

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 17

DATE: November 2, 1999

STAFF: Karen McWilliams

SUBJECT:

First Reading of Ordinance No. 163, 1999, Designating the Arthur and Lillian Andrew House, Barn and Garage, 515-515½ South Meldrum Street, Fort Collins, Colorado, as Historic Landmarks Pursuant to Chapter 14 of the City Code.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading. At a public hearing held on October 13, 1999, the Landmark Preservation Commission unanimously recommended designation of this property as a local landmark for its architectural importance.

EXECUTIVE SUMMARY:

The owners of the property, Thomas T. and Diane M. Tucker, are initiating this request for Local Landmark designation for the Arthur and Lillian Andrew House, Barn and Garage, 515 - 515½ South Meldrum Street. The buildings are significant as representative examples of vernacular residential architecture typical of the turn of the century.

The wood frame home, built in 1898, features a hipped roof with a projecting pent gable. Character defining elements include the use of decorative shingles, paired lights in the gable end, and leaded glass in the upper window sashes on the facade. The screened front porch was built with wooden half walls topped by Doric columns supporting the hipped porch roof. The porch roof also features applied rafter tails. A square bay window, with hipped roof, projects from the south elevation. A two-story addition to the rear of the house was constructed sometime in the 1950s. Because the addition is set in from the main house, and because of the narrow lot and closely spaced buildings on both sides, the addition is not visible from the street.

A single car garage, with cinder block foundation, sits to the rear of the house. Features include a gable roof, wider, six-inch wood dropped siding, and exposed rafter ends. An early hipped roof addition on the west elevation extended the rear of the garage, and a metal stovepipe juts above the roof of this addition. The garage door is a non-original overhead car door.

The two-story barn or carriage house, despite its early (c. 1930s) conversion into a dwelling, retains a great deal of integrity. Significant features include the original narrow horizontal lap wood siding, vertical divided light wood windows, and a sliding barn door. Alterations to the structure include a bay window, added in the 1930s when the barn was remodeled, and the probable enclosure of the east side. Windows are predominately four-light hoppers. The roof is a gable over the two-story section, with an intersecting shed roof sloping down to a single story on the east side.

City directories list the earliest owners of this property as Arthur L. and Lillian (Lilly) B. Andrew. The family made 515 South Meldrum their home for more than forty years, from c.1900 through the early 1940s. Arthur Andrew worked as a contractor and house mover. The family had five children, Margaret, Albert, Marie, Dale and Ross.

ORDINANCE NO. 163, 1999
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE ARTHUR AND LILLIAN ANDREW HOUSE,
BARN AND GARAGE, 515-515½ SOUTH MELDRUM STREET,
FORT COLLINS, COLORADO, AS HISTORIC LANDMARKS
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 historic landmarks within the City; and

WHEREAS, by Resolution dated October 13, 1999, the Landmark Preservation Commission (the "Commission") has determined that the Arthur and Lillian Andrew House, Barn and Garage, 515-515½ South Meldrum Street, Fort Collins, Colorado have importance to the City in that they represents architectural significance; 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 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 historic landmark.

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

Section 1. That the structures, known as the Arthur and Lillian Andrew House, Barn and Garage, located on lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 5, Block 85, City of Fort Collins, County of Larimer, State of Colorado
also known as 515-515½ South Meldrum Street

be, and hereby are, 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) shall serve as the standards by which alterations, additions and other changes to the buildings and structures 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.

Introduced, considered favorably on first reading, and ordered published this 2nd day of November, A.D. 1999, and to be presented for final passage on the 16th day of November, A.D. 1999.

Mayor

ATTEST:

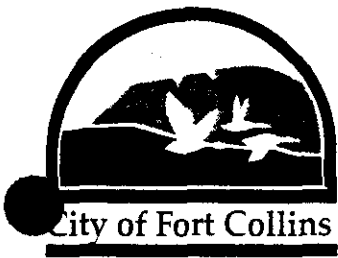
City Clerk

Passed and adopted on final reading this 16th day of November, A.D. 1999.

Mayor

ATTEST:

City Clerk



**RESOLUTION 6, 1999
OF THE
CITY OF FORT COLLINS LANDMARK PRESERVATION COMMISSION
RECOMMENDING LOCAL LANDMARK DESIGNATION OF THE
ARTHUR AND LILLIAN ANDREW HOUSE, BARN AND GARAGE,
515 - 515½ SOUTH MELDRUM 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 Arthur and Lillian Andrew House, Barn and Garage, 515 - 515½ South Meldrum Street, Fort Collins, Colorado, have architectural importance to Fort Collins, as representative examples of vernacular residential architecture typical of the turn of the century; and

WHEREAS, the Landmark Preservation Commission has determined that the Arthur and Lillian Andrew House, Barn and Garage meet the criteria of a landmark as set forth in Section 14-5 of the code and are eligible for designation as a local landmark; and

WHEREAS, the owners of the property have 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 and structures known as the Arthur and Lillian Andrew House, Barn and Garage, located on the lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 5, Block 85, City of Fort Collins, County of Larimer, State of Colorado
also known as 515 - 515½ South Meldrum 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 and structures 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 13th day of October, A.D. 1999.

