

**Staff Report**  
**(with attachments)**  
**Presented to the**  
**Historic Preservation**  
**Commission**  
**July 20, 2022**

# STAFF REPORT

Historic Preservation Commission

July 20, 2022

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## PROJECT NAME

**1802 N. COLLEGE: APPEAL OF DETERMINATION OF ELIGIBILITY**

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## STAFF

Jim Bertolini, Senior Historic Preservation Planner

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## PROJECT INFORMATION

### DESCRIPTION:

This item is to consider the appeal of the determination of eligibility for Fort Collins Landmark designation of the commercial property at 1802 North College Avenue. On April 22, 2022, in fulfillment of a pre-submittal requirement for a development review application, staff determined that the property was Landmark-eligible based on evidence and conclusions presented by an independent historic survey contractor in an intensive-level survey form. When undergoing development review, Landmark-eligible properties are subject to the historic resource requirements in Fort Collins Land Use Code Section 3.4.7. Staff decisions may be appealed to the Historic Preservation Commission.

### APPELLANT:

Darren Haun, H & H Properties, LLC (Property Owner)

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## HPC'S ROLE:

Section 14-23 of the Fort Collins Municipal Code establishes that "any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City." In this hearing, the Commission shall consider an appeal of the determination of eligibility for 1802 N. College Avenue, based on the provided evidence from the initial determination (Colorado Cultural Resource Survey Architectural Inventory 1403 form) and any new evidence presented at the hearing. The Commission must use the standards for determining the eligibility of sites, structures, objects, and districts for designation as Fort Collins landmarks in Section 14-22 of the municipal code to make its own determination. Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Section 14-9).

## BACKGROUND

The building at 1802 North College Avenue was built in 1961 by local businessman Maurice L. Deines. In its early years, the building housed two sporting goods stores, but by 1969, Frank & Mary Perez began operating Pobre Pancho's at this location. Frank Perez was born in Mexico in 1937 and immigrated to northern Colorado with his parents in 1943. He went to high school in Fort Collins and joined the U.S. Navy after graduation, becoming a citizen in 1957 after his service. In 1967, Frank and his mother Amelia started Pancho's, the restaurant that would become Pobre Pancho's, at 214 Walnut Street. 1968, Frank married Mary Medeillin, who he met when she worked as a server at the El Burrito restaurant on Pine Street. Frank and Mary took over operation of Pancho's, renamed it Pobre Pancho's, and moved it to the 1802 N. College Avenue address in 1969. The building remained in operation

by the Perez family until early 2022 when the restaurant closed permanently.

As part of the larger context of Hispanic/Latinx residents in Fort Collins, the history of discrimination by Anglo-American residents and lack of access to wealth-building opportunities is well-documented. Even today, while Hispanic residents make up about twelve percent (12%) of the city's population, their share of business ownership is only three percent (3%) as of 2018. Pobre Pancho's, like El Burrito on Pine Street and Joe's Auto Upholstery (on Linden Street until several years ago when they moved to Willow Street), is a rare reflection of a long-standing Hispanic business that both served Hispanic residents that were often not welcome in other Anglo-owned businesses as late as the 1960s, but also a rare reflection of successful intergenerational wealth-building despite long-standing overt and institutional barriers to Hispanic residents to make that achievement in Fort Collins.

March 3, 2022 – Conceptual Review: The property in question is part of a redevelopment of this and the 1800 N. College Ave property by Raising Cane's. At their conceptual review hearing with City staff on March 3, Preservation staff identified the need for historic survey for both properties since they were both due for demolition.

March 10, 2022 – Survey Ordered: On March 10, payment was received for the surveys of both properties from the developer. Preservation staff assigned the survey to Front Range Research Associates on March 17 (there was a delay as staff attempted to secure an available third party historian).

April 28, 2022 – Survey Completed and Transmitted: On April 28, after FRRA was able to complete both surveys, staff transmitted the results of the survey both to the developers and the owners of record for both properties. Based on FRRA's research, staff found the 1800 N. College property to be Not Eligible for Landmark designation, but found that 1802 N. College Avenue was Eligible, based on its significance to Hispanic and Commercial history in Fort Collins.

May 2, 2022 – Appeal Received – On May 2, 2022, staff received an appeal of the finding of Eligible for 1802 N. College from the owner of that property, Darren Haun of H & H Properties, LLC. With the approval of the appellant, staff scheduled the hearing for the next available HPC agenda, July 20.

## **RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW**

Sec. 14-22. - Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

A determination of eligibility for landmark designation typically applies to the entire lot, lots, or area of property upon which the landmark is located and may include structures, objects, or landscape features not eligible for landmark designation located on such lot, lots, or area of property. In order for a district to be eligible for landmark district designation, at least fifty (50) percent of the properties contained within the proposed landmark district must qualify as contributing to the district. Resources eligible for landmark designation or eligible to contribute to a landmark district must possess both significance and integrity as follows:

- (a) Significance is the importance of a site, structure, object, or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. Significance is achieved through meeting one (1) or more of four (4) standards recognized by the U.S. Department of Interior, National Park Service. These standards define how resources are significant for their association with events or persons, in design or construction, or for their information potential. The criteria for determining significance are as follows:
  - (1) Events. Resources may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A resource can be associated with either, or both, of two (2) types of events:
    - a. A specific event marking an important moment in Fort Collins prehistory or history; and/or
    - b. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

- (2) Persons/Groups. Resources may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.
  - (3) Design/Construction. Resources may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of resources. This standard applies to such disciplines as formal and vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A resource can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.
  - (4) Information potential. Resources may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.
- (b) Integrity is the ability of a site, structure, object, or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities established by the U.S. Department of Interior, National Park Service: location, design, setting, materials, workmanship, feeling and association. All seven (7) qualities do not need to be present for a site, structure, object, or district to be eligible as long as the overall sense of past time and place is evident. The criteria for determining integrity are as follows:
- (1) Location is the place where the resource was constructed or the place where the historic or prehistoric event occurred.
  - (2) Design is the combination of elements that create the form, plan space, structure and style of a resource.
  - (3) Setting is the physical environment of a resource. Whereas location refers to the specific place where a resource was built or an event occurred, setting refers to the character of the place in which the resource played its historic or prehistoric role. It involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.
  - (4) Materials are the physical elements that form a resource.
  - (5) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
  - (6) Feeling is a resource's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.
  - (7) Association is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a resource's historic or prehistoric character.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

Sec. 14-23. - Process for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.

- (a) Application. [Omitted – this code section applies to applications for formal Landmark designation, and not to determinations of eligibility for development review purposes under Land Use Code 3.4.7].
- (b) Appeal of determination. Any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination. The appeal shall include an intensive-level Colorado Cultural Resource Survey Form for each resource that is subject to appeal, prepared by an expert in historic preservation acceptable to the Director and the appellant, with the completion cost of such intensive-level survey to be paid by the appellant. Such survey need not be filed with the appeal but must be filed at least fourteen (14) days

prior to the hearing of the appeal. The Director shall schedule a date for hearing the appeal before the Commission as expeditiously as possible. Not less than fourteen (14) days prior to the date of the hearing, the Director shall: (1) Provide the appellant and any owner of any resource at issue with written notice of the date, time and place of the hearing of the appeal by first class mail; (2) Publish notice of the hearing in a newspaper of general circulation in the City; and (3) Cause a sign readable from a public point of access to be posted on or near the property containing the resource under review stating how additional information may be obtained.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

## ELIGIBILITY SUMMARY

From the Colorado Cultural Resource Survey Form (1403) for 1802 N. College Avenue, Preservation staff found the property Eligible for designation as a Fort Collins Landmark and subject to the provisions for historic resources in Land Use Code 3.4.7. Staff made that finding based on the research completed by Front Range Research Associates which includes the following statement regarding significance:

*The property is evaluated as potentially eligible for listing in the State Register of Historic Places and as a local landmark for its historical associations (Criterion A and 1) in the following areas of significance: Ethnic History/ Hispanic/Mexican for its association with the Perez family, Mexican immigrants who came to Fort Collins and established a restaurant business reflecting Mexican foodways. Using family recipes, the Perez family served a wide range of Mexican dishes, including now familiar Mexican favorites, a green chile sauce of varying degrees of heat, menudo, and its own Paco Macho. The operation of the restaurant included the extended Perez family, eventually embraced four generations. The Perezes were drawn to the US during World War II to work in agriculture, and the subsequent establishment and growth of Pobre Pancho's reflects the upward mobility and entrepreneurial spirit of one Latino family.*

*A 2003 historical context on Hispanics in Fort Collins by Adam Thomas is silent on Latinx participation in the local business community, suggesting such enterprises were rare. Current data from the City of Fort Collins reinforces this legacy, indicating that as of 2018 Hispanic residents made up nearly 12% of the city's population but only 3% of its business owners. Research by the City to this point documents the discrimination against Hispanic residents, which made business ownership both more difficult due to institutional and overt racism in the Fort Collins business community, but also important as a means to provide commercial venues open to Hispanic residents.*

