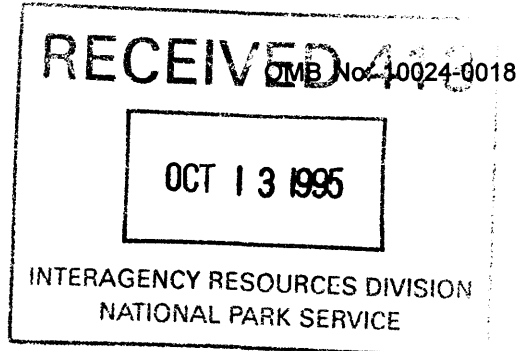


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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 Morgan City Hall

other names/site number 5MR622

2. Location

street & number 110 Main Street [N/A] not for publication

city or town Fort Morgan [N/A] vicinity

state Colorado code CO county Morgan code 087 zip code 80701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [].)

[Signature] State Historic Preservation Officer October 12, 1995
Signature of certifying official/Title Date

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:

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] Signature of the Keeper Date
Edson H. Beall 11/22/95

Fort Morgan City Hall
Name of Property

Morgan County, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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)

GOVERNMENT: city hall

Current Functions
(Enter categories from instructions)

EDUCATION: education-related

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK

roof ASPHALT
other

Narrative Description

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

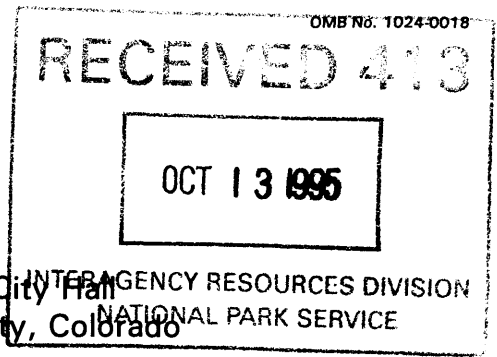
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Fort Morgan City Hall
Morgan County, Colorado

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE



DESCRIPTION

The Fort Morgan City Hall building, exhibiting the Classical Revival style with an eclectic borrowing of detail, is prominently located on the northeast corner of Main Street and the Burlington Railroad right-of-way at the southern entrance to Fort Morgan's downtown business district. The City Hall is a free standing, rectangular, approximately 43 x 108 foot, two-story building with an elevated basement, flat roof and parapet. The exterior of the building is of red brick in running bond with a cut stone foundation. The simple dignified architecture reflects the modest, limited nature of the Fort Morgan city government.

The exterior form of the building is a functional, straight forward, often illusory, classical form which was a popular expression for turn-of-the-century municipal building construction. Brick pilasters with cut stone bases and capitals composed of egg and dart bands divide the facade (Main Street elevation) into three bays. A recessed entry porch reached by seven stone steps provides access to the main building entry. The porch floor is of mosaic tile laid over a city water well which is covered by thick glass in a fixed, circular brass cover. The modern double aluminum doors are surrounded by narrow sidelights and a transom. The two flanking facade bays contain original pairs of tall, narrow, one-over-one, double-hung sash windows which share a cut stone sill. Several of these windows are covered with removable, four-light storm windows. The second-floor of each facade bay contains a large half-round arch composed of three courses of rowlocks with stone keystones. Each opening is divided vertically. The windows are currently covered with a fabric, sun-block material. Undecorated brick spandrels add interest and dimension to the flat walls. The spandrel in the middle bay is a stone panel incised with the name and date of the building, "City Hall, 1908."

The north and south elevations repeat the fenestration of the facade's side bays. The five bays on the north elevation are identical except that the upper windows in the three easternmost bays are boarded over. On the south elevation, the western most bay and the two eastern most bays repeat the facade treatment. The middle bay contains a trio of narrow boarded over windows with a common stone sill on the first-story. The upper windows of the three eastern most bays and the first-story windows of the second bay from the east are boarded over. The second bay from the west is unique in design. The second-story rowlock arch surrounds a smaller two course rowlock arch containing a four-light window with stone sill. The window illuminates the atrium stairway inside. A glazed metal door at grade opens onto the stairwell. The entablature, which surrounds the north, west and south elevations, has a wide undecorated band beneath the cornice with modillions and dentils. A short brick parapet wall with extended center sections rises above the metal cornice.

