

**DATE:** March 1, 2011  
**STAFF:** Karen McWilliams

**AGENDA ITEM SUMMARY**  
FORT COLLINS CITY COUNCIL

**9**

**SUBJECT**

Second Reading of Ordinance No. 014, 2011, Designating the Durward/Hartshorn/Day Residence and Garage, 1022 South College Avenue as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

**EXECUTIVE SUMMARY**

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This Ordinance, unanimously adopted on First Reading on February 15, 2011, designates the Durward/Hartshorn/Day residence and garage, 1022 South College Avenue, as a Fort Collins Landmark. The owner of the property, Kelly Day, is initiating this request.

**STAFF RECOMMENDATION**

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Staff recommends adoption of the Ordinance on Second Reading.

**ATTACHMENTS**

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1. Copy of First Reading Agenda Item Summary - February 15, 2011  
(w/o attachments)

**DATE:** February 15, 2011  
**STAFF:** Karen McWilliams

**AGENDA ITEM SUMMARY**  
**FORT COLLINS CITY COUNCIL**

**10**

**SUBJECT**

First Reading of Ordinance No. 014, 2011, Designating the Durward/Hartshorn/Day Residence and Garage, 1022 South College Avenue as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

**EXECUTIVE SUMMARY**

The owner of the property, Kelly Day, is initiating this request for Fort Collins Landmark designation for the property at 1022 South College Avenue. The property has individual significance to Fort Collins under Landmark Preservation Standard 2, as the home to important Colorado State University faculty members Margaret Durward from 1911 – 1930 and Dr. Duane Hartshorn, from 1931 – 1938; and Standard 3, as an unaltered example of an Early 20th Century Vernacular/ Early Craftsman residential dwelling, embodying many distinctive characteristics of these architectural styles.

**BACKGROUND / DISCUSSION**

Built shortly after the turn of the twentieth century, the Durward/Hartshorn/Day Residence at 1022 South College Avenue is first listed in the Fort Collins City Directory in 1907, with Charles O. Jackson and his wife Lulu as the earliest documented residents. Charles Jackson formed the Jackson-Ankney Mercantile Company, a firm which sold coal, hay, feed wagons, buggies, and agricultural implements. The Jacksons lived in this house until late 1911, when Margaret Durward purchased the property for \$3,500. An instructor at Colorado Agricultural College (now Colorado State University), Miss Durward was named the head of the School of Agriculture in 1919, while she was living in the home. She was the first woman in the history of the university to hold the position. Margaret Durward died in June 1933. In her honor, a residence hall on the Colorado State University campus now bears her name.

The next owners of the residence at 1022 South College Avenue were Duane F. Hartshorn and his wife Helen. The Hartshorns lived in the house with their family from 1931 until 1938. Dr. Hartshorn was a well-known Fort Collins physician, and played a major role in the construction of the current Colorado State University Student Health Center. From 1947-1955, Dr. Hartshorn also served as a member of the State Board of Agriculture. As a testament to his legacy, the university's health center was named in his honor.

In the mid-1940s, the house came under the ownership of Edwin E. Nichols and his wife, Evadene. Edwin Nichols was born January 17, 1896. He was an administrator and treasurer at Colorado A&M College (now Colorado State University). Evadene Nichols was a nurse at Larimer County Hospital. The house remained under the ownership of the Nichols family until 1992. The current owner, Kelly Day, has owned the home since 2002. A descendent of the Harris Akin family, Ms. Day is a fifth generation Fort Collins resident.

Though over a century old, the house is virtually unmodified, and reflects beautifully the property's history as the home of these significant Fort Collins residents. The property consists of a historic 1-1/2 story wood frame dwelling and detached wood frame single-car garage. The residence exhibits significant elements of the early Craftsman architectural style, with its side-gabled roof, stone foundation, shingled exterior siding, multi-over-one light windows, and exterior chimney flanked by tracery windows. The roof structure is more complicated than other Craftsman homes, though the dormers are indicative of the style. Beautiful decorative modillions in the wide overhanging eaves aesthetically imitate the style's characteristic exposed rafters. The historic detached one-car garage is a gabled structure. The garage features its original vehicle doors, with strap hinges and cross bracing in the lower halves. Clad in wood shake shingles with exposed rafters, the garage was built to match the architectural characteristics of the house.