*El Burrito restaurant (404 Linden Street), established by Jesse and Dorothy Godinez in 1960, is another example of a longtime Latinx restaurant. Both Pobre Pancho's and El Burrito are included on the city website in a tour of Latinx resources. In regard to Pobre Pancho's the tour observed: "The establishment of the second restaurant [at 1802 N. College Avenue] was a sign of the growing number of Latinx residents living along North College Avenue, typically in seasonal worker's shacks or in the mobile home parks that began developing north of the Poudre River as a result of gentrification and displacement from neighborhoods like Holy Family and Tres Colonias."*

*Pobre Pancho's is also significant in the area of Commerce, as an example of one of the city's longer-lived restaurants of any cuisine, successfully operating for more than half a century in this location. By contrast, USA Today reported in 2018 (pre-pandemic) that "the average lifespan of a restaurant is five years and by some estimates, up to 90 percent of new ones fail within the first year."*

The form provides the following information regarding historic integrity:

*The building retains historic integrity based on its appearance in a 1976 assessor appraisal card photograph, which shows the front and south walls, displaying the projecting entrance bay and fenestration present today. A subsequent rear addition was added in 1992, following the same materials and design approach as the original building, including stucco walls, board and batten gable face, and small, narrow windows. The building form reflects the functional and humble nature of a family owned restaurant but displays some decorative embellishments, including the façade's two*

*stained glass windows with sombreros and roses and the carved wood entrance door. The colorful wall signs were added in 2010. The expansions were made under Perez ownership and were necessitated by the growth of their business. The setting has been impacted by removal of the freestanding sign and relocation of parking access to the rear.*

Based on that evidence, staff finds the property Eligible for designation as a Fort Collins Landmark.

### **PUBLIC COMMENTS SUMMARY**

Staff is testing a new process for public engagement regarding the historic survey process with this appeal. Staff has developed a notice that will hopefully be a standard part of public engagement where the question of preservation or redevelopment arises. That letter is attached and has been sent to several interested groups in the community. Staff will provide a final list of contacted organizations to the HPC and appellant prior to the final hearing.

As of July 19, four (4) public comments have been received regarding this determination of eligibility, two (2) in favor of an Eligible finding, and one (2) in favor of a Not Eligible finding. Staff will continue to report information about public comments received prior to the July 20 hearing to both the HPC and to the appellant and update this staff report as necessary.

### **SAMPLE MOTIONS**

#### Eligible

If the Commission determines that the property is eligible for Fort Collins Landmark designation in compliance with Section 14-23 of the Municipal Code, it may propose a motion based on the following:

*"I move that the Historic Preservation Commission find the commercial property at 1802 North College Avenue eligible as a Fort Collins landmark, according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact: [insert findings of significance] and [insert findings of integrity]."*

#### Not Eligible

If the Commission finds that a property is not individually eligible for Fort Collins Landmark designation in compliance with Section 14-23 of the Municipal Code, it may propose a motion based on the following:

*"I move that the Historic Preservation Commission find 1802 North College Avenue not individually eligible as a Fort Collins landmark according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact [insert findings based on lack of significance and/or integrity]."*

Note: The Commission may propose other wording for the motion based on its evaluation.

### **ATTACHMENTS**

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1. 1802 N. College, Historic Survey Form completed April 22, 2022
2. May 2, 2022 Appeal Letter from Property Owner
3. Public Engagement letter (English & Spanish) for this property
4. Public Comments
5. Staff Presentation



## Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B2700; 5LR.15077

Historic Building Name: Pancho's Café; Pobre Pancho's

Property Address: 1802 N. College Avenue

**Determination: ELIGIBLE**

Issued: April 22, 2022

Expiration: April 22, 2027

ATTN: James Waller, Kimley-Horn (consultant)  
H and H Properties, LLC  
PO Box 341  
Laporte, CO 80535

Dear Property Owner:

This letter provides you with confirmation that your property has been evaluated for Fort Collins landmark eligibility, following the requirements in Chapter 14, [Article II](#) of the Fort Collins Municipal Code, and has been found eligible for landmark designation.

An intensive-level Colorado Cultural Resource Survey Form was completed by a third-party historic preservation consultant in order to provide the information that serves as the basis for an evaluation of a property's historic and/or architectural significance and its integrity, both of which are required for landmark eligibility as per Article II, Section 14-22.

Staff has made the following findings regarding the information and evaluation of significance, integrity, and landmark eligibility provided by the consultant in the attached form.

#### Significance

Consultant's evaluation:

*The property is evaluated as potentially eligible for listing in the State Register of Historic Places and as a local landmark for its historical associations (Criterion A and I) in the following areas of significance: Ethnic History/ Hispanic/Mexican for its association with the Perez family, Mexican immigrants who came to Fort Collins and established a restaurant business reflecting Mexican foodways. Using family recipes, the Perez family served a wide range of Mexican dishes, including now familiar Mexican favorites, a green chile sauce of varying degrees of heat, menudo, and its own Paco Macho. The operation of the restaurant included the extended Perez family, eventually embraced four generations. The Perezes were drawn to the US during World War II to work in agriculture, and the subsequent establishment and growth of Pobre Pancho's*

*reflects the upward mobility and entrepreneurial spirit of one Latino family.*

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*El Burrito restaurant (404 Linden Street), established by Jesse and Dorothy Godinez in 1960, is another example of a longtime Latinx restaurant. Both Pobre Pancho's and El Burrito are included on the city website in a tour of Latinx resources. In regard to Pobre Pancho's the tour observed: "The establishment of the second restaurant [at 1802 N. College Avenue] was a sign of the growing number of Latinx residents living along North College Avenue, typically in seasonal worker's shacks or in the mobile home parks that began developing north of the Poudre River as a result of gentrification and displacement from neighborhoods like Holy Family and Tres Colonias."*

*Pobre Pancho's is also significant in the area of Commerce, as an example of one of the city's longer-lived restaurants of any cuisine, successfully operating for more than half a century in this location. By contrast, USA Today reported in 2018 (pre-pandemic) that "the average lifespan of a restaurant is five years and by some estimates, up to 90 percent of new ones fail within the first year."*

Staff agrees with the consultant's conclusions regarding the property's significance, based on the following findings.

- The property's statement of significance is supported by a discussion of historical context and a comparative analysis that is appropriate for the property. Relevant context reports have been referenced and cited.
- Each significance criterion is addressed in the statement of significance, even if not applicable.
- For eligible properties, a period of significance is provided and justified based on the available records.

### Integrity

Consultant's evaluation:

*The building retains historic integrity based on its appearance in a 1976 assessor appraisal card photograph, which shows the front and south walls, displaying the projecting entrance bay and fenestration present today. A subsequent rear addition was added in 1992, following the same materials and design approach as the original building, including stucco walls, board and batten gable face, and small, narrow windows. The building form reflects the functional and humble nature of a family owned restaurant but displays some decorative embellishments, including the façade's two stained glass windows with sombreros and roses and the carved wood entrance door. The colorful wall signs were added in 2010. The expansions were made under Perez*



*ownership and were necessitated by the growth of their business. The setting has been impacted by removal of the freestanding sign and relocation of parking access to the rear.*

Staff agrees with the consultant's conclusions regarding the property's integrity based on the following findings.

- Essential physical features are identified in the integrity analysis and related to period of significance.
- Discussion of integrity relates to the property's most relevant aspects of integrity per its significance.
- Discussion of integrity focuses on the property's essential physical features, and relates to period of significance.
- Discussion and conclusion responds directly to previous conclusions and assessments of the property, whether in opposition or in agreement.

Statement of Eligibility:

*This property is evaluated as eligible for listing in the State Register and as a Fort Collins local landmark for its association with Ethnic History/Hispanic/Mexican and Commerce.*

Per Article II, Section 14-23 of the code, any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination.

If you have any questions regarding this determination, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com), or 970-416-4250.

Sincerely,

Jim Bertolini  
Senior Historic Preservation Planner

*Attachment: Colorado Cultural Resource Survey Architectural Inventory Form 1403, dated April 19, 2022.*

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District



### Field Evaluation of Fort Collins Landmark Eligibility

- Individually Eligible     Contributing to District     Not Eligible  
 Likely Eligible for State/National Register

General Recommendations: This property is evaluated as eligible for listing in the State Register and as a Fort Collins local landmark for its association with Ethnic History/Hispanic/Mexican and Commerce.

