

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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

**I. IDENTIFICATION**

1. Resource number: **5LR.12766**
2. Temporary resource number: **SHF-35**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **John P. and Leah Hill Building**
6. Current building name: **Mark Workman Building**
7. Building address: **419-423 South Mason Street**
8. Owner name: **Mark Workman**
- Owner organization:
- Owner address: **149 W Oak St
Fort Collins, CO 80524**

Parcel number: **97114-26-022**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 SW 1/4 SE 1/4 SE 1/4 of section **11** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493307** Northing: **4492370**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Eastern 140 feet of Lot 17; Block 104**
 Addition: **Fort Collins Original Town** Year of addition: **1873**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1,400 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Concrete/Concrete Block**
Stone/Sandstone
 Other wall materials:
18. Roof configuration: **Flat Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **Chimney**
Garage/Attached Garage
Fence
21. General architectural description:
Oriented to the east, this two-unit commercial building rests on a concrete-block foundation. The walls also consist of concrete blocks, painted cream and blue across the front (east) façade. Both halves of the exposed south elevation have been painted, brown to the east and tan to the west. Covering the elevation is graffiti art. Covering the area beneath the façade's plate-glass windows is a veneer of buff-colored, random-coursed sandstone ashlar. Dividing the recessed storefronts is a vertical shaft of concrete blocks that runs through the roof. At the north end of the façade is a shaft of decorative concrete breeze blocks. At the opposite end of the facade are three steel poles, resting on a buff-colored sandstone kneewall, with red sandstone caps. Separating the exterior walls from the eaves is a frieze of metal battens. Opening near the center of each storefront is a plate-glass door, with a steel frame. Piercing the western half of the south elevation is an aluminum-frame, tripartite window, with single-light casements flanking a central fixed frame. A secondary doorway opens in the southern face of the inside, southeast-facing corner.

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It hosts a blue-painted steel slab door. Dominating the rest of the recessed portion of the south elevation (the attached garage) is a white-painted, 28-panel, four-light, steel, overhead-retractable garage door. Blue-painted metal covers the boxed overhanging eaves. Poured asphalt and gravel cover the flat roof. A brick chimney protrudes from the southwest corner of the building.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from west to east, with an elevation of around 5,000 feet above mean sea level. The surrounding downtown commercial district hosts a variety of retail stores, offices, and other commercial buildings. Setbacks from South Mason Street are generally only the width of the concrete sidewalk. This property is situated between and attached to 415 South Mason Street to the north and an east-west-oriented alley to the south. Surrounding the back yard is a wood privacy fence.

24. Associated building, features or objects:

Residential Unit

A two-story residential unit is situated west of the house, connected to the storefronts via the garage. Oriented to the east, the building rests on a concrete-block foundation. The side elevations also consist of concrete-block, painted tan, except for the lowest quarter, which is painted blue. Cladding the front (east) façade and the rear elevation is tan-painted, vertical board-and-batten siding. A single-story, shed-roofed addition to the southern half of the rear elevation has tan-painted, horizontal wood siding. Windows are 1-beside-1-light, sliding-sash, with aluminum frames. The principal doorway opens in the southern end of the asymmetrical façade. It hosts a blue-painted steel slab door. South of the doorway are a pair of two-part windows, consisting of a larger fixed-frame over a small awning window. Secondary doorways open in both stories of the northern half of the rear elevation. They hosts white-painted, glass-in-wood-frame doors, opening behind aluminum-frame storm doors. Blue-painted metal boxes the eaves. A blue-painted, concrete-block chimney divides the halves of the rear elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1963** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Tax Assessor.**

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1940 through 2005.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **John P. and Leah Hill**

Source of Information: **Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1940 through 2005.**

29. Construction history:

According to Larimer County assessor records, this commercial building was constructed in 1963. An analysis of the style, building materials, and other historical records corroborates a 1963 date of construction. The only notable alteration has been the replacement of the garage door, which dates to after 2000. The residence was also constructed in 1963. An addition to the rear elevation appears to date to after 1990.

30. Location: **Original Location** Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade/Professional
Commerce and Trade/Specialty Store

32. Intermediate uses(s): Commerce and Trade/Professional
Commerce and Trade/Specialty Store

33. Current uses(s): Vacant/Not in Use

34. Site type(s): Retail Storefront

35. Historical background:

The original owners of this multi-unit commercial building, constructed in 1963, were John P. and Leah Hill, who also resided in the residential unit. The building was originally addressed (north to south) as 419, 421, and 423 South Mason Street, with the two story residential unit addressed as 423 1/2 South Mason Street. At the time of this building's construction, John was a plumber for the P.W. Randolph Heating & Plumbing Company. Leah operated Leah's Flowers in the 423 South Mason Street unit; it was one of the longest-lived businesses in this building, remaining here through at least 1975.

In addition to Leah's Flowers, the original tenants were the Denver Post Agency, at 419 South Mason Street, and the Holly Shoppe, at 421 South Mason Street. W.E. Nicholson was the agent of the Denver Post Agency and running the Holly Shoppe, a ladies' ready-to-wear clothing store, were Marguerite Greenwalt and Pat Turner. By 1966, the 419 unit was vacant while 421 hosted the Mary Carter Paint Store, Carl Lake, owner. The unit addressed as 419 South Mason Street vanished by 1970. The 421 unit hosted Beatty Realty. By 1975, the only occupant of this building was Leah's Flowers.

In 1993, James R. and Judith A. Rhoades purchased this property from Jerry S. and Rosalie K. Moore. The Rhoadeses sold the buildings and lot to Rachel M. and Tomas M. Herrera in 2004. The following year, the Herreras sold the property to Peterson Street Partners, LLC, which also owned the adjacent building, at 415 South Mason Street. First National Bank acquired the property prior to May 4, 2010, when it sold the property to Mark Workman, the current owner. The building was vacant at the time of this survey.