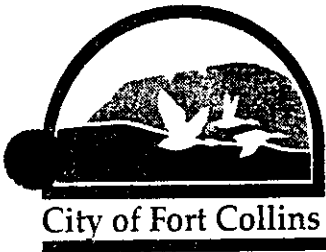


Per Hogestad, Chairman

ATTEST:



Secretary/Staff



LANDMARK PRESERVATION COMMISSION

October 13, 1999

STAFF REPORT

REQUEST: Local Landmark Designation of the Arthur and Lillian Andrew House, Barn and Garage, 515 - 515½ South Meldrum Street, Fort Collins, Colorado

STAFF CONTACT: Karen McWilliams, Preservation Planner

APPLICANT: Thomas T. and Diane M. Tucker, Property Owners.

BACKGROUND: Staff presents, for your consideration, the local landmark designation of the Arthur and Lillian Andrew House, Barn and Garage, 515 - 515½ South Meldrum Street. The buildings are significant as representative examples of vernacular residential architecture typical of the turn of the century.

The wood frame home, built in 1898, features a hipped roof with a projecting pent gable. Character defining elements include the use of decorative shingles, paired lights in the gable end, and leaded glass in the upper window sashes on the facade. The screened front porch was built with wooden half walls topped by Doric columns supporting the hipped porch roof. The porch roof also features applied rafter tails. A square bay window, with hipped roof, projects from the south elevation. The foundation under the main structure is sandstone block, with a poured concrete foundation, scored to mimic blocks, under the porch. A two-story addition to the rear of the house was constructed sometime in the 1950s. This addition is clad with the wide siding so popular at the time. The main entrance to the back apartment is off the rear, protected by a shed roof hood. A side exit is covered by a metal awning. A small dormer has been added to the north side of the two-story addition. While window styles in the original house are predominately one/one double hung, the windows in the addition are instead primarily pairs of casements. At the rear of the building is a concrete bulkhead cellar. Because it is set in from the main house, and because of the narrow lot and closely spaced buildings on both sides, the addition is not at all visible from the street.

A single car garage, with cinder block foundation, sits to the rear of the house. Features include a gable roof, wider, six-inch wood dropped siding, and exposed rafter ends. An early hipped roof addition on the west elevation extended the rear of the garage, and a metal stovepipe juts above the roof of this addition. The garage door is a non-original overhead car door.

The two-story barn or carriage house, despite its early (c. 1930s) conversion into a dwelling, retains a great deal of integrity. Significant features include the original narrow horizontal lap wood siding, vertical divided light wood windows, and a sliding barn door. Alterations to the structure include a bay window, added in the 1930s when the barn was remodeled, and the

probable enclosure of the east side. Windows are predominately four-light hoppers. The roof is a gable over the two-story section, with an intersecting shed roof sloping down to a single story on the east side.

City directories list the earliest owners of the property as Arthur L. and Lillian (Lilly) B. Andrew. The Andrew family made 515 South Meldrum their home for more than forty years, from c.1900 through the early 1940s. Arthur began working as a transfer agent and laborer, but his occupation was soon changed to contractor and house mover. The family had five children, Margaret, Albert, Marie, Dale and Ross. By 1948, the home was owned by Paul and Euladean Smith. Paul was a student at Colorado A&M, now CSU. Although no details are given, the directory indicates that a total of eight people live here. By 1954, the property had been purchased by Val P. and Jean Christy Farrell. Val was a university student, and Jean Christy worked as a clerk for the Guarantee Reserve Life Insurance Company. Soon after, the house was sold to Donald W. and Charlotte M. Samson. Donald worked as a carpenter, and Charlotte worked variously as a hostess at the Ace Gillett Coffee Shop in the Northern Hotel, and as a service counter clerk for the First National Bank. They had at least two children, Richard, who attended Northeastern Junior College, and Larry. The Samsons lived here for about twenty years, before the property was sold in the mid-1970s. From 1979 on, the city directories list the property as a rental, assigning the number 515½ to the barn in the mid-1980s.

