



Meg Dunn, Chair
Alexandra Wallace, Co-Vice Chair
Mollie Bredehoft, Co-Vice Chair
Michael Bello
Kurt Knierim
Elizabeth Michell
Kevin Murray
Anne Nelsen
Vacant Seat

Meeting to be conducted remotely.
See below for instructions on how
to attend online or by phone.

Staff Liaison:
Karen McWilliams
Historic Preservation Manager

Work Session August 12, 2020 5:30 PM

Pursuant to City Council Ordinance 079, 2020, a determination has been made by the Chair after consultation with the City staff liaison that conducting the hearing using remote technology would be prudent.

This remote Landmark Preservation Commission meeting will be available online via Zoom or by phone. No one will be allowed to attend in person. The meeting will be available to join beginning at 5:15 p.m. Participants should try to join prior to the 5:30 p.m. start time.

JOIN ONLINE:

You will need an internet connection on a laptop, computer, or smartphone, and may join the meeting through Zoom at <https://zoom.us/j/96309435724>. (Using earphones will greatly improve your audio). Keep yourself on muted status.

JOIN BY PHONE:

Please dial 253-215-8782 and enter Webinar ID 963 0943 5724. Keep yourself on muted status.

PUBLIC PARTICIPATION:

No public comment is allowed during work sessions. Members of the public may join the meeting but will remain muted throughout the duration of the meeting.

The August 19, 2020 Landmark Preservation Commission regular meeting will be held remotely and not in-person. Information on remotely participating in the August 19, 2020 Landmark Preservation Commission regular meeting is contained in the agenda for the August 19, 2020 meeting available at <https://www.fcgov.com/cityclerk/landmark-preservation.php>. Members of the public wishing to submit documents, visual presentations, or written comments for the Commission to consider regarding any item on the agenda must email them to kmcwilliams@fcgov.com at least 24 hours prior to the August 19, 2020 meeting.

Fort Collins is a Certified Local Government (CLG) authorized by the National Park Service and History Colorado based on its compliance with federal and state historic preservation standards. CLG standing requires Fort Collins to maintain a Landmark Preservation Commission composed of members of which a minimum of 40% meet federal standards for professional experience from preservation-related disciplines, including, but not limited to, historic architecture, architectural history, archaeology, and urban planning. For more information, see Article III, Division 19 of the Fort Collins Municipal Code.

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Video of the meeting will be broadcast at 1:30 p.m. the following day through the Comcast cable system on Channel 14 or 881 (HD). Please visit <http://www.fcgov.com/fctv/> for the daily cable schedule. The video will also be available for later viewing on demand here: <http://www.fcgov.com/fctv/video-archive.php>.

- **CALL TO ORDER**

- **ROLL CALL**

- **REVIEW OF ITEMS FOR CONSIDERATION AT THE NEXT REGULAR MEETING TO BE HELD ON WEDNESDAY, AUGUST 19, 2020 AT 5:30 P.M. VIA ZOOM**

(Please see the agenda for the August 19, 2020 meeting for information on how to join that meeting.)

CONSENT

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF JULY 15, 2020

DISCUSSION

2. REPORT ON STAFF DESIGN REVIEW DECISIONS FOR DESIGNATED PROPERTIES
3. OAK 140 MIXED USE PROJECT – FINAL DEVELOPMENT REVIEW
4. 608 E DRAKE (ANTIOCH CHURCH) – CONCEPTUAL DEVELOPMENT REVIEW
5. 319 E. MAGNOLIA STREET, THE A.C. KLUVER PROPERTY – FRONT PORCH REPLACEMENT – DESIGN REVIEW - **THIS ITEM HAS BEEN PULLED FROM THE AGENDA**

- **BOARD TOPICS**

1. Sustainability Workshop – Preservation & Equity
2. Facilitated Discussion – Equity Process & Priorities
3. College Downtown and Howes & Meldrum Surveys – Final Property List
4. LPC Work Plan – Progress & Priorities

- **OTHER BUSINESS**

- **ADJOURNMENT**

DATE: August 12, 2020
STAFF: Maren Bzdek, Senior Historic Preservation Planner
Jim Bertolini, Historic Preservation Planner

WORK SESSION ITEM 1
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

Sustainability & Historic Preservation Workshop Series – Equity and Historic Preservation

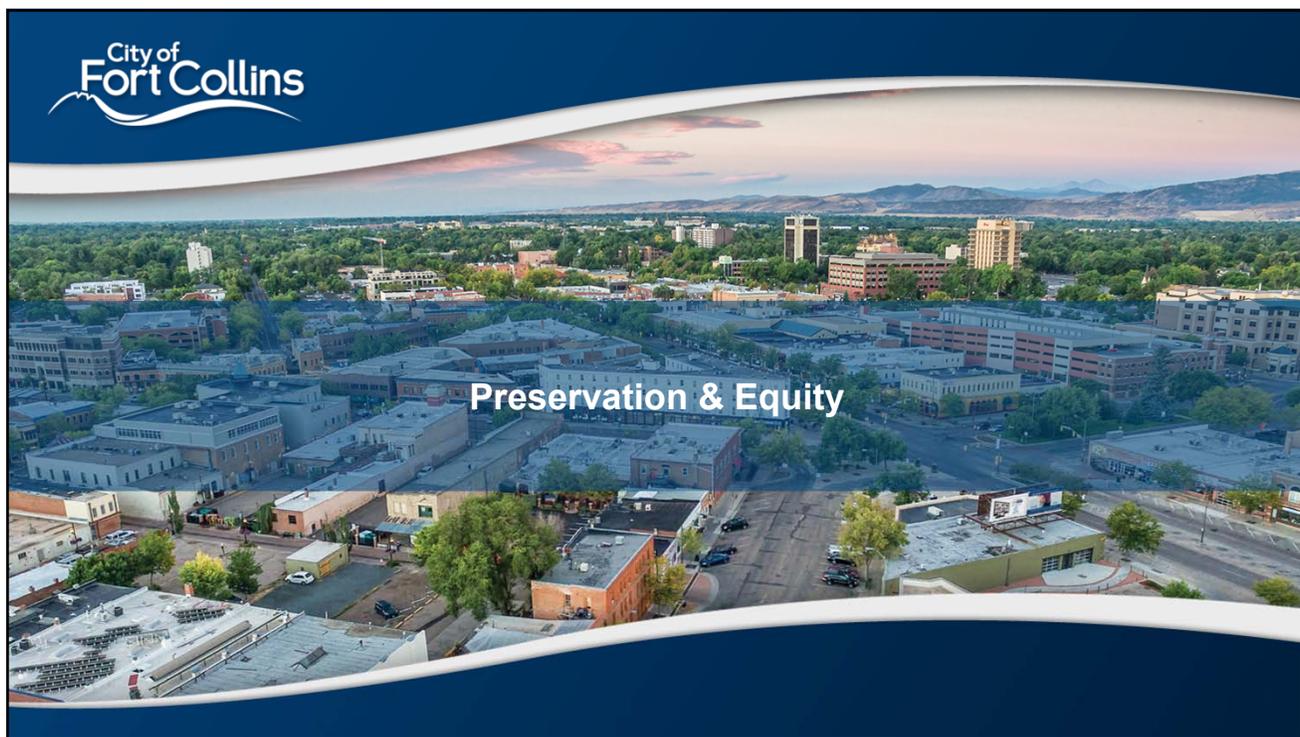
EXECUTIVE SUMMARY

This is an informational presentation and discussion (as part of an ongoing series requested by the Commission) regarding the intersection of the *Secretary of the Interior's Standards for Treatment of Historic Properties* and the "Triple Bottom Line" approach to sustainability that has been adopted by the City (as well as other government and preservation organizations). This presentation was given to Community Development and Neighborhood Services (CDNS) staff at the monthly "Joe & Jargon" meeting on August 6. Joe & Jargon is a department-wide meeting at which new information and program presentations are offered to keep the various divisions of CDNS informed of the operations of their sister organizations. As the City engages social equity on multiple fronts in the summer of 2020 as a result of affordable housing needs and calls for racial justice by organizations like Black Lives Matter, Historic Preservation provided an update to the department about what the program is doing to research, reflect, and reform operations and projects in light of these priorities.

Staff is seeking input from the Commission regarding this topic, including suggested avenues for further research, projects, and recommendations for program improvements.

ATTACHMENTS

1. Staff Presentation



1

The slide features the City of Fort Collins logo in the top left corner and the title "Preservation & Equity" in the top right corner. The main content area contains a list of three bullet points on the left and two photographs on the right. The first photograph shows the Holy Family Catholic Church, a brick building with a steeple, and the second photograph shows the Johnson Farm Barn, a large white wooden barn with a gambrel roof.

- The Power of Place
- Whose history matters?
- What is “important?”

Holy Family Catholic Church,
326 N. Whitcomb

Johnson Farm Barn,
2608 E Drake

2

2



3



Reflecting Complex Histories








SLADE ACRES

Ideal Building
Sites Available Now
West of Shields St., South of City Park

Beautiful, Restricted, Conveniently Located,
these tracts have every-

SCHEDULE OF RESTRICTIONS

1. NONE OF THE LOTS IN THIS SUBDIVISION SHALL EVER BE USED FOR ANY PURPOSE OTHER THAN ORDINARY RESIDENTIAL PURPOSES.
2. NONE OF THE LOTS IN THIS SUBDIVISION SHALL EVER BE OWNED OR OCCUPIED BY ANY PERSONS OTHER THAN MEMBERS OF THE CAUCASIAN OR WHITE RACE, EXCEPT THE SERVANTS OR GUESTS OF PERSONS PROPERLY IN OWNERSHIP OR OCCUPANCY HEREUNDER.
3. THAT NO BUILDINGS SHALL BE ERRECTED OR PLACED CLOSER THAN THIRTY FEET FROM THE FRONT LINE OF ANY LOT HEREIN.
4. THAT NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY OF THE LOT IN THIS SUBDIVISION, WHICH SHALL COST LESS THAN THE AMOUNT HEREAFTER SPECIFIED, FOR EACH LOT, EXCLUSIVE OF THE COST OF LOTS AND OUTBUILDINGS; WHICH OUTBUILDINGS MAY INCLUDE QUARTERS FOR DOMESTIC SERVANTS.

LOT 1 -	DWELLING NOT LESS THAN	\$9,000.00
LOT 2 -	"	"
LOT 3 -	"	\$10,000.00
LOT 4 -	"	\$12,000.00
LOT 5 -	"	\$12,000.00
LOT 6 -	"	\$15,000.00
LOT 7 -	"	\$15,000.00
LOT 8 -	"	\$15,000.00
LOT 9 -	"	\$15,000.00
LOT 10 -	"	\$5,000.00
LOT 11 -	"	\$5,000.00
LOT 12 -	"	\$5,000.00

A. A. Slade

4



What We Know: Community Memory

- Context and Studies
- Recent Research



Sugar beet worker's shanty at 209 3rd Street (demolished)



629 S. Howes
Geller Center,
Social justice



What We Don't Know

- Sources are biased and limited
- Need new contexts
- Broadening methodology





Our Responsibility



Great Western Sugar Effluent Flume, near Poudre River Trail

- Reflect what matters to everyone
- Dig deeper: fill knowledge gaps
- Use “Just In Time” Equity Assessment
- Relationships: “Preservation is for People”
- Share authority
- Facilitate more diverse engagement

7

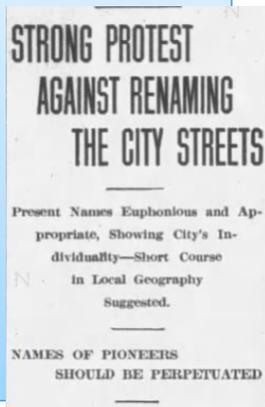
7



Current Priorities and Projects

Process Improvements

- Landmark histories
- Street naming



Planning Issues

- Affordable housing
- Densification



8

8



Current Priorities and Projects

Fort Collins Sites associated w/ Women's Suffrage 1893-1920



137 Mathews St,
Lucy & Josiah
McIntyre
Residence

- Survey, Mapping & Data Access
- Context Reports
 - Civil Rights
- Collaborative Community Events
 - HerStory FC w/ Living Her Legacy

DATE: August 12, 2020
STAFF: Jim Bertolini, Historic Preservation Planner

WORK SESSION ITEM 2
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

Facilitated Discussion – Equity Priorities & Processes

EXECUTIVE SUMMARY

This item is being brought to the Landmark Preservation Commission (LPC) in response to two factors. One is the increasing demand from the community to address social justice and equity issues from racial justice to affordable housing during the summer of 2020, which has prompted a renewed emphasis on those priorities across multiple City programs including historic preservation. The second is questions raised by City Council in response to three City Landmark nominations moved forward for first reading at the July 21 regular meeting on behalf of Housing Catalyst, the City's housing authority. Staff, LPC Chair Meg Dunn, and Housing Catalyst Director of Real Estate Development Kristin Fritz were able to respond adequately to Council's questions. While Council ultimately approved the Landmark designations on second reading at their August 4 meeting, staff felt that consideration of Council's questions about Landmark priorities, as well as broader questions about equity and the operations of the LPC and historic preservation staff were worthy of discussion.

