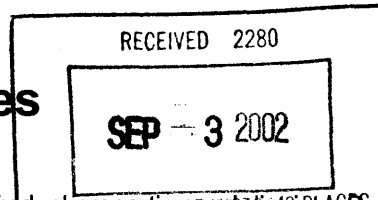


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



1133

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fort Collins Armory

other names/site number Armory Hall; Paramount Laundry and Cleaners; 5LR1546

2. Location

street & number 314 E. Mountain Avenue [N/A] not for publication

city or town Fort Collins [N/A] vicinity

state Colorado code CO county Larimer code 069 zip code 80524

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title: Secretary Cortez
Date: August 19, 2002
State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title
Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain
[] See continuation sheet.
Signature of the Keeper: Edson A. Brall
Date of Action: 10/15/02

Fort Collins Armory

Larimer County, Colorado

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [X] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [X] building(s)
[] district
[] site
[] structure
[] object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

Table with 2 columns: Contributing, Noncontributing. Rows: buildings (1, 0), sites (0, 0), structures (0, 0), objects (0, 0), Total (1, 0)

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DEFENSE / arms storage
DEFENSE / military facility
RECREATION AND CULTURE / auditorium

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE / professional

7. Description

Architectural Classification

(Enter categories from instructions)

Romanesque

Materials

(Enter categories from instructions)

foundation STONE / sandstone
walls BRICK
roof SYNTHETICS
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Fort Collins Armory
Larimer County, Colorado

NARRATIVE ARCHITECTURAL DESCRIPTION

General Description of the Property

The Fort Collins Armory, constructed in 1907, occupies a 6,100-square-foot-lot on the north side of east Mountain Avenue near the east end of the Fort Collins downtown commercial district. The building's façade fronts south onto Mountain Avenue while Chestnut Street borders the rear of the site to the north and northwest. The Armory building occupies almost the entire site with the only exception a 350-square-foot triangular shaped plaza and a small trash enclosure at the rear of the building. The south (facade) wall, and the east and west (side) walls of the building sit on the property lines. The facade wall is adjacent to the broad city sidewalk on Mountain Avenue.

There are buildings on both the east and west sides that are immediately adjacent to the Armory building and extend the full depth of the site. The building on the west side is one story, while the building on the east side is two-story on the south (front) three fourths of the property and reduces to one-story at the rear of the site.

The original two-story Armory building occupies 4,970-square-feet of the site. The building measures 100 feet from north to south (deep) and 50 feet from east to west (across) except for the northwest corner (approximately 8-foot-wide) of the nearly rectangular floor plan which accommodates the intrusion of the 45 degree angle Chestnut Street right-of-way. The front 28 feet of the building plan is of two floors. The main floor contains two small office suites and restrooms on either side of a 10 feet wide entry lobby. The second floor consists of a 1,400-square-foot office suite. The remaining 72 feet of the main original building is a two-story-high space (22 feet to the bottom of the roof trusses) with an 8-foot-wide mezzanine across the south end that wraps around the east and west walls. There is a basement under 90 percent of the original building. The building was constructed of sandstone foundation walls, brick exterior walls laid in common bond, wood floor joists with wood flooring, and exposed heavy timber wood roof trusses and wood roof rafters. The roof structure is comprised of five segmental bowstring heavy timber trusses running east-west, equally spaced, with wood rafters spanning between the trusses.

At an undetermined time, a 780-square-foot one-story addition was built on the rear of the building, in the northeast corner of the lot. The addition measures 20-feet-wide, east to west, and 28-feet-deep north to south. The addition has a concrete slab-on-grade floor with brick exterior walls and exposed wood roof framing. The brick walls are exposed to view from the interior. The building is presently occupied by professional offices, including a graphic design/marketing agency and a non-profit organization.

The building was extensively rehabilitated in 2000-2001 as part of a National Park Service approved investment tax credit project.

In early 2000, Paul Jensen, the property's owner, hired the Architects' Studio, Inc., of Fort Collins to assist with the building's rehabilitation design, and its conversion to office use. The design process extended through the spring and summer of 2000. Part One of the Historic Preservation Certification Application was submitted to the Colorado Historical Society in May of 2000 and positive approval was received in July of 2000. Part Two of the Certification Application was submitted in November of 2000, and Part Three was submitted in November of 2000, with approval received in early 2002. Construction began in mid-summer of 2000 and was completed in September of 2001.