RECOMMENDATION: Staff recommends approving this request for Local Landmark designation of the Arthur and Lillian Andrew House, Barn and Garage, 515 - 515½ South Meldrum Street. Despite the early conversion of the barn into a residence, and the nearly fifty-year-old addition to the rear of the building, the buildings retain sufficient integrity to convey their significance as representative examples of vernacular residential architecture typical of the turn of the century. Secretary of the Interior's Standard No. 4 states: *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site, and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

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: August 16, 1999

Please type/print all entries

LOCATION

PARCEL NUMBER: _____

Address: 515 - 515 1/2 South Meldrum Street

Legal Description: Lot 5, Block 85, City of Fort Collins

Property Name (Historic and/or common): Arthur and Lillian Andrew House, Barn, and Garage

FORM PREPARED BY:

Name/Title: Karen McWilliams, Historic Preservation Planner

Address: City of Fort Collins Advance Planning Department

Phone: (970) 224-6078 Relationship to Owner: None

OWNER INFORMATION

Name: Thomas T. and Diane M. Tucker Phone: (970) 878 - 4596

Address: 24284 County Road 8, Meeker, Colo. 81641

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 checked="" 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: Please see attached information

(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: Please see attached

ARCHITECTURAL AND PHYSICAL DESCRIPTION

Construction Date: 1898 (House) c.1890s (Barn) c.1900s (Garage) Architect/Builder: Unknown

Building Materials: wood, sandstone and concrete foundations

Architectural Style: Vernacular Residential

Special Features/Surroundings: Please see attached

(Add a continuation sheet if needed. Please include black and white photos of each elevation of the property.)

Describe any additions to the property: Please see attached

REFERENCE LIST OR SOURCES OF INFORMATION

Fort Collins City Directories

Larimer County Assessor's Records

Newspaper obituaries for Lillian Andrew, 6/24/42, and Arthur Andrew, 1/24/59

Field survey of property, conducted by K. McWilliams, 8/99

Information provided to owner by previous owners

(Add a continuation sheet, if needed)

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 21 day of September, 1999.

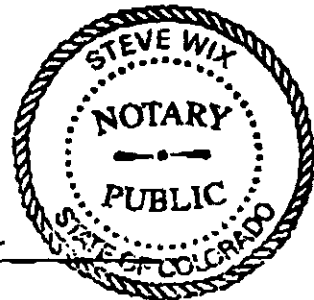
Thomas T Tucker
Owner Name (please print)

Thomas T Tucker
Signature

State of Colorado

) ss.

County of Rio Blanco



Subscribed and sworn to before me this 21st day of September, 1999, by Thomas T Tucker

Witness my hand and official seal. My commission expires 7/9/2001

[Signature]
Notary Public

[REDACTED]

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 16th day of September, 1999.

Diane M. Tucker
Owner Name (please print)

Diane M. Tucker
Signature

State of Colorado
County of Rio Blanco

),ss.



Subscribed and sworn to before me this 16th day of September, 1999, by Diane M Tucker

My Commission Expires 9-9-03

Witness my hand and official seal. My commission expires _____

Rebecca Hindman
Notary Public

**SURVEY FORM
HISTORIC PRESERVATION OFFICE
CITY OF FORT COLLINS, COLORADO**

Project Name _____ Subdiv/Addn Name _____
 Address SIS S. MEDRUM
 Historic Name _____ Block No. 85
 Bldg. No. _____ Lot No. 5
 Film Roll 11 Neg No. 27 Date of Const. 1902



Use
 Current: Residence
 Historic: _____

Condition: _____ excel.
 _____ good fair
 _____ deteriorating

Extent of Alterations:
 _____ minor _____ mod.
 _____ major

Describe: _____

Style Classic Cottage Stories _____

Original Location _____ Moved _____ Date(s) of move: _____

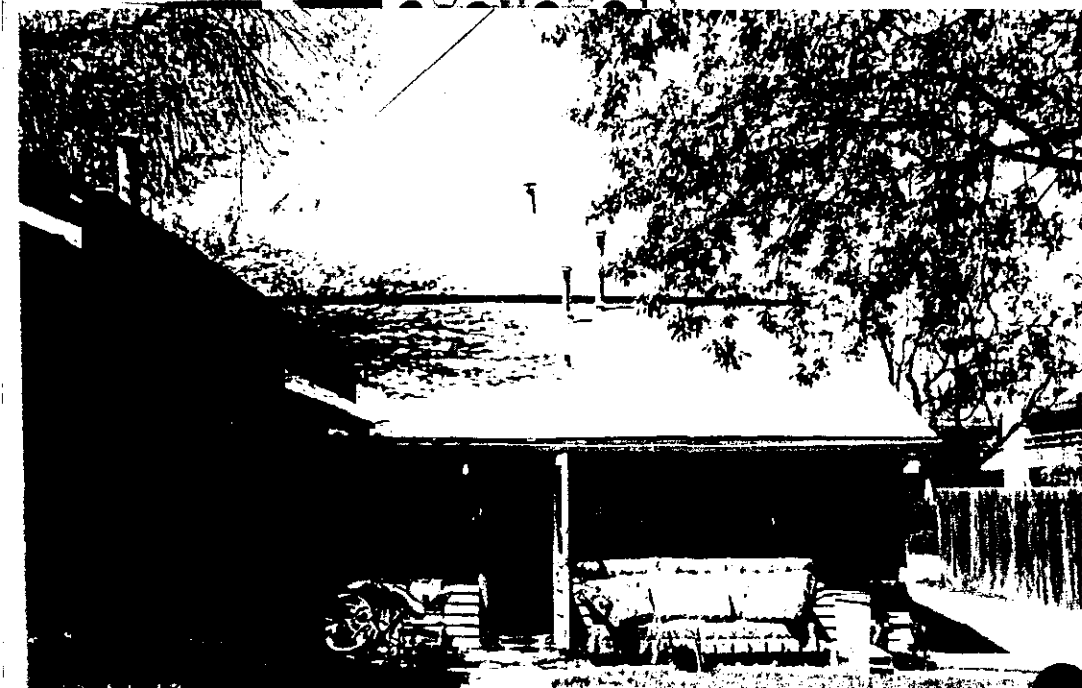
Materials
 Grd. Floor Wood Field Assessment
 _____ Eligible _____ Not Eligible

