

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received APR 19 1985

date entered MAY 16 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Kissock Block Building

and/or common Kissock Block Building

2. Location

street & number 115-117-119-121 East Mountain Avenue n/a not for publication

city, town Fort Collins n/a vicinity of

state Colorado code 08 county Larimer code 069

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mountain Avenue Properties-Joint Venture c/o Walter F. Brown, Partner

street & number 117 East Mountain Avenue, Suite 205

city, town Fort Collins n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. County Recorders Office-Larimer County Courthouse

street & number 200 West Oak Street

city, town Fort Collins state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Historical Society, OAHP, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Kissock Block Building, originally constructed in 1889, currently stands as the only remaining Colorado Commercial Victorian structure on East Mountain Avenue outside of the Old Town Historic District. The recently renovated two story sixty-one foot wide facade consists of red brick highlighted with native sandstone lintels, formed metal cornices with applied ornament, and typical period grade level storefronts. This facade also serves as the streetscape focal point of the south side of the 100 Block of East Mountain Avenue since it is flanked by an alley to the east and open nondescript parking lots on both sides.

The plan dimensions of the Kissock Block Building, being approximately 61 feet by 98 feet incorporates three 20 foot wide grade level retail bays with a full basement below and approximately 5000 feet of second floor office space.

Exterior (Refer to Photos 1, 2, and 3)

The original 1889 structure abutted a similar 40 feet wide structure to the west thus encompassing the easterly 100 feet of Lots 7, 8, 9, and 10 in Block 121. However, due to split ownership through the years, the western two retail bays were demolished leaving the current 61 foot wide Kissock Block Building. In approximately 1895, as a result of significant fire damage, the entire first floor and second floor of the Kissock Block Building was rebuilt under the direction of the IOOF. At this time, the second level was converted to meet the IOOF's needs, one of which was a "clearspan" ballroom 40 feet wide. Thus the new roof was rebuilt incorporating a large coffered ceiling still evidenced externally by the existing rear roof line (See photo #2.).

Prior to renovation,¹ the primary front elevation consisted of flat upper level stone aggregate panels accompanied by a mil finish aluminum storefront system. However the east elevation and the rear elevation remained essentially as originally constructed. But the "fake" applied front veneer covered all historic detail at grade level and totally eliminated all second story fenestration and facade detail.

Removal of this "slipcovered" facade revealed that many of the original details such as the castiron columns, brickwork and native stone were in tact and in good condition though all original pressed metal cornices, pediment and typical period storefront detail had been removed.

The current renovated facade reflects a conscientious decision to specifically replace, through numerous reconstruction methods and historic photographs an historically correct circa 1889-1895 facade. As a result the facade now features appropriate replacement of the vast majority of the historic facade detail originally designed by the architect, Montezuma Fuller.

At grade level, a wood storefront system, consisting of wood kickplates, properly proportioned windows with transoms above, recessed entries with transoms and dentiled belt cornice signband re-establishes the historic street level proportions. Likewise the brick pilasters with rustic cut buff colored sandstone inlays were restored and/or replaced. Also, the original exposed castiron support columns were refurbished and their missing cap and base detail replaced.

¹The renovation was completed in 1984.

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Continuation sheet Kissock Block Building

Item number 7

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Renovation has also addressed re-establishing the second story fenestration and detail. Therefore the one-over-one double hung wood windows (with pink sandstone sills, intermediate transom lintel, and bold structural lintel) reflect the symmetry and rhythm of the 3-3-3 upper story fenestration pattern. Of major impact is the reconstruction of the upper cornice and pediment. Using a combination of formed sheet metal, pressed metal reproduction appliques, and milled wood ornament, this detail has been replaced. Thus the historic architectural elements of 4 major corbels, 6 minor brackets, 27 modillions, dentils and festooning have all been replaced.

Interior

The original first floor retail spaces of the Kissock Block Building most likely contained minimal detail or ornamentation. Review of limited interior photographs only revealed smooth plastered walls, wood floors, and basic millwork detail. However, actual detail remaining has been rehabilitated, including an intact pressed tin ceiling in the most westerly retail bay.

The second level contains a higher level of millwork detailing as exemplified by window jamb and sill trim, deep wood base molding, and "bead-board" wainscotting in the stairway, hallway, northern office, and the "old" ballroom space. Therefore missing sections were duplicated and replaced using a model of existing millwork.

Due to extensive subsequent fire damage on at least three occasions to the "old" ballroom space, the original plastered coffered ceiling in this space was destroyed beyond repair. Plus subsequent in-place structural roof repairs and reinforcement precluded reconstruction of this circa 1895 interior element without jeopardizing building integrity, let alone meeting current roof load capacity requirements.