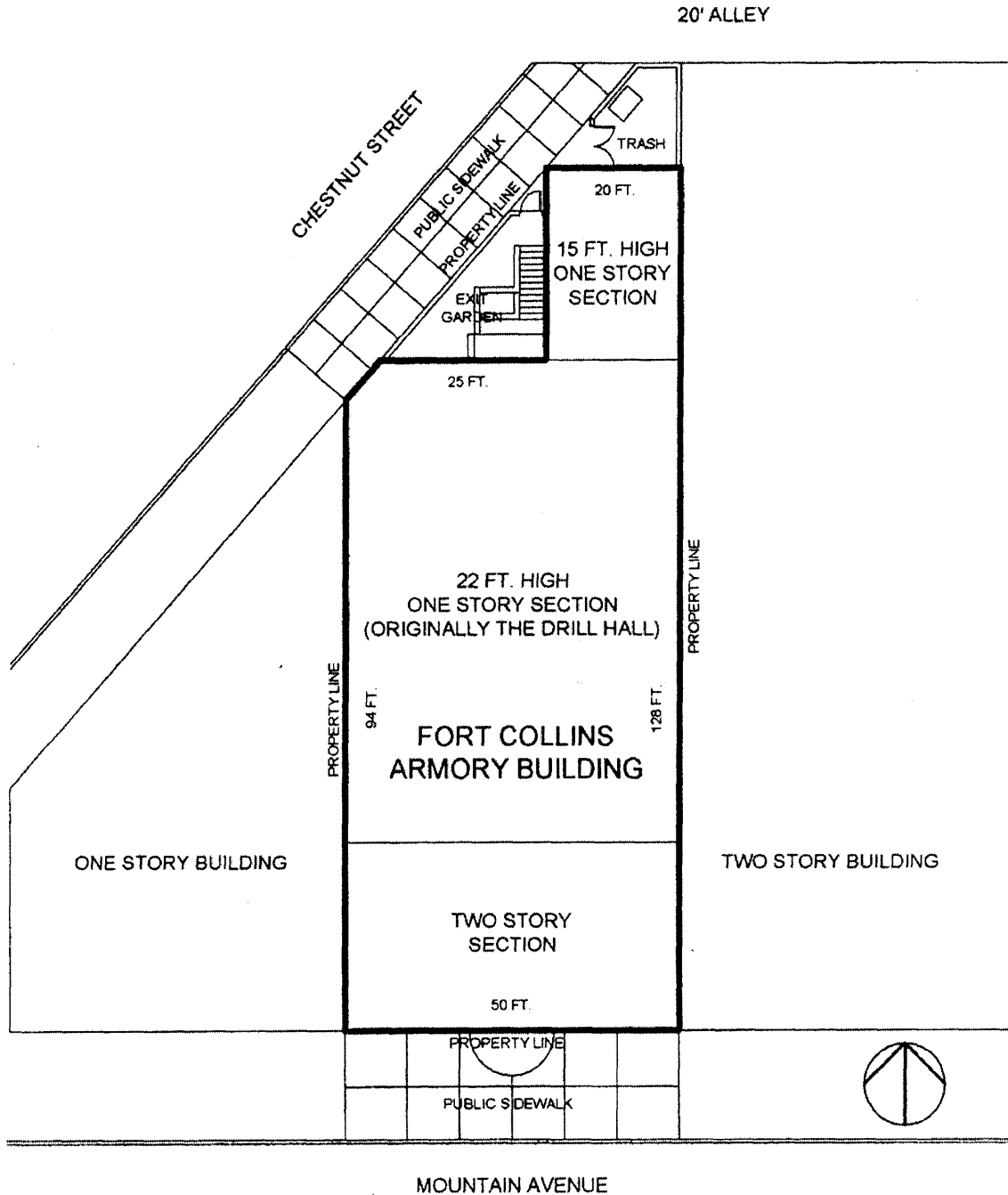
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**National Register of Historic Places
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Fort Collins Armory
Larimer County, Colorado

Sketch Map



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Fort Collins Armory
Larimer County, Colorado

The facade (south elevation) of the building had obviously been modified, at an unknown date, by cutting a large opening on the lower floor left (west) side to provide a "storefront". In the absence of architectural drawings of the original building, other sources were required to determine the original composition of the front facade. Two sources were, thus, obtained: an artist's rendering of the building was printed on page one of the *Fort Collins Express*, on April 24, 1907, while the structure was still under construction, and a historic photograph of the Armory, taken soon after its completion in July 1907, was provided by the Fort Collins Public Library. Both the artist's rendering and the photograph depicted a symmetrical facade with two double hung windows on the left (west) side of the center entry balancing the remaining two windows on the right (east) side of the facade. With this information, the unaltered east side of the facade became the basis for the west side's reconstruction, and it was determined that the non-historic storefront opening should be filled to match the original construction. Brick was chosen to match the existing facade face brick, as close as possible, and two new wood double hung windows were installed to match the two existing windows on the east side of the facade.