Upper Floors _____ District Potential
 _____ Yes _____ No
 _____ Contributing _____ Non-Contrib.

Architectural Features hipped roof w/
centu gable, 2 windows in gable, fish-
scale shingles on gable, screened
porch w/ classic columns and
dilatator supports, leaded window
on porch, enclosed side porch w/ hipped
 Comments roof.
 Associated Buildings Yes

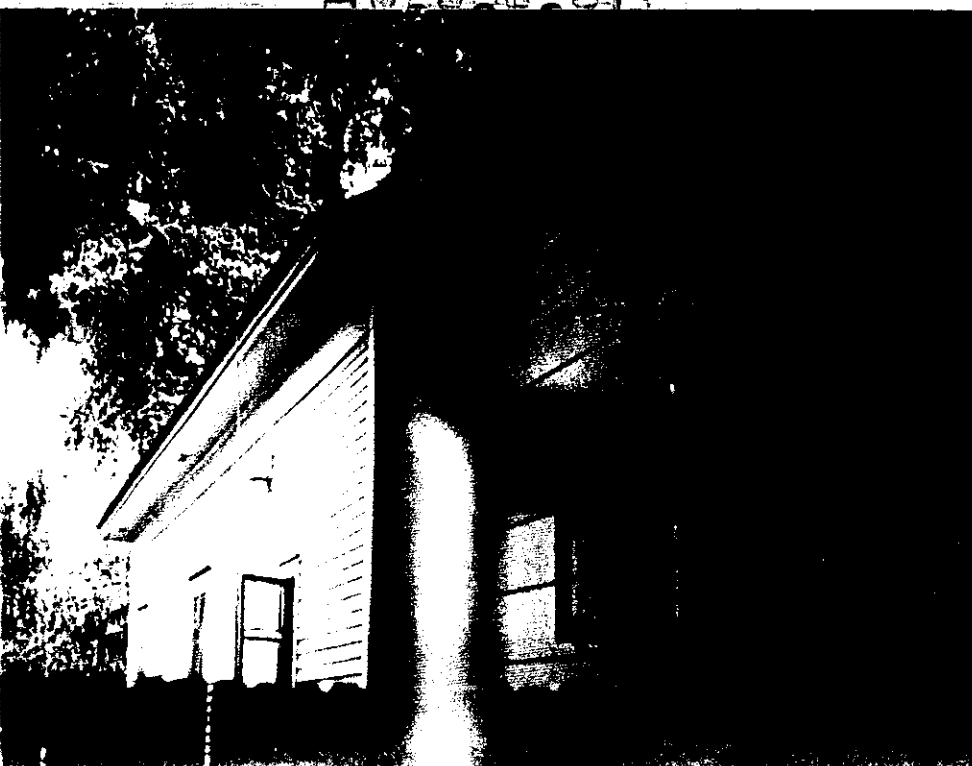
Type detached garage, barn

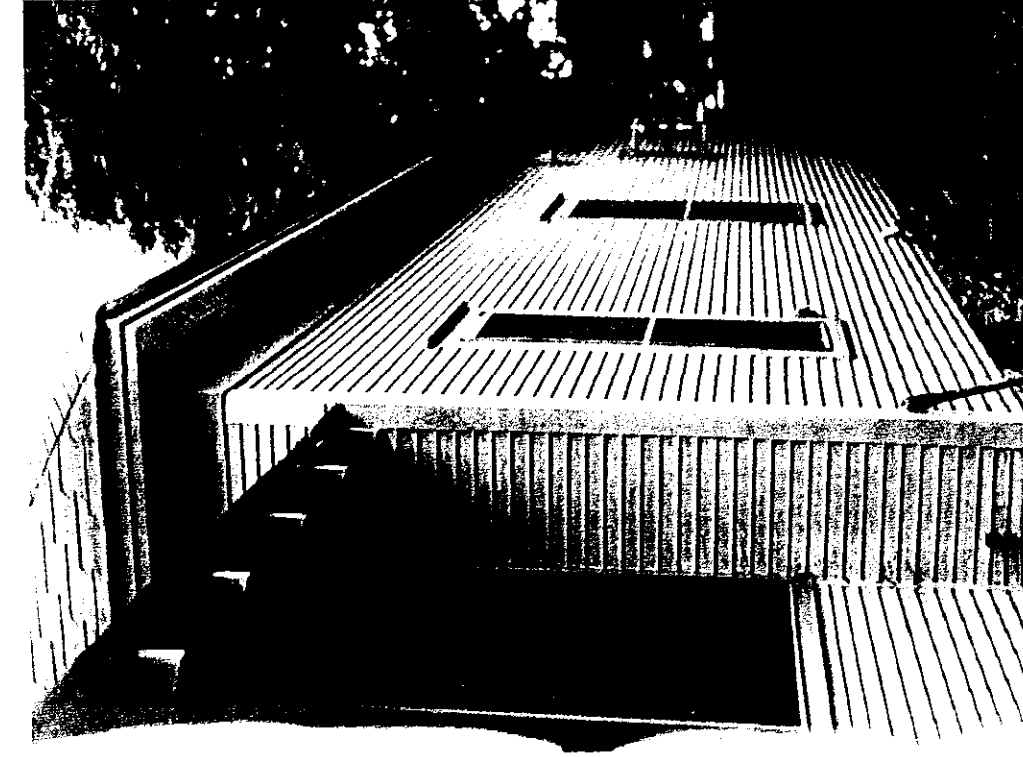
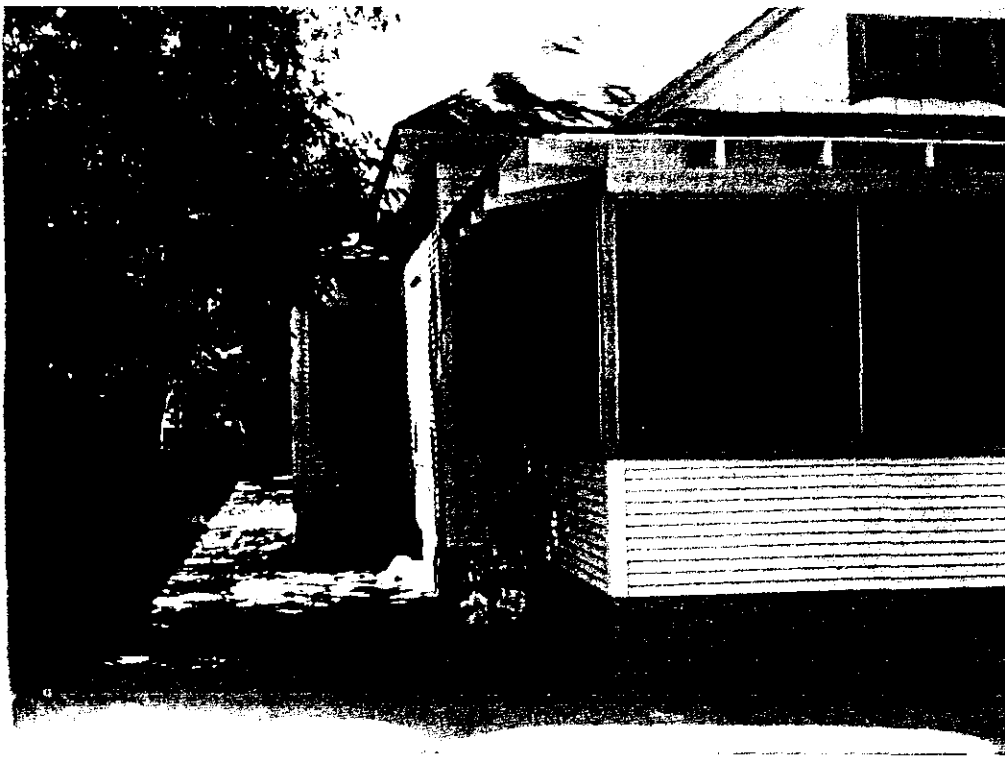
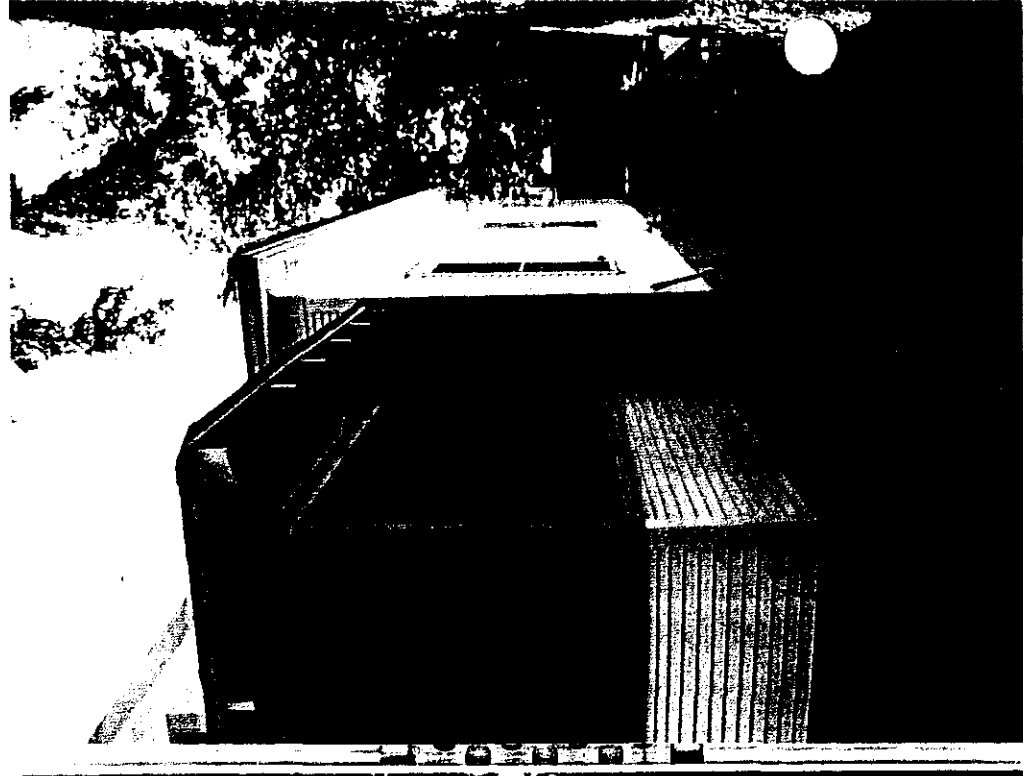
Surveyed By: Kimberly S Cameron
 Date: 12/8/86



