

# AGENDA ITEM SUMMARY

## FORT COLLINS CITY COUNCIL

ITEM NUMBER: 15

DATE: August 17, 1999

STAFF: Karen McWilliams

### SUBJECT:

First Reading of Ordinance No. 135, 1999, Designating the Harden House, 227 Wood Street, Fort Collins, Colorado, as a Historic Landmark Pursuant to Chapter 14 of the City Code.

### RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading. At a public hearing held on July 28, 1999, the Landmark Preservation Commission unanimously recommended designation of this property as a local landmark for its architectural importance.

### EXECUTIVE SUMMARY:

The owner of the property, Dr. David Rowan, is initiating this request for Local Landmark designation for the Harden House. The building is significant for its architectural importance, as a representative example of vernacular residential architecture in Fort Collins, typical of the turn of the century.

**History** - The Harden House, 227 Wood Street, is one of a row of three pressed brick houses likely constructed by Dixon and Murphin Builders, in 1903-04. Significant as an example of vernacular residential architecture from the turn of the century, the home exhibits many typical features, including a white painted wood front porch, with narrow turned column supports; sandstone foundation and sills; and decorative shingles in the front gable end. David and Eliza Harden owned the property until 1911, when it was sold to Ernest C. and Engel Wentz. The Wentz family owned the property until 1950. From then until 1981, the property was owned by Frank and Elsie Medlock. John and Elizabeth Hickman then owned the property for a brief time, before selling it to Deborah Abbott. The current owner purchased the property in June 1999. Alterations to the building include a change in the porch to include half walls rather than the original open railing with turned spindles, and an enclosed rear "mud room." The owner intends to remove the porch half-walls and mudroom addition, restoring the house's appearance to that of a circa 1904 photograph.

ORDINANCE NO. 135, 1999  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE HARDEN HOUSE, 227 WOOD STREET,  
FORT COLLINS, COLORADO, AS A HISTORIC LANDMARK  
PURSUANT TO CHAPTER 14 OF THE CITY CODE

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic landmarks within the City; and

WHEREAS, by Resolution dated July 28, 1999 the Landmark Preservation Commission (the "Commission") has determined that the Harden House has importance to the City as a representative example of vernacular residential architecture in Fort Collins, typical of the turn of the century; and

WHEREAS, the Commission has further determined that said property meets the criteria of a landmark as set forth in Section 14-5 of the Code and is eligible for designation as a local landmark, and has recommended to the City Council that said property be designated by the City Council as a local landmark; and

WHEREAS, the owner of the property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate said property as a historic landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the building, historically known as the Harden House, located on lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 6, Block 302, Capitol Hill Addition,  
City of Fort Collins, County of Larimer, State of Colorado  
also known as 227 Wood Street

be, and hereby is, designated as a historic landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, Revised 1983) will serve as the standards by which alterations, additions and other changes to the buildings located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 17th day of August, A.D. 1999, and to be presented for final passage on the 7th day of September, A.D. 1999.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Passed and adopted on final reading this 17th day of September, A.D. 1999.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



**RESOLUTION 2, 1999  
OF THE  
CITY OF FORT COLLINS LANDMARK PRESERVATION COMMISSION  
RECOMMENDING LOCAL LANDMARK DESIGNATION OF THE  
HARDEN HOUSE  
227 NORTH WOOD STREET, FORT COLLINS, COLORADO**

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, and districts of historical, architectural or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the Harden House, 227 North Wood Street, Fort Collins, Colorado, has architectural importance to Fort Collins, as an interesting example of vernacular architecture in Fort Collins; and

WHEREAS, the Landmark Preservation Commission has determined that the Harden House meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a local landmark; and

WHEREAS, the owner of the property has consented to such landmark designation.