Armory Building Prior to Rehabilitation, 1992
Office of Archaeology and Historic Preservation,
Colorado Historical Society

**South Building Elevation (Facade;
photographs 1-9)**

The symmetrical south façade of the building is constructed entirely of a monochromatic brown face brick. This wall features eleven painted wood double-hung windows serving the two floor levels at the front of the building. A projecting semicircular brick arch spans the 10-foot-wide main entrance in the center of the wall. The arch is constructed of four courses of brick rowlocks with a center keystone of the same brick. The lower two feet of the wall is corbelled out approximately three inches (four steps) to match the face of the arch. The wall features a detailed brick cornice with a crenellated top and highly detailed brick corbeling in the upper four

feet of the parapet wall. The parapet features an inset sheet metal sign panel whose peeling white paint spells the word "ARMORY." Hidden behind the parapet, the building is covered by a low-pitched, truncated hip roof with recently installed skylights.

The windows on the facade are all the same height and are configured in three groupings at the upper level - one set of three windows in the center of the facade over the entry arch and two sets of two windows, one to each side in symmetrical placement. There are two sets of two windows, on each side of the front wall, serving the lower floor level and aligned with the corresponding windows above. There are sandstone sills at the original windows. The main entry into the building is symmetrical in design, and consists of a set of painted glass-in-wood-frame entry doors with flanking sidelights and the original arched transom above. There are two segmental brick arches on each side of the entry, barely exposed above the sidewalk level, that were apparently over original windows serving the basement. The facade is in very good condition thanks to the high quality of the original construction and of the work performed during the recent rehabilitation of the building.

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Fort Collins Armory
Larimer County, Colorado

Front Public Sidewalk

The front sidewalk and curb, paralleling Mountain Avenue on the south elevation, were entirely replaced during the 2000-2001 restoration. The sidewalk is exposed aggregate finish concrete, landscaped with two cast iron tree grates set into the walk in symmetrical layout, with one tree in each grate.

West Building Elevation (original building; photograph 10)

The Armory's west elevation wall is built of red brick, laid in common bond. The upper portion of this wall is blocked from view by the adjacent one story building to the west of the Armory. The exposed upper portion of the west elevation of the armory building is painted brick with the remnants of a large (24" high letters) painted sign for a long-term former occupant of the building, Paramount Cleaners.

Northwest Building Elevation (photographs 10-11)

Due to the diagonal alignment of Chestnut Street the 50 foot by 100 foot building plan contains a short angular wall at the northwest corner. This wall is painted brick similar to the west wall. A painted wood-paneled door, topped by a transom and a segmental brick arch lintel, provides access to the building. The door originally had five, unglazed horizontal panels. The door was recently repaired, fitted with four lights, and reinstalled in the original frame. No repair work was performed on the wall itself during the rehabilitation and it remains in good condition.

North Building Elevation (original building; photograph 11)

The rear (north) elevation of the building is constructed of common brick that was covered with a stucco product over insulation as part of the recent renovation of the building. There is an exit door with transom, roughly in the center of the original building wall, which opens onto a steel exit balcony over a concrete stair and planter. The entry provides a second exit/access to the basement space. There is one double-hung window approximately 10 feet above the floor in the upper west portion of the wall. A former exhaust fan opening, high up in the brick wall, was replaced with glass during the recent rehabilitation.

Exit Garden

The balcony, stair, and planters are all contained within a low walled garden area, which comprises one of two small exterior yards on the property. The wall was added during the recent renovation and is constructed of masonry with stucco finish to match the building's north facade. A painted steel gate in this garden wall exits onto the public sidewalk along Chestnut Street.

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Fort Collins Armory
Larimer County, Colorado

Addition (west, north, and east elevations)

An addition, built onto the east end of the Armory building's original north (rear) elevation, measures 28 feet north-south by 20 feet east-west. The addition is constructed of brick bearing walls that have been covered with stucco over insulation during the renovation. There are two steel divided light windows on in the west wall, which were recently repaired. The north wall has three large high fixed frame painted wood windows above one painted flush steel exit door. The east wall is exposed brick and is only exposed to view over the adjacent one-story building in an area about 6 feet square.