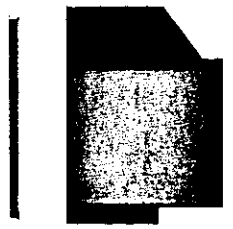
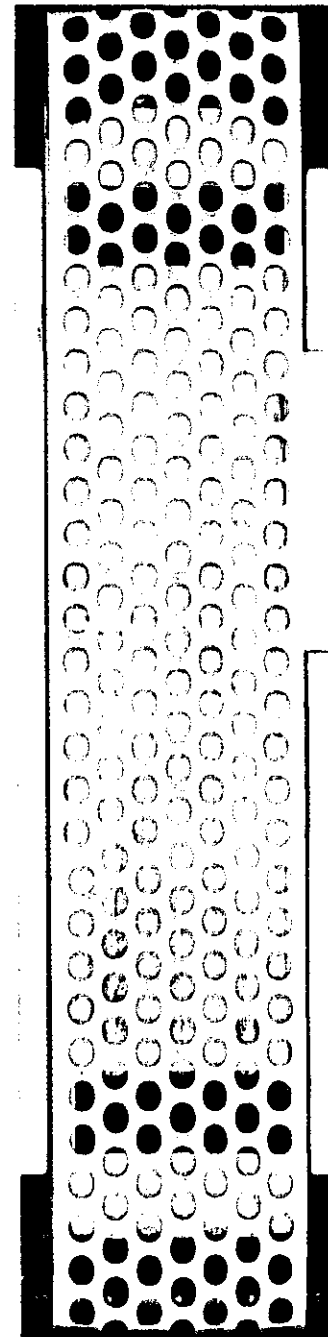
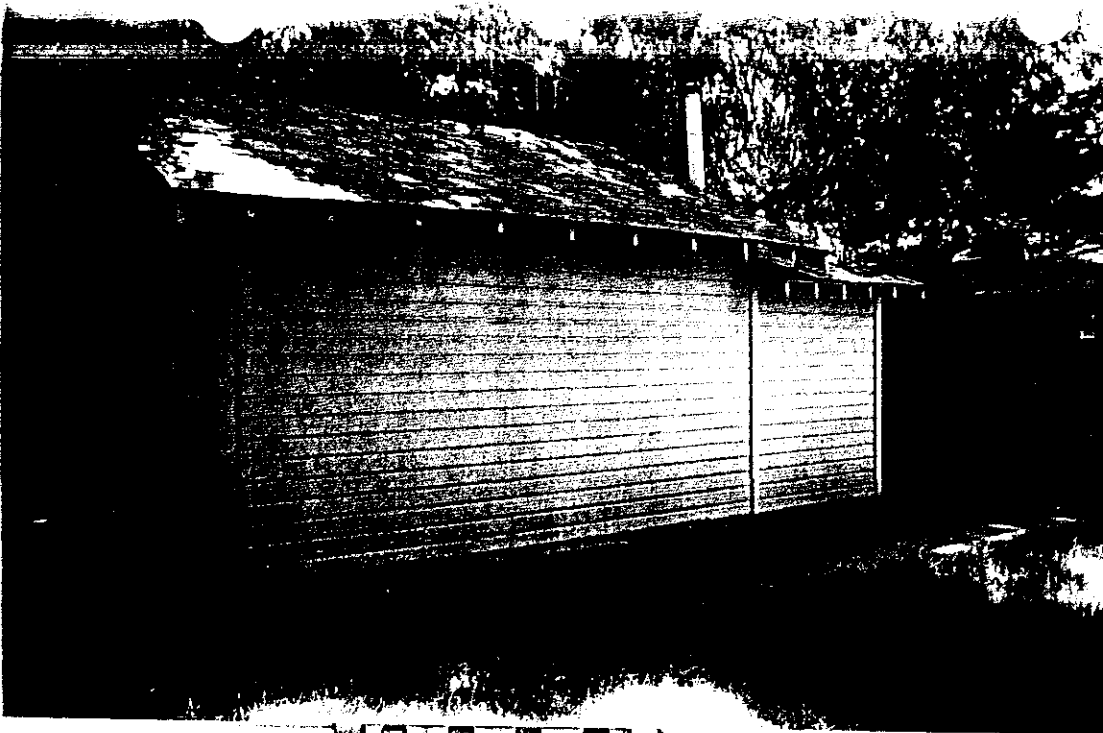