The east elevation includes a single story, flat-roofed, brick addition. The addition is without fenestration except for two, three-light fixed widows on the south elevation and a metal door on the east elevation. The second-story of the original building's east elevation is visible above the one-story addition. The elevation is without fenestration or any stylistic elements. A square, brick smokestack rises along the center of the wall.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Fort Morgan City Hall
Morgan County, Colorado

The front door opens into a linear central hall with polished tile floors and smooth marble trim suggesting movement and depth. Two enclosed front rooms on each side of the hall were administrative offices for the city superintendent and the clerk. The hall proceeds to a second large doorway that opens to the former main work room for city employees. The focal point of the center hall atrium is the staircase which rises to the second-story hall. The city council chambers were located on the upper floor in a room running the length of the building facade. The room across the rear of the second-story housed the community's largest public assembly hall and reception room which was lighted by the impressive arched windows.

Alterations

The present building is in good condition. The building was vacated by the city government in 1981 and is currently rented by the Board of Cooperative Educational Services. Exterior alterations have been largely cosmetic, the most prominent being the numerous boarded over windows. The original window frames remain intact. The original front door and decorative surround were removed and replaced with a pair of glazed aluminum doors with plate glass surrounds. The biggest single alteration is the 1950 brick addition off the rear (east) elevation. The addition minimally impacts the integrity of the original building because of its placement, size, and scale. The addition housed the work area for the street department.

The interior of the building has been slightly altered by the removal of the original large door from the center hall into the employee's work room and the removal of the customer service counter. The door was replaced with large glass doors and the walls in the work area have been covered with wood paneling. The walls in the large assembly room upstairs are paneled and the windows boarded up.

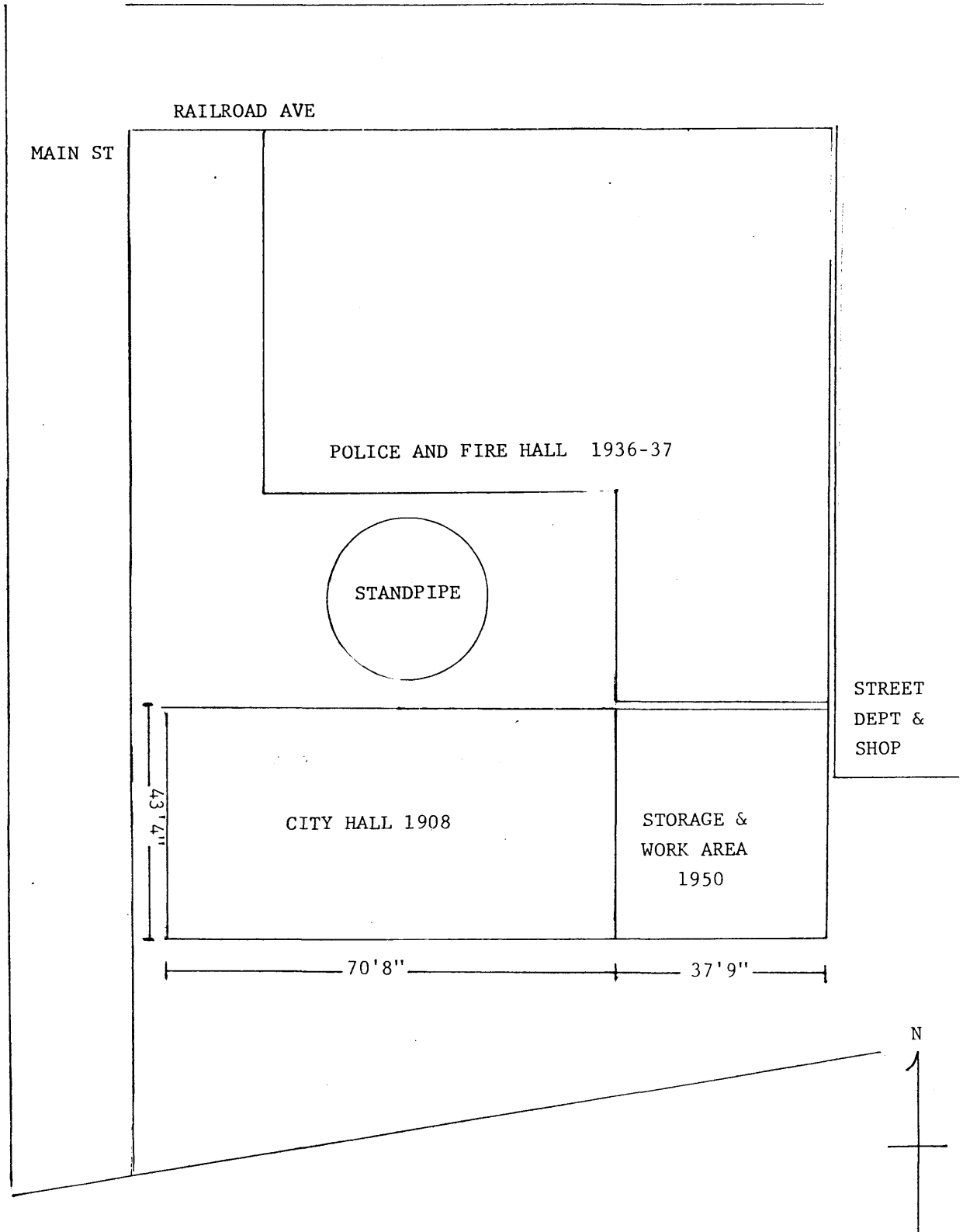
Recent alterations to the Fort Morgan City Hall have not significantly lessened the building's integrity. The building retains the ability to convey its historical significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Fort Morgan City Hall
Morgan County, Colorado