### I. Identification

1. Resource number: 5LR.15075
2. Temporary resource number: N/A (parcel number 9836312001)
3. County: Larimer
4. City: Fort Collins

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

5. Historic building name: Rod & Gun Shop, Rocky Mountain Sport Shop, Pancho's Café, Pobre Pancho's
6. Current building name: Pobre Pancho's
7. Building address: 1802 North College Avenue
8. Owner name and address: H and H Properties LLC, PO Box 341, Laporte, Colorado 80535

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## II. Geographic Information

9. P.M. 6th Township 8N Range 69W  
SW ¼ of SW ¼ of SW ¼ of SW ¼ of section 36
10. UTM reference  
Zone 13; 493575 mE 4495558 mN
11. USGS quad name: Fort Collins, Colorado  
Year: 2019 Map scale: 7.5'  15'  Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: N/A  
Addition: Perez Minor Year of Addition: 1992
13. Boundary Description and Justification:  
The boundary includes the entire legal parcel historically associated with the property. The parcel measures 70' north-south and 235' east-west. Formerly described by a metes and bounds legal description, the owners platted the Perez Minor subdivision in 1992.

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## III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 76 Width 40
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof/Cross Gabled Roof
19. Primary external roof material: Asphalt/Composition
20. Special features:  
Overhanging Eaves. Patio. Stained Glass.
21. General architectural description:  
The one-story, roughly L-shaped, cross gabled roof restaurant building faces west toward North College Avenue. The 2,322-square-foot building has a concrete foundation; stuccoed concrete block walls; and a few narrow, flat-headed window openings. The roof is clad with asphalt composition shingles and has overhanging eaves, several drum vents, and an evaporative cooler. Gable ends feature projecting purlins, and gable faces are clad with board and batten siding. Front (West Wall). The front contains a small, projecting, slightly off-center, front gabled roof

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

entrance bay. The south wall of the bay features a wood door with twenty-one square panels, each carved with a fleur-de-lys. The west wall has a small, narrow, vertical, single-light window. The gable face is clad with board and batten siding. North of the entrance are two small, narrow, horizontal windows filled with stained glass depicting sombreros and a rose. South of the entrance the front wall is unfenestrated.

South Wall. The south wall of the north-south gabled wing holds two, small, single-light windows to the east: a square one near the center and a narrow horizontal one farther east. The gable face is clad with board and batten siding and holds an illuminated box sign for "Pobre Pancho's Mexican Food, Cocktails." The center ridgeline is extended to produce a prow or winged gable, and there are projecting purlins.

The short east wall of the north-south gabled wing is unfenestrated. Extending to the east, the setback south wall is mostly unfenestrated except for a narrow, horizontal single-light window to the west. The wall then steps back, has no windows, and includes a center entrance holding a flush metal door.

Rear (East) Wall. The rear is unfenestrated except for a flush metal door at its north end. The gable face is the same as on the south, but it does not have a prow/winged gable.

North Wall. The long north wall is unfenestrated. The gable of the north-south gabled wing is the same as the south gable.

22. Architectural style/building type:

Commercial

23. Landscaping or special setting features:

The level parcel is on North College Avenue, with an auto dealership to the south and a Discount Tire store to the north. The rectangular parcel measures about 235' east-west and 70' north-south. A wide concrete public sidewalk extends along North College Avenue. The restaurant building is located near the western end of the parcel. A low wall encloses a concrete paved patio between the building and the sidewalk. The patio features a planting area with a raised border holding two Alberta spruce trees near the southwest corner of the building. At the northwest corner of the building is a Blue Spruce tree. South of the building is a gravel area holding two additional spruce trees, two taller deciduous trees, and small boulders. South of the building on the south property line is a very large deciduous tree in a triangular area with small boulders. A small triangular area with evergreen shrubs is located farther east on the south property line. The area southeast and east of the building is paved with asphalt and used for parking. A wood post and metal pipe rail fence stands along the west part of the south property line; the wood posts have beveled tops.

24. Associated buildings, features, or objects:

None.

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#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_ Actual: 1961, 1975, 1992

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

Source of information: City of Fort Collins building permits, number 4422, April 13, 1961; number 23608, June 26, 1975; and number 922647, October 1, 1992

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Maurice L. Deines

Source of information: City of Fort Collins building permit number 4422, April 13, 1961

28. Original owner: Maurice L. Deines

Source of information: City of Fort Collins building permit number 4422, April 13, 1961

29. Construction history (include description and dates of major additions, alterations, or demolitions):

There are no Sanborn fire insurance maps covering this location. A 1969 building permit for remodeling the interior noted the building then was a 40' x 30' rectangle. A 1975 building permit included construction of a new entrance (5' x 6') on the front and a center rear addition (16' x 13'). A 1976 assessor appraisal card photo showed the front entrance and current fenestration, as well as a large free-standing sign standing next to North College Avenue and a driveway accessing the parking lot to the east. In 1992, the building received a subsequent rear addition on the east (producing an east-west extent of about 76') that extended north to align with the north wall of the original building. The freestanding sign was removed in 2010 due to street and sidewalk improvements and the current wall-mounted signs were installed. At that time the driveway from College Avenue was removed and the front patio constructed.

30. Original location  Moved  Date of move(s):

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## V. Historical Associations

31. Original use(s): Commerce/Trade/Specialty Store

32. Intermediate use(s): Commerce/Trade/Restaurant

33. Current use(s): Commerce/Trade/Restaurant

34. Site type(s): Restaurant

35. Historical background:

Constructed in 1961, this commercial building housed two sporting goods stores before Pancho's Café (later Pobre Pancho's Mexican Food and Cocktails) began operating here in 1969. Frank J. and Mary M. Perez ran the business, which continues to function here.

Construction and Early Uses. Maurice L. Deines acquired this parcel from Harry M. and Margaret C. Finley in 1961. In April 1961 Deines obtained a building permit for a \$12,500 "masonry store building." The permit indicated that he served as the contractor. The 1962 city directory showed Deines operating the Rod & Gun Shop here. Vic Tamlin was the manager. Deines was a contractor and developer, who operated Deines Homes, Inc., in the 1960s and 1970s, building homes and apartments in the Fort Collins, Loveland, and Greeley areas.

Deines' tenure here was short. By 1963 the building was vacant, and he sold it that year to David A. and Eleanor R. Thirolf. The deed included all improvements and store fixtures, including a "minnow tank." In May 1963 the Mr. and Mrs. Thirolf opened the Rocky Mountain Sport Shop in this building. A large display advertisement in the Coloradoan announced the store specialized in "authentic Indian crafts," including jewelry, blankets, and pots, as well as fishing reels, tackle, lures, and bait. The business was listed at this address in the 1964 city directory. In 1966 C.D. and Stella W. Burke bought the property. No information was provided for the property in the 1966 city directory, and the address could not be located in the 1968 publication.

The Perez Family and Pobre Pancho's. In 1969 Frank J. and Mary M. Perez began operating their Mexican restaurant here. Frank Javier Perez was born in Mexico in 1937. His father, Cipriano Ruiz Perez (1908-93), was a native of Hidalgo, Coahuila, and his mother, Amelia Ester (Cavazos) Perez (1915-79), was born in Monterey, Nuevo León. In 1943 Frank came with his parents to northern Colorado, where his father secured work as a farm laborer. Many Latinx were drawn to the area for work in sugar beets. Great Western Sugar was a major employer of Mexican workers during the World War II bracero program (1943-46) and the later Public Law 78 bracero agreement (1951-64), a binational farm labor agreement between the US and Mexico. It is not known if Mr. Perez worked under either of these programs. Latinx residents of Fort Collins principally settled in the Alta Vista and Holy Family neighborhoods. Latinx residents recall overtly discriminatory treatment in public accommodations, including at lunch counters and theaters, and in public education and infrastructure disparities within the city.

After graduating high school, Frank served eleven years in the US Navy and became a naturalized citizen in 1957. He later worked for Hewlett-Packard. In 1967 Frank and his mother Amelia started Pancho's Café at 214 Walnut Street in Old Town Fort Collins. In 1968 Frank married Mary Medellin, whom he had met when she worked as a server at El Burrito restaurant. Frank and Mary took over operation of Pancho's and moved it to this location in 1969. The business was renamed Pobre Pancho's ("Poor Frank's" in Spanish) to distinguish it from a Pancho's restaurant chain. The Perezes obtained a \$3,200 building permit in February 1969 to "remodel interior of building for restaurant."

According to a 2017 Coloradoan article on the restaurant "Frank's mother's recipes have been used throughout the last 50 years with tacos, burritos, enchiladas, chile rellenos, tamales and tostadas among longtime menu staples." The restaurant produced green chile in six different levels of spiciness and offered menudo (a specialty Mexican soup made of tripe) in the winter. Frank developed the Paco Macho dish, an enchilada stuffed burrito that became a popular seller. The restaurant prospered, and the Perezes purchased the parcel in 1972. They expanded the building in 1975-76 to meet increased business by adding a front entrance bay and a rear addition. In 1992 an 860-square-foot rear addition was constructed to increase the restaurant's seating capacity. Frank was still working daily at the restaurant at age eighty in 2017.