Trash and Transformer Enclosure

A six feet high stucco wall encloses an exterior area in the northeast corner of the site and houses the trash containers and the electrical transformer. Access to the enclosure is provided by a 6 feet wide full height painted flush steel gate. The east wall of the enclosure is exposed brick that is raked on the top to match the slope of the roof of the adjacent building. All of the walls of the enclosure were repaired or new with the recent rehabilitation and are in very good condition.

East Building Elevation (original building)

The adjacent two-story building to the east of the Armory blocks from view all but the upper 25 percent of the Armory building's east elevation. This wall is constructed of red brick, laid in common bond, and is in very good condition.

Interior of Building

The basement extends from the front (south) wall of the building to a point approximately 20 feet from the rear (north) wall of the original building. The original stone foundation walls and the wood framed floor above are exposed to view in the basement. There is a concrete floor in approximately 75 percent of the basement space with a gravel floor in the remainder. Mechanical and electrical equipment, including HVAC units, water heaters, fire sprinkler equipment, air ducts, piping, electrical panels, and conduits are placed in various locations in the basement to serve the finished areas above.

The interior of the original two-story high Armory is comprised of two sections, both of which extend the full width of the building. The front section, measuring 28 feet deep from south to north, has two floor levels; the rear section has just one floor level with a height of 22 feet. The first floor of the front section is occupied by: the entrance lobby accessed by a 10" high ramp up to the main floor level from the street level entrance; restrooms for men and women; and two office suites (see photographs 18-19). The second floor of the front section is occupied entirely by a single, large, office suite (see photograph 17). All of these interior spaces were renovated in the 2000-2001 rehabilitation of the building, maintaining existing materials and features. The interior walls of the front portion of the building are painted plaster throughout, with the exception of two exposed brick walls in the rest rooms. The ceilings on the lower level are painted drywall and the ceiling of the second floor exposes the heavy timber wood roof structure. The original painted wood windows and trim were salvaged, repaired and repainted. The original wood baseboard was salvaged where available and new, matching base was provided in

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Fort Collins Armory
Larimer County, Colorado

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other locations. The wood floors were repaired and refinished. New wood stairs were constructed to the second level. Lighting throughout is pendant type incandescent fixtures.

The rear section of the original main building (originally the Armory's drill hall), features the original exposed brick walls and exposed heavy timber roof structure. Many former window openings were filled in with brick to complement the existing brick walls during the recent rehabilitation. The brick walls appear in good condition, although the north wall has much discoloration from unknown causes. The wood flooring was repaired and refinished throughout. A new concrete floor in the rear 20 feet of the space was installed during the renovation, replacing a severely deteriorated concrete structure there. An original balcony, which overlooked the drill hall on three sides, is still in existence, and is suspended from the roof structure by steel rods (see photographs 14-15). The balcony, or mezzanine, now includes a new steel railing to provide adequate life safety protection. The original painted car-siding face of the original balcony railing was repaired and repainted. An expanded skylight was installed to provide additional natural light to the main space. The skylight was framed from salvaged wood (from this building) and has new insulating glazing with two motorized operable units for natural ventilation.

A new conference/meeting room structure, added during the recent renovation, is elevated above the main floor level (see photograph 20). This structure, featuring an exposed steel support frame, salvaged wood wall framing, and frosted glass wall panels, floats above the main floor level creating a small second level that is connected to the main floor and the balcony floor by a new exposed steel stair structure.

Fort Collins Armory

Larimer County, Colorado

Name of Property

County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property 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 lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

MILITARY

ENTERTAINMENT / RECREATION

ARCHITECTURE

Periods of Significance

1907 - 1930

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Garbutt, Arthur M.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society
City of Fort Collins, Advance Planning Dept.

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Fort Collins Armory
Larimer County, Colorado

Section number 8 Page 7

STATEMENT OF SIGNIFICANCE

The Fort Collins Armory is eligible for listing in the National Register of Historic Places under Criterion A for its association with Colorado's military history and for its singular contribution to the cultural development of Fort Collins during the early 1900s. Built in 1907 at the height of a local building boom, and serving as an armory until 1922, this was Fort Collins' first permanent armory. Boosters heralded the newly-built armory as the state's finest, and several front page newspaper stories, reporting on its planning and construction, are indicative of its perceived importance to the community. First and foremost, the armory was built to serve as a drill hall and living quarters for the sixty men of Company F of the First Infantry of the Colorado National Guard. At its inception, the armory building also served Fort Collins as the city's largest public convention and performance hall. A large balcony, or mezzanine, overlooking the drill hall was reportedly designed to accommodate one thousand spectators. Large crowds gathered not only to view Company F's drills, but also to attend traveling shows and lectures. The armory is historically significant not only for its relationship with the military troops of Company F but also for its use as an entertainment hall and social gathering place. The armory's early use as both a military facility and as a popular meeting hall reflect Fort Collins' growth from a relatively small agricultural community of the late 1800s to a more modern, cosmopolitan city of the twentieth century. The period of significance begins with the building's opening in 1907, extends through the date it ceased to be an armory, and concludes in 1930, the last year the building was used as a venue for community entertainment.