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

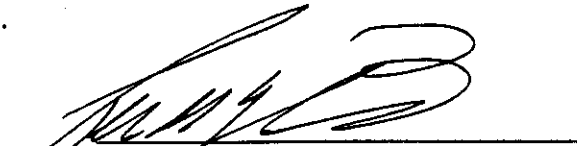
Section 1. That the Landmark Preservation Commission recommends to the Council of the City of Fort Collins that the building known as the Harden House, located on the lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 6, Block 302, Capitol Hill Addition,  
City of Fort Collins, County of Larimer, State of Colorado  
also known as 227 North Wood Street

be designated as a Local Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, Revised 1983) shall serve as the standards by which alterations, additions and other changes to the building located upon the above described property shall be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

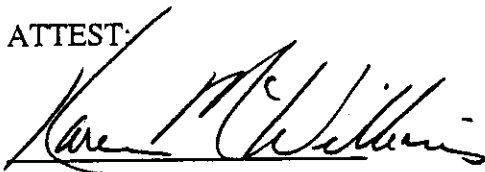
Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 28th day of July, A.D. 1999.



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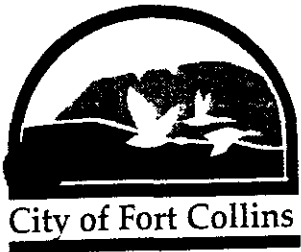
Per Hogestad, Chairman

ATTEST:



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Secretary/Staff



**LANDMARK PRESERVATION COMMISSION**  
July 28, 1999  
**STAFF REPORT**

**REQUEST:** Local Landmark Designation of the Harden House, 227 North Wood Street, Fort Collins, Colorado

**STAFF CONTACT:** Karen McWilliams, Preservation Planner

**APPLICANT:** Dr. David Rowan, Property Owner.

**BACKGROUND:** Staff is pleased to present for your consideration, the local landmark designation of the Harden House, 227 North Wood Street. The building is significant as a representative example of vernacular residential architecture typical of the turn of the century, with good physical integrity. The home is one of a row of three pressed brick houses likely constructed by Dixon and Murphin, Builders, in 1903-04. Typical features include a white painted wood front porch, with narrow turned column supports; sandstone foundation and sills; and decorative shingles in the front gable end. Alterations to the building include a change in the porch to include half walls rather than the original open railing with turned spindles, and an enclosed rear "mud room." The owner intends to remove the porch half-walls and mudroom addition, restoring the house's appearance to that of the circa 1904 photograph.

**RECOMMENDATION:** Staff recommends approving this request for Local Landmark designation of the Harden House, 227 North Wood Street, for its architectural importance to Fort Collins as a representative example of vernacular residential architecture from the turn of the century.

Historic Preservation Office  
P.O. Box 580  
Fort Collins, CO 80522  
(303) 221-6597

**FOR OFFICE USE ONLY**

Date Determined "Eligible" \_\_\_\_\_  
Ordinance # \_\_\_\_\_  
Application within last  
12 months? \_\_\_\_\_ Yes \_\_\_\_\_ No  
Date Recorded \_\_\_\_\_

**LOCAL HISTORIC LANDMARK DESIGNATION NOMINATION FORM**

Date: June 18, 1999

Please type/print all entries

**LOCATION**

Address: 227 North Wood Street, Fort Collins, Colorado 80521

Legal Description: L6, B302, Capitol Hill Addition  
County of Larimer  
State of Colorado

Property Name (Historic and/or common): ~~none~~ Harden House

**FORM PREPARED BY:**

Name/Title: Dr. David J. Rowan

Address: 227 North Wood Street, Fort Collins, Colorado 80521

Phone: 491-0483 Relationship to Owner: owner

**OWNER INFORMATION**

Name: David J. Rowan Phone: 491-0483

Address: 227 North Wood Street, Fort Collins, Colorado 80521

**BOUNDARIES/TYPE OF DESIGNATION**

Landmark (improvement only)  Landmark District (improvement + site/surrounding environment)

Further explanation of boundary determination: \_\_\_\_\_

**CLASSIFICATION**

Category:	Ownership:	Status:	Present Use:	
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> Government
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	_____
<input type="checkbox"/> District				_____
	Existing Designation:			
	<input type="checkbox"/> National Register			
	<input type="checkbox"/> State Register			

**SIGNIFICANCE**

Architectural:

- Represents work of noteworthy architect
- Possesses high artistic value
- Represents a type, period, or method of construction

Historical:

- Associated with significant persons
- Associated with significant event or historic trend
- Contributes to the significance of an historic district

Geographical:

- Related to or part of distinctive area
- Unique location

Further Comments: This house has had very little renovation/remodeling over the past 75 years as evidenced by a photograph (attached, from city archives) of the original owner (Eliza Harden) on the front porch near the date of construction (the photograph is dated 1903-1904). My intention is to restore this house to its original condition.