Staff will help facilitate the discussion for the LPC, and is seeking input and guidance from Commission members regarding Council's questions from July 21 as well as program improvements and projects that can be undertaken to improve preservation's role in achieving equity in Fort Collins.

Commissioners are encouraged to review the City's goals and strategies for community development in City Plan, which is online at <https://www.fcgov.com/cityplan/>.

ATTACHMENTS

1. Staff Presentation
2. LPC Chair Memo to Council for 8/4 Meeting - Response to Questions on 3 Housing Catalyst Landmarks
3. Staff Memo to Council for 8/4 Meeting – Response to Questions on 3 Housing Catalyst Landmarks

City of Fort Collins

Jim Bertolini, Historic Preservation Planner
Landmark Preservation Commission Work Session, August 12, 2020



Discussion – Equity & Preservation

1

City of Fort Collins

Purpose for Discussion

- Respond to Council Questions from July 21 on Landmark Priorities
- Consider equity in program operations and projects

2

2



Council Questions from 7/21

Regarding nominations on behalf of Housing Catalyst for 331 S. Loomis Ave, 1016-1018 Morgan St., and 228 Whedbee St.:

1. *Are these sorts of properties significant enough to warrant Landmark designation?*
2. *Is Landmarking of these sorts of properties a good use of the LPC's time and resources?*
3. *Why is Landmarking advantageous? What does a property owner get as a result of City Landmark status?*

3

3



Equity: Other Questions for LPC

What is worthy of Landmark protection/incentives?

- *What factors does/should the City/LPC consider in prioritizing what is recommended for Landmark status? Should social class, social or political activism, ethnic history, or other factors play a role?*
- *How does/should the City/LPC consider the evolution of historical perspective in how it recommends Landmark candidates? Should the definitions of what is significant change with time (i.e., stronger emphasis on ethnic and working class history, etc.)?*

4

4



Time & Resources

- Is Designation of these sorts of resources an effective use of City resources and LPC volunteer time?

5

5



Advantages & Disadvantages

What Does the LPC believe are the Advantages and Disadvantages of Landmark Designation to the Owner and to the Community?

1. Does Landmarking properties like these support the City's affordable housing goals?
2. Does Landmarking properties like these support the City's equity and inclusion goals?
3. Does Landmarking properties like these support the City's environmental sustainability goals?
4. Does Landmarking properties like these support the City's community vibrancy goals?
5. Does Landmarking properties like these support the City's economic sustainability goals?

6

6

23 July 2020

Re: August 4, 2020 City Council Agenda Items No. 6, 7, and 8, Landmark Designations of Housing Catalyst Properties

Dear Mayor and City Council Members,

I'm pleased to have this opportunity to share my ever-growing understanding of the role and purpose of the Landmark Preservation Commission in helping to shape and add value to our community. I'd like to first address our purpose, and then dive a little more specifically into how the three properties brought before you most recently fit into that overall purpose. And I want to be clear that this is **my** take on the LPC's purpose based on the description in the Municipal Code (in Ch. 14) as well what I've gleaned from being on the commission for 6 ½ years. But I do hope to have a response from the entire LPC following our next work session.

The overarching purpose of the LPC is to oversee the identification, surveying, designation, preservation and protection of historic sites across Fort Collins. And we particularly want to make sure that these historic sites not only tell the stories of important people such as Franklin Avery, Abner Loomis, and other wealthy landowners, but we also want to be sure to preserve the sites that speak to the lives of the less-wealthy, the indigenous, the immigrant, and the middle-class. In addition, our landmarked properties should tell the story of our community's growth and development through the decades. In other words, our goal is for our historic places to tell the breadth of our city's story over time and across socio-economic class. We recognize that all of these stories are integral to who we are today. We also recognize that preserving these older properties has substantial positive environmental, economic, and social impacts upon our community as well.

With that in mind, none of these three properties that have been brought before the council are particularly stunning in terms of beauty. Nor are they associated with any rich or particularly prestigious historical figures. But they do all embody the working-class lives of former residents. And they do all embody architectural styles that speak to the life and times of the people who designed, built, and lived in them. And unlike many of our older properties today, these three examples still have a level of integrity that speaks authentically to their original manufacture, which makes them prime candidates for designation.

I would be happy to come speak to the council further if you would desire. And as I said, I hope to have feedback for you from the entire LPC as soon as possible.

I appreciate all the work you do for our community. Thank you.

- Meg Dunn, Chair of the LPC



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

Date: July 23, 2020

To: Mayor and Councilmembers

Thru: Darin Atteberry, City Manager 
 Kelly DiMartino, Deputy City Manager 
 Caryn Champine, Planning, Development & Transportation Director 
 Paul Sizemore, Community Development & Neighborhood Services Director 

From: Karen McWilliams, Historic Preservation Manager 

Re: Responses to Questions on Landmark Designations of Housing Catalyst Properties

Introduction

This memo addresses questions raised at the July 21, 2020 City Council Meeting regarding landmark designation and specifically the designation of three properties owned by Housing Catalyst. In addition to staff's response, memorandums from Housing Catalyst and the Landmark Preservation Commission (LPC) have also been provided.

Landmark Designation and Effective Use of City Resources and the LPC

- Landmark designation is a core function of the City's historic preservation efforts, and supports Council's goals and major focus areas identified in the 2020 Strategic Plan:
 - Affordability: Provides owners access to equitable funding opportunities for rehabilitation and repairs; furthers options in housing regardless of income level;
 - Equity, inclusion, and diversity: Recognizes important elements of Fort Collins' history that reflect the lives and culture of all residents, past and present;
 - Environmental sustainability: Recognizes that older buildings (20% of Fort Collins' buildings) can be made energy efficient through simple, low-cost rehabilitation; and that their demolition contributes to the loss of embodied energy, increased landfill waste, and financial, material and energy expenditures for replacement buildings;
 - Community vibrancy: Protects and retains aspects of our community that provide Fort Collins with its unique character and promotes residents' sense of stewardship and belonging.
- Landmark designation furthers the action items identified in City Plan's Historic Resources Preservation Program Plan and in the 2018 Historic Preservation audit, by "Encouraging the

designation of historic properties to retain Fort Collins sense of place and to promote the City's social, economic and environmental sustainability goals.”

- The City has adopted the U.S. Department of the Interior and National Park Service (NPS) standards for evaluating the eligibility of properties for designation. These Standards regulate the standards and methodology for determining historic eligibility, evaluating for significance in one or more of four categories and for retention of integrity against seven measures. The NPS standards require that eligibility be determined by professionals whose education and training meet federal requirements.
- Prior to being presented to Council, an application for designation is first vetted by professional staff for its ability to meet the NPS standards. Most older buildings do not have the requisite levels of significance and integrity to meet the standards for individual designation. Those that do qualify are brought to the Landmark Preservation Commission (LPC) for its consideration. The property is then forwarded to Council with LPC's recommendation to approve or deny the application.
- Economic studies show that historic designation is often associated with a stabilization or increase in property values relative to comparable non-designated properties, with the increase being more pronounced for commercial properties than residential. For example, Clarion Associates, Inc. found that, between 1979 and 2016, the value of buildings in the Old Town Historic District increased by 629% compared to 279% for immediately surrounding non-designated buildings. Property values in Denver's residential landmark districts increased modestly (238% to 197%) or remained flat relative to non-designated areas, while Durango saw property values in its historic residential districts rise by only 155% compared to 199% in non-designated areas.

Housing Catalyst Properties

- At Council's August 4, 2020 meetings, staff is bringing forward for consideration on Second Reading the landmark designation of three properties, 331 S. Loomis Street, 1016-1018 Morgan Street, and 228 Whedbee Street. As with virtually all designations, these are voluntary requests by Housing Catalyst. The properties are unusual in that they are subject to federal oversight due to Housing Catalyst's relationship with the Department of Housing and Urban Development.
- The primary motivation for designation of the three properties is to meet Housing Catalyst's federal Section 18 requirements for continued protection of the properties following sale:
 - Landmark designation will maintain the properties' eligibility for National Register listing; and will mitigate any adverse effects of their sale by ensuring that they continue to receive protection from alterations that do not meet the federal Secretary of the Interior's Standards for Historic Properties, adopted by Council as the City's standards.
 - A benefit of Landmark designation of these properties is that it furthers Housing Catalyst's interest in ensuring that the new owners have access to financial programs to help fund sustainable rehabilitation and repairs.
- These three properties are not part of the City's current Historic Survey Project for proactively identifying eligible properties. As part of the Section 18 review of the sale, Housing Catalyst contracted with a professional consulting firm to survey and assess the historic eligibility of all 44 properties, of which these three were identified as significant. The properties' eligibility was confirmed by the State Historic Preservation Office.

- If Council chooses to not designate the properties, Housing Authority and the State Historic Preservation Office will enter into a process to identify an alternative strategy to maintain the properties' eligibility following their sale and protect them from inappropriate alterations in the future. This will delay Housing Catalyst's sale.

PROJECT NAME

COLLEGE DOWNTOWN AND HOWES & MELDRUM SURVEYS – FINAL PROPERTY LIST

STAFF

Karen McWilliams

PROJECT INFORMATION

This item will engage the Landmark Preservation Commission in finalizing the list of properties to be surveyed for the College Downtown and the Howes and Meldrum historic surveys, currently underway. These surveys involve researching and documenting older properties and evaluating potential eligibility for future designation on the National Register of Historic Places and/or as Fort Collins Landmarks. This information becomes an important tool in the City's efforts to both plan for change and to preserve important elements of our past.

The College Downtown Survey is a survey of fifty properties between Mulberry Street and Laporte Avenue. Forty-one properties have been identified, with nine open for discussion. The Howes and Meldrum Survey is also a survey 50 properties. Forty-five properties have been identified, with room for five more. The attached PowerPoint contains suggestion for properties to include.

ATTACHMENTS

1. McGregor House Site Form – Draft
2. Aggie Theater Site Form – Draft
3. Staff Presentation

FIRST DRAFT

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

___ Determined Eligible - NR

___ Determined Not Eligible - NR

___ Determined Eligible - SR

___ Determined Not Eligible - SR

___ Need Data

___ Contributes to eligible NR District

___ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

- 1. Resource Number: **5LR1515**
- 2. Temporary Resource Number: **Not Applicable**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **Robert and Helen McGregor House
Martha Finn House
John and Cassye Blakeslee House**
- 6. Current Building Name: **Not Applicable**
- 7. Building Address: **509 S. Howes St.
Fort Collins, CO 80521**
- 8. Owner Name & Address: **Krugers Corner LLC
515 S. Howes St.
Fort Collins, CO 80521**

Resource Number: **5LR1515**Address: **509 S. Howes St.****Architectural Inventory Form**

(Page 2 of 19)

II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
SW 1/4 of the **NW** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **14**
10. UTM Reference Zone: **13** Easting: **493135** Northing: **4492254**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **North Half of Lot 3** Block: **95**
Addition: **Harrison's Addition** Year of Addition: **1881**
13. Boundary Description and Justification: **This legally defined parcel (#97141-07-005), clearly delineated by an urban lot and block description, includes the historic buildings and their surrounding grounds.**

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **27' x 47'**
16. Number of Stories: **1½**
17. Primary External Wall Material(s): **Brick**
18. Roof Configuration: **Hipped Roof**
19. Primary External Roof Material: **Composition Roof**
20. Special Features: **Dormer, Segmental Arch**
21. General Architectural Description: **The 1½-story masonry residence on this property faces east onto Howes Street and has a rectangular footprint of 27' x 47'. It rests upon a raised sandstone foundation with three exposed courses of dressed stone with buttered mortar joints visible above the ground (the foundation blocks are covered in a concrete parge coat along the front of the house). The building's exterior walls are constructed of painted brickwork laid in running bond coursing. It has a hipped roof with a flat, finished with composition shingles and boxed eaves. Cross-gabled wall dormers are present on the north, south and east walls.**

Resource Number: 5LR1515

Address: 509 S. Howes St.

Architectural Inventory Form

(Page 3 of 19)

East Wall (Howes Street facade): The east façade holds the main entrance, which is reached by way of a concrete stoop with a metal handrail on one side. The entry contains a wood panel door with a single light, along with a metal storm door. These are flanked by Tuscan columns supporting a shallow gabled hood.

To the south of the entrance is a single parlor window with decorative surrounds. This is a one-over-one window with a larger operable lower light and a smaller inoperable arched upper light, both set in wood frames. The window has a sandstone sill and a wide semi-circular brick segmental arch lintel composed of four courses of brick. The lintel is ornamented with sandstone keystone and springer blocks carved with leaf patterns. Two adjacent courses of bricks project slightly from the wall at the windowsill level, forming a horizontal belt that extends across the façade and wraps to the sides of the building.

Centered above the main floor window in the upper floor's gable end wall is a single one-over-one double-hung sash window. This is set in wood framing and has a sandstone sill and wood lintel with crown molding and dentils. Above the window, the triangular face of the gable peak is finished with fishscale shingles.

South Wall (side): This wall holds no entries into the house. Toward the back of the building, the basement level contains two two-light windows with wood frames and brick segmental arch lintels. On the main floor are five one-over-one double-hung sash windows with wood frames, sandstone sills and brick segmental arch lintels with dentils. The wall is ornamented with projecting brick belt courses at the levels of the window sills and lintels. The upper wall of the projecting wall dormer holds a pair of one-over-one double-hung sash windows with a wood frame, shared sandstone sill, and wood lintel with crown molding and dentils. The triangular face in the gable peak is clad in fishscale shingles.