Only one skylight was discovered on the second level (refer to photo #5). This single skylight was saved and refurbished. Likewise in this same space, the existing pressed tin ceiling was also refurbished by replacing missing panels and cove molding (refer to photo #4). Plus "spare" tin ceiling components discovered in the "attic space" were recycled within the second floor spaces adjacent to this space. Various areas where existing finished wood flooring was discovered were refurbished.

8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400-1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500-1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600-1699	XX architecture	..... education	..... military	XX social/
..... 1700-1799	..... art	..... engineering	..... music	..... humanitarian
XX 1800-1899	..... commerce	..... exploration/settlement	..... philosophy	..... theater
..... 1900-	..... communications	..... industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates 1889 **Builder/Architect** Architect: Montezuma Fuller

Statement of Significance (in one paragraph)

The Kissock Block Building in Fort Collins is significant as a good representative of the late 19th Century Commercial style within the community. As restored, the building is one of few commercial structures of its period with an intact storefront. It is also of interest for its association with John A. C. Kissock, a prominent local figure whose major public contribution was in the founding of the city's sewer system.

Constructed in 1889, the Kissock Block was designed and built for owner John A. C. Kissock by noted local architect Montezuma Fuller. (Other structures on the National Register credited to Fuller in Fort Collins include the Avery House and the Montezuma Fuller House.)¹ Upon completion, the initial tenants of the building were a furniture store; Edwards, Kissock and Abbott, the city's first abstracting company; and Scotts' Drugstore.²

Kissock is especially known in Fort Collins for his part in the establishment of the city's first sanitary sewer system. Although Kissock clearly recognized the need for a sewer system in the rapidly growing community, the general populace initially opposed the project because of the expense. Persistent in his convictions, Kissock brought experts from Denver at his own expense to make feasibility studies and cost estimates. Finally, in 1888, he persuaded city officials to install 2,870 feet of sewer line down Mountain Avenue to observe the results. City officials and citizens apparently gave their approval in that by 1911 over 19 miles of sewer system had been laid. For his early and financial support, John A. C. Kissock is now known as "the Father of Fort Collins' Sewer System."³

The Kissock Building was also an important center for social activities in the Fort Collins community. In 1895, the Independent Order of Oddfellows opened their new Grand Hall, occupying the entire second floor of the building. The agreement between Kissock and the Lodge required the Oddfellows to keep the roof in good repair and rebuild the second floor. For \$6,000 this was done and for the next fifty years the Kissock Block Building was the site of grand balls, banquets and dances sponsored by the Oddfellows.⁴

The structure as now restored reflects a style typical of the late 19th century. Almost all the original exterior elements such as the cornice, window treatment, and storefront have been restored. Of special note is the storefront which has been carefully restored with only minor modifications, such as the front entrance.

¹Evadene Burris Swanson, Fort Collins, Yesterdays (Evadene Burris Swanson, 1975), p. 170

²Ibid., p. 170.

³Ansel Watrous, History of Larimer County, Colorado (Courier Printing and Publishing Company, 1911), p. 25.

⁴Stewart G. Case, The First 100 Years—A Historical Sketch of Fort Collins I.O.O.F. #19, 1874-1974.

9. Major Bibliographical References

(see continuation sheet, Item #8 1 of 1)

10. Geographical Data

Acreeage of nominated property .15 acres

Quadrangle name SE/4 Fort Collins 15' Quadrangle

Quadrangle scale 1:24000

UTM References

A

1	3
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4	9	3	5	9	0
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4	4	9	2	6	7	1
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

East 60 feet of Lots 7, 8, 9, & 10 and east 5 feet of the west 80 feet of Lot 10, Block 121 in the city of Fort Collins. Within the nominated area, the Kissock ~~Block is the only building standing.~~

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title	Dick Beardmore Walter F. Brown	Edited: Gloria Mills
organization	A-E Design Associates Mountain Avenue Properties Joint Venture date 1/9/85	
street & number	110 North College 117 E. Mountain Avenue, Suite 205	telephone (303) 482-3600
city or town	Fort Collins	state Colorado 80524

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler
 title State Historic Preservation Officer date 4-15-85

For NPS use only

I hereby certify that this property is included in the National Register

J. Helona Byers ~~Entered in the~~ National Register date 5/16/85
 Keeper of the National Register

Attest:

Chief of Registration

date

Kissock Block Building
Larimer County, Colorado
Photo: Photographer & date unknown.
Shows building as it appeared
in 1895.
Photo courtesy of Fort Collins Library.

