

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.12786**
2. Temporary resource number: **City-17**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Briggs Professional Building**
6. Current building name: **147-153 West Oak Street**
7. Building address: **147-153 West Oak Street**
8. Owner name: **Various (see Field 35)**
- Owner organization:
- Owner address: **Various (see Field 35)**
Fort Collins, CO

Parcel number: **97114-15-016**

- | | | | | |
|---|---|---------------------------------------|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input 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**
SW 1/4 SE 1/4 NE 1/4 SE 1/4 of section **11** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **493369** Northing: **4492747**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Parts of Lots 17 and 19, Block 112**
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 the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **13,763 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stone**
Stucco
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
This Modern Movements commercial building is located on the downtown corner where S. Mason and W. Oak streets intersect. The large rectangular-shaped building has stone siding and rests on a concrete foundation. This building has a flat roof; a series of frosted skylights run along the length of the interior shopping arcades. There are a total of four shop fronts along the northern elevation of the building. Each features a large rectangular fixed pane window with a stone band along the top and a brick sill. The slightly recessed entry doors for these retail establishments are covered with forest green-colored fabric awnings. There are three brick integrated planters along the foundation on the north side of the building. There are two arcades, each reached via an arched opening along the north side of the building, faced in stucco with quoin-like stone door surrounds for the entrances to the retail and office units along the corridor. Rudimentary sketches of a human figure appear on selected stucco walls. The windows inside the arcades appear to be two-over-two double-hung openings with wooden trim painted rusty red and brick sills. There is a decorative cornice, painted gold and forest green, along the inside of each arcade. There are at least seven shop fronts along the west elevation; they are similar in appearance to those along the north side of the building, although, these units feature two windows each.

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The doors are glass with wide wooden trim painted rusty-red. The south side of the building features stucco siding with the same type of stone quoin-like door surrounds and colorful cornice which appear in the covered passageways. The windows on this side of the building appear to be large two-over-two double hung openings with wooden trim painted rusty-red and brick sills. All of the electricity meters for the building are visible on this side of the complex. Character-defining features of this Modern Movements building include: the streamlined stone façade, flat roof, and shop windows resembling domestic picture windows.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This building is located on a large corner rectangular lot, immediately adjacent to the wide sidewalk. Most of the integrated planters feature juniper bushes and other low to the ground plants. The elevation of the site is 4993 feet above mean sea level.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1952** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **(tenants) Drs. Morrill E. Miner and Lynn H. Miller**

Source of Information: **1952 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1952. An analysis of the style, building materials, and other historical records corroborate the date of construction. An historic image from ca.1969 shows there have been few, if any, changes to the north side of the building; this photograph illustrates only the entry to one of the arcades, therefore, it is impossible to say what changes may have been executed to the interior office entries. The original address for this property was 147-151 W. Oak Street, but the current address is 147-153 W. Oak Street.

City of Fort Collins records (online) include the following information.

147 W. Oak Steet: 2 April 1969 - framing and roofing alteration (also notes presence of "Smoke House"); 11 August 1987- electrical alteration

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Health Care/Medical Business/Medical Office**

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32. Intermediate uses(s): Health Care/Medical Business/Medical Office
Commerce and Trade/Professional
Commerce and Trade/Business
33. Current uses(s): Commerce and Trade/Professional
Commerce and Trade/Restaurant
Commerce and Trade/Professional
34. Site type(s): Corner lot Modern Movements commercial building.

35. Historical background:

The building at 147-153 West Oak Street provided office space to a number of medical professionals over its forty-nine-year history. The 1952 directory listed only two doctors in the new building, Morrill E. Miner and Lynn H. Miller; from 1968 to the mid-1970s Dr. Miller had her office at 418 S. Howes Street (SLR.12758).