West Wall (rear): The rear wall is characterized by a wood frame enclosed porch addition that is clad in clapboard siding and has a shed roof. The back entrance contains a metal storm door and is reached by way of a small concrete stoop with a metal handrail on one side. Four eight-light windows with wood frames wrap around the southwest corner of the addition. To the north of the entrance is a fixed window with four-lights set in wood frames.

North Wall (side): This side of the house holds no entries. Toward the back of the building, the basement level contains two two-light windows with wood frames and brick segmental arch lintels. On the main floor are five one-over-one double-hung sash windows with sandstone sills and brick segmental arch lintels with dentils. The wall is ornamented with projecting brick belt courses at the levels of the window sills and lintels. The upper wall of the projecting wall dormer holds a one-over-one double-hung sash window with a wood frame and sandstone sill.

Resource Number: **5LR1515**Address: **509 S. Howes St.****Architectural Inventory Form**

(Page 4 of 19)

22. Architectural Style / Building Type: **Late Victorian / Edwardian**
23. Landscaping or Special Setting Features: **This residence is located in the neighborhood north of the Colorado State University campus. It is surrounded by historic residences, many of them converted to student rentals. The building is surrounded by a gravel driveway/parking area to the north, and by landscaped yard areas to the east, west and south.**
24. Associated Buildings, Features or Objects: **Detached Garage – This masonry building is located at the west end of the lot near the alley. It is constructed of painted concrete blocks and has a gabled roof with boxed eaves and composition shingles. The gable end walls are faced with what appear to be asbestos shingles. Facing toward the west, the building has two single-wide overhead metal garage doors on its west wall. A pedestrian entrance holding a panel door is on the south wall. The east wall holds a window consisting of a central four-light fixed window with flanking two-light casements, along with a shared brick sill.**

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1889**
 Source of Information: **“R. R. McGregor has just completed the [plans]...,” *Fort Collins Courier*, 24 January 1889, p. 1**
26. Architect: **Unknown**
 Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
 Source of Information: **Not Applicable**
28. Original Owner: **Robert and Helen McGregor**
 Source of Information: **“R. R. McGregor has just completed the [plans]...,” *Fort Collins Courier*, 24 January 1889, p. 1**
29. Construction History: **The masonry house on this property was constructed in 1889. The only changes to the exterior have involved the removal of a small open front porch sometime between 1925 and 1948, and construction of a rear wood frame enclosed porch sometime prior to around 1960. The detached garage was constructed around 1960.**
30. Original Location: **Yes**

Resource Number: 5LR1515

Address: 509 S. Howes St.

Architectural Inventory Form

(Page 5 of 19)

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Single Dwelling**
34. Site Type(s): **Single-Family Home**

35. Historical background: In late July 1888, the *Fort Collins Express* newspaper reported that Robert Roy McGregor was planning to build a residence for his family that fall on Howes Street in the Harrison Addition north of the Colorado Agricultural College campus. Several months later, in late January 1889, the *Fort Collins Courier* noted that McGregor had recently completed his plans for what was described as a “handsome seven-room, one story...cottage, which he expects to build the...winter and coming spring.” Although no further mention of construction appeared in the newspapers, it appears that the house was completed in 1889.

Robert McGregor was born in Ontario, Canada in September 1856, the son of Scottish immigrants. He moved to Colorado in 1879, initially residing in Denver before moving north to Fort Collins. There he met Helen Lunn and married her in 1884. Robert opened a lumber and building supply business, selling everything his customers might need to construct and remodel buildings. In 1889, he arranged for a masonry home to be constructed at 509 S. Howes St. in the Harrison Addition, and that was where the McGregors raised their sons Archie and John Roy. Helen’s aging mother, Helen Lunn, also resided with them. In 1893, Robert joined the Fort Collins volunteer fire department and three years later was elected chief, a position he held through 1903. He continued to operate his building supply business into the very early 1900s.

Around 1905, Robert became a deputy Larimer County sheriff. Helen died in their home on Howes Street in December 1910 and was buried in Grandview Cemetery. He married again around 1912, this time to Helen Thompson. She was about thirty years younger than her husband and they had two daughters together, Carla and Lucile. In addition to working with the sheriff’s office, Robert was still a member of the Fort Collins volunteer fire department. In early 1915, city leaders decided the time had come to establish a paid department and six firefighters were hired. In September, Mayor Clammer appointed Robert to lead the department in the newly established position of fire chief. He held the position for the next fifteen years and is credited with building a professional department for the city.

Resource Number: 5LR1515

Address: 509 S. Howes St.

Architectural Inventory Form

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Chief McGregor resigned from his position with the department around the beginning of 1930 due to advancing age and a recent firefighting injury. In June 1930, Robert transferred his ownership share in the house on Howes Street to Helen. Suffering from a failing heart, he died in April 1932 and was buried next to his first wife in an unmarked grave. Chief McGregor received a traditional firefighter's funeral, complete with a formal procession that included transport of his casket on a firetruck accompanied by thirty-two uniformed marching firefighters. Helen McGregor continued to live in the house at 509 S. Howes St. into the mid-1940s.

By 1947, the house was occupied by Martha R. Finn, who resided there for a decade. Born Martha Reagin in Cripple Creek in 1912, she spent part of her childhood in Fort Collins. In 1934, she married Calvin Finn, who had grown up in Rocky Mountain National Park, where his father was a park ranger. Calvin attended the Colorado Agricultural College and the couple settled in Colorado Springs and then Denver. In addition to working as a forest ranger, he served in the US Army from 1940 to 1964. By the time Martha occupied the house on Howes Street in the mid-1940s, the couple appears to have separated or divorced. During the 1940s and 1950s, she worked as a nurse in the clinic of Dr. C. E. Honstein. Martha lived in the home through 1959.

In September 1959, the *Coloradoan* newspaper reported that Martha had sold the property to John D. Blakeslee. In 1962, he added his wife Cassye to the title. The couple came to Fort Collins following World War II from Oklahoma and Texas, where they both worked in the oil industry. In 1947, John partnered with Mike Michaels to launch B & M Roofing and Insulation. In addition to their base in Fort Collins, the firm established operations in Denver and Boulder. It remains in business today under different ownership. The Blakeslees continued to live in the house on Howes Street into the 1990s. Cassye died in 1997 and was buried in Grandview Cemetery. John joined her there the following year.

36. Sources of information:

135 Years of Courage, Leadership, Duty: A Commemorative History of the Poudre Fire Authority. Fort Collins, CO: Poudre Fire Authority, 2016.

B & M Roofing History. Located on 13 July 2020 at www.bmroofing.com.

Burial Records, John Daniel Blakeslee and Cassye Mae Blakeslee, Grandview Cemetery, Fort Collins, CO. John's Date of Death: 30 June 1998; Cassye's Date of Death: 21 February 1997. Located at www.findagrave.com.

Burial Records, Rob Roy McGregor and Helen Lunn McGregor, Grandview Cemetery, Fort Collins, CO. Rob's Date of Death: 28 April 1932; Helen's Date of Death: 24 December 1910. Located at www.findagrave.com.

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City of Fort Collins, Building Permits, 509 S. Howes St., 1944 (#7756) & 1945 (#8721).

Colorado Springs City Directory, Calvin and Martha Finn, 1939.

Fire Insurance Maps of Fort Collins, Sanborn Map Company, 1925-1963.

Fort Collins City Directories, Listings for 509 S. Howes St., 1902-1973.

Fort Collins Coloradoan

"Chiefs Baker and McGregor Will Resign," 26 December 1929, p. 1.

"Realty Transfers," 17 June 1930, p. 4.

"McGregor Critically Ill at Hospital in Denver," 26 April 1932, p. 1.

"Reagin Follows Wife in Death," 9 December 1947, p. 2.

"Real Estate Transfers," 8 September 1959, p. 5.

"Real Estate Transfers," 26 August 1962, p. 24.

Fort Collins Express & Courier

"Rob Roy McGregor will erect a neat residence....," 28 July 1888, p. 1.

"R. R. McGregor has just completed the [plans]....," 24 January 1889, p. 1.

"R. R. McGregor, Lumber Dealer," 20 May 1899, p. 5 (advertisement).

Fort Collins Topographic Quadrangle Maps, US Geological Survey (1908, 1960, 1969, 1984)

Historic Building Inventory Record, McGregor Residence, 509 S. Howes St., Fort Collins, CO. Completed by Thomas and Laurie Simmons, Front Range Research Associates, January 1992.

Larimer County Assessor's Office, Real Estate Appraisal Cards for 509 S. Howes St. (Parcel #97141-07-005), Photographs Dated 1948, 1968 and 1977.

Larimer County, Clerk & Recorder's Office, Title Records (N½ of Lot 3, Block 95, Harrison's Addition)

(Note: County records requiring in-person research were inaccessible due to the COVID-19 pandemic.)

Larimer County Independent

"A Beloved Wife and Mother Sinks to Rest," 29 December 1910, p. 10.

Map of Fort Collins, Larimer County, Colorado. Denver, CO: Published by W. C. Willits, May 1894.

Marriage Record, Calvin Finn and Martha Reagin, Sterling, CO, 17 January 1934.

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Plat of Harrison's Addition to the City of Fort Collins, 24 March 1881, Larimer County Clerk and Recorder (Book RE1, Page 49).

US Census Records, Calvin and Martha Finn, Denver, CO, 1940.

US Census Records, Calvin Finn, Rocky Mountain National Park, CO, 1930.

US Census Records, John and Cassye Blakeslee, Houston, TX, 1940.

US Census Records, Martha Reagin, Fort Collins, CO, 1930.

US Census Records, Robert Roy and Helen McGregor, Fort Collins, CO, 1900-1940.

VI. Significance

37. Local landmark designation:

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- X** B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- X** C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

Does not meet any of the above Fort Collins designation criteria

Analysis of Fort Collins Significance: Based upon the results of this study and taking into account the detailed discussion of integrity below, the property at 509 S. Howes St. is found to be eligible for individual designation as a City of Fort Collins landmark under two of the criteria described in the municipal code. It is not eligible under Criteria A or D.

Resource Number: **5LR1515**Address: **509 S. Howes St.****Architectural Inventory Form**

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The property is eligible under Criterion B for its association with the life of Robert McGregor, who arrived in Fort Collins during its early days of settlement and growth. He opened a lumberyard and building supply business, providing the community with the materials needed to erect many of its early buildings. The business remained in operation through the end of the 19th century. In 1893, McGregor joined the city's volunteer fire department and between 1896 and 1903 served as its chief. He then served as a deputy sheriff for a number of years. In 1915, McGregor received a mayoral appointment as the city's first paid, professional fire chief. He remained in the position for fifteen years and is credited with establishing and leading Fort Collins' professional fire department. Robert McGregor was married twice and had the house constructed for his family. He lived there until his death in 1932, and his wife Helen remained in the home into the mid-1940s.

The property is also eligible under Criterion C in relation to its architecture for embodying the identifiable characteristics of a type, period and method of construction. Although its architect is currently unknown, it is an excellent example of an Edwardian cottage that has experienced few alterations and continues to exhibit many of the elements of the style. These include its fine masonry construction, hipped roof with intersecting gables, asymmetrical massing, and modest ornamentation with a few classical details.

In addition to being individually eligible, the property would contribute to a historic district if one were established in this area.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- X** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

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40. Period of significance: **1889**
41. Level of significance: National **No** State **No** Local **Yes**
42. Statement of significance: **Based upon the archival research and field documentation completed for this project, this property was found to have been developed in 1889 during the early town-building years in Fort Collins. Over the following century, it served as a single-family home for just three successive families. As discussed, very few changes have been made to the exterior of the house, which retains and exhibits a preponderance of its original architecture.**

The property does not appear to be eligible for the NRHP or SRHP under criteria A, B or D. Although it is eligible as a City of Fort Collins landmark under Criterion B for its association with the life of Robert McGregor, it is uncertain whether it might be eligible in association with him for these higher levels of landmarking. His work as a business owner and fire chief did not take place at the house, but at other locations in the city. While his business site has been redeveloped, his significance in relation to the fire department might be more strongly associated with another building in the city.

Instead, the property is most strongly eligible for the NRHP and SRHP under Criterion C on the local level in the area of Architecture. This is in relation to its embodiment of the identifiable characteristics of a type, period and method of construction. The house is an excellent example of an Edwardian cottage and continues to convey its age, history and significance dating from the period in which it was constructed.

In addition to its individual landmark eligibility, the building would contribute to a historic district if one were established in this area.

43. Assessment of historic physical integrity related to significance: **The historic house on this property is categorized as Edwardian based upon its age and original design characteristics. Constructed in 1889, it has experienced remarkably few exterior alterations since that time. A small open front porch was removed sometime between 1925 and 1948, and the rear enclosed porch appears to have been built prior to 1960. The detached garage was constructed around 1960. All of these changes took place well over fifty years ago and are considered historic alterations to the house.**

Evaluation of the property's integrity must be considered in light of the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – The house has not been moved and is in its original location. The aspect of location is consequently very good.