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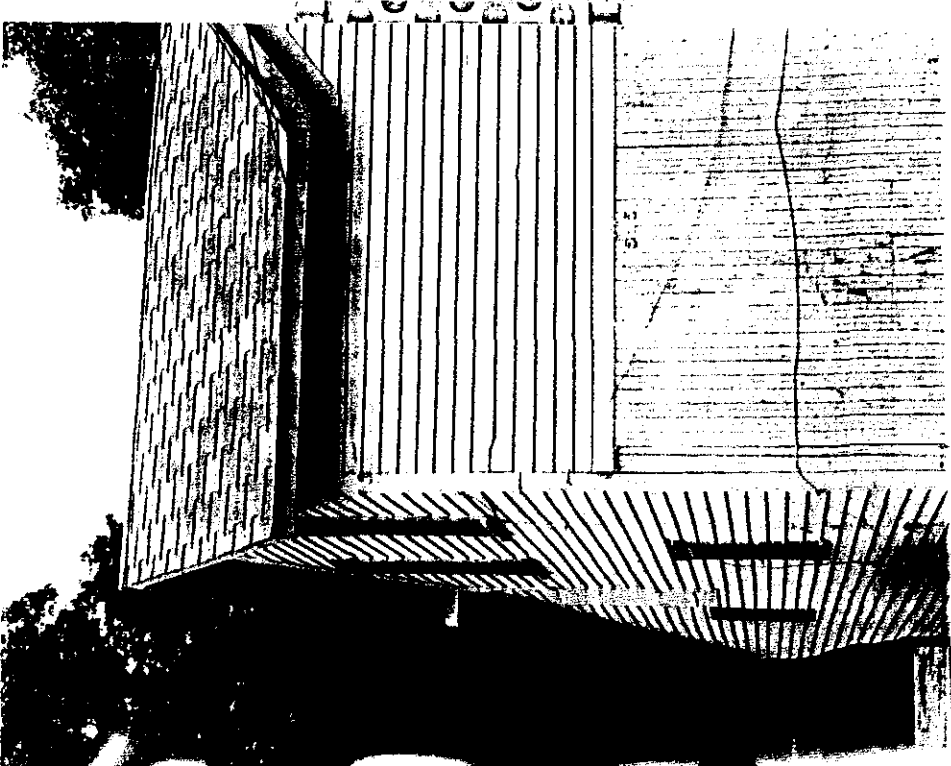
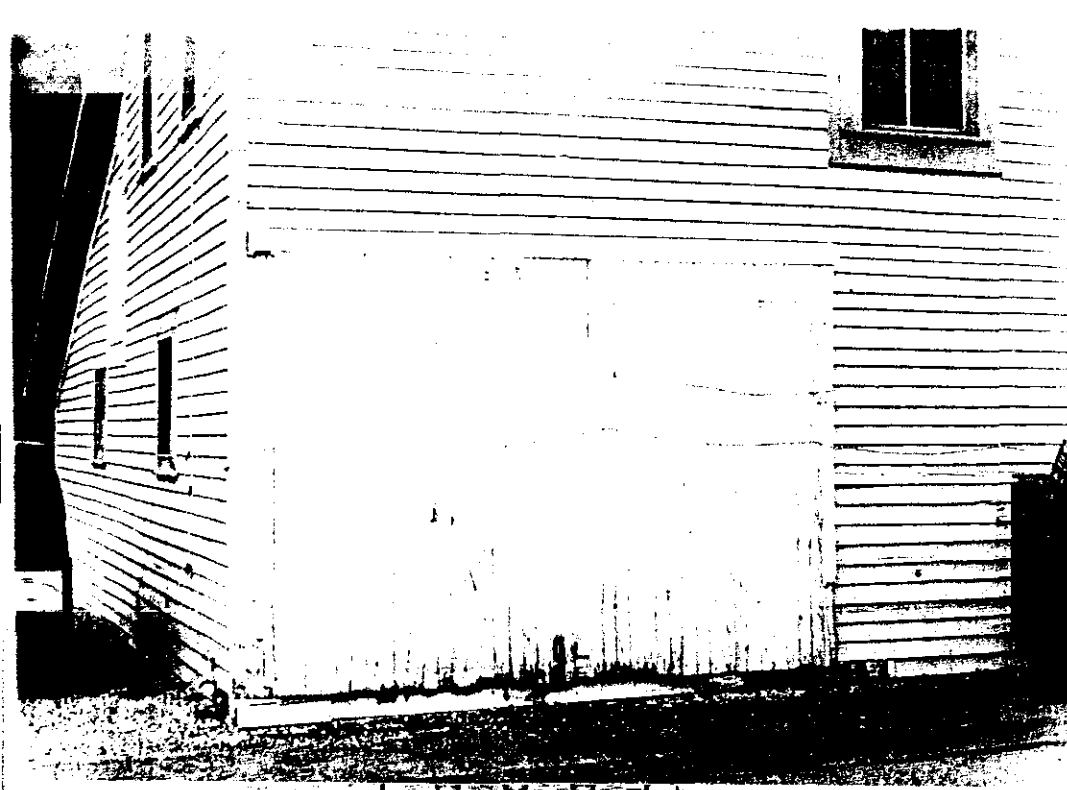