(Add continuation sheet if needed)

**HISTORICAL INFORMATION**

Please attach a narrative of the historical significance of the property. Include a title search if the property is important for its association with a significant person.

Further Comments: See attached sheet.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**ARCHITECTURAL AND PHYSICAL DESCRIPTION**

Construction Date: 1904 Architect/Builder: Dixon and Murphin Builders (probably)

Building Materials: Pressed brick, wooden front porch with fish scales and ornamental columns.

Architectural Style: Vernacular hipped box cottage, stone foundation and sills.

Special Features/Surroundings: This house may be one of three pressed brick houses in a row constructed by Dixon and Murphin on North Wood St in 1904 (one nearly identical 5 room house to the south, one 10 room house to the north).

(Add a continuation sheet if needed. Please include black and white photos of each elevation of the property.)  
Describe any additions to the property: A covered back porch was added to the house at a later

date, constructed largely of waste material, and covering the kitchen window and door.

I intend to remove this structure (see photographs of outside and inside).

**REFERENCE LIST OR SOURCES OF INFORMATION**

A Guide to Colorado Architecture

Fort Collins Directories

Fort Collins Building Permits

Archived Photographs

(Add a continuation sheet, if needed)

**AGREEMENT**

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins Historic Preservation Office prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or,
2. Preparation of plans for construction of, addition to or demolition of improvements on the property.
3. I further understand that if I apply for a building permit for any one of the following:
  - a. Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or

part of a landmark structure or landmark district;

b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;

c. Construction or erection of or addition to any improvement upon any land included in a landmark district;

d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

the Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 23 day of June, 19 99

David J. Rowan

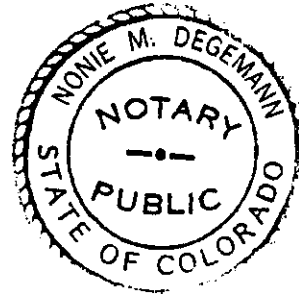
Owner Name (please print)

[Handwritten Signature]

Signature

\_\_\_ Property owner wishes to withhold consent to local historic designation.

State of Colorado )  
County of Louise )ss.