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Setting – The house was developed in the residential neighborhood north of the university campus. It continues to be surrounded by historic houses, although many have been converted to student rentals. The setting on the site itself has changed little except for the construction of a detached garage at the rear of the property sometime around 1960. This replaced an earlier garage in the same area. The aspect of setting may be described as minimally changed.

Design – The house has experienced very few changes to its design since it was constructed. The most notable involved removal of a small front porch sometime between 1925 and 1948, making this a historic alteration. Most of the character-defining features of its original design remain in place. The house exhibits an excellent level of integrity in the area of design.

Materials – Very few changes appear to have been made to the building's original exterior materials dating from its period of construction in the late 1880s. The house exhibits an excellent level of integrity in the area of materials.

Workmanship – The skills that it took to construct the building remain clearly apparent today. Consequently, it exhibits an excellent level of integrity in the area of workmanship.

Feeling – The house continues to read clearly as a single-family home dating from the late nineteenth century. As such, it exhibits an excellent level of integrity in the area of feeling.

Association – The building is directly associated with its historic owners and occupants of note and conveys a clear sense of their association with the property. Consequently, it exhibits an excellent level of integrity in the area of association.

In sum, this property retains a high level of integrity, allowing it to clearly convey its historic age, architectural style, and history of use between the late 1800s and mid-1900s. Its architectural integrity supports possible historic significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**
45. Is there National Register district potential? **Yes**

Discuss: It appears that this property may be associated with an adequate concentration of historically and architecturally significant properties that are contiguous to one another and might allow for the creation of a National Register district.

Resource Number: **5LR1515**

Address: **509 S. Howes St.**

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If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#8368-8396**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Documentation of S. Howes St., S. Meldrum St., and Surrounding Properties**

49. Date(s): **13 July 2020**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 689-4855**

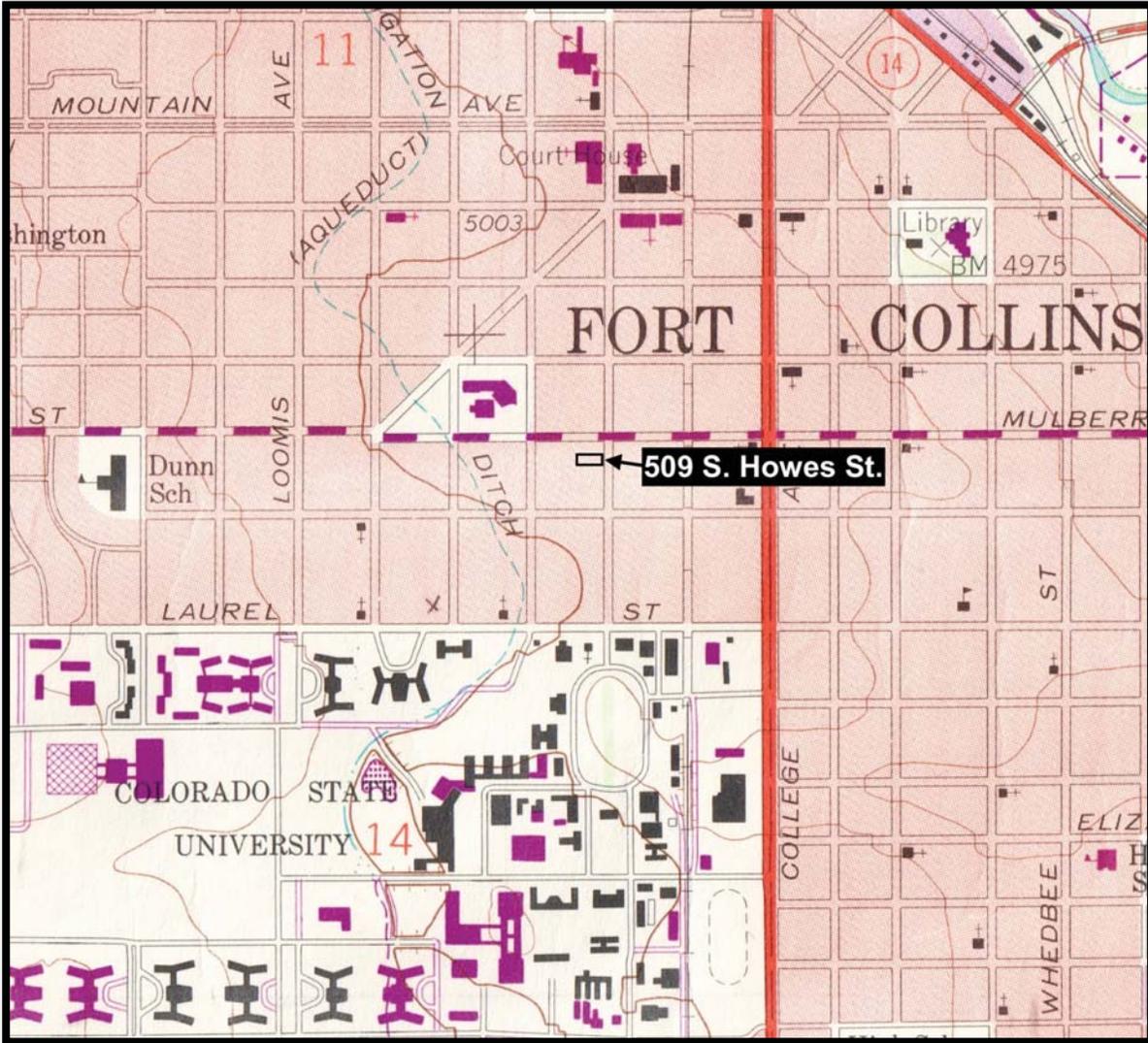
Resource Number: 5LR1515

Address: 509 S. Howes St.

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Site Location Map



USGS Fort Collins 7.5' Topographic Quadrangle
1960 (photorevised 1984)

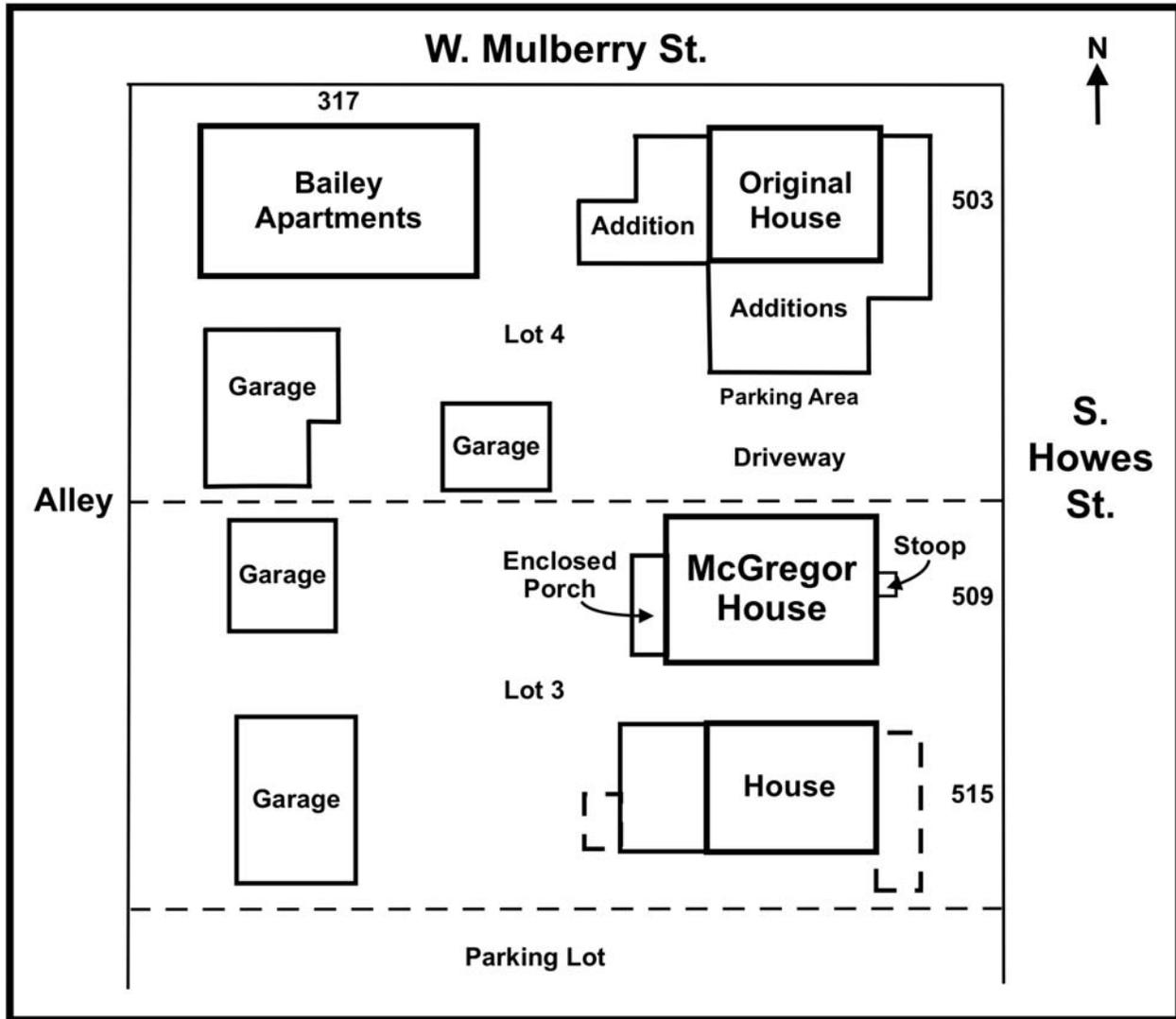
Resource Number: 5LR1515

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Site Diagram



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Address: 509 S. Howes St.

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Current Photographs



East Façade and North Wall, View to the Southwest



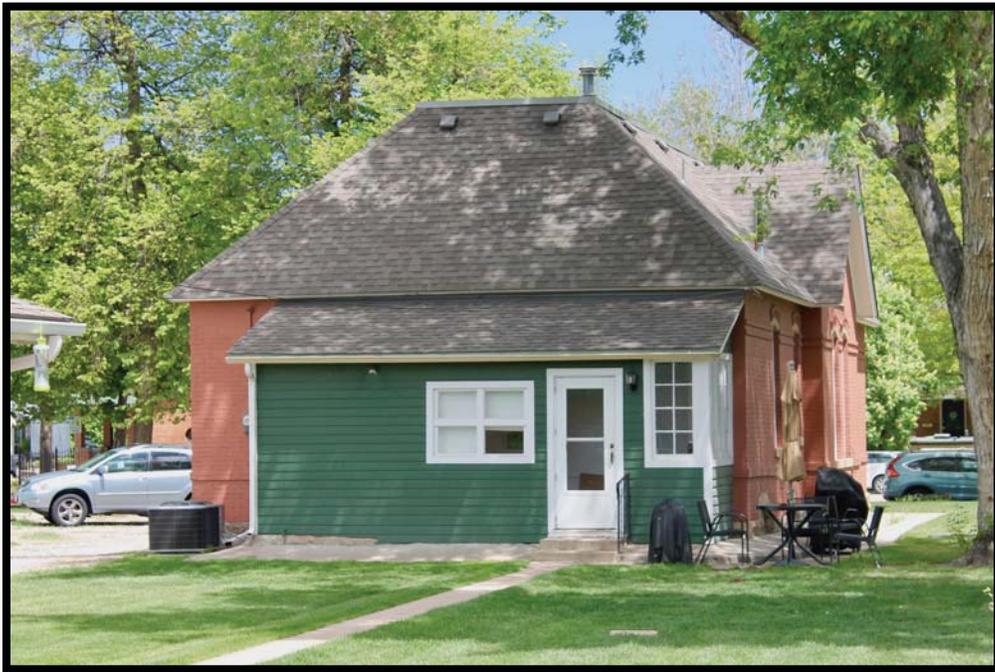
East Façade and South Wall, View to the Northwest

Resource Number: 5LR1515

Address: 509 S. Howes St.