Fort Morgan City Hall
Name of Property

Morgan County, Colorado
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.

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

9. Major Bibliographic 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

Areas of Significance
(Enter categories from instructions)
COMMUNITY PLANNING AND DEVELOPMENT

Periods of Significance
1908 - 1940

Significant Dates
N/A

Significant Person(s)
(Complete if Criterion B is marked above.)
Cox, George G.

Cultural Affiliation
N/A

Architect/Builder
Marean, Willis Adams
Norton, Albert Julius
Smith, C.J.

Primary location of additional data:

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

Name of repository:
Fort Morgan Heritage Foundation

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

Fort Morgan City Hall
Morgan County, Colorado

STATEMENT OF SIGNIFICANCE

The Fort Morgan City Hall building is significant under Criterion A for its association with events that made an important contribution to the development of Fort Morgan. With its monumental proportions and dignified details, this striking example of the Classical Revival style at the head of Main Street represents the beginning of Fort Morgan's municipal history. The City Hall building symbolizes the growth, prosperity and maturity of the Fort Morgan community. The building's construction coincides with the beginnings of political patronage as the city leaders established an infrastructure of public service and public works. The building became the focal point in the civic development of Fort Morgan and served as a center of municipal government and community life for 72 years. The prominent location at the southern entrance to the central business district and across from the Burlington Railroad depot, the primary railroad exchange, contributes to the historical importance of the site.

The building is also significant under Criterion B for its association with George G. Cox, the one man most responsible for planning, establishing, and operating the growing range of city services and public amenities in Fort Morgan during the first four decades of the twentieth century. Cox served as the city's first, most influential, and most productive superintendent. The design of the City Hall reflects his innovative yet pragmatic approach to municipal services. The building housed his own office as well as the city departments he so ably supervised.

Early History of Fort Morgan

Located about 80 miles northeast of Denver, Fort Morgan has a history of vigilance and resourcefulness as the community turned the plains into prosperous farmland. In 1882, two railroads, the Union Pacific and the Burlington, laid rails north and south of the future townsite as they headed for Denver, thus increasing area land values. In 1884, Abner Baker, the founder of Fort Morgan, completed the region's first irrigation canal from the South Platte River and delivered life sustaining water to surrounding farms. The town was platted that same year and by year's end five houses and a twenty room hotel stood complete. Fort Morgan grew steadily as a regional agriculture and transportation center.

Fort Morgan City Hall

By 1908, the town of Fort Morgan had grown enough to warrant an official change of status from town to city. In April of that year the town council passed an ordinance changing the chief elected officials from a board of trustees to a mayor and alderman, the later operating as the city council. As part of the change over, the community authorized the construction of a city hall building to house the offices of the new administration.