Resource Number: 5LR.15077

Temporary Resource Number: N/A

Address: 1802 North College Avenue

Sale and Closure. In 2003 Frank quitclaimed his interest in the property to Mary. She transferred the property later that year to 1802 North College Investments LLC (apparently a Perez-owned entity). In 2020 H and H Properties became the owner of the parcel, and Asher Haun, a heating and ventilation contractor and longtime restaurant patron, purchased the restaurant business. Karolyn Bird, the Perezes' granddaughter, stayed on as general manager and received an ownership percentage. Frank Perez died in October 2020.

Pobre Pancho's abruptly closed on March 31, 2022, ending its more than half-century run. Citing Monica Bird, a daughter of the Perezes, Denver's Channel 7 reported "the employees did not receive a notice and learned of its closure as they left for the day and noticed someone changing the locks on the doors." Owner Asher Haun commented "It was inevitably going to happen," pointing to such factors as "two years of no profits, challenges created by the COVID-19 pandemic, increased food prices and a slowing economy." Haun has agreed to sell the property to Raising Cane's, a fast-food chain selling "chicken tenders," pending city approval of plans for a drive-through restaurant.

36. Sources of information:

Larimer County Assessor, real estate information, Fort Collins, Colorado; Larimer County Clerk and Recorder, deeds and ownership transactions, Fort Collins, Colorado; City of Fort Collins, building permits, number 4422, April 13, 1961 (original construction), number 23608, June 26, 1975 (front entrance and rear addition), number 922647, October 1, 1992 (additional seating space added), and number B1004161, July 1, 2010 (removed freestanding sign and installed north- and south-facing wall signs); Fort Collins city directories, 1959-95; Larimer County Assessor, appraisal card, September 27, 1976, on file Fort Collins Museum of Discovery, Fort Collins, Colorado; Fort Collins Coloradoan, May 29, 1963 (Rocky Mountain Sport Shop grand opening), August 6, 2020 (Pobre Pancho's sold), and April 1, 2022 (Pobre Pancho's closes); Patrick [sic] Perez, "Beloved Fort Collins Restaurant Pobre Pancho's Permanently Closes," [www.thedenverchannel.com](http://www.thedenverchannel.com), April 3, 2022; Jacob Laxen, "A Family Tradition: Pobre Panchos [sic] Serves Up Time-Honored Mexican Dishes," Fort Collins Coloradoan, October 11, 2017; Frank Javier Perez, obituary, Bohlander Funeral Chapel, [www.bohlanderfuneralchapel.com](http://www.bohlanderfuneralchapel.com) (access March 23, 2022); Amelia Perez, Petition for Naturalization, number 25381, September 2, 1970, on Ancestry.com; US Census of Population, draft cards, and family trees, on Ancestry.com; USA Today, August 9, 2018; Adam Thomas, Hispanics in Fort Collins, 1900-2000: A Historical Context (Westminster, Colorado: SWCA Environmental Consultants, August 2003); City of Fort Collins, Historic Preservation, Latinx History in Fort Collins, <https://www.fcgov.com/historicpreservation/latinx> (accessed April 9, 2022), brochure, no date and Latinx History Tour Companion, <https://www.fcgov.com/historicpreservation/latinxtour> (accessed April 9, 2022); City of Fort Collins, Equity Indicators Dashboard, <https://ftcollinscap.clearpointstrategy.com/equity-diversity-and-inclusion/economic-opportunity-domain/>, accessed April 22, 2022.

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## VI. Significance

37. Local landmark designation: Yes  No  Date of designation: N/A

Designating authority: N/A

38. Applicable Eligibility Criteria:

National Register      Fort Collins Register

- A.       1.      Associated with events that have made a significant contribution to the broad pattern of our history;
- B.       2.      Associated with the lives of persons significant in our past;
- C.       3.      Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D.       4.      Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above criteria

Needs additional research under standards:  A/1       B/2       C/3       D/4

39. Area(s) of significance:  
Ethnic Heritage/Hispanic/Mexican, Commerce

40. Period of significance: 1969-2020

41. Level of significance: National       State       Local

42. Statement of significance:

Constructed in 1961, this building housed two short-lived sporting goods stores in the early 1960s before becoming the home of Pobre Pancho's Mexican restaurant in 1969. The property is evaluated as potentially eligible for listing in the State Register of Historic Places and as a local landmark for its historical associations (Criterion A and 1) in the following areas of significance: Ethnic History/Hispanic/Mexican for its association with the Perez family, Mexican immigrants who came to Fort Collins and established a restaurant business reflecting Mexican foodways. Using family recipes, the Perez family served a wide range of Mexican dishes, including now familiar Mexican favorites, a green chile sauce of varying degrees of heat, menudo, and its own Paco Macho. The operation of the restaurant included the extended Perez family, eventually embraced four generations. The Perezes were drawn to the US during World War II to work in agriculture, and the subsequent establishment and growth of Pobre Pancho's reflects the upward mobility and entrepreneurial spirit of one Latino family.

A 2003 historical context on Hispanics in Fort Collins by Adam Thomas is silent on Latinx participation in the local business community, suggesting such enterprises were rare. Current data from the City of Fort Collins reinforces this legacy, indicating that as of 2018 Hispanic residents made up nearly 12% of the city's population but only 3% of its business owners. Research by the City to this point documents the discrimination against Hispanic residents, which made business ownership both more difficult due to institutional and overt racism in the Fort Collins business community, but also important



as a means to provide commercial venues open to Hispanic residents.

El Burrito restaurant (404 Linden Street), established by Jesse and Dorothy Godinez in 1960, is another example of a longtime Latinx restaurant. Both Pobre Pancho's and El Burrito are included on the city website in a tour of Latinx resources. In regard to Pobre Pancho's the tour observed: "The establishment of the second restaurant [at 1802 N. College Avenue] was a sign of the growing number of Latinx residents living along North College Avenue, typically in seasonal worker's shacks or in the mobile home parks that began developing north of the Poudre River as a result of gentrification and displacement from neighborhoods like Holy Family and Tres Colonias."

Pobre Pancho's is also significant in the area of Commerce, as an example of one of the city's longer-lived restaurants of any cuisine, successfully operating for more than half a century in this location. By contrast, USA Today reported in 2018 (pre-pandemic) that "the average lifespan of a restaurant is five years and by some estimates, up to 90 percent of new ones fail within the first year."

43. Assessment of historic physical integrity related to significance:

The building retains historic integrity based on its appearance in a 1976 assessor appraisal card photograph, which shows the front and south walls, displaying the projecting entrance bay and fenestration present today. A subsequent rear addition was added in 1992, following the same materials and design approach as the original building, including stucco walls, board and batten gable face, and small, narrow windows. The building form reflects the functional and humble nature of a family owned restaurant but displays some decorative embellishments, including the façade's two stained glass windows with sombreros and roses and the carved wood entrance door. The colorful wall signs were added in 2010. The expansions were made under Perez ownership and were necessitated by the growth of their business. The setting has been impacted by removal of the freestanding sign and relocation of parking access to the rear.

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## VII. National and Fort Collins Register Eligibility Assessment

44. Eligibility field assessment:

National:

Eligible

Not Eligible

Need Data

Fort Collins:

Eligible

Not Eligible

Need Data

45. Is there district potential? Yes  No

Discuss: This survey included only this property and the adjacent parcel to the south, so adequate information does not exist to formally assess district potential. There is substantial new construction in the vicinity, so district potential appears to be unlikely.

If there is district potential, is this building: Contributing

Non-contributing

46. If the building is in existing district, is it: Contributing

Noncontributing

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## VIII. Recording Information

Resource Number: 5LR.15077

Temporary Resource Number: N/A

Address: 1802 North College Avenue

47. Photograph numbers: 01 through 15  
Negatives filed at: City of Fort Collins
48. Report title: N/A
49. Date(s): Field surveyed March 18, 2022; form completed April 9, 2022
50. Recorder(s): Thomas H. Simmons and R. Laurie Simmons
51. Organization: Front Range Research Associates, Inc.
52. Address: 3635 W 46th Avenue, Denver, CO 80211
53. Phone number(s): 303-477-7597, frraden@msn.com, www.frhistory.com

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

### Historic Photos/Drawings



Figure 1. This view northeast shows the restaurant in the fall of 1976. SOURCE: Larimer County Assessor, appraisal card photograph, September 27, 1976, in the files of the Fort Collins Museum of Discovery, Fort Collins, Colorado.