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Current Photographs



Rear of the House, View to the East



Detached Garage, View to the Southeast

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Historic Photographs



**Source: Larimer County Assessor, 1948
(Collection of the Fort Collins Museum of Discovery)**

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Historic Photographs



**Source: Larimer County Assessor, 1968
(Collection of the Fort Collins Museum of Discovery)**

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Historic Photographs



**Source: Larimer County Assessor, 1977
(Collection of the Fort Collins Museum of Discovery)**

FIRST DRAFT

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

___ Determined Eligible - NR

___ Determined Not Eligible - NR

___ Determined Eligible - SR

___ Determined Not Eligible - SR

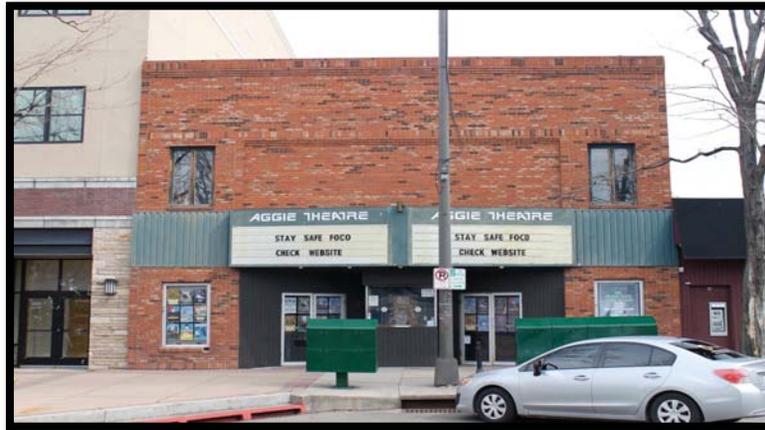
___ Need Data

___ Contributes to eligible NR District

___ Noncontributing to eligible NR District

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

- 1. Resource Number: **5LR1991**
- 2. Temporary Resource Number: **Not Applicable**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **Fort Collins Furniture Company
Warner-Inglefield Furniture Company
Harris-Warner Furniture Company
Pendergrass Furniture Company
Neutze Furniture Company
Lincoln Hotel
Aggie Theater**
- 6. Current Building Name: **Aggie Theater**
- 7. Building Address: **204 S. College Ave.
Fort Collins, CO 80524**
- 8. Owner Name & Address: **Lacoste LLC
204 S. College Ave.
Fort Collins, CO 80524**

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II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
NW 1/4 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section **12**
10. UTM Reference Zone: **13** Easting: **493522** Northing: **4492725**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **11 & 12** Block: **122**
Addition: **Fort Collins Original Townsite** Year of Addition: **1873**
13. Boundary Description and Justification: **This legally defined parcel (97123-19-011), clearly delineated by an urban lot and block description, includes the historic commercial building that occupies the entire property.**

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **40' x 140'**
16. Number of Stories: **2**
17. Primary External Wall Material(s): **Brick**
18. Roof Configuration: **Flat Roof**
19. Primary External Roof Material: **Unknown**
20. Special Features: **Segmental Arch**
21. General Architectural Description: **This two-story masonry commercial building faces west and has a rectangular footprint of 40' x 140'. Its exterior walls are constructed of brickwork, with polychrome brick laid in running bond coursing on the façade and common bond coursing on the south and rear walls. The flat roof is bordered by a brick parapet wall that steps downward toward the east.**

West Wall (front): The façade reflects the building's use as a theater, with two recessed main entrances located on either side of a central projecting box office.

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The square box office is finished with fixed windows on the front and sides, and vertical siding above and below. Flanking this are the entries, each of which holds a pair of single-light glass commercial doors with metal frames. Recessed and glazed movie poster display cases with metal frames and brick sills are mounted to the brick walls on either side of the entry and box office. Above the main floor, the brick wall is clad in a wide metal siding belt that projects outward in the center to form a two-sided theater marquee. This is backlit to identify the building as the Aggie Theater, with space for advertising upcoming events.

The central area on the second floor holds a wide horizontal brick panel with a corbel table at the top. Two windows are spaced widely apart on either side of the panel. Each consists of a pair of casements with wood frames and brick sills. A single course of brick soldiers spans the width of the façade above the windows. Vertically stacked brick stretchers ornament the northwest and southwest corners of the building and frame the box office/entries and horizontal brick panel above. The brick parapet consists of a corbel table capped by a single band of soldiers and a single band of rowlocks.

North Wall (side): This side wall abuts the much taller commercial building to the north and holds no entries or windows. It is completely obscured from view.

East Wall (rear): This wall runs along the rear alley. On the main floor are two entrances with slab doors at the building's northeast and southeast corners. A large louvered vent with rowlock sill is recessed into the brick wall above each door. Also present on the wall are areas of concrete parge coating, another louvered vent, a window opening that is boarded closed but retains its brick sill and lintel, and brick infill suggesting the previous locations of window openings.

South Wall (side): This side wall is exposed to view above and behind the adjacent one-story commercial building to the south. Rising up the wall from an entry along the front sidewalk (this appears as if it is part of the adjacent property to the south) is a stairway enclosed with stepped brick walls. The entrance is now filled with wood siding and an ATM machine but provided access to the second floor. The building's south wall holds several brick-infilled window openings on the upper floor that retain their brick segmental arch lintels. Toward the front of the building, the upper wall has a ghost sign that is faded and partially painted over. Its upper part once read HOTEL LINCOLN / EUROPEAN PLAN, and the lower part read NEUTZE FURNITURE CO. / NEW & USED FURNITURE.

22. Architectural Style / Building Type: **Commercial**
23. Landscaping or Special Setting Features: **This building is situated on a downtown commercial property and occupies the entire lot. It is surrounded by a street, alley, sidewalk, and commercial buildings and parking lots in all directions.**

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24. Associated Buildings, Features or Objects: **Not Applicable****IV. Architectural History**25. Date of Construction: Estimate: Actual: **1916**Source of Information: **"New Building for Furniture Store," *Fort Collins Courier*, 22 October 1915, p. 6; "Brick Work Starts on New Building," *Fort Collins Courier*, 31 December 1915, p. 3; "Local News," *Fort Collins Express*, 13 April 1916, p. 4**26. Architect: **Unknown**Source of Information: **Not Applicable**27. Builder/Contractor: **Charles McKibben
Frank Kiser**Source of Information: **"Brick Work Starts on New Building," *Fort Collins Courier*, 31 December 1915, p. 3; "Permit Issued, Building Begun on \$75,000 Aggie Theater," *Fort Collins Coloradoan*, 19 September 1952, p. 2**28. Original Owner: **Fort Collins Furniture Company**Source of Information: **"New Building for Furniture Store," *Fort Collins Courier*, 22 October 1915, p. 6; "Brick Work Starts on New Building," *Fort Collins Courier*, 31 December 1915, p. 3; "Local News," *Fort Collins Express*, 13 April 1916, p. 4**29. Construction History: **The original two-story commercial building on this property was completed in 1916. It appears to have remained largely unchanged until a major fire damaged the building in 1951 and left only its exterior brick walls standing. Reconstruction was completed in 1952-1953 and involved extensive renovation designed to accommodate an entirely new use. When the work was finished, the only original features that remained or weren't obscured were the footprint, exterior brick walls (although these were stuccoed), and two of the three upper floor windows on the facade. The façade's main floor was remodeled to include a box office, two recessed entries, and a full-width theater marquee. Years later, in 1977, the building required attention following the explosion of a nearby commercial building. Repair work completed at that time included reconstruction of the façade, which remains there today. This included cladding of the façade in brick veneer and wood and metal siding, along with replacement of the original theater marquee.**

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30. Original Location: **Yes****V. Historical Associations**31. Original Use(s): **Commerce / Specialty Store
Domestic / Hotel**32. Intermediate Use(s): **Recreation / Theater**33. Current Use(s): **Recreation / Music Facility**34. Site Type(s): **Furniture Store, Hotel, Movie Theater, Live Theater**

35. Historical background: **This property was originally occupied by a single-family home that was constructed prior to the early 1900s. The house remained there until the mid-1910s, when it was demolished and replaced with the commercial building that stands there today.**

In 1908, the Perkins-Fortson Mercantile Company at 213-233 Linden St. was acquired by a new firm known as the Fort Collins Furniture and Carpet Company, owned by M. J. Williams and H. H. McClure. In 1910, the partners moved the store to a new location at 127 S. College Ave. Four years later, the business was purchased by H. C. Pratt, who had been selling furniture in Fort Collins since the 1880s. In September 1915, the *Fort Collins Courier* reported that the Fort Collins Furniture Company would be moving to a new location in the downtown area.

The site selected was a property at 204 S. College Ave. owned by Clara A. Hoel, the wife of Dr. George L. Hoel. They lived next door to the south and operated the building as a boarding house. Members of the Hoel family would retain ownership of the property into the early 1950s. In October 1915, arrangements were made for the house to be demolished. Dr. Hoel then had the two-story, 40' x 140' commercial building constructed to accommodate the needs of the furniture store. Despite the onset of cold weather, the foundation was poured and on the last day of December masonry contractor Charles McKibben began to erect the brick walls.

In the meantime, the Fort Collins Furniture Company continued to operate its business at 127 S. College Ave. In mid-January 1916, that building sustained substantial damage as a result of a fire. Pratt was in the process of reducing his inventory in preparation for the move and had allowed half of his insurance coverage to lapse on the first of the year, leaving him with a sizable financial loss. Despite this, the new building at 204 S. College Ave. was completed in 1916 and Pratt moved the store there with a completely new line of furnishings.

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In January 1917, Pratt sold the company to Lloyd C. Harris of Longmont, W. B. Inglefield of Boulder, and Ernest H. Warner of Sacramento, California. Founded in Longmont in 1911, the business initially operated in Fort Collins as the Warner-Inglefield Furniture Company, and Warner soon arrived to manage the store. The firm began to take out large, heavily illustrated advertisements in the local newspapers.

By 1919, the second floor was occupied by the Lincoln Hotel. Offering more than twenty rooms for rent, the hotel was owned and operated during the early 1920s by J. T. Budrow. It would remain in business under subsequent owners into the early 1950s. The hotel was accessed by way of a separate entrance along the front sidewalk that provided access to an enclosed stairway that rose up the building's south wall to reach the second floor (this feature remains there today).

Sometime between 1923 and 1925, the store's name was changed to the Harris-Warner Furniture Company and it continued to be managed by Ernest Warner. Rather than an isolated store, it was part of a small chain with locations in Fort Collins, Longmont, Greeley and Cheyenne. Each had its own unique name, consisting of various combinations of the partners' last names. Still occupying the building at 204 S. College Ave. over a decade later, the store was sold in February 1939 to the Pendergrass Furniture Company, owned by Edward and Ellen Pendergrass of Loveland. Edward died in January 1941 and in August Ellen sold much of the firm's stock to Denver buyers and closed the business.

The building was then occupied by another furniture company owned by John Neutze, who had been selling furniture in Fort Collins for many years. In early 1940, he acquired the Schapp Furniture Company at 121 E. Mountain Ave. and changed its name to the Neutze Furniture Company. Neutze moved the store into the building at 204 S. College Ave. in 1942 and it remained there for the next decade. To advertise the Neutze Furniture Company and Lincoln Hotel, a large wall sign was painted on the upper wall at the building's southwest corner. In 1951, store manager C. W. Southwick acquired an ownership interest and became Neutze's partner. His timing could not have been worse.

On 22 December 1951, a fire broke out in a basement storeroom. This spread quickly throughout the building and substantially damaged the entire interior. Southwick and his employees tried to put the fire out before it spread, but it proved too much for them to handle. The fire department responded with four trucks, sixteen firefighters, and between fifty and sixty volunteers. Firefighters struggled to quench the blaze, which was producing columns of thick smoke, and helped seven elderly tenants escape from the Lincoln Hotel on the second floor. The incident was reported to have been the largest fire in Fort Collins in a decade.

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With all of the combustible items in the building, the fire smoldered for a week and caused almost \$115,000 in damage to the building and its contents. In addition to the loss of home furnishings for sale in the store, it destroyed the hotel's furnishings, the personal belongings of residential tenants, and the beauty shop operating in one of the hotel rooms. Restorable items salvaged from the furniture store were placed in a fire sale held in February 1952 at the Poudre Valley Sales Yard. The following month, the damaged building was placed on the market. Rather than go out of business, the Neutze Furniture Company was reestablished across the street in a building just south of the post office.

Following the fire, a redevelopment plan conceived by new owners launched the building into the second phase of its long history. In April 1952, Frank Aydelotte announced that he and his father-in-law, R. H. Dowdy, were arranging to purchase the property at 204 S. College Ave. from the Hoel family. Aydelotte had arrived in Fort Collins in 1947 and opened the Trail Theater at 148 W. Mountain Ave. He and Dowdy planned to reconstruct the fire-damaged building on South College and convert it into a motion picture house that would be known as the Aggie Theater. However, momentum was delayed due to a nationwide freeze that the federal government had just imposed on construction as it sought to clamp down on threatened labor strikes by taking control of the steel industry.

On July 1, the government allowed property owners to proceed with plans to construct places of amusement and recreation. However, steel remained in short supply and the theater project could not move forward. Because redevelopment required stabilization of the brick walls and roof, the building needed about twelve tons of steel for reinforcement. Until it became available, little physical work could take place on the site. In the meantime, Aydelotte and Dowdy completed their plans and specifications, which called for a tall auditorium space seating 650 (this was later reduced to 568 seats). The design was prepared by Perry Knight, a shop instructor at Lincoln Junior High who had some experience with construction planning.

In mid-September 1952, the city issued the building permit for the project, which would cost an estimated \$75,000. The construction contract was awarded to Frank Kiser of Duncan, Oklahoma, a brother-in-law of R. H. Dowdy. Demolition of the burned-out interior was completed. This was followed by filling the basement with earth and sand, pouring a floor of reinforced concrete, filling the side and rear windows with brick, closing the central window on the façade, and constructing buttresses along the brick walls to support the roof.

The theater's interior included the lobby, snack booth, auditorium and restrooms. A cry room was provided at the rear of the auditorium for parents with very young children. Due to its association with nearby Colorado A & M, the interior décor featured the school colors of green and gold, including a gold curtain at the screen. The second floor was limited to the front of the building and held the

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central fireproof projection booth flanked by manager's offices. To accommodate the projection booth, the original central window on the upper facade was infilled and erased, leaving the two outer multi-light windows in place. Access to the second floor was by way of the enclosed stairway that rose up the south exterior wall. All of the brickwork on the building's exterior was stuccoed at that time, except for perhaps the rear wall. The painted hotel and furniture store sign on the south wall was covered with stucco along with a new painted sign advertising the Aggie Theater.