The city hired the Denver architectural firm of Marean and Norton to design the \$20,000 city hall building. The firm first began practice in 1895 when Willis Adams Marean joined Albert Julius Norton in partnership. The architects designed numerous residences, commercial buildings, and public facilities over the next 44 years. Among their more notable structures are the Chamber of Commerce and YMCA buildings in Denver, the Cheesman-Boettcher House (now the Governor's Mansion and a

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Fort Morgan City Hall
Morgan County, Colorado

National Register property), and the Greek Theater in Denver's Civic Center and the Cheesman Park Pavilion (both contributing resources in National Register districts).

The Classical Revival design of the Fort Morgan City Hall gave the building a stately, governmental appearance in keeping with its intended function. Its prominent corner location added to the commanding presence of the building. Its long years of active service speaks to the structural stability and functional appropriateness of the original design. Local builder C.J. Smith constructed the building.

In addition to the city offices, the City Hall provided the Chamber of Commerce with an office and display room for businesses and products of Morgan County. Local citizens as well as railroad travelers found a comfortable place to rest while gaining information about the community.

A large room on the second floor held a 900-book collection from the Ladies Library Association. The city hired the first librarian who opened the new library every afternoon and evening. After eight years the library outgrew City Hall and moved to the new Carnegie Public Library in City Park.

Many civic organizations used the Assembly Room at City Hall for their regular meetings. The Fort Morgan Band practiced every Wednesday evening at City Hall and was paid by the city to perform 20 concerts during the summer in the Assembly Room. During the 1920s and 1930s, the Morgan County Federation of Farm Women Clubs, consisting of 16 separate clubs, met monthly at City Hall. Every New Year's Eve the federation held a midnight watch party at the hall for club members and their families.

In 1927, the city engineer and the city electrician received a broadcasting license for the City of Fort Morgan and organized the first radio station, KGEW. The station broadcast at 100 watts from the second-story of City Hall. Many talented local people sang or played musical instruments over the radio. In 1928, a regular Saturday night distance test received many reception reports from as far away as Chicago, California, and even the Hawaiian Islands.

In 1924, the City of Fort Morgan joined the Colorado Municipal League and by 1927 the City Hall building on Main Street was pictured on the front of the Colorado Municipalities Magazine with a feature story inside claiming Fort Morgan to be one of the most progressive little towns in the state. Two years later, the city hosted the annual meeting of the Colorado Municipal League in the City Hall where George Cox, the city's first superintendent, was elected state president of the league.

George Cox and the Evolution of Fort Morgan Public Services

George G. Cox, an engineer from Iowa, came to Fort Morgan in 1904 and soon became the city's first full-time employee as city superintendent. Fort Morgan municipal services were born and nurtured under the able hand of Cox. During his 36 year city career he directed the development of the public service infrastructure which helped transform the community from a rural township to a small but thriving industrial center and a regional agriculture supply and transportation hub. He implemented the

**United States Department of the Interior
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Continuation Sheet**

Section number 8 Page 6

Fort Morgan City Hall
Morgan County, Colorado

successful operation of the municipal water and light plants. He oversaw the construction of streets, parking, curbs and gutters, and the sewer system. He designed parks and public buildings. Cox took tremendous pride in Fort Morgan and won the confidence and respect of every mayor and city councilman under whom he served. He assumed as his personal responsibility the goal of making Fort Morgan the best possible place in which to live. He believed that its facilities should function for the benefit and enjoyment of its citizens.

Among the major municipal services developed by Cox, the electrical power and water systems are the most impressive. The town board authorized the municipal ownership of a lighting, power and heating plant to service a population of 5,000. The Fort Morgan electrical department was organized by Cox in 1906, with \$6,000 in bonds and \$3,000 raised by subscription. The Western Electric Company of Denver installed the first power plant that year for \$11,000. The power was supplied by a 75 kilowatt generator, which ran evenings only. A defining feature of Fort Morgan's lighting history was the policy of providing free power for residential porch lights. This innovation was adapted by the city administration in lieu of street lights. Fort Morgan soon became known as the "City of Lights" on the northeastern plains of Colorado.

When Fort Morgan began planning for its 1908 city hall, Cox envisioned not only a building to provide city offices and meeting rooms, but a structure in which to house and upgrade the municipal power generation and water distribution systems. The existing light plant moved to the basement of the new City Hall along with a new 100 kilowatt generator. By the early 1920s the electric output reached 400 kilowatts. The City Hall generating facility served well, but growing demand outstripped the ability of the basement to hold new equipment. Cox convinced the city council of the need to construct a separate electric generating plant capable of meeting the growing community's electrical needs. Cox designed the new plant which was constructed north of town along the South Platte River in 1923. That plant, with an addition in 1930, provided electricity until 1952. The power plant was listed in the National Register in 1993.