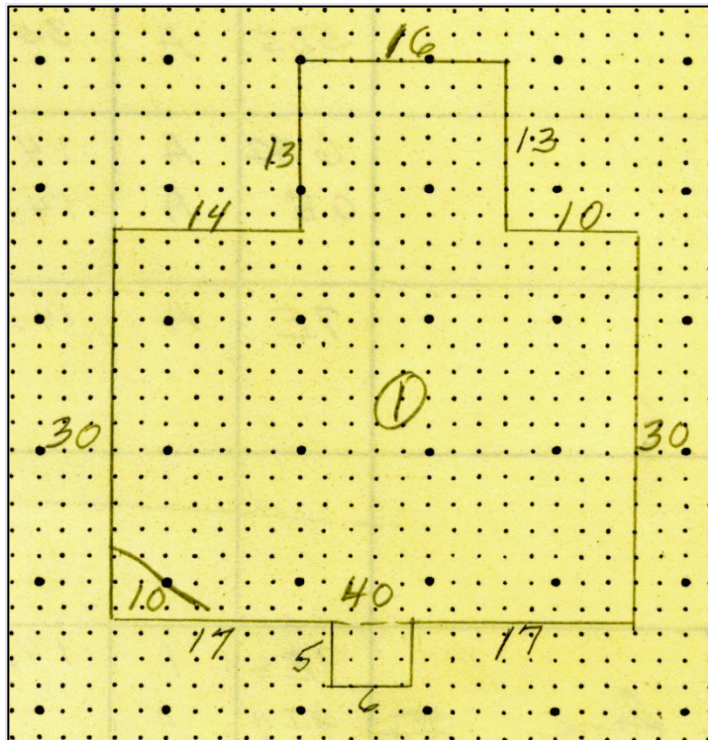


Figure 2. This ca. 1976 assessor appraisal card drawing is oriented with north to the left and North College Avenue at the bottom. By this date the original 30' x 40' building had received the front entrance bay and a rear addition. SOURCE: Larimer County Assessor, appraisal card drawing, ca. 1976, in the files of the Fort Collins Museum of Discovery, Fort Collins, Colorado.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

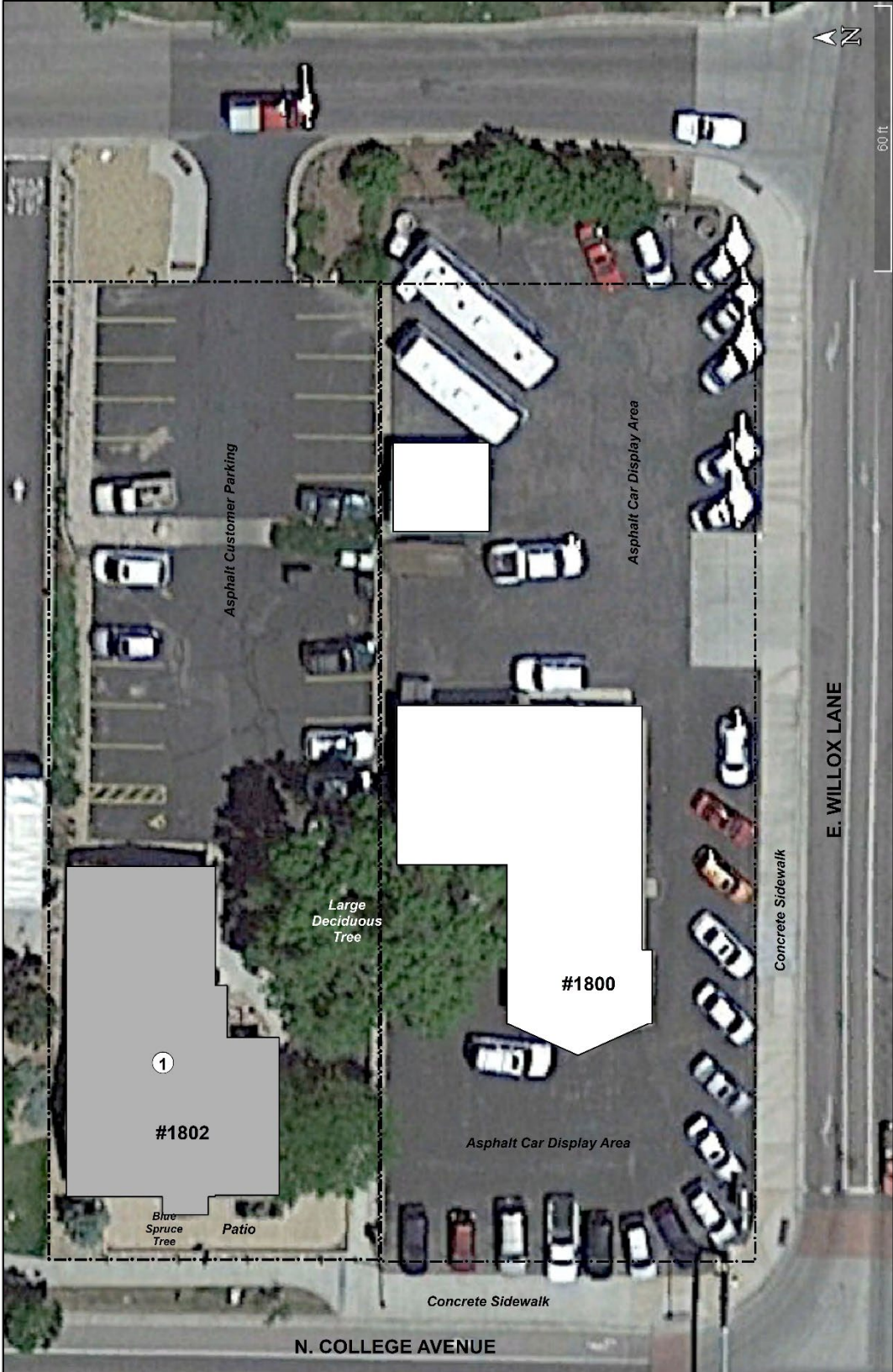


Figure 3. This photograph (displayed in the restaurant) shows Frank and Mary Perez, likely in the kitchen. SOURCE: *Fort Collins Coloradoan*, August 7, 2020.



Figure 4. Frank Perez, then eighty-years-old, works in the restaurant kitchen. SOURCE: *Fort Collins Coloradoan*, October 11, 2017.

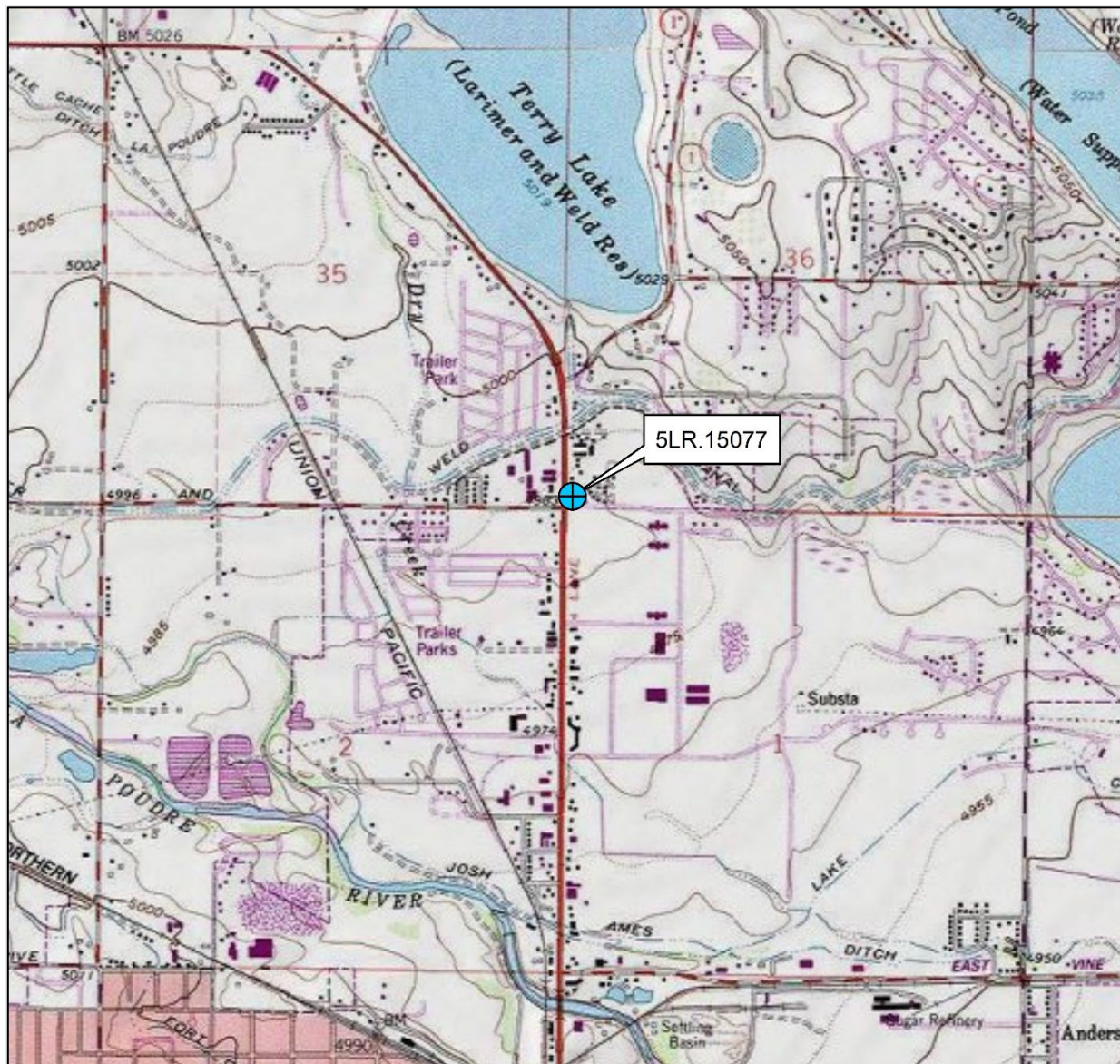
Site Photos and Maps



Sketch Map: 1802 N. College Avenue  
Base: Google Earth, June 11, 2021

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



USGS Location Map. Surveyed resource is denoted by crosshair symbol. North is to the top and 1"=2,000'.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue

**Current Photos** (Date: March 18, 2022 by T.H. Simmons, photographer)



Photograph 1.  
Overview of  
property from  
median of North  
College Avenue.  
View east.