A full-width, projecting, lighted triangular marquee was installed across the façade, capped by large horizontal neon-lit letters spelling the word "Aggie." Ample space was provided on the two lighted marquee faces to advertise the current film being screened. At the center of the marquee was a large neon-lit letter "A." By 1956, the horizontal letters atop the marquee were replaced by a vertical neon "Aggie" sign that rose above the roofline (no longer needed, the painted sign on the south side wall was blanked out).

Construction continued through the fall and winter months, and the new Aggie Theater was completed and opened for business on 14 April 1953. The first film screened was Ivanhoe, starring Robert Taylor, Elizabeth Taylor and Joan Fontaine. A Tom and Jerry cartoon titled Johann Mouse accompanied the main attraction. By January 1954, Aydelotte and Dowdy were already starting to experience a reduction in the number of films made available by the studios combined with rising competition from television. They closed the Trail Theater that month and Dowdy continued to manage the Aggie.

Frank Aydelotte served for three years as director of the Chamber of Commerce and in 1955 began a four-year term on city council, one of them as assistant mayor. In 1964, the Aggie Theater was remodeled with a larger screen, new carpeting, and redecorating of the lobby, restrooms and auditorium. The following year, the Aggie was sold to Wesco Theaters of Cheyenne, which sold the property five years later to the Highland Theater Corporation of Colorado. The firm operated 300 theaters in Colorado, Wyoming and Nebraska, and in 1968 opened the Campus West theater in Fort Collins.

By the late 1960s, the lower façade was clad in glazed tiles (whether this material dated from the early 1950s remains unclear). The building experienced another major remodel in the summer of 1970, although most of that work took place on the interior. On 26 April 1977, a massive explosion occurred nearby in the Robertson building on the northeast corner of College Avenue and Oak Street. The blast damaged more than one hundred downtown businesses, including the Aggie Theater. Inspection found damage to the building in three areas: the rear wall along the alley, the projection booth at the front, and the facade. These would require substantial attention.

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Pressure from the blast fractured the upper façade and ripped the vertical Aggie sign from the building. This left the façade with a large horizontal crack and the upper wall at the southwest corner was displaced. The rear wall also exhibited areas of damage. Repairs required removal and rebuilding of the façade. In May 1977, the Highland Theater Corporation secured a permit from the City of Fort Collins to replace the façade and complete the other repairs.

Repair work took place over the following months and apparently involved installation of the brick facing and wood siding that remain on the facade today. The Aggie sign was removed, the marquee was replaced with a smaller one along with flanking metal siding, all of the neon was stripped from the façade, and the original windows on the upper floor were replaced with smaller casements. Exactly when the stucco was removed from the south exterior wall is unclear, but that may also have been done in 1977. This exposed the original upper floor infilled windows along with the painted hotel and furniture sign, which is now bleeding through overlying paint.

The final showing of a feature film in the Aggie Theater took place in 1995, just prior to its closure due to competition from the newer theaters that had been constructed in town. In the spring of 1996, a landmark nomination was submitted to the City of Fort Collins. At the time, new owners were preparing to renovate the building and convert it to a live music venue that would also be known as the Aggie Theater. Although the Landmark Preservation Commission recognized the building's importance in the history of the community, the nomination was rejected because the theater had undergone substantial non-historic alterations to its façade fewer than fifty years earlier and no longer conveyed enough of its historic appearance to present-day observers to merit landmark status. The building remains in use today as the ever-popular Aggie Theater.

36. Sources of information:

Chain of Title, Aggie Theater, 204 S. College Ave., Developed by Shaun Boyd, City of Fort Collins Preservation Files.

City of Fort Collins Building Permits, 204 S. College Ave.

Interior Remodel, 1 March 1920 (#462)

Back Entrance to Basement, 8 October 1920 (#620)

Remodeling Front End of Store, 28 December 1920 (#651)

Construction of Rear Balcony Outside Store, 8 March 1937 (#4618)

Remodel Showroom, 6 June 1950 (#11816)

Remodel Building for Theater, 18 September 1952 (#13025)

Repair Explosion Damage, 24 May 1977 (#27881)

Damage Assessment Letter Related to the Aggie Theater, Meheen Corporation to Highland Theaters, City of Fort Collins Preservation Files, 6 May 1977.

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Fire Insurance Maps of Fort Collins, Sanborn Map Company, 1909-1963.**Fort Collins City Directories, Listings for 204-206 S. College Ave., 1922-1973.*****Fort Collins Coloradoan***

- "Business News," 6 February 1951, p. 2.**
- "Lincoln Hotel – 206 S. College," 10 August 1951, p. 10.**
- "Hi!...Everybody!," 19 August 1951, p. 12.**
- "\$200,000 Blaze Ravages Furniture Store, Hotel," 23 December 1951, p. 1.**
- "Neutze, College Fire Loss Total Set at \$180,000," 17 January 1952, p. 19.**
- "Fire Sale!," 15 February 1952, p. 7.**
- "204 South College," 11 March 1952, p. 8.**
- "Neutze's," 30 March 1952, p. 17.**
- "Aydelotte Plans Sixth Theater Here," 21 April 1952, p. 1.**
- "Easing of Federal Ban Hikes Theater Chances," 16 May 1952, p. 2.**
- "Clues," 12 June 1952, p. 2.**
- "City Has Building Boomlet, Six Major Jobs Under Way," 31 July 1952, p. 2.**
- "Work Will Start Soon on Theater," 24 August 1952, p. 2.**
- "Permit Issued, Building Begun on \$75,000 Aggie Theater," 19 September 1952, p. 2.**
- "Oklahoman to be Manager of Trail," 29 March 1953, p. 18.**
- "Aydelotte and Dowdy to Open New 'Aggie' Theater Tuesday, 12 April 1953, p. 19.**
- "Jespersion Will Manage 'Aggie'," 12 April 1953, p. 19.**
- "Coming Soon, Aggie Theater," 12 April 1953, p. 19.**
- "'Aggie' Prepared for 3-D Pictures," 12 April 1953, p. 26.**
- "Novel Features Mark 'Aggie' For Pleasure of Its Patrons," 12 April 1953, p. 20.**
- "Trail Theater Sold for Store," 1 January 1954, p. 1.**
- "Candidates' Biographies Given for Voters," 29 March 1955, p. 5.**
- "Aydelotte Out for Commissioner," 13 March 1960, p. 12.**
- "Remodeling Planned for Aggie Theater," 22 May 1964, p. 2.**
- "Aydelottes Sell Theater," 29 August 1965, p. 1.**
- "Mayor Carson to Cut Ribbon Opening Campus West Theater," 25 June 1968, p. 13.**
- "New Dual Theater to be Built Here," 19 July 1972, p. 20.**
- "Damaged Businesses Relocating," 1 May 1977, p. 1.**
- "Aggie Theater Not Historic?," 3 June 1996.**
- "Aggie Theater Closes Doors," 10 January 1996.**

Fort Collins Courier and Weekly Courier

- "The Fort Collins Furniture and Carpet Company," 14 October 1908, p. 5.**
- "Local and Personal," 22 December 1910, p. 13.**
- "Furniture House Changes Hands," 13 March 1914, p. 6.**
- "Fort Collins Furniture & Carpet Company," 10 April 1914, p. 3.**
- "The Linden Hotel to be Remodeled," 3 September 1915, p. 3.**

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- "New Building for Furniture Store," 22 October 1915, p. 6.**
- "Brick Work Starts on New Building," 31 December 1915, p. 3.**
- "Two Business Houses are Hit by Fire," 14 January 1916, p. 5.**
- "Fort Collins Furniture Co.," 1 September 1916, p. 2.**
- "Only One Real Fire Last Year," 5 January 1917, p. 5.**
- "Furniture Sale," 21 February 1921, p. 3.**
- "Furniture and House Furnishings," 25 July 1923, p. 6.**
- "Harris-Warner Furniture Co.," 10 June 1925, p. 8.**

Fort Collins Express & Express Courier

- "Local News," 13 April 1916, p. 4.**
- "Fort Collins Furniture Co.," 20 April 1916, p. 2.**
- "Fort Collins Furniture Company," 13 May 1915, p. 8.**
- "Fort Collins Furniture Co.," 16 December 1915, p. 4.**
- "Hotel Changes Hands," 5 November 1919, p. 1.**
- "Harris-Warner is Up-To-Date," 19 September 1928, p. 42.**
- "Loveland Will Take Over Store," 5 February 1939, p. 10.**
- "A New Responsibility," 26 March 1939, p. 2.**
- "Neutze Furniture Company," 5 February 1940, p. 8.**
- "Death Takes Pendergrass," 29 January 1941, p. 2.**
- "Save on Furniture," 20 August 1941, p. 13.**
- "Furniture Stock is Sold; Store May be Reopened," 31 August 1941, p. 2.**
- "Neutze Furniture Co.," 24 December 1942, p. 5.**

Fort Collins Topographic Quadrangle Maps, US Geological Survey (1908, 1960, 1969, 1984)

Greeley Daily Tribune

- "Close Out Sale," 24 February 1939, p. 3.**

Historic Photographs

- Neutze Furniture Building, 23 December 1951, Collection of the Fort Collins Museum of Discovery, Image #S00446 & #9805**
- Fort Collins from the Armstrong Hotel, circa 1954, Collection of the Fort Collins Museum of Discovery, Image #S00440**
- Donkey Cart in College Days Parade, 1966, Collection of the Fort Collins Museum of Discovery, Image #S00457**
- Aggie Theater, circa 1969, Collection of the Fort Collins Museum of Discovery, Image #204col69**
- Aggie Theater, circa 1996, Collection of the Fort Collins Museum of Discovery, Image #H17747**
- Postcard Views of South College Avenue, 1956 & 1967, Personal Collection of Ron Sladek**

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Landmark Nomination for the Aggie Theater and Related Administrative Records, City of Fort Collins Preservation Files, 1996.

Larimer County Assessor, Real Estate Appraisal Cards, 204 S. College Ave. (parcel #97123-19-011 & 012), County Assessor's Office and Fort Collins Museum of Discovery Archives.

Marmor, Jason. Warner-Inglefield Furniture Co., Harris-Warner Furniture Co., Aggie Theater (5LR1991), 204-206 S. College Ave., Historic Building Inventory Form (OAHF #1403), 3 April 1996.

Thomas, Adam. *Apparitions of the Past: The Ghost Signs of Fort Collins*. Prepared by Historitecture for the City of Fort Collins, July 2007.

Windsor Beacon

"The Fort Collins Furniture Company...," 25 January 1917, p. 4.

"The Warner-Inglefield Furniture Co.," 15 November 1917, p. 2.

"Harris-Warner Furniture Company," 30 July 1925, p. 6.

VI. Significance

37. Local landmark designation:

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

X Does not meet any of the above Fort Collins designation criteria

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Analysis of Fort Collins Significance: In Fort Collins, a property may be eligible for local designation even when it is found to be ineligible for the more stringent State and National Registers of Historic Places. However, it still needs to meet essential standards of age, significance and integrity. Based upon the results of this study and taking into account the discussion of integrity below, the property at 204 S. College Ave. is found to be ineligible for individual designation as a City of Fort Collins landmark under any of the criteria described in the municipal code. This is due to the fact that the building has experienced substantial non-historic alterations to its facade and is no longer able to convey a clear sense of its historic architectural style. In addition to its lack of individual eligibility, the property would not contribute to a historic district if one were established.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

 Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **Based upon the extensive archival research and field documentation completed for this project, this property was found to have been developed in the mid-1910s, during a period of pre-World War I economic expansion and population growth in Fort Collins. It served as the home of a series of furniture stores, along with a second-floor hotel, from 1916 to 1951. In 1951, the building was heavily damaged by fire and then placed on the market. The new owners proceeded with plans to reconstruct the building, converting it from a burned-out shell into a first-run movie theater. It served that purpose from 1953**

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to 1995. In 1977, the façade was reconstructed after suffering damage caused by the explosion of a nearby commercial building, and this is the façade that remains there today. Since 1996, the building has been used as a live concert venue.

Due to the extent of non-historic alterations to the building and its resulting lack of integrity, the property no longer conveys its historic architectural style and fails to support potential landmark eligibility. Consequently, it is not individually eligible for the National Register or Colorado State Register under any of the significance criteria.

43. Assessment of historic physical integrity related to significance: **The original two-story commercial building on this property was completed in 1916. It appears to have remained largely unchanged until a major fire damaged the building in 1951 and left only its exterior brick walls standing. Reconstruction was completed in 1952-1953 and involved extensive renovation designed to accommodate an entirely new use. When the work was finished, the only original features that remained or weren't obscured were the footprint, exterior brick walls (although these were stuccoed), and two of the three upper floor windows on the facade. The façade's main floor was remodeled to include a box office, two recessed entries, and a full-width theater marquee.**

Years later, in 1977, the building required attention following the explosion of a nearby commercial building. Repair work completed at that time included reconstruction of the façade. This involved cladding of the façade in brick veneer and wood and metal siding, along with replacement of the original theater marquee.