The water works plant in the City Hall basement was equipped with modern machinery capable of delivering 1,000,000 gallons of water per day. The building was constructed over two eight-inch wells, 185 feet deep, with pumps to raise the water into the large standpipe located on the north side of the building. Over time, an additional pump was added to double the system's capacity. By 1923, Fort Morgan used a series of wells throughout town to supply the public water system. The City Hall pumps then supplied water for the electric power generating cooling system. When the power plant moved to its new building in 1923, the City Hall wells were sealed with concrete, the equipment removed, and the basement area remodeled for the city records and billing department.

When George Cox retired from city government in 1940, he left behind a legacy of progressive municipal services and public facilities. Other Colorado cities sought to emulate his record of achievements in developing municipally owned utilities. He shared his vision and expertise as municipal commissioner for the State and president of the Colorado Municipal League in 1930. As both the

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Section number 8/9 Page 7

Fort Morgan City Hall
Morgan County, Colorado

building in which Cox worked for the majority of his career and as the location of the water and power departments he created and supervised, the City Hall building best represents his significant contribution to the development of Fort Morgan.

The 1908-1940 period of significance includes the years from the City Hall's construction to the retirement of George Cox.

BIBLIOGRAPHY

American City Halls, (Washington, DC: Preservation Press, 1985).

Fort Morgan Times

Supplement, "Events in the History of Fort Morgan," September 11, 1912.

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Harris, Cyril M., *Illustrated Dictionary of Historic Architecture*, (New York: Dover Publications, 1977).

Lois, Craif and staff of the Federal Architecture Project 1979, *The Federal Presence: Architecture, Politics and Symbols in United State Government Building*, (Washington, DC: Government Printing Office, 1979).

Longnecker, John, interview by Lyn Deal, December 2, 1994, Fort Morgan Heritage Foundation.

Minutes of the Fort Morgan City Council, 1906-1930, Fort Morgan City Hall.

Morgan County Herald

August 19, 1909

September 3, 1909.

One Hundred Eleven Trees, (Fort Morgan, Colo.:Fort Morgan Heritage Foundation, Inc.)

Fort Morgan City Hall
Name of Property

Morgan County, Colorado
County/State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1.	13 Zone	602010 Easting	4455745 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 Lyn Deal
organization Fort Morgan Heritage Foundation date October 9, 1994
street & number 404 Sherman Street telephone 303-867-7928
city or town Fort Morgan state Colorado zip code 80701

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 City of Fort Morgan
street & number 710 E. Railroad Ave. telephone 303-867-3001
city or town Fort Morgan state Colorado zip code 80701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine 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.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 8

Fort Morgan City Hall
Morgan County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

The nomination includes all the land in Lots 11 and 12 of Block 27, Fort Morgan, Morgan County, Colorado.

Verbal Boundary Justification

The nomination includes all the land historically associated with the Fort Morgan City Hall.

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-10:

Name of Property: Fort Morgan City Hall
Location: Fort Morgan, Morgan County, Colorado
Photographer: Clayton Fraser
Date of Photographs: October, 1994
Negatives: City of Fort Morgan files

<u>Photo No.</u>	<u>Information</u>
1	Front (Main Street) facade, view to the east.
2	Front (Main Street) facade, view to the northeast.
3	North elevation, view to the southeast.
4	Front (Main Street) facade and south elevation, view to the northeast.
5	South elevation, view to the northeast.
6	South and east elevations, view to the northwest.
7	Cornice detail, northwest corner, view to the southeast.
8	Upper pilaster detail, Main Street (west) facade, view to the east.
9	Entry floor detail, Main Street (west) facade, view to the east.
10	Dedication plaque, main entry, Main Street (west) facade, view to the north.

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**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation Page 9

Fort Morgan City Hall
Morgan County, Colorado

PHOTOGRAPH LOG (cont.)

Photo No. Information

11 Name of Property: Fort Morgan City Hall
 Location: Fort Morgan, Morgan County, Colorado
 Photographer: Unknown
 Date of Photograph: ca. 1908
 Negative: Location unknown
 View: Main Street (east) and north elevations, view to the southeast.