The Armory building is also eligible for inclusion in the National Register of Historic Places for its architectural significance under Criterion C. Constructed in 1907, the Fort Collins Armory is one of approximately twenty armories in Colorado dating from the very late 1800s and early 1900s (circa 1890s-1920s), and it embodies many key defining characteristics of armory construction in Colorado during this time period. On the exterior of the building, these features include: the building's symmetrical facade; the large central entryway with a rounded brick arch with a central keystone; the crenelated parapet at the top of the facade wall; and the corbeled brick courses along the upper facade wall. Characteristic features within the armory's interior include: the large rear drill hall, with a two-story high ceiling; the two-story front portion of the building, constructed with two floors, for offices and sleeping quarters; and the wrap-around balcony or mezzanine, from which spectators could view the members of Company F as they conducted their drills.

BACKGROUND HISTORY

Fort Collins had its beginnings as a military camp established in 1862 when soldiers were sent from the 9th Kansas Cavalry at Fort Laramie to guard emigrants and mail delivery along the Overland Stage Line. Camp Collins was so named by General James Craig in honor of Lieutenant Colonel William O. Collins, a popular commander headquartered at Fort Laramie. The Kansas Cavalry was replaced soon after by Colorado troops, until 1864 when Company F of the 11th Ohio Cavalry was ordered by Colonel Collins to relieve the Colorado soldiers.

Initially located on the Cache la Poudre River, near present-day LaPorte, the camp was moved downstream following a flood in June 1864. After the move, the camp was upgraded to a fort, and was subsequently called Fort Collins, continuing to honor its original namesake, William O. Collins. The military presence was short-lived. In 1866, the last soldiers were withdrawn. However, the small group of settlers, which had grown to serve the post, remained to form the foundation of a permanent community. Fort Collins' first streets were platted the following year, and in 1868 the nascent town was designated the Larimer County seat. In 1872, an agricultural colony - an offshoot of Greeley's Union Colony - was established at Fort Collins, bringing new settlers into the

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Continuation Sheet

Fort Collins Armory
Larimer County, Colorado

Section number 8 Page 8

region. This development was followed by the arrival of the Colorado Central Railroad in 1877, and by the founding of the Colorado Agricultural College (now Colorado State University) in 1879.

Fort Collins' initial commercial development was concentrated near where the fort was located, in an area which became known as "Old Town," along Linden Street and Jefferson Street (known then as the Denver Road). Following the financial panic of 1873, Old Town began to lose ground to new commercial growth along College and Mountain Avenues.

Platted by Franklin Avery in January 1873, this new area of the town extended the Fort Collins' limits west to Whitcomb Street and south to Elizabeth Street. Jefferson Street continued to define the city's northeastern edge, as development in that direction was impeded by the Cache la Poudre River. Unlike Old Town, which had been platted at right angles to the river, "New Town" was platted on straight north-south and east-west lines, using cardinal points of the compass. The 1873 platting also designated that land near the southern end of College Avenue be set aside for the establishment of a state agricultural college.

By the early 1880s, Fort Collins had become an important regional agricultural center, with its reputation enhanced by its status as the Larimer County seat, and by the founding of the Colorado Agricultural College in 1879. From a population of 2000 in 1881, the city continued to grow and prosper through the end of the twentieth century. In the early 1900s, Fort Collins' economic and social growth was significantly impacted by the advent of the sugar beet industry in northeastern Colorado. An experimental crop of sugar beets was grown in the Fort Collins-Loveland area in 1898, yielding excellent results. Beet sugar production was then promoted by the Colorado Agricultural College, and during the ensuing years, more and more Larimer County farmers began to grow sugar beets. The Great Western Sugar Company was incorporated in February 1901, and within the next few years sugar factories had been built at Fort Collins, Loveland, and elsewhere, as the growing and processing of beet sugar quickly became the region's most important agricultural industry.