By 1956 the building had a much greater occupancy. Some of the medical professionals with offices here during 1956 included:

- Dr. Victor E. Cram: City of Fort Collins Medical Officer and owner of the surveyed home at 919 Woodford Avenue (SLR.12799);
- Dr. William Abbey: an internist and head of Colorado A&M student health for fifteen years who started his practice in 1952 as the first clinical specialist in town; he also was a private in the Army during medical school and a captain in the Army Medical Corps; ultimately, all five of his children also worked in the medical profession;
- Dr. C. E. Honstein: a former Red Cross and Larimer County Relief Committee Chairman who lived at 1024 Mulberry Street, a property designated as a Fort Collins landmark in 2004;
- Dr. G.E. Garrison: served as a base surgeon in the Army, obtaining the rank of Major, before attending a school of aviation medicine in Randolph, Texas;
- Dr. R.M. Lee: this physician and surgeon was based in the North African and European theaters during his World War II Army service; in the mid-1940s he served as president of the Larimer County Medical Society and advised against calling a 1946 polio outbreak an epidemic because this incidence of the disease was much less widespread and less severe than the polio season of 1937; and
- Dr. M.A. Gates: a dentist and former secretary-treasurer of the Fort Collins Dental Society.

Beyond medical offices, the building also housed offices for insurance agents, a pharmacy, an attorney, and a dental laboratory.

By 1962 the building was referred to as the Briggs Professional Building and still provided office space to many of the same medical professionals; at this time there also was a barber shop. In 1966, Dr. Willard Bennett, a dentist in Fort Collins for fifty two years and former officer with the State Board of Dental Examiners, had an office in this building.

During the 1970s the character of the tenants in this building shifted away from medical professionals. It seems likely many younger doctors had their offices south and east of the downtown area where both the majority of the new subdivisions and Fort Collins hospitals were located. New tenants included commercial enterprises such as a watch shop, an investment office, realtors, and a variety of insurance agencies.

The building currently has a total of three owners (see below) and the tenants include restaurants, a few medical professionals, a beauty shop, and numerous retail spaces.

Current owners and addresses:

- 147 W. Oak Street - Imago Enterprises, Inc. - 140 Palmer Drive - Fort Collins, CO - 80525
149 W. Oak Street - Mark Workman, Attorney - Workman Law Office - 149 W. Oak Street, Suite 7 - Fort Collins, CO - 80524
151 W. Oak Street - Dawson's Fine Jewelry, Ltd. - 151 W. Oak Street - Fort Collins, CO - 80524

36. Sources of information:

Larimer County tax assessor property records (online).
Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.;
Loveland: Johnson Publishing Co.; and others, consulted 1952 through 1976.
"Physician's birthday is jazzed up by band." *Coloradoan*. 11 November 1983.

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"Medicine runs in family's genes: 5 kids have medical-related degrees." *Coloradoan*. 27 May 1996, p. 1.
Henson, Stanley W. *Touching Lives: A History of Medicine in Fort Collins*. Fort Collins: published by the author, 2004.
Dr. C.E. Honstein - James R. Miller Historical Sketches. Available at Fort Collins Local History Archives.
Dr. C.E. Honstein House - Fort Collins Local Landmark Designation, 2004.
Dr. G.E. Garrison - "Remember When? 20 years ago: 1944" *Coloradoan*. 22 October 1964.
Dr. M.A. Gates - "Remember When? 40 years ago: 1924" *Coloradoan*. 13 January 1964.
Ahlbrandt, Arlene. *101 Memorable Men of Northern Colorado*. Fort Collins: published by the author, 2002.

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.
- ☐ 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.

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39. Areas of significance: **Architecture**
Health/Medicine

40. Period(s) of Significance: **1952; 1952-1965**

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

42. Statement of Significance:

Historically, this building is important for its association with the number of local medical professionals who had offices in this building. Architecturally, this commercial building is a good example of early-1950s Modern Movements architecture. Character-defining features include: the streamlined stone façade, flat roof, and shop windows resembling domestic picture windows. According to the Colorado Office of Archaeology and Historic Preservation, this building is eligible to the National Register of Historic Places (Criterion A: Health Care/ Medicine and Criterion C: Architecture) and the Colorado State Register of Historic Properties. It also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1952, this building exhibits a moderate 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, association, and feeling. It is possible the stucco siding is not original. The building retains sufficient physical integrity to convey its architectural significance for listing in the National Register, State Register, and 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): **oakstw0147-0153 - 1.tif through oakstw0147-0153 - 5.tif**
Digital photographs filed at: **City of Fort Collins, Historic Preservation Program**
281 N. College Avenue
Fort Collins, CO 80522

