

DATE: March 1, 2011
STAFF: Karen McWilliams

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

10

SUBJECT

Second Reading of Ordinance No. 015, 2011, Designating the Wisely/Willard Residence, 1114 West Mountain Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

Ordinance No. 015, 2011, unanimously adopted on First Reading on February 15, 2011, designates the Wisely/Willard residence, 1114 West Mountain Avenue, as a Fort Collins Landmark. The owners of the property, Stephen and Kathleen Willard, are initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

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

DATE: February 15, 2011
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AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

11

SUBJECT

First Reading of Ordinance No. 015, 2011, Designating the Wisely/Willard Residence, 1114 West Mountain Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

The owners of the property, Stephen and Kathleen Willard, are initiating this request for Fort Collins Landmark designation for the property at 1114 West Mountain Avenue. The property has individual significance to Fort Collins under Landmark Preservation Standard 3, as a nice example of Early 20th Century Vernacular Architecture, with a particularly distinctive roof structure.

BACKGROUND / DISCUSSION

Due to the excellent integrity of its facade and side elevations, the Wisely/Willard home serves as a good example of Early 20th Century Vernacular architecture in Fort Collins. Vernacular architecture is a term used to categorize construction which stylistically responds to the environmental, technological, social, and historical contexts in which it exists. It uses locally available resources and traditions passed down through generations to address functional requirements.

The rectangular 1,436 square foot home lies on a sandstone foundation. The exterior walls of this wood frame structure are covered with narrow profile-lapped board siding. The facade of the home - its southern elevation - is arranged symmetrically. A simple concrete walkway leads from the sidewalk to the elevated open front porch, with classical columns and a simple open railing. The porch is topped by a low pitched roof. On each side of the doorway are two large one-over-one light double hung windows. Alterations to the back of the house appear to be the only significant changes made to this structure since its construction in the early 1900s. In 1988, an addition, with sundeck and chimney, was built on the rear elevation. From its facade, other than paint changes, the house stands aesthetically now exactly as it did historically.

The Wisely/Willard residence's roof form is especially distinctive. The front portion of the house has a steeply pitched hipped pyramidal roof, clad with asphalt shingles which imitate the home's original wood shake shingles. Large shed dormers are present on the front, east, and west sides of the home, the sides covered with imbricated fish scale shingles. These dormers contain large paired one-over-one light windows. The unusual design of the roof structure and dormers separates this home from most other Early 20th Century Vernacular dwellings in Fort Collins.

The beautiful residence at 1114 West Mountain Avenue has been home to many people since its construction around 1906. Listed in the Fort Collins City Directory in 1908, the first resident of the home was Mrs. Elizabeth G. Wisely, who lived in the home until her death in 1925. The house was primarily a rental property for the next forty years. Two families, the Sherin family and Guild family lived in the house in the 1960s and 1970s respectively. Stephen A. and Kathleen D. Willard purchased the home in May 1986. The Willards have lived in the home longer than any previous residents in the home's century old history.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BOARD / COMMISSION RECOMMENDATION

On January 12, 2011, the Landmark Preservation Commission unanimously approved a resolution recommending designation of this property under Landmark Standard 3, for its architectural importance to Fort Collins.

ATTACHMENTS

1. Historic Landmark Designation Nomination Form
2. Staff Report
3. Resolution 1, 2011, Landmark Preservation Commission, Recommending Landmark Designation of the Wisely/Willard Residence, 1114 West Mountain Avenue
4. Photos

COPY

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ORDINANCE NO. 015, 2011
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE WISELY/WILLARD RESIDENCE, 1114 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 historic landmarks within the City; and

WHEREAS, by Resolution dated January 12, 2011, the Landmark Preservation Commission (the "Commission") has determined that the Wisely/Willard Residence has significance to Fort Collins under Landmark Preservation Standard (3), as an good example of Early 20th Century Vernacular Architecture in Fort Collins; 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 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 property known as the Wisely/Willard Residence, located in the City of Fort Collins, Larimer County, Colorado, and described as follows, to wit:

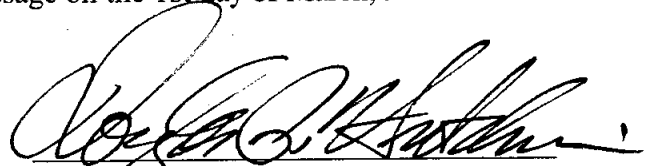
COMMENCING AT A POINT 360.5 FEET WEST AND 334.5 FEET SOUTH OF
THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN, THENCE WEST 51.5 FEET, THENCE SOUTH 304.5 FEET,
THENCE EAST 51.5 FEET, THENCE NORTH 304.5 FEET TO THE POINT OF
BEGINNING

also know as 1114 West Mountain Avenue

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

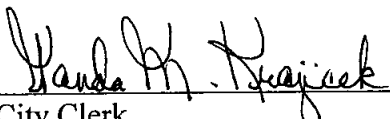
Section 2. That the criteria in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the City Code.

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.



Mayor

ATTEST:



City Clerk

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

Mayor

ATTEST:

City Clerk