It was against this backdrop of economic prosperity and social growth that the Fort Collins Armory was constructed in 1907. In that year, local entrepreneurs S.H. Clammer and F.A. Carleton acquired Lots 17-20 in Block 11, of the City of Fort Collins. Located at the intersection of Mountain Avenue and Chestnut Street, where the Old Town and New Town areas of Fort Collins come together, these lots fronted prominently onto East Mountain Avenue. Clammer and Carleton purchased the undeveloped lots from Charles Buckingham of Boulder for \$2500.00, and then arranged to lease the land to the State of Colorado, for the construction of an armory to house the sixty men of Company F of the Colorado National Guard. Company F had previously been meeting in a building known as Ault Hall in the 100 block of West Mountain Avenue. Ault Hall, though, provided only meeting space, and was not large enough to offer permanent quarters for the soldiers, or to provide room for a drill hall.

Under terms of the lease agreement, Clammer and Carleton retained ownership of the property, and paid for the armory's design and construction, which was initially estimated at \$18,000.00. The State of Colorado, meanwhile, was to pay Clammer and Carleton \$1800.00 per year for a ten-year lease.

The new armory building was designed by Arthur M. Garbutt, who was among Fort Collins' best known and most respected architects during the early 1900s. In addition to the armory, Garbutt also designed such prominent buildings as the Colorado Building on South College Avenue (1905), the Orpheum Theater at 163 N. College Ave. (1907), and the Y.M.C.A. Building at 140 E. Oak St. (1907). Garbutt also designed several of Fort Collins'

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Fort Collins Armory
Larimer County, Colorado

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more stately residences, including the ten-room home of Dr. W.A. Kickland at the corner of Mountain Avenue and Sherwood Street, built in 1908.

As designed by Mr. Garbutt, the new armory would be large enough to house all the members of Company F, with both officers' and enlisted men's quarters, a training and a drill hall on the main floor, and horse stables, baths and showers in the basement. The new hall was even to include a large mezzanine for visitors to view the soldiers' drills, as well as to view other entertainment venues booked at the new facility.

A request for bids for the structure was issued in early February 1907, and on March 5th the contract for armory's construction was let to Fort Collins builder M.G. Conley. Working with the troops of Company F, Conley wasted no time in beginning construction. Ground was broken for the armory the following day, as on March 6, 1907, the *Fort Collins Weekly Courier* reported that "Capt. Earl P. Riddell of Co. F, 1st Regiment C.N.G. held the plow that turned up the first dirt in the excavation for the new armory, today." The *Fort Collins Express* also carried a story on the armory's construction, reporting that the construction contract had been let to Mr. Conley, and that Captain Riddell, Lieutenant Bob Fuller, and Lieutenant Olson were at the head of the construction effort for the men of Company F.

Anticipating the armory's summer opening, Fort Collins newspapers continued to report on the facility's construction progress during the spring of 1907. On April 24th, the *Fort Collins Express* informed its readers that, in addition to serving as an armory, the new building:

...will furnish the most attractive audience room for elaborate entertainments and for convention and lecture purposes. It is proposed to secure as soon as it is in readiness, amusements, which will bring large gatherings here. Fort Collins has long been in need of just such a convenient and spacious hall as the new armory will furnish.

Completed at the end of July 1907 (a month behind schedule), the armory's prime attraction was its 48-foot by 75-foot drill room, with a maple floor, a 24-foot ceiling and a 1,000-seat viewing mezzanine. The front part of the building contained two stories, where the officers' and enlisted men's quarters were located. Enlisted men were housed on the second floor, as was the quartermaster. The officers' quarters, a ticket office, and coat checkrooms were all on the main floor. The basement held a firing range and shower baths with marble floors.

The armory's construction took place during a decade of socioeconomic growth and prosperity - a golden period in Fort Collins, fueled by the construction of the sugar beet factory and rapid population growth. The year 1907 was particularly expansive, seeing the construction not only of the National Guard Armory, but also of other landmark structures such as the Y.M.C.A. building, the LaPorte High School, the First National Bank, the State Mercantile Company building, the Fort Collins Orpheum Theater Co. building, and the Mountain Avenue rail line.

