

334 East Mulberry Street, Fort Collins, Colorado

JAMES B. ARTHUR HOUSE



AT A GLANCE

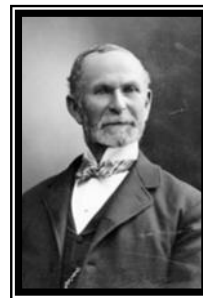
- ◆ Built in 1882 for James B. Arthur, Mayor of Fort Collins
- ◆ Excellent Old Town Location
- ◆ Zoned NCB Commercial
- ◆ Historical Designation/Grants Applicable

WWW.HISTORICCOLORADOVICTORIAN.COM



HISTORICAL SIGNIFICANCE

James B. Arthur was born in Ireland in 1835, a descendent of Scotch Highlanders who had been forced to leave Scotland during the civil and religious wars with England. Some of Arthur’s ancestors emigrated to America and fought in the revolution. At 14, Arthur left Ireland for America and by 1859 he headed for Colorado, enticed by the Gold Rush; though he experienced little success in placer mining.



James B. Arthur believed hay, which could be sold at a premium in the mining camps, would be a more lucrative endeavor. It is said that Arthur brought hay baling to the West with his cotton press hay baler.



The Arthur House, 334 East Mulberry

The Arthur House at 334 East Mulberry Street was built in 1882 for Mr. & Mrs. James Arthur at a cost of about \$7,000.

*TUESM Sketch Group
Fort Collins, Colorado*

In the early 1860s, Arthur filed a land claim near the Poudre river, a few miles below Fort Collins, and became a cattle rancher. He excelled at ranching and his herd grew to over 5,000 head. In 1862 he created a private ditch from the Cache La Poudre river now known as the “Arthur Ditch” that still runs through the CSU campus today. In the early 1880s Arthur sold all of his cattle interests and moved to the city.

Arthur was also an entrepreneur in the plaster and quarry business and served as Vice President of the Consolidated Plaster Company which had quarries in Loveland, Denver, and Colorado Springs. He was also Director of the Poudre Valley Bank and Director of the Empsom Packing plant in Longmont.

James B. Arthur had a measurable effect on the early growth of Fort Collins. His commitment to the community included service as a County Commissioner, City Councilman, and he served as Fort Collins Mayor from 1893-1895. In addition to being a state Senator, he also was a vestryman in the Episcopal church and a past master for the Masons.

Adapted from Ted Gatteau’s application to the Fort Collins Midtown Historic District.



HISTORIC PROPERTY INCENTIVES

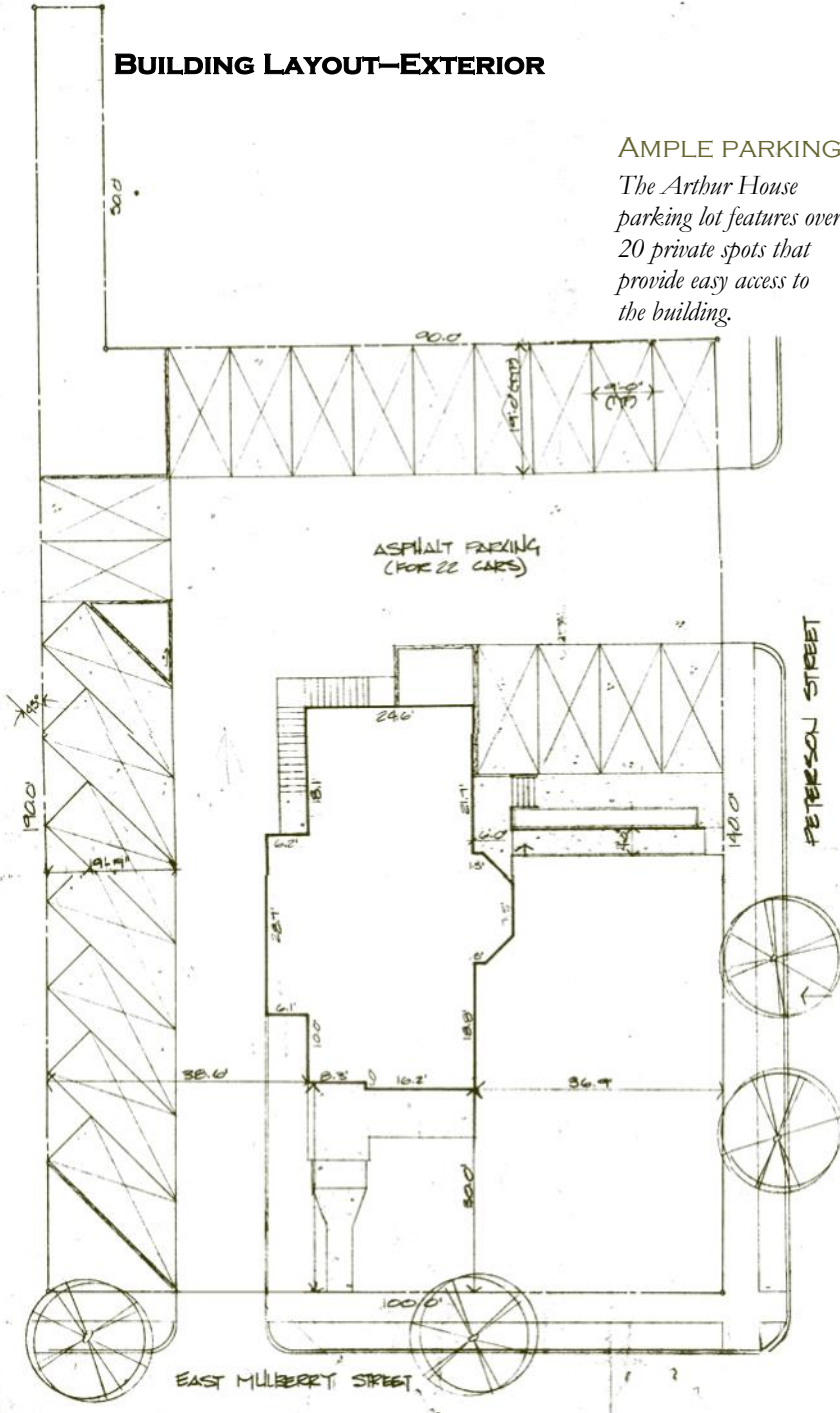
The Arthur House is eligible for federal programs as it is located in the Laurel School National Register District and with its rich history, the Arthur House could be designated a historic property. The City of Fort Collins has assembled a list of grants and incentives for historic properties.

