

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 9

DATE: October 16, 2007

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 110, 2007, Designating the Parsons/Morgan House and Attached Garage, 723 West Olive Street, 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

Ordinance No. 110, 2007, unanimously adopted on First Reading on October 2, 2007, designates the Parsons/Morgan House and Attached Garage, 723 West Olive Street, as a Fort Collins Landmark. The owner of the property, Myrne Watrous, is initiating this request.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - October 2, 2007.

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 14

DATE: October 2, 2007

STAFF: Karen McWilliams

SUBJECT

First Reading of Ordinance No. 110, 2007, Designating the Parsons/Morgan House and Attached Garage, 723 West Olive Street, as a Fort Collins 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 September 12, 2007, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its significance to Fort Collins as representative example of Bungalow architecture, and for its contributions to the architecturally and historically significant Loomis Addition.

EXECUTIVE SUMMARY

The owner of the property, Myrne Watrous, is initiating this request for Fort Collins Landmark designation for the property. The Parsons/Morgan House, located at 723 West Olive Street, is eligible for Landmark Designation under Standard 3. The home remains a very nice example of a Bungalow, which was a popular architectural form throughout the 1920s. Built circa 1927 for Anna and Fred Parsons, the home, while undergoing some alteration, has retained a preponderance of integrity. The house also features a small attached garage located on the southwest corner of the building. This historic garage dates to the home's period of significance, and is a part of this designation application. The Parsons/Morgan House and Attached Garage is located in the Loomis Addition, a noteworthy neighborhood exemplified by its large number of architecturally and historically significant homes. This designation will continue a legacy of historical recognition and protection of this significant neighborhood.

BACKGROUND

History and Architecture

The origins of the Bungalow can be traced to the American and English Arts and Crafts Movements of the 1880s and 1890s. The Arts and Crafts movement was a direct counter to the blatant materialism of the Victorian era. The movement emphasized modest, efficient buildings constructed

of local materials made to blend relatively seamlessly with their surroundings. The Bungalow was popular throughout the U.S. during the first three decades of the twentieth century. Typically the buildings were wood framed and one to one-and-a-half-stories tall. Bungalow homes emphasized their horizontal elements and remained grounded with low pitched roofs and wide rectangular or square footprints. More often than not, a large front porch was included. Typically the exterior walls and gable ends were composed of different materials to add contrast and visually break up the otherwise simple structure. The most commonly used materials for this purpose were stucco, horizontal lap siding, or shingles. The final result was a building which "stressed comfort and utility...and a lack of pretension." (Colorado's Historic Architecture, pg 40)

Just as the rest of the country chose to embrace this form and style, Fort Collins was no exception, and the city boasts many buildings of this type. The Craftsman Bungalow located at 723 West Olive holds true to many of the above mentioned criteria. The Parsons/Morgan House is a one story, wood-framed, side-gabled building and rests on a concrete foundation. The roof is covered with composition shingles and is at a shallow pitch. The front and rear eaves, as well as the side overhangs, protrude roughly one-and-a-half feet beyond the exterior walls of the building and are boxed. A beige brick chimney, located on the northeast corner of the house, protrudes roughly four feet above the roof. Furthermore, prominently featured on the north side of the house, directly over the front door, is a small gable-and-valley porch cover.

The Parsons/Morgan House was originally built for Anna C. and Fred H. Parsons. The Parsons' retained ownership until 1941, when ownership transferred to Dale W. and Alma E. Morgan. The Morgans lived at 723 West Olive for nearly 60 years, until their deaths in 1999. The property was then purchased by its current owner, Myrne Watrous, who has been working to restore the house to more of its original appearance. Currently, the house, including the gable ends, is covered with non-historic horizontal metal siding, which will eventually be removed to expose the underlying historic fabric. Evenly spaced on either side of the front door are matching sets of three double-hung windows. The western exterior wall displays five windows of varying styles and sizes, three of which are located on a distinctive hipped bay. The house is accessed in the front by a concrete staircase flanked by decorative iron handrails and posts, an alteration from the original Craftsman timbers.

The house also features a small attached garage located on the southwest corner of the building. This is a front-gabled, single car garage with horizontal siding and a composition shingle roof. This historic garage dates to the home's period of significance, and is a part of this designation application.

COPY

ORDINANCE NO. 110, 2007
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE PARSONS/MORGAN HOUSE AND
ATTACHED GARAGE, 723 WEST OLIVE STREET, 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 September 12, 2007, the Landmark Preservation Commission (the "Commission") has determined that the Parsons/Morgan House and Attached Garage has individual significance to Fort Collins under Landmark Designation Standards (3), as a representative example of Bungalow architecture, and for its contributions to the architecturally and historically significant Loomis Addition; 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 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 landmark.

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

Section 1. That the property known as the Parsons/Morgan House and Attached Garage, and the adjacent lands upon which the historical resources are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

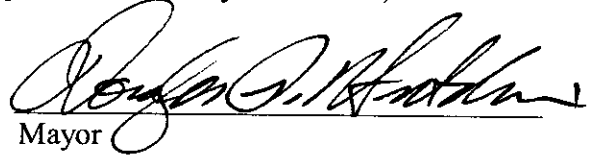
LOT 18, SUB OF LOTS 2, 3 & 6, BLOCK 278, LOOMIS ADDITION
also known as 723 West Olive Street

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 2nd day of October, A.D. 2007, and to be presented for final passage on the 16th day of October, A.D. 2007.


Mayor

ATTEST:


Chief Deputy City Clerk

Passed and adopted on final reading on the 16th day of October, A.D. 2007.

Mayor

ATTEST:

City Clerk