All that remains of the 1916 furniture store building are its footprint and masonry walls, the south enclosed stairway to the second floor, and signs of early features such as brick-infilled windows on the east and south walls. The same is the case with the Aggie Theater, which was constructed from the fire-damaged building in 1952-1953 and then received a new façade in 1977. Today what remains of the original Aggie Theater are its footprint and massing, the south enclosed stairway that accessed the manager's office and projection booth, the recessed front entries and box office, and the movie poster display cases.

Although the building is in its original location and continues to stand in the downtown commercial district, it has been substantially modified since its historic period prior to fifty years ago. The building exhibits a diminished level of integrity in relation to the aspects of design, materials, workmanship, feeling and association. Almost none of the historic furniture store and little of the historic movie theater remain intact and visible today. Overall, the property fails to clearly convey its origins and use during the early twentieth century or its mid-century remodel and reuse. Its diminished integrity fails to support eligibility on any level.

Resource Number: **5LR1991**

Address: **204 S. College Ave.**

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VII. National Register Eligibility Assessment

- 44. National Register eligibility field assessment: **Not Eligible**
- 45. Is there National Register district potential? **No**

Discuss: **This property is not in a location that holds an adequate number of historic buildings that maintain architectural integrity to potentially form a National Register District.**

If there is National Register district potential, is this building contributing: **N/A**

- 46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

- 47. Photograph numbers: **#8527-8535**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
- 48. Report title: **Intensive-Level Documentation of College Avenue, Fort Collins, CO**
- 49. Date(s): **5 August 2020**
- 50. Recorder(s): **Ron Sladek, President**
- 51. Organization: **Tatanka Historical Associates, Inc.**
- 52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
- 53. Phone number(s): **970 / 689-4855**

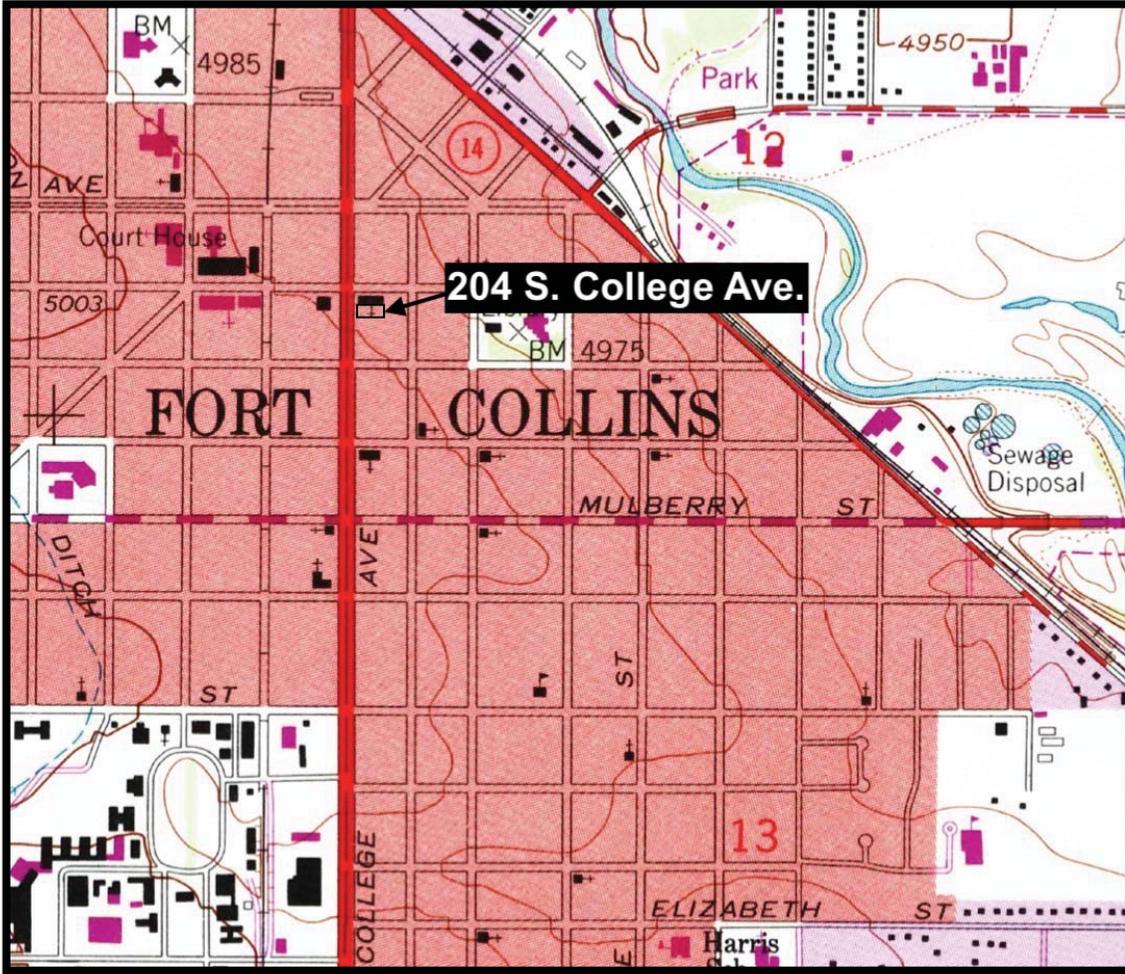
Resource Number: 5LR1991

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Site Location Map



USGS Fort Collins 7.5' Topographic Quadrangle
1960 (photorevised 1984)

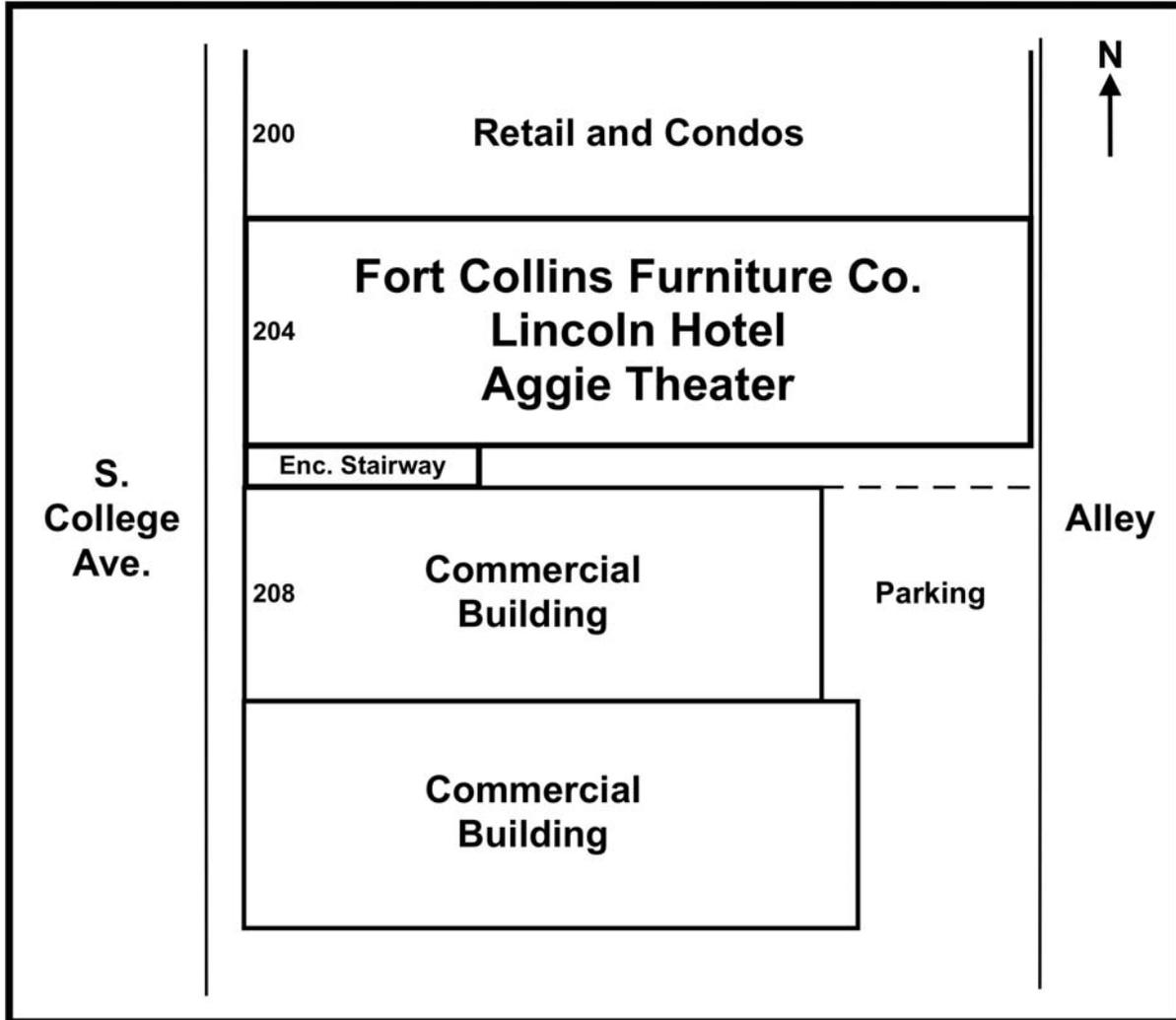
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Site Diagram



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Historic Photographs



**Neutze Furniture Company and Lincoln Hotel, 23 December 1951
Fort Collins Museum of Discovery Archive
View to the Northeast**

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Historic Photographs



Aggie Theater, 1969
Fort Collins Museum of Discovery Archive / Larimer County Assessor
View to the Northeast

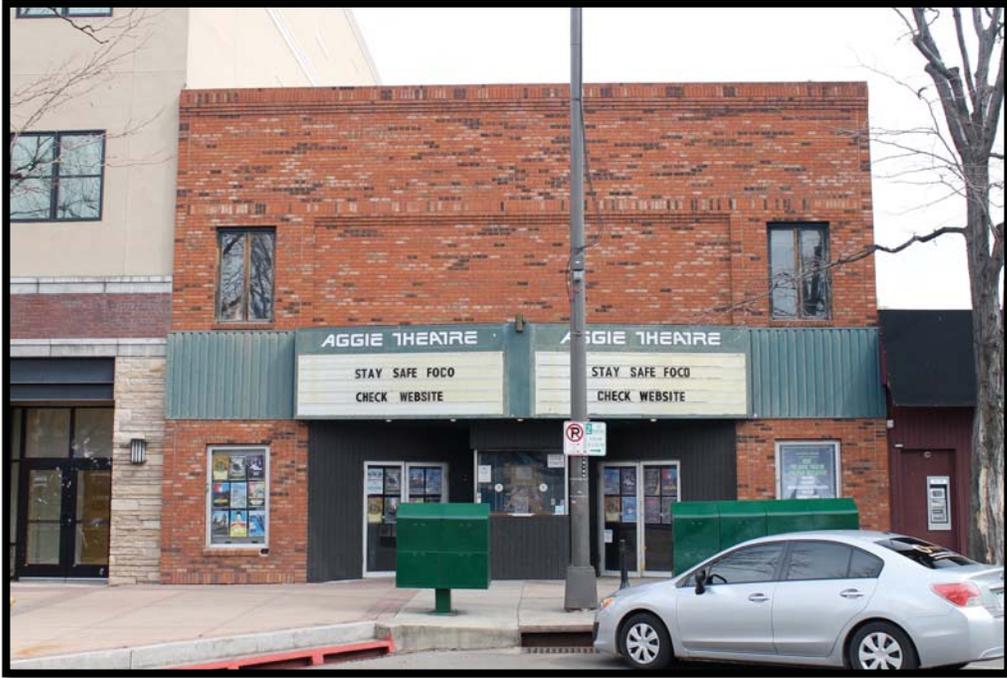
Resource Number: 5LR1991

Address: 204 S. College Ave.