36. Sources of information:

Larimer County tax assessor property information card.

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1940 through 2005.

Deeds 20100024455, 20050099382, 20040055222, and 19930035519. Larimer County Clerk and Recorder.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

☒ A. Associated with events that have made a significant contribution to the broad patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.

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- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☒ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- ☒ 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- ☐ 2. The property is associated with the lives of persons significant in history; or
- ☒ 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**
Commerce

40. Period(s) of Significance: **Architecture, 1963; Commerce, 1963-1975**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property is historically significant for its association with the development of Fort Collins, particularly post-World War II commercial development. It was typical of the multiple-unit storefronts that proliferated along previously undeveloped portions of South College and South Mason avenues. The building is also architecturally significant as an example of a minimalist modern movement. Character-defining features include the use of concrete block, glass, and steel, as well as the sandstone veneer and breeze block. The levels of architectural and historical significance are not to the extent that this property qualifies for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, the resource qualifies for listing as a Fort Collins Landmark.

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43. Assessment of historic physical integrity related to significance:

Constructed in 1963, this commercial building exhibits a moderately high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The only notable alterations have been the replacement of some secondary windows and doors and small additions to the rear elevation of the residential unit. This building retains sufficient physical integrity to convey its architectural and historical significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed
 Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☐ Yes ☒ No ☐ Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district.**

If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **masonsts0423 - 1 to masonsts0423 - 4**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Ave
Fort Collins, CO 80522
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **7/2/2010**
50. Recorder(s): **Adam Thomas and Cheria Yost**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80218-8822
53. Phone number(s): **(303) 390-1638**

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SKETCH MAP



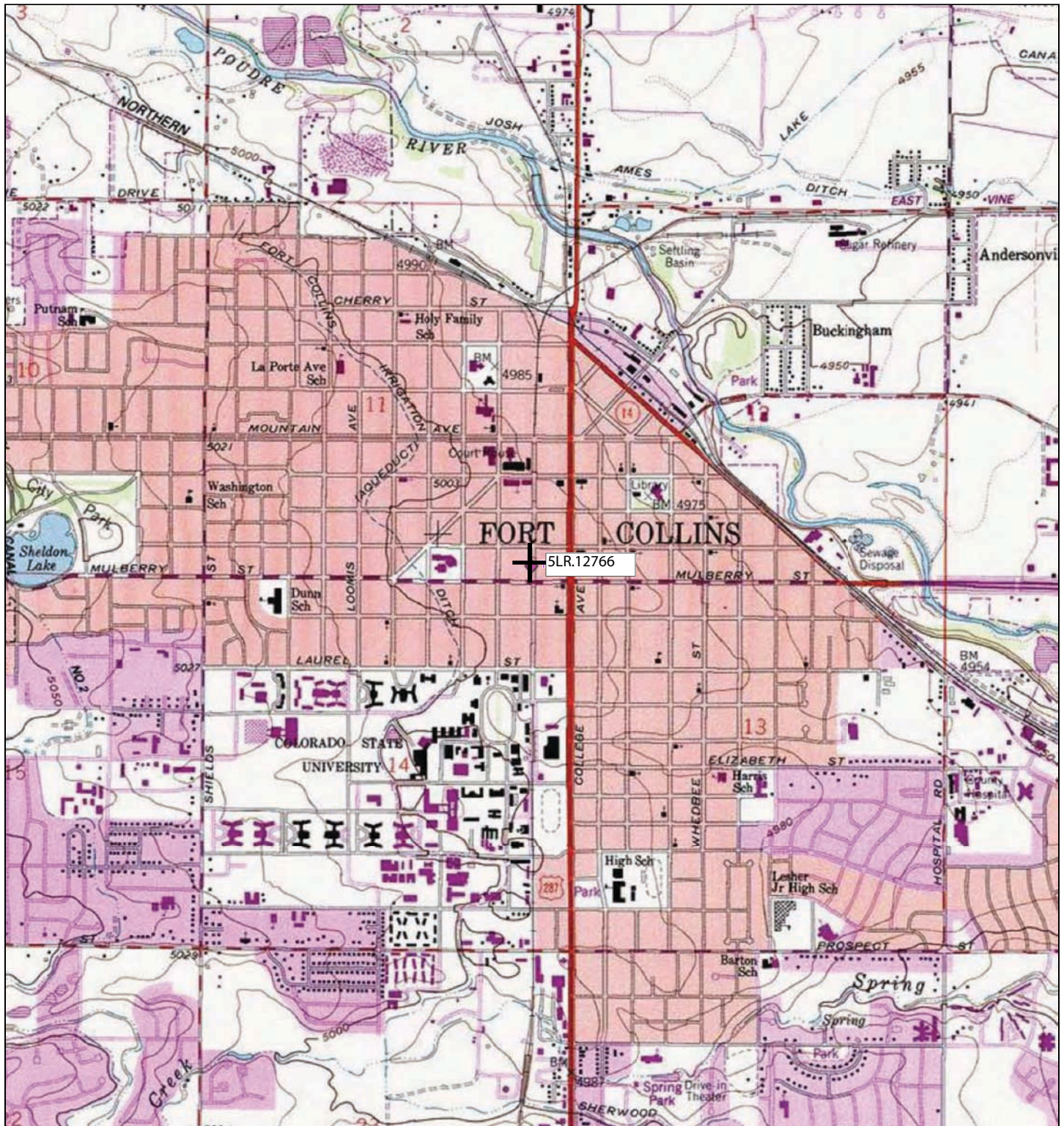
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LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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