- ◆ Colorado State Tax Credits for Preservation
- ◆ City's Landmark Rehabilitation Zero % Interest Loan Program
- ◆ Free Professional Advice
- ◆ Free Assistance Preparing Applications for the Financial Incentives
- ◆ The State Historic Fund Grants for Preservation/Rehabilitation
- ◆ Historic Structure Assessment Grants of up to \$10,000
- ◆ Colorado Historical Foundation Loan Fund to supplement grants
- ◆ Federal Tax Credits
- ◆ Grants up to \$30,000 for acquisition, stabilization, restoration, rehab, and reconstruction of a property.

See more at:

<http://fcgov.com/historicpreservation/financial-incentives.php>

BUILDING LAYOUT-EXTERIOR



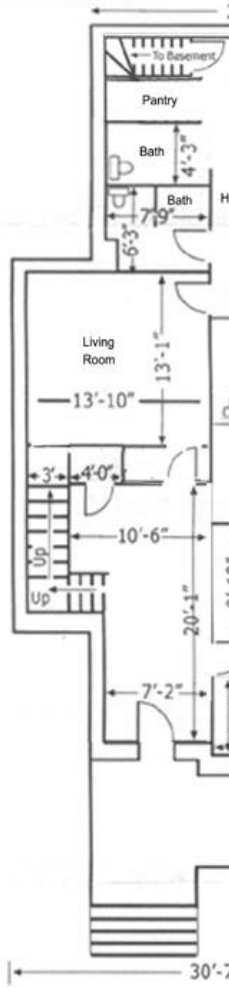
AMPLE PARKING

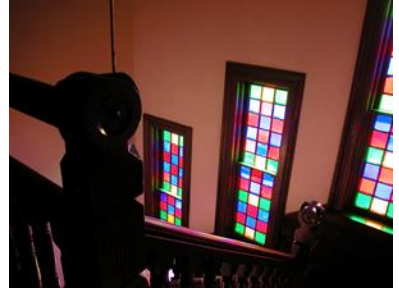
The Arthur House parking lot features over 20 private spots that provide easy access to the building.



