

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 12

DATE: August 19, 2003

FROM: Karen McWilliams

SUBJECT :

Second Reading of Ordinance No. 100, 2003, Designating the Giddings House, 704 West Mountain Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY:

The owners of the property, Kevin Mabry and Kathlene Waller, are initiating this request for Fort Collins Landmark designation for the Giddings House. Due to the residence's excellent physical integrity, and high degree of architectural and historical significance, it may be regarded as individually eligible for landmark designation under City of Fort Collins Landmark Preservation Standards (A) - Association with events that have made a significant contribution to the broad patterns of history; (B) - Association with the lives of persons significant in our past; and (C) - Embodies the distinctive characteristics of a type, period, or method of construction. The property contains a historic residence, and a carriage house which was converted to a dwelling in the 1970s. The carriage house is not a part of these designation proceedings. This Ordinance was unanimously adopted on First Reading on July 15, 2003.

ORDINANCE NO. 100, 2003
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE GIDDINGS HOUSE, 704 WEST MOUNTAIN AVENUE, FORT
COLLINS, COLORADO, AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER
14 OF THE CODE OF THE CITY OF FORT COLLINS

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 landmarks within the City; and

WHEREAS, by Resolution dated June 25, 2003 the Landmark Preservation Commission (the "Commission") has determined that the Giddings House has individual significance to Fort Collins under Landmark Designation Standards (A), (B) and (C), for the home's contributions to the architectural and historical development of our community; for the property's association with the Giddings family; and, as a notable representation of the American Foursquare architectural style, with excellent integrity; 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 landmark, and has recommended to the City Council that said property be designated by the City Council as a landmark; and

WHEREAS, the owners of the property have 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 landmark.

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

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

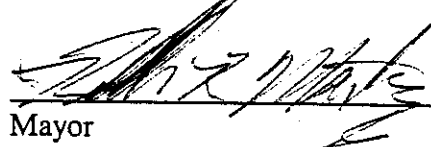
Lot 35, Block 281, Loomis Addition,
also known as 704 West Mountain Avenue

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

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to

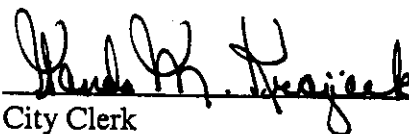
the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 15th day of July, A.D. 2003, and to be presented for final passage on the 19th day of August, A.D. 2003.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading this 19th day of August, A.D. 2003.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 14

DATE: July 15, 2003

FROM: Karen McWilliams

SUBJECT:

First Reading of Ordinance No. 100, 2003, Designating the Giddings House, 704 West Mountain Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION:

Staff and the Landmark Preservation Commission recommend adoption of the Ordinance on First Reading. At a public hearing held on June 25, 2003, the Landmark Preservation Commission voted unanimously to recommend designation of this residence as a landmark for its high degree of both integrity and significance to Fort Collins.

EXECUTIVE SUMMARY:

The owners of the property, Kevin Mabry and Kathlene Waller, are initiating this request for Fort Collins Landmark designation for the Giddings House. Due to the residence's excellent physical integrity, and high degree of architectural and historical significance, it may be regarded as individually eligible for landmark designation under City of Fort Collins Landmark Preservation Standards (A) - Association with events that have made a significant contribution to the broad patterns of history; (B) - Association with the lives of persons significant in our past; and (C) - Embodies the distinctive characteristics of a type, period, or method of construction. The property contains a historic residence, and a carriage house which was converted to a dwelling in the 1970s. The carriage house is not a part of these designation proceedings.

Significance and Physical Integrity: The house at 704 West Mountain Avenue was constructed circa 1905, at a time when the city of Fort Collins was recovering from the depressed economy of the 1890s and experiencing tremendous development and prosperity. The first decade of the twentieth century saw the most rapid rate of growth ever posted by Fort Collins, as the town's population more than doubled, from 3,053 in 1900 to 8,210 in 1910. This stimulated the local economy in profound ways, not only through an increase in population and employment, but also by attracting new business to the area, and greatly escalating the construction of new residences. Between 1900 and 1910, for example, over 325 additional acres of residential subdivisions were platted and annexed within Fort Collins. Because of its direct association with these important historical events and trends, the house at 704 West Mountain may be considered significant under Standard A.

Soon after its construction, the home became the residence of Edwin Chester "Chet" Giddings and his wife, Agnes Mason Giddings; Chet and Agnes resided in the home between the years 1909 to 1936. The Giddings and Mason families were among the first settlers in the Fort Collins area. The daughter of Augustine and Charlotte Mason, who came to Colorado in 1866, Mrs. Giddings earned the distinction of being "the first white child born in Fort Collins." Mr. Giddings came to Fort Collins with his family in 1883. He owned a prosperous farm in the Boxelder Valley, six miles northeast of Fort Collins. Mr. Giddings was one of the most

successful farmers in Larimer County during the late eighteenth and early nineteenth centuries; he raised sugar beets, potatoes, and sheep. Although he eventually owned six irrigated farms in the area, Mr. Giddings, like many other farmers, lost his farms during the Great Depression. In 1931, Mr. Giddings sold this home to his daughter Melissa and her husband, R.B. McCoy for \$100, a fraction of its worth. Melissa Giddings McCoy owned the home until 1944. The Giddings House is significant under Standard B, due to the home's direct and lengthy association with the Giddings family.

As an architecturally significant structure, this beautiful two-story home is also significant under Standard C. Built circa 1905, it is representative of the American Foursquare style of architecture. This wood-frame home sits on a sandstone foundation. While wider clapboard siding covers the first story walls, the upper story of the home is clad in very narrow clapboard siding. Asphalt shingles cover the hipped roof. The facade of the home features a full-length, partially enclosed front porch, with repeated rectangular elements and massive piers. A small, open balcony sits above the front porch. A bellcast hipped dormer with a five-light window also graces the facade. The east elevation features a canted two-story bay window. Other distinctive features of the home include the corbelled collar on the chimney and the modillions beneath the eaves on the main roof and porch. The Giddings House is very well preserved and exhibits excellent integrity.

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