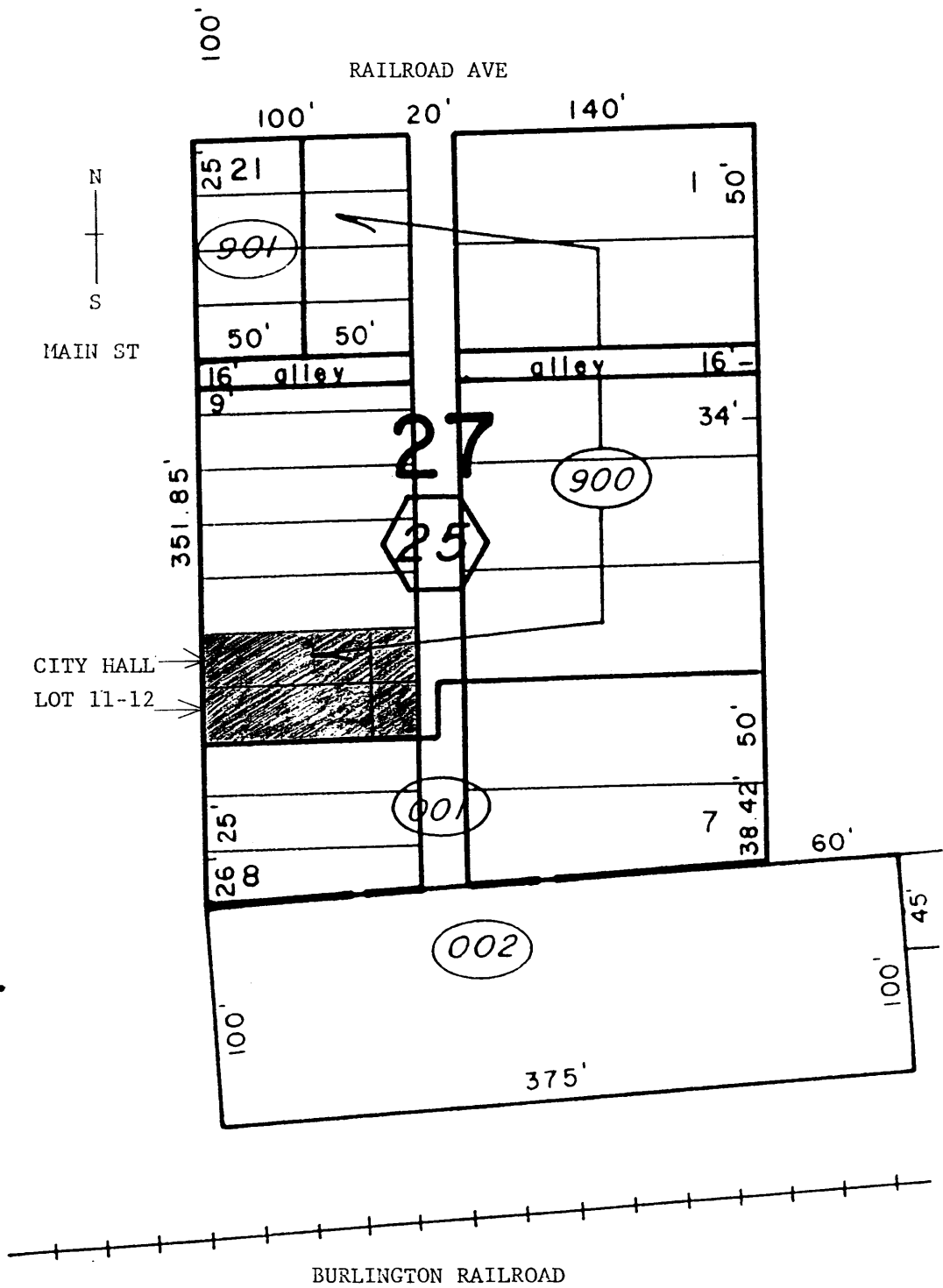
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Continuation Sheet

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Fort Morgan City Hall
Morgan County, Colorado

PLAT MAP



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National Park Service

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Continuation Sheet

Section number Additional Documentation Page 11

Fort Morgan City Hall
Morgan County, Colorado

USGS MAP
Lamb, Colo. Quad

Fort Morgan City Hall
Fort Morgan
Morgan County, CO
UTM Reference:
13/602010/4455745

