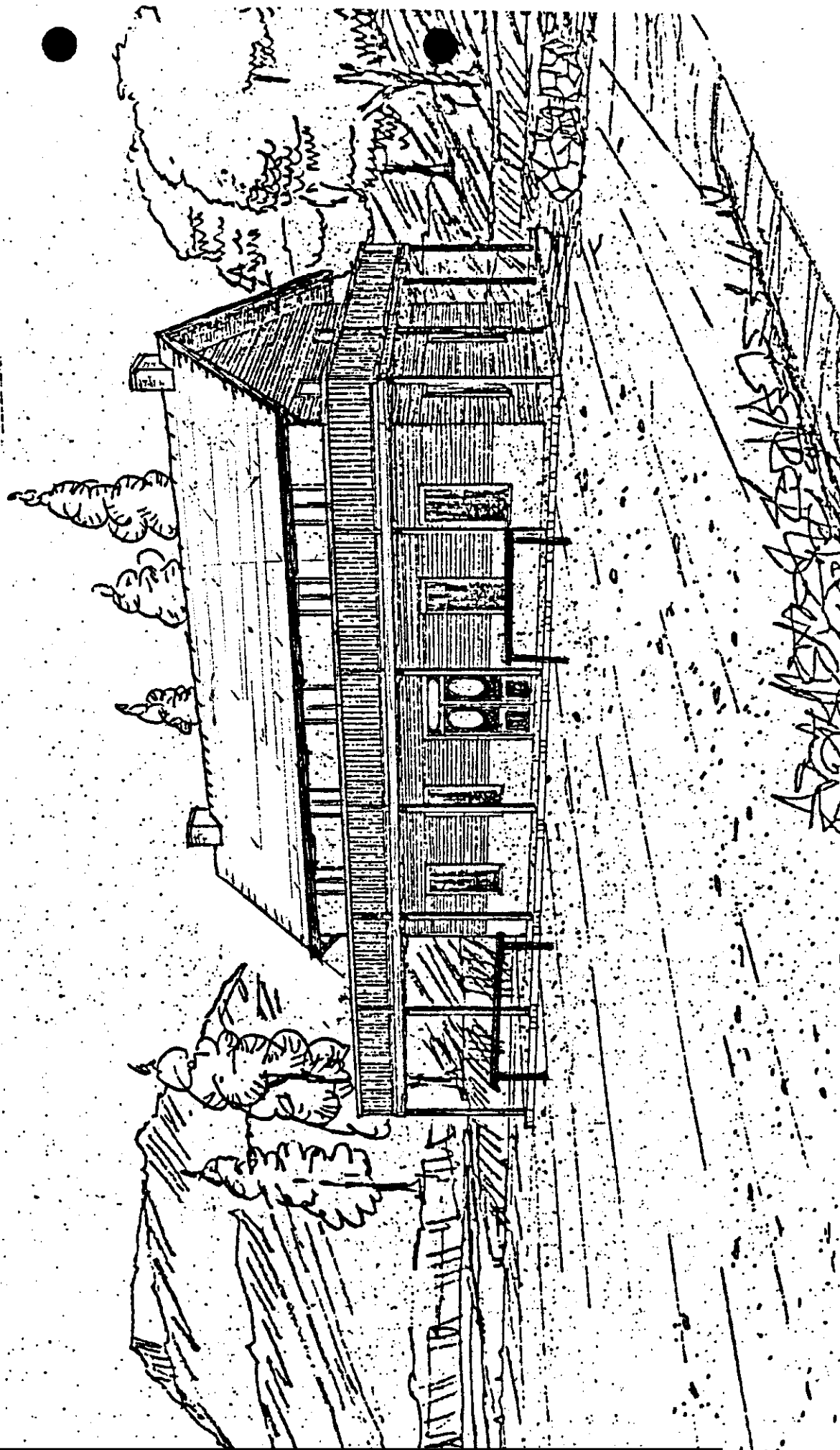
LHH/be

c: Board of Education

**RECEIVED**  
OCT 5 1987

**CDBG PROGRAM**





## THE FORKS HOTEL

The Forks building will be designed as a duplication of the old historic Forks Hotel Stage Stop as closely as possible. The design will include a basement - mainly for storage - of approximately 1600 sq ft, a main floor to accommodate the General Store and Coffee Shop with about 1600 sq ft of space upstairs for the main restaurant, kitchen, and dining room. There will also be a second floor balcony for outdoor tables. The dining room will command a view down the valley of the North Fork of the Poudre and Eagles Nest. The lot is being raised approximately 4 feet to allow better access from 287, and a better view from the building, and improved drainage, as well as improving the business' visibility from both roads.

The Fork's lot has been purchased by Leonard Dickey, who will exchange it with the Forks Co., Inc. in return for stock. His building company, CBC-Custom Builders & Consultants, will do the constructing of the new building and the company's profit will be in stock. Financing on the lot is held by John and Marie Findletter, former owners of the Forks. They may choose to receive some stock in lieu of interest and John has suggested that he may paint a mural depicting the history of the Forks.