A formal banquet ceremony honoring the new armory was held on October 15, 1907, with Colorado Governor Henry Augustus Buchtel as the honored guest. In an article titled "Armory Banquet a Great Success," the *Fort Collins Weekly Courier* reported on the dedication ceremony, and on the armory's successful completion:

Military splendor characterized the dedicatory banquet given in the new armory last night by Company F, Colorado National Guard, with Governor Buchtel as the guest of honor. The chief executive was accompanied by members of his staff and an escort of militiamen resplendent in

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Fort Collins Armory
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dress parade uniform. A mass of color - red, white; fragrant hot house roses and carnations – these greeted the eye of the beholder on entering the armory, which had been converted into a banquet chamber by the skillful touches of the decorator's art. Behind the speaker's table was an immense flag which stretched almost the full width of the room and in its center, overlooking the guests of honor, was perched an American eagle, as though to inspire the orators to greater efforts in their patriotic declarations and their eulogies of the stars and stripes. The flower and chivalry of Northern Colorado was assembled for the feats, the guests being drawn from among the best people of this and neighboring towns, with not a few from the capital. The mingling of epauletted soldiery and the civilian in dress attire with women gowned in the height of fashion, gave the affair the stamp of social consequence that marked it as the event of the fall season in this section of the state.

According to the *Courier*, about 500 people attended the event, and Governor Buchtel spoke about "true Americanism," orating that "it is a spirit that men are imbued with rather than a nationality they are born into." Military speakers then drew on Civil War anecdotes to rally the crowd and to instill pride in the new armory. Following the dedication banquet, the armory hosted its first military ball just two nights later. Tickets that sold for the banquet at \$1.50 each were honored for the ball as well.

From the time of its construction until 1922, Armory Hall, as it became known, continued to serve the needs of Company F, as well as to be used for cultural events, lectures, and conventions. Beginning in 1914, area teenagers were able to take advantage of the drill hall's fine maple floor, using it as a roller skating rink at regular intervals. A few years later, as the building's use as an armory was coming to a close, sporting enthusiasts were also able to enjoy regular Friday night fights booked at the armory.

By the late 1910s, citizens of Fort Collins were clamoring for the construction of an even newer armory. The city had grown to more than 8,000 people, and the need for a larger hall, with twice the seating capacity, had become evident. Accordingly, a new armory was built in the early 1920s, on the east side of College Avenue, opposite the chemical building on the Colorado State University campus. Land for the new armory had been purchased by the city of Fort Collins from the college's Sigma Nu Fraternity, and the city then donated the land to the National Guard. The new armory's cost of construction was reported at \$41,000.00. After the new armory was completed in 1922, the old armory on East Mountain Avenue was then abandoned by the National Guard.

Although no longer an armory, this building continued to be used as an entertainment hall until the end of the 1920s, with boxing matches continuing as a prime attraction. On April 7, 1922, welterweights "Kid Evans" of Windsor and "Battling Drake" of Thermopolis, Wyoming, brawled at the armory in what was the beginning of five-night-a-week fights. The facility's use as a roller skating rink continued throughout the 1920s as well.

In 1930, the armory ceased to be an entertainment facility, and was converted to commercial use. It became Fort Collins' premier laundry and dry cleaning business – the Paramount Laundry and Cleaners. The building then remained Paramount Laundry until 1994 - with at least one owner and his family living at times in the former quartermaster's apartment. A successful Fort Collins business, Paramount Laundry and Cleaners provided most of the laundering business for motels in Loveland, Estes Park and Fort Collins through the 1970s.

After the long-running laundry business closed in 1994, a succession of other companies explored locating a variety of retail establishments in the old armory. These included a local pizzeria, a sports bar and grill, a furniture store, and others. In the end, these enterprises all decided that the building did not meet their needs, or

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Fort Collins Armory
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that the renovation costs would be prohibitive. The building sat vacant until 2000, when it was acquired by Paul Jensen, a local graphics and creative advertising entrepreneur. Mr. Jensen put together a restoration proposal designed to restore its original historical integrity, while at the same time creating a place for professional offices, including his own business. Mr. Jensen's proposal was enthusiastically endorsed by the Fort Collins Downtown Development Authority and by the city's Landmarks Preservation Commission. Plans for the rehabilitation were developed by The Architects' Studio, of Fort Collins, and in July of 2000 the rehabilitation project was submitted to the National Park Service for a Historic Preservation Certification Application. During the process, the building was designated as a Fort Collins Landmark, and the Landmark Preservation Commission gave final approval to the rehabilitation plans in September 2000.

With the rehabilitation work successfully completed, the Fort Collins Armory now appears much the same as it did during its use as an armory from 1907 to 1922. The building's facade has been restored, while the interior drill hall space and the mezzanine were rehabilitated to evoke memories of their original historic appearances. Equally important, the armory building now represents a viable entity in economically and socially vibrant downtown Fort Collins. Whereas just two years ago the building sat vacant as an abandoned, derelict, structure, it is now home to a number of successful professional firms. The armory is now one of Fort Collins' most prominent historic buildings. The structure's appearance proudly recalls its historic uses as an armory and meeting hall while housing productive businesses in the modern era.