Photograph 2.  
Closer view of front  
from the North  
College Avenue  
median. View east.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 3. The front (west) and south walls of the building and the patio area. View northeast.



Photograph 4. Front and south wall. View northeast.



Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 5.  
Front entrance  
detail. View north.



Photograph 6.  
Stained glass  
window north of the  
entrance. View  
east-northeast.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 7.  
South wall. View  
north-northeast.



Photograph 8. The  
west part of the  
south wall. View  
northwest.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 9. The east part of the south wall. View north-northwest.



Photograph 10. The south and east (rear) walls. View northwest.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 11.  
The north wall from  
the east end. View  
west-southwest.



Photograph 12.  
The north wall from  
the west end. View  
southeast.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 13.  
North wall and.  
Front (west) wall.  
View southeast.



Photograph 14.  
View along the  
south property line  
from the public  
sidewalk. View  
east.

Resource Number: 5LR.15077  
Temporary Resource Number: N/A

Address: 1802 North College Avenue



Photograph 15.  
View toward the  
building from the  
east end of the  
parcel. View west.

May 2, 2022

City of Fort Collins  
Community Development & Neighborhood Services  
Historic Preservation Services  
281 North College Avenue  
PO BOX 580  
Fort Collins, CO. 80522-0580

Reference Resource Number: B2700; 5LR.15077  
Pancho's Café; Pobre Pancho's  
1802 N. College Ave.

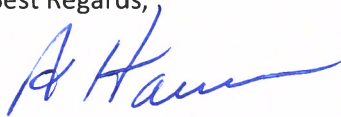
Regarding: Appeal of Landmark Eligibility

To Whom it May Concern:

As owners of the property, who have signed below, intend to appeal the eligibility of Landmark Status of the property at reference above, that was issued April 22, 2022.

We will be gathering legal counsel, and outside consultants as part of our appeal.

Best Regards,



Asher Haun, Partner



Darren A. Haun, Partner  
H&H Properties, LLC  
PO BOX 341  
La Porte, Co. 80535

Sent Via E-mail to:

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[ibertolini@fcgov.com](mailto:ibertolini@fcgov.com)

Via Postal Mail First Class

Via Postal Mail First Class, Certified Mail – Return Receipt Requested, Article: 70182290000220232840

Cc: [Andrew@lawfortcollins.com](mailto:Andrew@lawfortcollins.com)

Mark O'Donnell, (briarmonk@gmail.com)



## Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

# COMMUNITY INPUT INVITATION

*Ver página siguiente para español*

July 6, 2022

Dear Community Member,

We are contacting you to invite you to provide your opinion about a City of Fort Collins process that affects the former Pobre Pancho's Restaurant building at 1802 N. College Avenue. The property is for sale and new uses are being considered right now. In situations like this, the City's Historic Preservation division is required to research the history of commercial buildings that are at least 50 years old if major changes are proposed for the property. If that research produces information that suggests a property is important to the history of the community, our development regulations require that the historic buildings are reused rather than demolished so that their history can be preserved.

In this case, the former Pobre Pancho's Restaurant property was determined to be important because of its long-standing association with the Hispanic business community in Fort Collins. The owner of the property has appealed this decision, which means there will be a public hearing before the Historic Preservation Commission (HPC) on July 20 starting at 5:30pm so they can make a decision about whether saving and reusing the building will be required, or if it would be cleared for potential demolition. The Historic Preservation Commission is a group of volunteer residents who live in Fort Collins and have expertise or special interest in local history and historic buildings.

The community's opinions about the importance of the building and whether it should be saved because of its history are an important part of the process and will be considered by the Historic Preservation Commission. If you would like to share your opinion about what this property means to you, your organization, your family, or the local Hispanic community in general, we invite you to do so. Your input will be shared with the property owner, City staff, the Historic Preservation Commission, and anyone else from the community who has an interest in this property.

There are several ways to share your thoughts.

- 1) All members of the public and interested parties are invited to attend the HPC meeting, in-person or online, on July 20 and speak directly to the Commission. You can do this either at the beginning of the meeting in the general public comment period, or just before the Commission discusses it, which will be later in the meeting. More information about how to attend that meeting and the schedule of items will be posted at <https://www.fcgov.com/cityclerk/historic-preservation> on Friday, July 8.
- 2) Reply directly to this email and your message will be included with the other information presented at the HPC meeting.
- 3) Mail written comments to us at: Historic Preservation Services, 281 N College Avenue, Fort Collins, CO 80524. Comments must be received by noon on July 20.
- 4) Drop off your written comments at 281 N College Avenue by noon on July 20, either to a staff member at the front counter, or by using the 24-hour secure dropbox next to the rear entrance of the building.

A copy of the historic survey form for this property is attached for your information. Please feel free to forward this invitation to anyone else who may be interested in sharing comments about the property.

Sincerely,

A handwritten signature in black ink that reads "Maren Bzdek".

Maren Bzdek, Historic Preservation Manager

970-221-6206 [mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)



Estimado miembro de la comunidad:

Nos ponemos en contacto con usted para invitarle a dar su opinión sobre un proceso de la Ciudad de Fort Collins que afecta al antiguo edificio del Restaurante Pobre Pancho ubicado en 1802 N. College Avenue. La propiedad está en venta y actualmente se están estudiando nuevos usos. En situaciones como esta, la división de Preservación Histórica de la Ciudad está obligada a investigar la historia de los edificios comerciales que tienen por lo menos 50 años de antigüedad si se propone hacer cambios importantes a la propiedad. Si esa investigación arroja información que sugiera que una propiedad es importante para la historia de la comunidad, nuestro reglamento de desarrollo exige que los edificios históricos se reutilicen en lugar de demolerlos para poder conservar su historia.

En este caso, se determinó que la propiedad del antiguo Restaurante Pobre Pancho es importante por su larga asociación con la comunidad empresarial hispana de Fort Collins. El dueño de la propiedad apeló esta decisión, lo que significa que habrá una audiencia pública ante la Comisión de Preservación Histórica (HPC, por sus siglas en inglés) el 20 de julio a partir de las 5:30 p. m. para que puedan tomar una decisión sobre si se requiere salvar y reutilizar el edificio, o si se autoriza su demolición potencial. La Comisión de Preservación Histórica es un grupo de residentes voluntarios que viven en Fort Collins y tienen experiencia o un interés especial en la historia local y en los edificios históricos.

Las opiniones de la comunidad respecto a la importancia del edificio y si debería salvarse debido a su historia son una parte importante del proceso, y la Comisión de Preservación Histórica las tomará en cuenta. Si desea compartir su opinión sobre lo que esta propiedad significa para usted, su empresa, su familia o la comunidad hispánica local en general, lo invitamos a que lo haga. Su aportación se compartirá con el dueño de la propiedad, con los empleados de la Ciudad, con la Comisión de Preservación Histórica y cualquier otra persona de la comunidad que tenga interés en esta propiedad.

Hay varias formas de compartir sus ideas.

- 1) Todos los integrantes del público y las partes interesadas están invitados a asistir el 20 de julio a la reunión de la HPC, en persona o en línea, para hablar directamente con la Comisión. Puede hacerlo al principio de la reunión, en el periodo de comentarios del público en general, o justo antes de que la Comisión lo analice, que será más tarde durante la reunión. Se publicará más información sobre cómo asistir a esa reunión y el programa de temas en <https://www.fcgov.com/cityclerk/historic-preservation> el viernes, 8 de julio.
- 2) Puede responder directamente a este correo electrónico y su mensaje se incluirá con el resto de la información que se presentará en la reunión de la HPC.
- 3) Puede enviarnos sus comentarios por escrito a: Historic Preservation Services, 281 N College Avenue, Fort Collins, CO 80524. Los comentarios se deben recibir el 20 de julio al mediodía.
- 4) Puede entregar sus comentarios por escrito en 281 N College Avenue antes del mediodía del 20 de julio, ya sea a un miembro del personal en el mostrador, o utilizando el buzón seguro de 24 horas junto a la entrada trasera del edificio.

Una copia del formulario de encuesta histórica de esta propiedad se incluye para su información. No dude en reenviar esta invitación a alguien más que pueda estar interesado en compartir sus comentarios sobre la propiedad.