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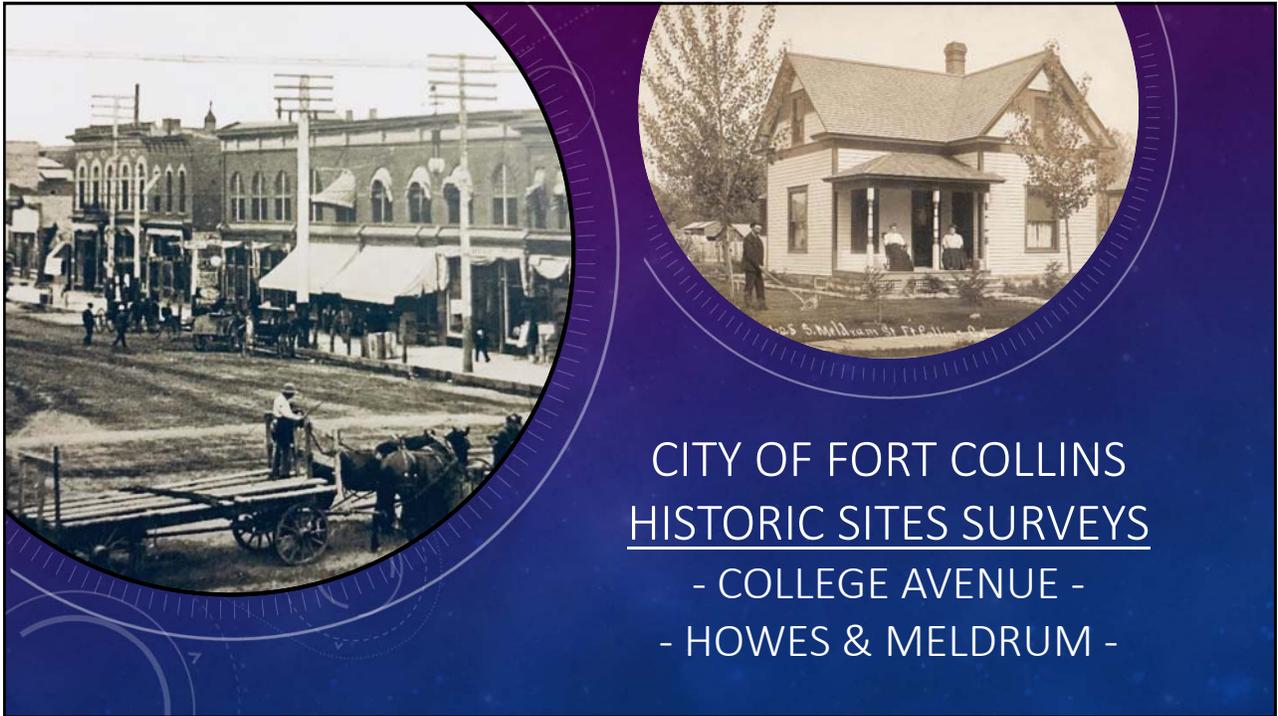
Current Photographs



West Façade, View to the East



South and East Walls, View to the Northwest



1



SURVEY PROCESS

- Field Documentation
- Archival research
- Site form preparation
- Project report
- Public tours

2



116 WEST LAUREL

5



120 WEST LAUREL

6



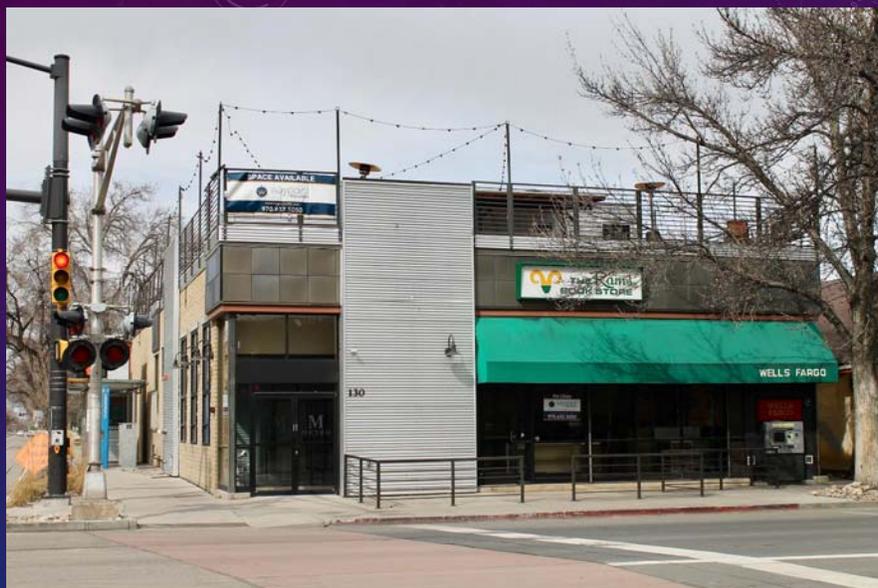
122-124 WEST LAUREL

7



128 WEST LAUREL

8



130 WEST LAUREL

9



202 WEST LAUREL

10



204 WEST LAUREL

11



212 WEST LAUREL

12



202 WEST MYRTLE

13



206 WEST MYRTLE

14



207 WEST MYRTLE

15



212 WEST MYRTLE

16



219 W MULBERRY

19



DICKY BLDG. 109 WEST OLIVE

20



111 WEST OLIVE

21



KISSOCK BLOCK 115-121 EAST MOUNTAIN

22



MOUNTAIN STATES T&T 124 W. MAGNOLIA

23



140 W. OAK

24



148 W OAK/S MASON - FIRESTONE BLDG.

25



149-157 W. OAK – BRIGGS PROFESSIONAL BLDG

26



RIO GRANDE 137-147 W. MOUNTAIN

27



153-155 W. MOUNTAIN

28



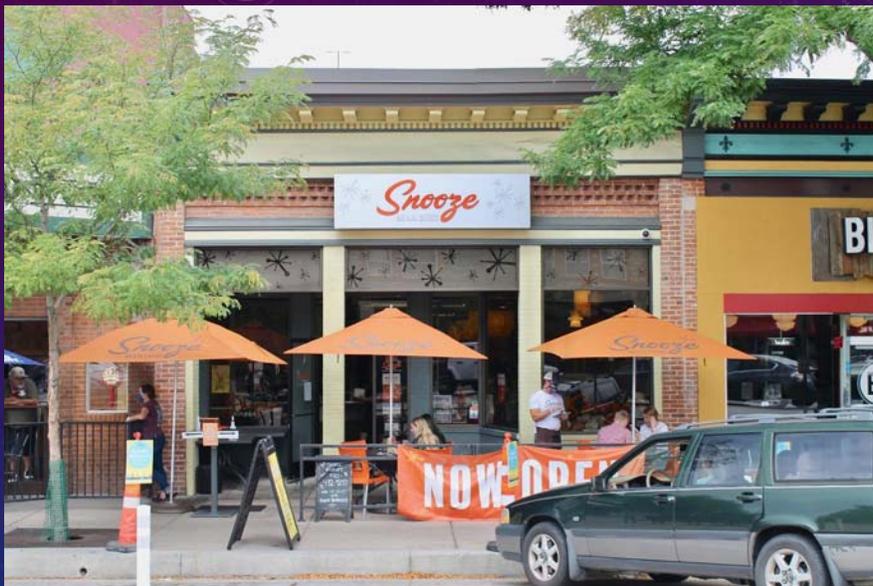
152 W. MOUNTAIN

29



148 W. MOUNTAIN

30



144 W. MOUNTAIN

31



126 - 140 W. MOUNTAIN

32

DATE: August 12, 2020
STAFF: Karen McWilliams, Historic Preservation Manager

WORK SESSION ITEM 4
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

LPC Work Plan - Progress and Priorities

EXECUTIVE SUMMARY

City Code requires all boards and commissions to file work plans on or before September 30 for the following year. According to the Boards and Commissions Manual, work plans should set out major projects and issues for discussion for the following year. The LPC adopted the attached 2020 work plan at its October 16, 2019 meeting. Consideration of pending priorities associated with the work plan will be a regular work session discussion item. The regular recurrence of this discussion item is intended to provide the Commission with the opportunity to measure ongoing progress and identify action items.

ATTACHMENTS

1. LPC 2020 Work Plan



Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

DATE: October 16, 2019
TO: Susan Gutowsky, Council Liaison
CC: Darin Atteberry, City Manager
Delynn Coldiron, City Clerk
FROM: Meg Dunn, Chair, Landmark Preservation Commission *Meg Dunn*
RE: **Landmark Preservation Commission 2020 Work Plan**

Overview of the Landmark Preservation Commission (Est 1968):

- Federally authorized Certified Local Government (CLG) since 1991. CLG status:
 - Authorizes LPC to administer state and federal preservation regulations, notably Section 106 Review and Compliance for all projects with federal licensing, permitting, or funding. Ex: MAX bus system, Linden Street improvements, Community Development Block Grant (CDBG), flood mitigation, telecommunications.
 - Enables residents to participate in the 20% Colorado State Tax Credit program.
 - Provides a dedicated pool of grant funding: Fort Collins has received over \$200,000 in CLG grants for training, surveys, building preservation, and community education and outreach.
 - Requires enforcement of appropriate state and local legislation for the designation and protection of historic properties, consistent with the Secretary of Interior's Standards.
 - Requires on-going survey of historic resources.
- Nine-member board, at least 40% of whom must have professional expertise in the fields of historic preservation, architectural history, architecture, archaeology, or closely related fields:
 - Commission professional expertise includes: Architecture (Nelson, Paecklar, Simpkins); Landscape Architecture (Bredehoft); Archeology (Gensmer); Finance (Bello); Historic Preservation (Murray, Wallace); and Education (Dunn).
- Final decision-maker on:
 - Requests for alterations to properties designated on the National Register, Colorado State Register, and as Fort Collins Landmarks
 - Determinations of eligibility for Fort Collins Landmark designation
 - Allocation of Landmark Rehabilitation Loan funds
- Makes recommendations:
 - To Council on Fort Collins Landmark designations;
 - To the Colorado State Review Board on nominations to the National and State Register
 - To Decision Makers on compatibility of developments adjacent to historic properties
- Advises Council on the identification and significance of historic resources, threats to their preservation, and methods for their protection
- Advises Council and staff about policies, incentives and regulations for historic preservation.

Landmark Preservation Commission
2020 Work Plan

2019 Quick Review:

- Presented "Friends of Preservation" Awards to **four** projects:
 - **Bohemian Companies and 4240 Architecture:** Superior Infill Development, Elizabeth Hotel;
 - **Susan Hoskinson:** Landmark Designation and Preservation of Historic Resources;
 - **Poudre Heritage Alliance, City Recreation and Parks Departments, Ethan Cozzens, and Empire Carpentry:** Outstanding Dedication to Preserving Historic Resources for the Restoration and Rehabilitation of the Ross Homestead Act Proving Up House;
 - **Myrne Watrous:** Exceptional Contributions to Historic Preservation.
- Generated **\$116,843** in local preservation work by **provided \$43,182** in **Landmark Rehabilitation Loans** to eight property owners, for window rehabilitation and weatherization, porch repair, stabilizing foundations, and more.
- Supported two **State Historic Fund grant applications**, for the survey of 50 properties in Old Town Fort Collins between Mulberry Street and Laporte Avenue; and for a comprehensive Historic Structure Assessment of Fort Collins Water Treatment Plant No. 1 at Gateway Park.
- Recommended **seven** properties for Fort Collins Landmark designation, and **two** properties for designation on the National Register of Historic Places.
- Provided Council and staff with input on the **Historic Preservation Code Changes, the Downtown Plan, the Old Town Neighborhoods Plan, and the KFCG Tax Initiative.**

A full description of LPC activities is provided in the Certified Local Government Annual Report.

2020 Responsibilities and Initiatives:

In 2020, the Landmark Preservation Commission will continue to directly support the City's Strategic Plan in the Key Outcome Areas of Neighborhood Livability and Social Health, Economic Health, Environmental Health, and High Performing Government, and has identified additional goals to further align its strategic objectives with those of City Council. The Commission:

Will support the **Neighborhood Livability and Social Health Outcome** by:

- Enhancing the community's sense of place by protecting historic character through landmark designation; and through design review and development review, helping to ensure compatible alterations and new development;
- Celebrating historic resources through a wide variety of community recognition and appreciation opportunities, such as the Friends of Preservation Awards; tours, signage and brochures; and partnerships with community history organizations;
- Supporting Housing Affordability goals by retaining and rehabilitating historic building stock, promoting more affordable options in housing;
- Developing a community-wide survey plan and identifying priorities for historic survey.

Will support the **Economic Health Outcome** by:

- Allocating Landmark Rehabilitation Loans and promoting Design Assistance Program, State Tax Credits, State Historic Fund grants, and other financial incentives to eligible properties;

Landmark Preservation Commission
2020 Work Plan

- Supporting Housing Attainability and Affordability through revisions to the Rehabilitation Loan Program and the Design Assistance Program to address financial equity issues, and better assist low and moderate-income citizens with cost-effective repairs and improvements to their homes.
- Ensuring a smooth, integrated Development Review process by providing early comments to developers and staff on Land Use Code projects; and by providing decision makers with recommendations on development near historic properties
- Promoting and subsidizing the use of Fort Collins' specialized skills and tradespeople to keep more financial resources in the community.
- Assist staff in the performance of two State Historic Fund grant-funded projects: the survey of 50 properties in Old Town Fort Collins between Mulberry Street and Laporte Avenue; and the comprehensive Historic Structure Assessment of Fort Collins Water Treatment Plant No. 1 at Gateway Park.

Will support the **Environmental Health Outcome** by:

- Incentivizing sustainable building practices and energy conservation measures in older homes through historic preservation review processes;
- Promote sustainability, retention of embodied energy, and waste-steam reduction by encouraging the reuse of existing buildings and materials
- Facilitating safe, cost-effective building rehabilitation and energy retrofitting and resource sustainability through 0%-interest loans, free professional advice, and the City's Design Assistance Program;
- Promoting the Historic Preservation Division's Costs Calculator, an on-line tool that enables area contractors and residents to understand the cost, longevity and energy trade-offs in material choices.

Will support the **High Performing Government Outcome** by:

- Overseeing the implementation of the new historic preservation codes and processes and continuing to identify improvements, recommending appropriate code revisions as needed;
- Providing the best service to Council and the residents of Fort Collins by identifying and implementing innovative solutions and best practices through partnerships, continuing education, and professional trainings;
- Building capacity, increasing productivity, and facilitating the career training and growth of young professionals by working with CSU students in Historic Preservation, Archeology, Construction Management, Heritage Tourism and other related fields of study;
- Furthering Council's and the City's goals and objectives through the performance of the Commission's duties.