The immediate goal of the Forks Co., Inc. is to establish a good quality service facility for the Livermore area and for travelers on 287 and Red Feather Lakes Rd. It should include a General Store, fuel (including diesel), and a clean, reasonably priced restaurant with a coffee shop and dining room. The food will range from simple short orders to full course dinners, which could feature local beef, buffalo, game, etc.

A number of individuals or companies have committed themselves to providing services and/or materials in return for stock or, in some cases, they wish to contribute simply because they want to see the Forks rebuilt.

Bath Excavating is doing the preparation of the lot in return for stock. Evan Roberts is giving the material to build up the lot. Colorado Lien Co. will be contributing the final finish gravel. A-Plus Concrete Co. is supplying the concrete for the foundation in return for stock.

Schrader Oil Co. will be installing the fuel tanks, pumps, and other equipment for the service station at their own expense. John Arnolfo, owner of the Silver Grill and Max's Deli Delivery, is acting as consultant in the planning and managing of the restaurant. John Fillapello, attorney, is taking stock in return for his services.

Derek David Roberts and Richard Swan share a great-grandfather by the name of Robert Owen Roberts. He built the original Forks Hotel in 1875. Mr. Roberts and Mr. Swan will be coordinating the Forks project. Derek is a real estate broker associated with Hansen Realty and Richard is associated with C.B.C. They will be contributing their earnings and commissions for stock.

During the last year that the Forks Cafe was in operation, the former owners did a gross business of approximately \$200,000.00. With the addition of a new building and equipment, plus a new convenience store, dependable fuel availability, and a bit of promotion, the gross should be several times what it was in the past. After 3-5 years a gross income of \$500,000.00 or more should not be unreasonable to expect. Profit may be as high as 25-30% of the gross income.

There are two other properties adjoining the Forks lot that would be appropriate for future expansion. Preliminary options have been arranged for: 90 Red Feather Lakes Road, consisting of about 1/3 acre and a 2000 sq ft home with a large double garage; 17749 N U.S. 287, which has a 1500 sq ft older home, a double garage, and approximately 1/3 acre. Some of our investment money will go to purchase them and secure future parking and expansion possibilities. The parcels should rent for enough to cover their own expense until the land is needed for The Forks.

Presently, there is ongoing residential development within a 10 mile radius of the Forks. There are Glacier View Meadows, Hewlitt Gulch, Cherokee Meadows, Weaver Park, Buffalo Horn, Red Mountain Road, Logan Ridge Ranch, and Bonner Peak Ranch, just to name a few. Also, there is the traffic which heads past the Forks on the way to Red Feather Lakes, Crystal Lakes, and the World Class Golf Club-Fox Acres. The Livermore Post Office already services approximately 1,000 people.

The last car count done at this corner in 1984 showed between 4 and 5 thousand cars a day in a year's average. It is obvious that this number has increased since then. There are a number of factors that will effect the business in a positive way as they come into being. For example, a by-pass is in the process of being built on Hwy 287 that will relieve the La Porte bottleneck and should attract more traffic to 287. Hwy 287 is already the route of choice for many people traveling to Yellowstone Park and Wyoming recreational areas. This route will bypass Verns and all of the Laporte business areas and the next phase of construction is expected to bypass most of Fort Collins within a few years. The Forks may then become the only facility of its kind between Laramie and Fort Collins, a distance of 65 miles. Land purchases and studies are well underway for the building of "Glade Reservoir", one mile north of Ted's Place. In its final phase it will back water to Owl Canyon, four miles from the Forks. The latest plans show Hwy 287 turning north 1/2 a mile east of Ted's place, which should increase the Forks business and provide recreational business. The Glade Reservoir is scheduled to start filling in 1992. Grey Mountain reservoir is planned for Poudre Canyon and will probably back water to within 2 or 3 miles of the Forks up the North Fork of the Poudre River. This will be sometime in the future, but also will undoubtedly have an impact on the Livermore area, and a well established business like the Forks cannot fail to profit by it.

Work is underway with the "Colorado Historical Society" to get the area designated "Historic". There are several buildings there that well qualify by virtue of their age. "The Forks" will be reproduced as near as possible to its original state, and of course, The Overland Stage Route, The Cherokee Trail of Tears, and The Oregon Trail all pass right by this site.

There is a movement to get Larimer County to donate, as an Historic site, the land behind the Forks where the County Road Shop is located. It would be used as a place to put historic structures which must be relocated because of development. Plans are already underway to make the Ward Smith Cabin the first of such projects.

Future expansion possibilities may include some of the following: The reopening of the stagecoach ride which was operated by the former owners; a riding stable; a Parking area nearby for campers; a feed store and/or gift shop where the present store is. It is also projected that a Banquet business, Bed & Breakfast and/or Hotel/Motel business may be created. In any case, all will be done in keeping with the Historic Image of the old Forks Hotel and Stage Stop.