Sinceramente,



Maren Bzdek, Gerente  
La división de Preservación Histórica  
970-221-6206 [mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)

**From:** [RON LAUTZENHEISER](#)  
**To:** [Maren Bzdek](#)  
**Subject:** [EXTERNAL] FEEDBACK REQUESTED. NORTH COLLEGE AVE. Pobre Pauncho's Building  
**Date:** Wednesday, July 13, 2022 3:15:23 PM

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I've been involved for 27 years on north college. I own the Big O Store and Grease Monkey Lube Center. I've been a leader for the last 25 years in returning N College to the condition it is now at. I am a Citizens Advisory Group member and have been for 20 years. I'm on the board of NFCBA

I knew Frank Perez and his wife well.

In my opinion there is no redeeming historical value to their building. Any more than my Grease Monkey or Big O Store.

Sent from my iPhone  
Ron Lautzenheiser  
970-214-1275  
Rklautz@msn.com

**From:** [Jimmy Aron 970-388-6654](mailto:Jimmy.Aron@970-388-6654)  
**To:** [Historic Preservation](#)  
**Subject:** [EXTERNAL] Pobre Ponchos  
**Date:** Friday, July 15, 2022 12:01:08 PM

---

Dear Historic Preservation Commision,

My name is James Aron. I live at 3613 Kenyon Drive, Fort Collins Colorado, phone number: 970-732-3106, email: aronaronja@aol.com.

I would like to share my thoughts and memories of Pobre Panchos located at 1802 North College. I grew up in Loveland and moved to Fort Collins in 1975. Looking for good Mexican food I found Pobre Panchos on North College and was thrilled with my discovery. I was a regular client along with my family. It was my Son, Travis, favorite place to go for his birthday or food in general from about 1998 on. Every birthday Frank would give him a Pobre Panchos T Shirt. We have had many many family dinners there along with many many fond memories.

It wasn't hard to find Frank Perez as he was always on site checking with the customers to make sure their meals were as they wanted. I got to know Frank and had abundant conversations with him over the years. It was a sad day when he passed on. We were there often enough to where the Ladies who worked there would automatically serve up an Arnold Palmer for me and a Doctor Pepper for my Son. In fact we ate there the final night before it closed. Pobre Panchos was our "home" restaurant. The food was good, the place was always clean and the service was quick and friendly. At the time of Franks death I was very happy the restaurant would not be closing as Asher Haun had bought it to keep the legacy alive. Myself, my family, the staff I knew and all of my friends were thrilled Pobre Panchos would be continuing on.

There were two Mexican Food restaurants, to the best of my knowledge, actually owned and run by Hispanic families. Pobre Panchos and El Burrito. There may be others but these are the only ones I have direct knowledge of. Dorothy at El Burrito is retired now but her legacy lives on with her family working there. Frank at Pobre's also had his family employed there. It wasn't just a business it was a Family business.

When King Soopers moved in next door Frank was offered a substantial amount to relocate. Happily Frank stood by his guns and stayed put. Pobre Panchos building is a landmark as much it is as a testament to Frank and his restaurant. I'm not sure how many Hispanic business owners there are in town but I'll wager there's not many.

I believe Mr Haun bought Pobre's not to keep the legacy going but to sell it when the money was right. The way he shut it down with no notice, not even to the staff or regular clients, seals that for me. From the initial purchase I believe he saw it as a deal. I'm sure the price was reduced to keep the restaurant open as Mr Haun first promised. He states it was due to the economy and lack of customers yet every time we were there it was three quarters full to totally full. I believe that his true reason to sell was the high offer made by Raising Cane's for the property. He bought in low,

with the understanding the restaurant would stay open, and sold high for the money.

I would give anything to have one more beef and cheese Pacho smothered in their hot green chili, lettuce, tomatoes, onions, avocado and cheese!

So in closing I'll say that Pobre's is a Historical Landmark due to the years it was in operation, the fact it is one of the few businesses in Fort Collins legitimately owned and run by a Hispanic family and the joy it brought to many Fort Collins residents who happily indulged their need for Mexican Food. It should remain Pobre Panchos with some of the finest Mexican food forever!

Sincerely,  
James Aron

**From:** [Michael Bello](#)  
**To:** [Maren Bzdek](#)  
**Cc:** [Michael Bello-Contact](#); [Historic Preservation](#)  
**Subject:** [EXTERNAL] RE: Request for input - Pobre Panchos building historic status  
**Date:** Friday, July 15, 2022 3:09:59 PM  
**Attachments:** [image001.png](#)

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Hi Maren

I reached out to the North Fort Collins Business Association Board and got the following responses. I would agree with the prevailing thoughts here that though the family history has some significance the building doesn't and as suggested in the first paragraph below, naming a building after them would be a better recognition of that history.

- Interesting read, I do believe that building does hold historical significance more so within the Perez family but not necessarily for Fort Collins. The fact that the owners, whom have occupied the building since 1969, are appealing the decision of its historical designation does hold weight with me, I happen to agree with them, that the building does not have historical significance. I believe someone had suggested that the new Community Center be named after the Perez family, which I think would be great recognition/ tribute to the family's contribution to the business community.
- I am sure it has some history, but I don't think you should put a historical tag on it.
- Doesn't seem like it's any special architecture, etc.
- I don't see anything historically significant for the building, the previous owners, nor anything that had happened there, so therefore I don't see any reason why the building should be historically preserved
- The building, if someone sees Historic value, should consider purchasing the building and moving the structure to another site. The current location provides for opportunity for a new building and a more functional use that would be compatible with surrounding properties.
- I know Pobre's was one of the first restaurants on N college and has been there for a long time, but honestly I don't personally feel that the historical significance of the building is doing much in the way of value for the community.
- From my perspective, this building has zero historical or architectural significance.
- It's fine with me to tear it down-- the sooner the better.-- has zero historical significance.

Let me know if you need anything else from me.

Thanks.

Michael Bello  
C: 970.566.4541

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**From:** Maren Bzdek <[mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)>  
**Sent:** Thursday, July 7, 2022 6:44 PM  
**To:** Historic Preservation <[preservation@fcgov.com](mailto:preservation@fcgov.com)>  
**Subject:** Request for input - Pobre Panchos building historic status

Greetings,

You are receiving this message because we are inviting your input for an upcoming hearing on July 20 related to the former Pobre Pancho's Restaurant building at 1802 N College. Please see the attached bilingual message that provides more information about the nature of the hearing and instructions on how to participate or provide input in advance, as well as the second attachment that provides the historic survey evaluation of the property. We are interested in your input as an individual, or as the representative of a formal organization, or both.

Please forward this message to any organizations or individuals who may also be interested in providing public comment for consideration at the hearing.

If you have any questions, please feel free to reach out to me.

Regards,  
Maren

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**MAREN BZDEK**

She/Her/Hers

Historic Preservation Manager

[Historic Preservation Services](#)

281 North College Avenue

970-221-6206 office

[mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)



Betty Aragon-Mitotes  
3375 Woodlands Way  
Wellington, Colorado 80549

July 18<sup>th</sup>, 2022

Historic Preservation Services

281 N. College Avenue

Fort Collins, Colorado 80524

To whom it may concern:

I am writing this letter regarding Pobre Pancho's Café historic designation. I am in full support of this being designated historical. The Perez family opened this café back around the same time as El burrito, in a time when there was still much discrimination. There were able to have a clientele that appreciated good Mexican food. They have been open for generations until the passing of Mr. Perez. This café brings fond memories for me; my father would always ask me to take him to eat there. It was a special time for me and my father. This family worked hard to keep that café open and they accomplished that as business owners. We need to honor Hispanics that were able to create a business and keep it going despite the struggles and discrimination. The Perez family has earned the right to be honored for their contributions to Fort Collins.

Sincerely,

Betty Aragon-Mitotes

July 19, 2020

To: Fort Collins Historic Preservation Commission

I am writing to you in hopes that you might designate 1802 North College Avenue, also known as Pobre Pancho's, a Landmark property and deny the appeal submitted to you.

This squat and solid building stands out from the surrounding newer, glass, chrome and "phony" stone commercial neighbors. You know at once that it's been there a long time—longer than any of the others. The stucco walls and small windows evoke the Hispanic/Mexican "Pueblo" style and character associated with that ethnicity. And, you're pretty sure that you can get some delicious, authentic Mexican food there! It would be cool and a bit dim inside, but warm and welcoming when you entered. A place where you could sit down, have a cold beer or Margarita, and a plate of piping hot, freshly prepared Mexican food—spiced to your liking. But, no longer. All that remains is a reminder of the hard work, perseverance and dedication of a Hispanic family to achieve the "American Dream". Four generations to achieve that dream.

With limited resources, Frank and Mary Perez built more than a restaurant. They built a reputation for community involvement. How many tours did Frank give to school children and 4-H kids, how many jobs to young Hispanics, how many other community contributions—both financially and supportively? Just being there probably served as an inspiration to some.