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Fort Collins Armory

Larimer County, Colorado

Name of Property

County/State

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 493862 4492732
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Carl McWilliams, Principal (Please see continuation sheet.)

organization Cultural Resource Historians date May 17, 2002

street & number 1607 Dogwood Ct. telephone 970/493-5270

city or town Fort Collins state CO zip code 80525

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Paul M. Jensen

street & number 244 Pine Street telephone 970 / 221-4254

city or town Fort Collins state CO zip code 80524

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determining eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

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GEOGRAPHICAL DATA

Verbal Boundary Description

The verbal boundary description for the Fort Collins Armory is the parcel of land known as Lots 17 and 18, Block 11, City of Fort Collins, County of Larimer, State of Colorado.

Boundary Justification

The above described Lots 17 and 18, Block 11, City of Fort Collins, is the entire parcel of land historically associated with the Fort Collins Armory building.

FORM PREPARED BY

This National Register of Historic Places Registration Form for the Fort Collins Armory is the result of a cooperative work effort by Amy Satterfield, Don Bundy, of the Architects' Studio, and Carl McWilliams, of Cultural Resource Historians. Ms. Satterfield, who is the wife of Paul Jensen, the property's owner, conducted the bulk of the historical research, and wrote a draft Narrative Statement of Significance (section 8). Mr. Bundy wrote a draft Narrative Description (section 7), and prepared the Sketch Map. Mr. McWilliams edited the narratives prepared by Ms. Satterfield and Mr. Bundy, took the black-and-white photographs, and completed the remaining sections of the registration form.

PHOTOGRAPH LOG

The following information applies to all the photographs:

Name of property: Fort Collins Armory
City, county, and state: Fort Collins, Larimer County, Colorado
Photographer: Carl McWilliams
Date of photograph: 12 May 2002
Location of original negative: Fort Collins Armory Building, c/o Paul Jensen
314 E. Mountain Avenue, Fort Collins, Colorado 80524

Photograph 1: View of south elevation (facade) of the Fort Collins Armory. View to the north.

Photograph 2: View of south elevation (facade), and a small portion of the upper east elevation, of the Fort Collins Armory. View to the north-northwest.

Photograph 3: View of south elevation (facade), and a portion of the upper west elevation, of the Fort Collins Armory. View to northeast.

Photograph 4: View of south elevation (façade), and a small portion of the upper east elevation, of the Fort Collins Armory, with views of adjacent buildings. View to northwest.

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- Photograph 5: View of upper portion of the south elevation (facade) of the Fort Collins Armory. View to north.
- Photograph 6: Detail view of upper portion of the south elevation (facade) of the Fort Collins Armory. View to north.
- Photograph 7: View of the main entrance on the south elevation (façade) of the Fort Collins Armory. View to north.
- Photograph 8: Detail view of keystone above main entrance on the south elevation (façade) of the Fort Collins Armory. View to north.
- Photograph 9: Detail view of windows on the south elevation (façade) of the Fort Collins Armory. View to north.
- Photograph 10: View of portions of the west and north elevations of the Fort Collins Armory. View to east-southeast.
- Photograph 11: View of portions of the west and north elevations of the Fort Collins Armory. View to southeast.
- Photograph 12: Interior view showing the northeast corner of the former drill hall. View to east.
- Photograph 13: Interior view of roof framing system in the former drill hall. View to north.
- Photograph 14: Interior view of roof framing system in the former drill hall, and the upper portion of the mezzanine in the south end of the building. View to north-northeast.
- Photograph 15: Interior view of roof framing system in the former drill hall, and of the mezzanine. View to southwest.
- Photograph 16: Interior view of the former drill hall, and of the mezzanine. View to east-northeast.
- Photograph 17: Interior view of office space on the second floor, in the south end of the building. View to east.
- Photograph 18: Interior view of front entrance lobby. View to north.
- Photograph 19: Interior view of front entrance lobby. View to south.
- Photograph 20: Interior view of conference room in the upper portion of the former drill hall. View to southwest.
- Photograph 21: Circa 1907 view. Photographer unknown. Fort Collins Public Library.

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USGS TOPOGRAPHIC MAP
Fort Collins Quadrangle, Colorado
7.5 Minute Series, 1984