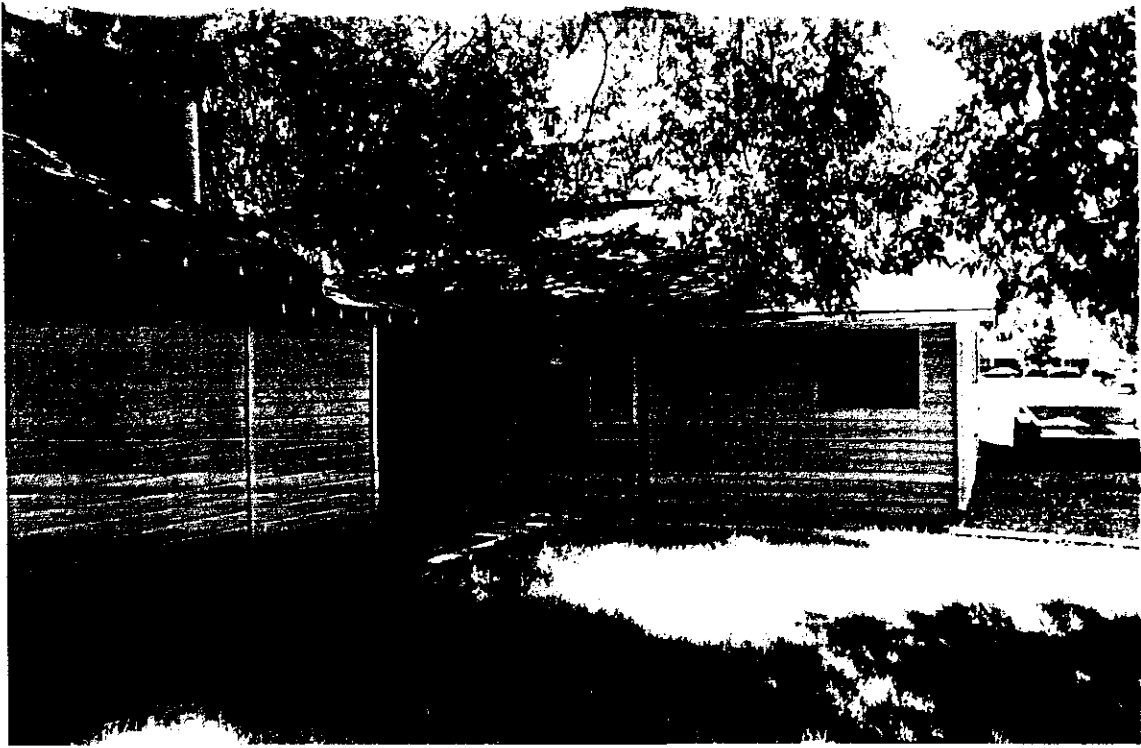












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