In 1969, when I first came to Fort Collins, to attend Colorado State University, I ate at Pobre Pancho's Restaurant. At that time, it truly was "out of town". I thought I was half-way to Laramie! Since then, I have left and returned to Fort Collins many times. But, upon returning, one of my first stops was always to Pobre Pancho's. And, Frank was always there—making sure everything was being done to his exacting standards—even through a number of health issues.

I feel that something truly significant would be lost if that little, squat, solid building was no longer there to remind us of the entrepreneurial spirit and achievement of a Hispanic family in Fort Collins. Frank served his country through the Navy and he served the rest of us good food!

Please designate 1802 North College a Landmark property and keep his family legacy alive.

Thank you for your consideration,

Kathleen Kilkelly  
920 Inverness Rd.  
Fort Collins, CO 80524  
970-493-7958  
katzen2k@frii.com



**[EXTERNAL] Historic designation for the Pobre Panchos building**

Kacy Thompson <kacytjobb@gmail.com>

Tue 7/19/2022 1:36 PM

To: Jim Bertolini <jbertolini@fcgov.com>

Hi!

I read about the hearing for historic designation of the Pobre Panchos building today or tomorrow. I know Meg Dunn works with historic preservation so I wrote to her to ask how to express my opinion.

I am not currently in Fort Collins so will not be able to attend the hearing. I am a Fort Collins native and fully support the idea of historic designation for the Pobre Panchos building.

I hope the committee can see the value of this building.

Thank you!

Kacy Thompson

**[EXTERNAL] Speech**

Monica Bird <krcbirds@yahoo.com>

Wed 7/20/2022 10:21 AM

To: Jim Bertolini <jbertolini@fcgov.com>;Melissa Matsunaka <mmatsunaka@fcgov.com>

 2 attachments (41 KB)

Historical meeting July 20, 2022\_03 final draft.docx; Historical meeting July 20, 2022\_06\_short.docx;

Hello,

Here is my speech for tonight. I have attached my long and short version.

My name is Monica Bird. Thanks to recent overwhelming community support, I am here today to speak on behalf of my family, my dad, Frank Perez also known as “Pancho” and to the business history of the Latino community in Fort Collins. I will be sharing why the building at 1802 N College owned by my father Frank Perez, for 51 years should be a historical landmark.

This building is more than just its walls and a roof; it is the physical representation of my immigrant father's uphill fight against racism, segregation and the pursuit of the American dream.

My father was born into impoverished circumstances in Piedras Negras, Mexico, on September 7, 1937 to Amelia and Cipriano Perez. In a quest for a better life, my family migrated to the land of opportunity. My grandparents entered this country on May 18, 1943, with three children in tow, my father being one of them. Upon entering the “land of opportunity”, the Perez family was greeted in Fort Collins with racism and segregation as displayed in local shop windows with “Whites Only” signs and restricted to only live in certain parts of town. Racism and segregation at that time was a part of everyday life in Fort Collins. My grandparents began as migrant workers toiling in the local fields and sun, and right alongside them was my father. While other children his age were playing and riding bikes, he had to work in the fields at the young age to help put food on the table. His family often lived in small structures on the farms where they worked. One place they called home, was a small one-room structure located on East Vine Rd in Fort Collins by the old school. When my father attended that school, he was not allowed to speak his native language or use the name he was given at birth. He had to change his name to “Frank, and quickly learn to speak English. This type of racism at that time in Fort Collins was common towards children of Latino descent; it was done in an attempt to Americanize them. My father missed a great deal of school to help support his family, yet he still graduated high school. He became a naturalized citizen on January 10, 1957. My father who faced racism and segregation daily, did not allow that stop

him from joining the US Navy to serve his country during the Vietnam war. It is important to note that the draft was going on, but he willingly volunteered to serve our country because he believed in what it stands for a land of opportunity and equality. He served our country for 10 years, 9 months, and 11 days.

When he returned home from the Navy, racism and segregation was still very present, but he didn't let that dictate his fate. He got a job as an electrical engineer at HP. Next he dared to stand against racism and segregation by supporting my grandmother to start a Mexican food cafe in Old Town Fort Collins. Shortly after that, my father decided to leave HP and began the Pobre Pancho's journey. He quickly found that no bank in Fort Collins was willing to take a chance lending minorities money to become business owners. But that did not deter my father. With determination, resolve, help of family members and a loan from a small bank in Greeley my father-purchased the land located at 1802 North College, which we all know as Pobre Panchos Mexican Restaurant. He transformed an old 7-11 into a small Mexican café. My Father was one of two Latino business owners in 1969. Even today of the 7,000 businesses in Fort Collins only 6% or 420 of them are Latino owned, this is a far cry from the 2 Latino business owners in 1969 where he set the stage for others to follow. During that time in his life, he married my mom, and along came my sister and me. My Father worked day after day to ensure his family was provided for during a time when Latino business owners, we not prevalent. My father redefined the meaning of family when he started Pobre Pancho's Mexican Restaurant. Family was now the customers as well, no matter one's ethnicity. He broke down racism and segregation barriers by welcoming everyone. Customers could always count on Frank to offer them a Perez home-cooked meal and a bit of conversation while he sat, visited and laughed with them. My Father inadvertently created a melting pot at Pobre Pancho's. He provided this atmosphere for half a century. Over the years, Pobre Pancho's provided work to many in need, no one was turned away. Not only did many of our family members work there from his wife, kids, grandkids, great grandkids, brothers and son-in-law, but so

many from our new expanded family “the customer”. Many of them grew up as kids sharing a family meal in our family restaurant.

Outside the walls of the restaurant, my dad donated time and money to local churches, charities, local law enforcement and The Poudre Fire Authority to name a few as a Latino business owner. No one was turned away when they needed help. Due to his charitable donations, many children had winter hats, gloves, and other much-needed supplies.

As one of the first Latino businesses and ultimately the cornerstone on the north end of town, my father believed it was his duty to belong to the North College business association. He advocated for positive growth, broke down the walls of racism and segregation finding ways to bring the North College community together inspiring minority owned businesses.

My father, until June 2020, greeted everyone with a smile when they came to share a home cooked meal at of Pobre Panchos. He had been diagnosed with cancer a year earlier, but that did not stop him from being there with a smile. He passed away October 2020 with the knowledge his granddaughter, my daughter, was continuing the legacy he had worked so hard to build.

On February 14, 2022, my daughter, who has a small percentage of the business, was notified the Pobre Pancho’s business location was being sold to Raising Canes. On March 31, 2022, the investor's, Asher and Sylvia Haun, were seen changing the locks on the business doors. On April 1, 2022 the public became aware Pobre Pancho’s was closed permanently with signs on the doors. My daughter, our immediate family, and our extended family “our loyal customers”, were given no warning.

What significance does this building have for us? This building reminds us of what my dad often said, “It is not where you came from that defines you. It is what you do with the time God has given you on this earth and how you improve the lives of those around you.

This building is a physical reminder that with a strong faith in God, perseverance, hard work and dedication that no barrier of racism or segregation can stand in our way. My dad embodied and redefined what an immigrant is. He no longer would only be defined by the food he prepared, but by the love, he had for those around him. He is a direct symbol for the Latino community of their family values, resilience, strength, grit, and determination for the American dream.

My life and the surrounding community have been touched by my father's life as symbolized in the Pobre Pancho's building.

If this committee believes that tax revenue is more important than a historical Latino business symbol, then by all means allow a national franchise without community ties.

But, If you truly believe our Latino business heritage of overcoming racism and segregation is symbolic in this building brought about by a Mexican immigrant over 51 years, then you must save this building.

Thank you for letting me speak today.

Monica Bird

Short - 3 pages

My name is Monica Bird. Thanks to recent overwhelming community support, I am here today to speak on behalf of my family and my dad, Frank Perez or "Pancho" by so many of us that loved him, and to the business history of the Latino community in Fort Collins. I will be sharing why the building at 1802 N College owned by my father, Frank Perez, for 51 years should be a historical landmark.

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today of the 7,000 businesses in Fort Collins only 6% or 420 of them are Latino owned, this is a far cry from the 2 Latino business owners in 1969 where he set the stage for others to follow. During that time in his life, he married my mom, and along came my sister and me. My father redefined the meaning of family when he started Pobre Pancho's Mexican Restaurant. Family was now the customer as well, no matter one's ethnicity. He broke down racism and segregation barriers by welcoming everyone. Customers could always count on Frank to offer them a home-cooked meal and a bit of conversation while he sat, visited and laughed with them. My Father inadvertently created a melting pot at Pobre Pancho's. He provided this atmosphere for half a century. Over the years, Pobre Pancho's provided work to many in need, no one was turned away. Not only did many of our family members work there from his wife, kids, grandkids, great grandkids, brothers and son-in-law, but so many from our new expanded family "the customer". Many of them grew up as kids sharing a family meal in our family restaurant.

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Thank you for letting me speak today.

Monica Bird