**STAFF RECOMMENDATION**

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Staff recommends adoption of the Ordinance on First Reading.

**BOARD / COMMISSION RECOMMENDATION**

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The Landmark Preservation Commission, at a public hearing held on January 12, 2011, unanimously approved a resolution recommending designation of this property under Landmark Standards 2 and 3, for its association with notable persons in Fort Collins' past and for its architectural importance to the community.

COPY

**ATTACHMENTS**

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1. Historic Landmark Designation Nomination Form
2. Staff Report
3. Resolution 2, 2011, Landmark Preservation Commission, Recommending Landmark Designation of the Durward/Hartshorn/Day Residence and Garage, 1022 South College Avenue
4. Photos

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ORDINANCE NO. 014, 2011  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE DURWARD/HARTSHORN/DAY RESIDENCE AND GARAGE, 1022  
SOUTH COLLEGE 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 historic landmarks within the City; and

WHEREAS, by Resolution dated January 12, 2011, the Landmark Preservation Commission (the "Commission") has determined that the Durward/Hartshorn/Day Residence and Garage has significance to Fort Collins under Landmark Preservation Standard (2), as a property associated with the lives of significant historical figures; and Standard (3), as an unaltered example of an Early 20<sup>th</sup> Century Vernacular/ Early Craftsman style home, embodying the distinctive characteristics of these styles; 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 City 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 Durward/Hartshorn/Day Residence and Garage, located in the City of Fort Collins, Larimer County, Colorado, and described as follows, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6, CRAFT'S RESUBDIVISION OF LAKE PARK ADDITION; THENCE NORTH 50 FEET; THENCE EAST 92 FEET; THENCE EAST ALONG SAID NORTH LINE 4.4 FEET, SAID POINT OF BEING THE EXTENDED LINE OF THE EAST FACE OF THE EXISTING GARAGE; THENCE SOUTH 00°32' EAST, ALONG THE SAID EAST FACE AND ALONG AN EXISTING FENCE 43.1 FEET TO THE FENCE CORNER; THENCE WEST ALONG SAID FENCE 4.8 FEET TO THE EAST

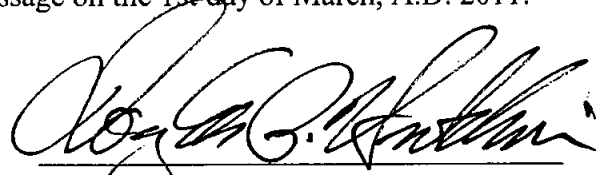
LINE DESCRIBED IN BOOK 798, PAGE 43, RECORDED NOVEMBER 7, 1945 WITH THE LARIMER COUNTY CLERK AND RECORDER; THENCE SOUTH 6.9 FEET TO THE SE CORNER OF THE PROPERTY DESCRIBED IN BOOK 798, PAGE 43, RECORDED NOVEMBER 7, 1945 WITH THE LARIMER COUNTY CLERK AND RECORDER, THENCE WEST 92 FEET TO THE POINT OF BEGINNING

also known as 1022 South College Avenue

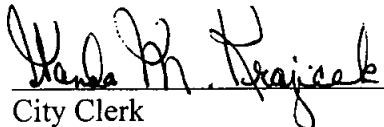
is hereby designated as a Fort Collins Landmark in accordance with Chapter 14 of the City Code.

Section 2. That the criteria in Section 14-48 of the City Code 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 City Code.

Introduced, considered favorably on first reading, and ordered published this 15th day of February, A.D. 2011, and to be presented for final passage on the 1st day of March, A.D. 2011.

  
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Mayor

ATTEST:

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

Passed and adopted on final reading on the 1st day of March, A.D. 2011.

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Mayor

ATTEST:

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City Clerk