Subscribed and sworn to before me this 23rd day of June

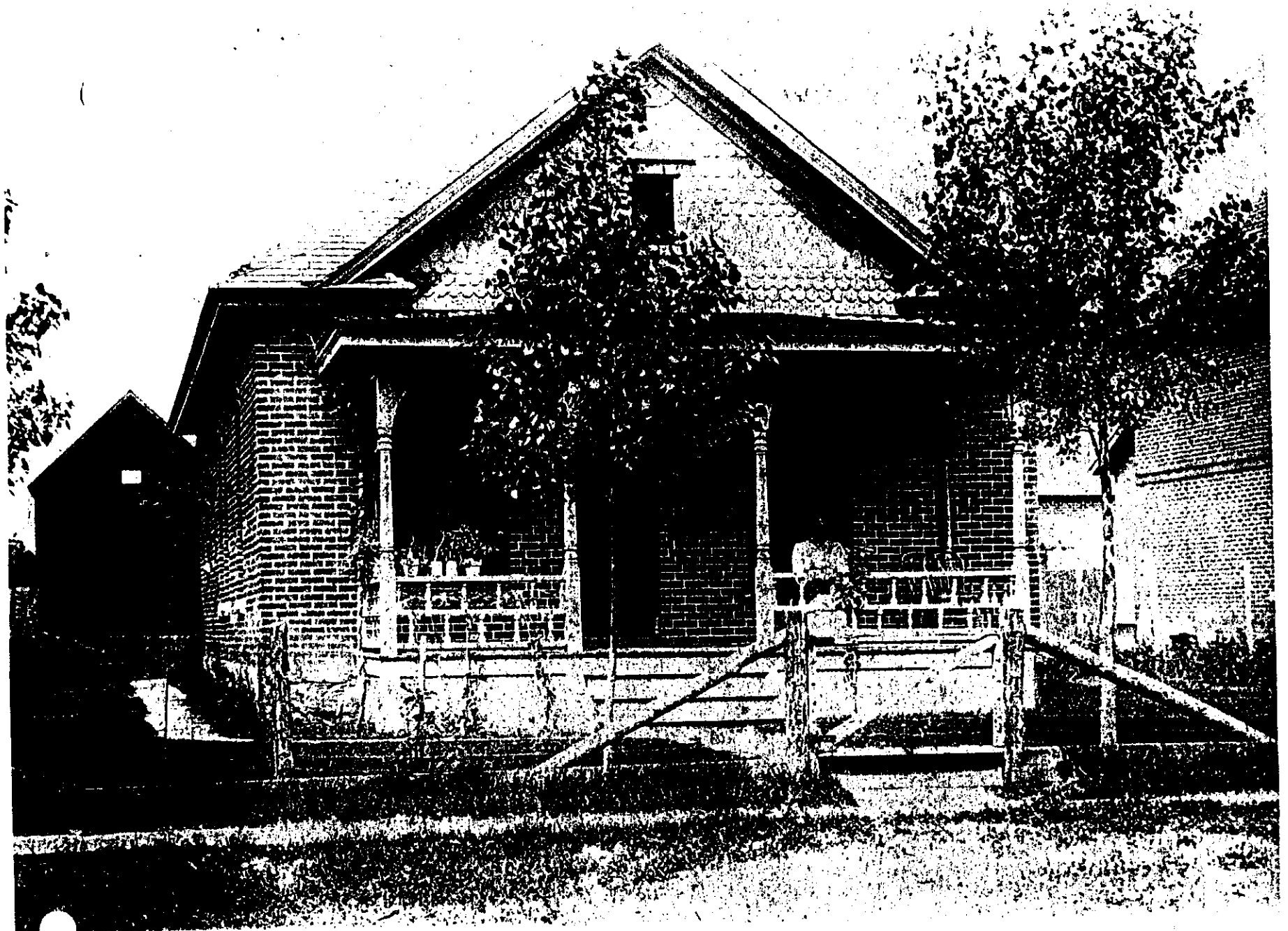
19 99, by David J. Rowan

Witness my hand and official seal. My commission expires 2-25-2003

Nonie M. Degemann

Notary Public

This was a common families' home throughout its existence. It was first owned and occupied by David and Eliza Harden 1904-1911 (No title transfer found from builder, and the Harden's first show up in the city directory in 1907). From 1911 to 1919 it was owned and occupied by Ernest C. Wente (laborer) and his spouse Engel. Ernest C. Wente died on December 27, 1919. From 1919 to 1940 the house was owned and occupied by Engel Wente (widow) and Minnie C. Wente (music teacher). Engel Wente died on November 2, 1940. From 1940 to 1950, Minne C. Wente owned and occupied the house. From 1950 until 1953, the house was owned and occupied by Frank and Elsie K. Medlock (Frank Medlock died on August 11, 1953). Elsie K. Medlock continued to own and occupy the property until 1976 (she died on November 21, 1980). Her estate sold the property to John P. and Elizabeth Hickman in 1981, who in turn sold the property in 1982 to Deborah Abbott. It has been a rental property owned by Deborah Abbott from 1982, until I take possession from its current tenant on June 30, 1999 (I have owned the property since June 1, 1999).



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For additional information or an official copy, please contact City Clerk's Office City Hall West 300 LaPorte Avenue Fort Collins, CO 80521 USA



