



334 E. MULBERRY ST. / ARTHUR HOUSE (1882)

Drawing from the 1894 Columbian Industrial Edition (Local History Archive at the Fort Collins Museum of Discovery, Image ID: H01378)

Existing Designation(s)?: National Register (contributes to Laurel School Historic District)

Landmark Eligible?: Likely eligible (survey at requester's expense)

James B. Arthur, one of the earliest Euro-American settlers in the Fort Collins area, made his fortune in cattle ranching in the 1860s and 1870s. After retiring from ranching, Arthur moved into town and pursued several business enterprises, such as the Rocky Mountain Plaster, Stucco & Manufacturing Co. and development of irrigation ditches. He also served as mayor in the 1890s. With his wife, Mary, Arthur commissioned Denver architects Nichols and Canman to build this mansion in 1881/1882; it cost \$7,000 and was celebrated as one of the finest residences in the city. Distinguishing architectural features, like the decorative bargeboard, prominent porch with sunburst element in the gable, narrow double-hung windows, and more, make this a truly distinctive home. As a multifamily property, exterior alterations to this "historic resource" are subject to historic preservation review under Land Use Code Sec. 3.4.7.

PROJECT REVIEW FOR HISTORIC PROPERTIES

Exterior work on designated historic properties in Fort Collins requires historic preservation review, as do alterations to commercial or multifamily properties that qualify as an "historic resource" under the City's Land Use Code.

		HISTORIC RESOURCE TYPE			
		Local Landmark	State Register	National Register	Eligible* (commercial & multifamily)
REVIEW REQUIRED	Land Use Code Sec. 3.4.7	X	X (commercial & multifamily)	X (commercial & multifamily)	X
	Municipal Code Ch. 14, Art. IV	X	Report only (single-family residences)	Report only (single-family residences)	

*Although eligibility for listing on the National Register or as a Fort Collins Landmark does not mandate that a property be designated, it does establish the property as a Historic Resource under Land Use Code Sec. 3.4.7. To ensure the property's historic character is retained, exterior work is reviewed using the Secretary of the Interior's Standards.

Secretary of the Interior's Standards (The "Standards" – <http://www.nps.gov/tps/standards.htm>)

The *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* are federal standards that guide alterations to historic properties. The City has adopted these Standards as the basis for project review on historic resources in city limits. The Standards help to maintain historic character and integrity, even when new uses or construction are proposed. The Standards allow for renovations or additions as long as the work is compatible with the property's historic character. If you are planning an addition or alteration and have questions about compatibility, staff and the City's Historic Preservation Commission are always available to help.

Demolition of historic portions of a property does not align with the Standards. Demolition of non-designated single-family residences over 50 years old requires a notification process; contact staff for more information.

FINANCIAL INCENTIVES FOR DESIGNATED HISTORIC PROPERTIES

Public and private financial incentives help offset costs related to the preservation, stabilization, and/or adaptive reuse of historic properties. Designation, and these benefits, continue even after a property is sold.

INTERESTED IN HISTORIC DESIGNATION?

Contact Historic Preservation Services for information and support to nominate your historic property for designation at preservation@fcgov.com

	DESCRIPTION	ELIGIBILITY		
		Local	State	National
Colorado State Historic Tax Credits	<ul style="list-style-type: none"> • 20-35% of qualified rehabilitation expenses as credit that dollar-for-dollar reduces state income taxes owed • Credits for projects for income-producing properties are transferable • Owners/long-term tenants can apply • Applies to both interior and exterior work • https://www.historycolorado.org/preservation-tax-credits 	X	X	X
Federal Historic Tax Credits	<ul style="list-style-type: none"> • 20% of qualified rehabilitation expenses as credit to owner that dollar-for-dollar reduces federal income taxes owed • Applies to both interior and exterior work • National Park Service approves applications, but initiated through the State Historic Preservation Office https://www.historycolorado.org/preservation-tax-credits • Federal credits can be taken together with State credits, as well as certain other federal tax incentives such as the Low Income Housing Tax Credit (LIHTC) or New Markets Tax Credits https://www.nps.gov/tps/tax-incentives/before-you-apply.htm 			X*
2023 Fort Collins Landmark Rehab 0% Interest Loan Program	<ul style="list-style-type: none"> • Apply for matching funds up to \$7,500 each year for approved exterior work as a 0% interest loan • Loans paid back only when the property is sold • Funding for qualifying and complete applications considered on a first-come-first-served basis • Program availability depends on funds authorized by City Council each budget cycle • Application opens February 14, 2023 <p>https://www.fcgov.com/historicpreservation/landmark-rehabilitation.php</p>	X		
Fort Collins Design Assistance Program**	<ul style="list-style-type: none"> • Mini-grants up to \$2,000 per property per project to help with project planning costs • Once application approved, City staff selects a qualified contractor who develops a project plan or concept consistent with the City's building codes and historic preservation standards • Program availability depends on funds according to the City budget. • https://www.fcgov.com/historicpreservation/design-assistance.php 	X	X	X

*Income-producing properties only, including rental properties; contributing properties in National Register districts eligible

**Design Assistance may be available for other historic properties – Contact Historic Preservation Services staff

Other Financial Programs for Historic Preservation Projects

PROGRAM NAME	WEBSITE
State Historical Fund (SHF)*	https://www.historycolorado.org/grants-financial-incentives
Downtown Development Authority Façade Funds	http://www.downtownfortcollins.org/
Community Development Block Grants	http://www.fcgov.com/affordablehousing/cdbg.php
Affordable Housing Tax Credits	https://www.fcgov.com/socialsustainability/more

*SHF grants only available for publicly owned or non-profit designated historic properties; private property can qualify if public/non-profit applies on owner's behalf.