48. Report title: **Fort Collins Post-War Survey**

49. Date(s): **11/19/2010**

50. Recorder(s): **Mary Therese Anstey**

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51: Organization: **Historitecture, LLC**

52: Address: **PO Box 181095**
Denver, CO 80812-8822

53: Phone number(s): **303-390-1638**

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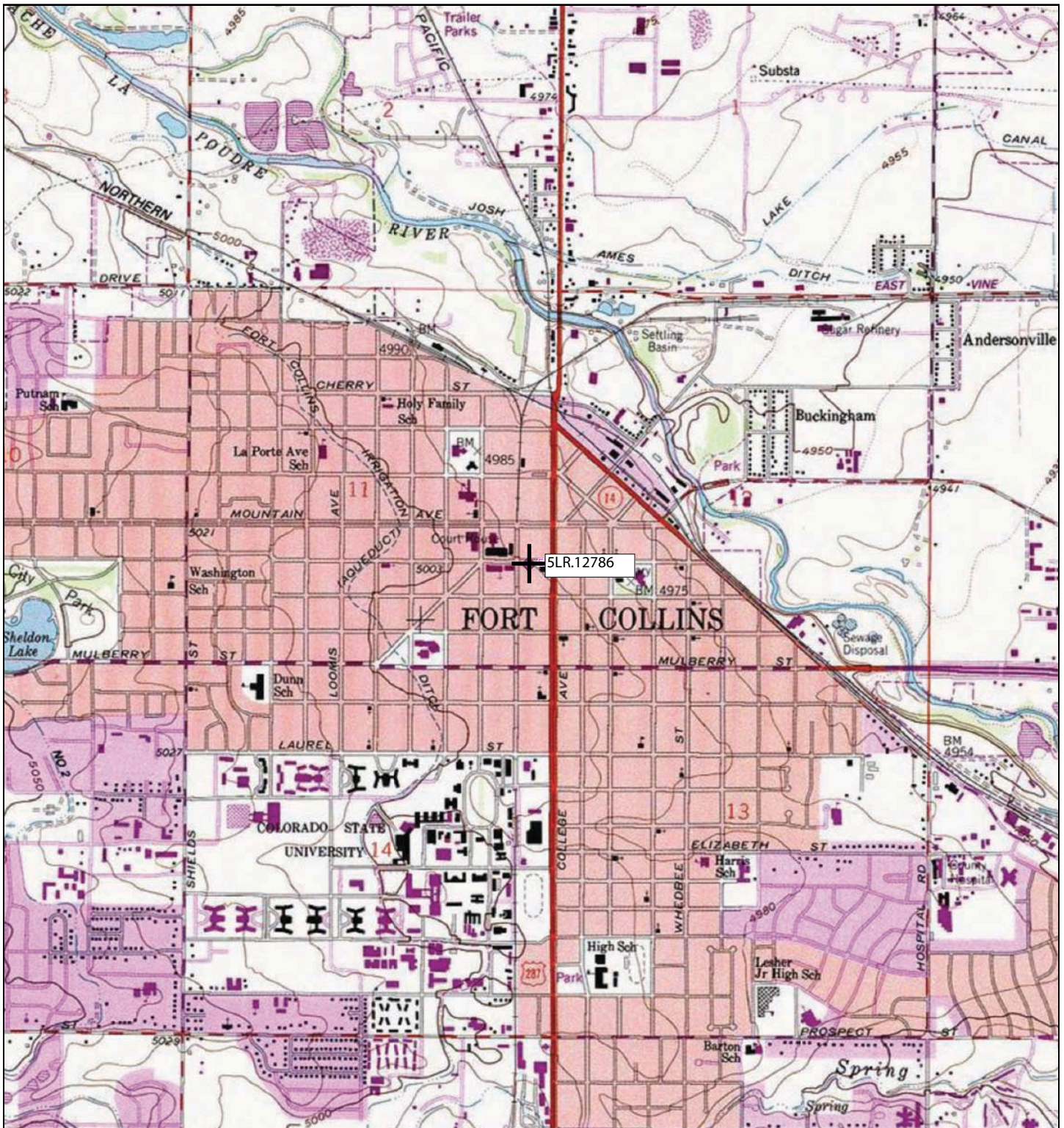
SKETCH MAP



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LOCATION MAP



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

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