

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 15

DATE: February 3, 2004

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 014, 2004, Designating the Garnick House, 516 South Meldrum Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY

The owners of the property, Rena and Rudy Hansch, initiated the request for Fort Collins Landmark designation for the Garnick House. The residence is individually eligible for landmark designation under City of Fort Collins Landmark Preservation Standard (3) - Embodies the distinctive characteristics of a type, period, or method of construction. Ordinance No. 014, 2004, was adopted 6-0 (Mayor Martinez was absent) on January 20, 2004.

ORDINANCE NO. 014, 2004
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE GARNICK HOUSE, 516 SOUTH MELDRUM 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 January 14, 2004 the Landmark Preservation Commission (the "Commission") has determined that the Garnick House has individual significance to Fort Collins under Landmark Designation Standard (3), as a good representation of the American Foursquare architectural style, with good 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:

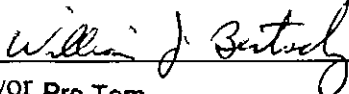
Section 1. That the property, historically known as the Garnick House, located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

North 1/2 Lot 7, Block 95, Harrison Addition,
also known as 516 South Meldrum Street

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

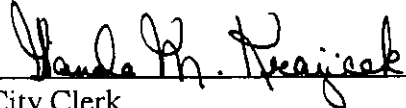
Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 20th day of January, A.D. 2004, and to be presented for final passage on the 3rd day of February, A.D. 2004.



Mayor Pro Tem

ATTEST:



City Clerk

Passed and adopted on final reading this 3rd day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 22

DATE: January 20, 2004

STAFF: Karen McWilliams

SUBJECT

First Reading of Ordinance No. 014, 2004, Designating the Garnick House, 516 South Meldrum Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

COPY

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on January 12, 2004, the Landmark Preservation Commission voted unanimously to recommend designation of this residence as a landmark for its architectural significance to Fort Collins.

EXECUTIVE SUMMARY

The owners of the property, Rena and Rudy Hansen, are initiating this request for Fort Collins Landmark designation for the Garnick House. The residence is individually eligible for landmark designation under City of Fort Collins Landmark Preservation Standard (3) - Embodies the distinctive characteristics of a type, period, or method of construction. The property is a good representation of American Foursquare architecture in Fort Collins. Built circa 1905, the house has relatively good integrity; the only major alteration is an addition to the rear, built circa 1939. This addition dates to the building's period of significance and is in keeping with the house's architecture

BACKGROUND

The American Foursquare design gained popularity at the turn of the twentieth century. The Foursquare style was relatively short-lived, lasting from 1900 to about 1920. The style became popular for several reasons. First, the ease of design and lack of ornamentation represented a reaction to Victorian elements of design popular before the early 1900s. Second, the Foursquare was indicative of the growth of working and middle class sectors in the United States. The American middle class was beginning to emerge in the early twentieth century, and the Foursquare design appealed to new home buyers as a way to get the most value for their space. Cheap to build, the American Foursquare became one of the most common housing styles found in Colorado after 1900, and is a classic example of the pre World War One housing boom that the United States experienced in the early twentieth century.

This two and one-half story home is a good example of American Foursquare architecture in Fort Collins. The house features a low-pitched hipped roof that extends about one foot into bell cast

eaves. Displayed on the roof is a modest hipped roofed dormer with a window that speaks to the simple elegance of this home. Decorative block modillions are present on the original structure and the back of the circa 1939 addition, but not on the sides of the addition. The home also displays a second floor doorway, infilled with wood, which served a non original small wrought iron balcony. Another distinctive feature of the home is the decorative shuttered Federal style windows, which enhance the design and simplicity of 516 S. Meldrum. The front door is surrounded by two narrow rectangular vertical sidelights encased by beveled moldings, lending yet another element of graceful elegance to the design, while above the door a long rectangular three piece transom window, also encased by molding, is present. An addition to the rear elevation greatly increased the size of the building. It was presumably done in 1939, in preparation for the home's transition into an apartment building, but is in keeping with the style of the house and dates to within the period of significance. On the rear of the addition is a stairwell extending in a straight line allowing access to the second story apartments. Also, a non-historic roof cover for a stairway to the basement apartment has been added to the facade.

The Garnick House provided shelter for a prominent member of the Fort Collins community. Frank Garnick, the original owner, was the first paid fire chief in Fort Collins, accepting the position in 1909. He was also in business with his father, Thomas Garnick, a prominent builder during this era who ran an architectural business called Garnick and Sons. Indeed this company has been credited with the construction of several houses, outbuildings, and additions in the Old Town area. The Garnick House at 516 S. Meldrum was constructed circa 1905, possibly by Frank and his father. In about 1912, Frank and his wife Clara moved to Alaska to run a dry goods store, and sold the house to Oren and Clara Jones. The building was converted to a four-unit apartment building circa 1940, and continues to be used in the same capacity today.

COPY