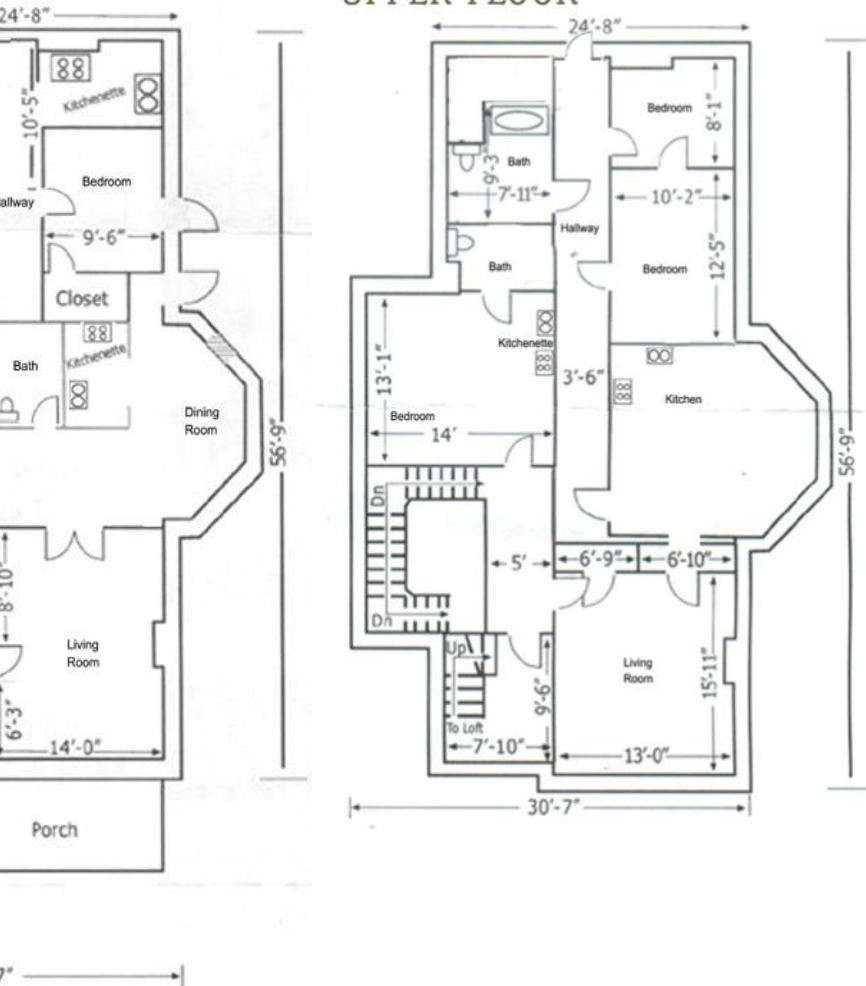
LAYOUT

MAIN FLOOR





UPPER FLOOR



TOP FLOOR





BUILDING CONSTRUCTION



- ◆ Mostly updated plumbing and electrical
- ◆ Modern heating plant
- ◆ Locally quarried sandstone foundation
- ◆ Carved sandstone lintels
- ◆ Quarried flagstone basement
- ◆ Three courses of brick mortar-filled in-between on exterior and load bearing walls
- ◆ Recent new roof
- ◆ Handicap ramp on east side of building
- ◆ Parking lot featuring ample parking space
- ◆ Stained glass on front door and next to stairwell
- ◆ Original walnut stairway
- ◆ New exterior paint





CURRENT USE, FUTURE USE

CURRENT USE

The Arthur House is currently utilized as a 5-unit apartment building that caters primarily to Colorado State University students.

FUTURE USE

Zoned Neighborhood Conservation Buffer (NCB), the historic Arthur House has many possible applications.

Possible Uses:

- ◆ Small Medical Clinic
- ◆ Real Estate Offices
- ◆ Lawyer Offices
- ◆ Bed and Breakfast Hotel/Inn
- ◆ 2 Single family condominiums with carriage house built in parking lot
- ◆ Single family home





WHEN THE HOUSE WAS BUILT...

In the early 1880s James B. Arthur sold his cattle ranch for \$90,000 and came to live full-time in his stately Queen Anne Victorian in Fort Collins. His home was built with the finest materials money could buy at the time. Flagstone quarried in nearby Masonville by the Wild family was hauled over to Fort Collins by wagon and team. The brick load-bearing walls were mortared three-brick thick and the sandstone foundation is rock solid today, more than 125 years later.

In his home, James and his wife Mary entertained Fort Collins' elite. At the turn of the century, the Arthur's were one of six prominent families in Fort Collins. Their travels, social occasions, even funeral attendance was chronicled by the local newspaper.

FROM RESIDENCE TO...

Since the days of the Arthur's, the Arthur House has had numerous commercial applications from offices to a hair salon, a French restaurant, a fraternity house and even a rest home. In addition to commercial uses, the Arthur house was a single family home. Residents have reminisced about playing in the carriage house, now a separate property located directly to the north.

THE FUTURE IS BRIGHT FOR HISTORICAL PROPERTY...

It is exciting to anticipate the next incarnation of the Arthur House. Its prime Old Town location on a bustling thoroughfare, Mulberry Street, along with plenty of parking make this property a great location for most commercial applications. Its rich history would make a great backdrop for a bed and breakfast or gold-suited offices. A mixed-use building of offices or a business on the first floor and a luxury residence on the second floor is also an attractive option. Another unique idea would be to split the building into 2 condominiums and build a carriage house in the northwest corner of the parking lot. Each condo would have its own entrance to the driveway and utilize its own half of the carriage house.

All of the beauty and integrity of an 1880s luxury residence, the Arthur House now features the electrical and plumbing units modern living requires. This property is ripe for developing your dream project.

Please Do Not Disturb Tenants