

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

**ITEM NUMBER: 15**

**DATE: February 21, 2006**

**STAFF: Karen McWilliams**

**SUBJECT**

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Second Reading of Ordinance No. 019, 2006, Designating the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

**RECOMMENDATION**

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Staff recommend adoption of the Ordinance on Second Reading.

**EXECUTIVE SUMMARY**

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Ordinance No. 019, 2006, which was unanimously adopted on First Reading on February 7, 2006, designates the J.M. Morrison House and Carriage House as a Fort Collins Landmark. The owner of the property, John P. Gascoyne, is initiating this request.

# AGENDA ITEM SUMMARY

## FORT COLLINS CITY COUNCIL

ITEM NUMBER: 18

DATE: February 7, 2006

STAFF: Karen McWilliams

### SUBJECT

# COPY

First Reading of Ordinance No. 019, 2006, Designating the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, 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 First Reading. At a public hearing held on January 25, 2006, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its historical and architectural significance to Fort Collins under Landmark Standards (1) and (3).

### EXECUTIVE SUMMARY

# COPY

The owner of the property, John P. Gascoyne, is initiating this request for Fort Collins Landmark designation for the J.M. Morrison House and Carriage House. The home is a nice example of Edwardian residential architectural, with many stylistic details. A fixture in its West Mountain Avenue location for over 100 years, the property contributes to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements. A notable, one and one-half story carriage house is located at the rear of the property. Built in 1905, this carriage house exhibits a level of integrity and significance that is unusual in an outbuilding, and the carriage house could well qualify for Landmark Designation in its own right.

### BACKGROUND

This charming home was constructed in 1904 by James M. Morrison as his own home. A carpenter and contractor by trade, Morrison also built the existing wood-sided carriage house/barn at the rear of the property in 1905. By the early 1920s, the property was owned by Jacob and Helen Klein. The Klein family operated a shoe shining business on Linden Street, later expanding it to include the selling of cigars and tobacco products. In the mid-1940s, the property belonged to Henry and Josephine Blum. Henry Blum was a tailor, and for many years, operated a small but thriving business from the home. It was during the Blum's ownership that the home's front porch was enclosed, to provide more interior living space. Its current owner, John P. Gascoyne, purchased the property in 1987. Mr. Gascoyne is a retired attorney and an active writer and substitute teacher in the Poudre School District. He uses the carriage house as a wood shop and as a studio for his conceptual sculpture work.

This attractive one and one-half story wood frame dwelling sits upon a coursed sandstone foundation. It is clad with narrow horizontal wood lap siding with corner boards, with unusual "cap" or "cornice" detail. The home's roof is a fairly steeply pitched hipped roof, with intersecting gables on the south (façade) and east elevations. Gable details include eave returns and multicolored variegated wood shingles in the upper gable ends, pierced by beautiful leaded glass windows. The roof's finishing touch is a very nice brick chimney with corbelled cap. On the façade, a distinctive single hung sash window, with leaded glass lights in its upper sash, draws the eye, as does the carved wood front entry door, with beveled oval glass light. Additional sash and transom windows with leaded upper panels are located on the façade and on the east elevation. A lap-sided and beadboard paneled "mud-porch," with a fairly shallow hipped roof, is located at the northeast corner of the home. The home's front porch was originally an open porch recessed under the intersecting front gable. The porch was enclosed sometime between 1948 and 1968. The work, obviously done by a professional, matched the home's sandstone foundation and lap siding perfectly, to create a seamless addition. A portico entry with gabled canopy was then added to the east side of the façade, supported by what may have been the home's original Tuscan columns.

The carriage house is located at the rear of the property, parallel to the alley. This building is constructed of horizontal weatherboard siding with a steeply pitched roof. A vertical wood plank hay loft door, side hinged with metal strap hinges, is located on the north elevation. This elevation also contains a vertical wood plank door with metal strap hinges, and a sliding carriage door. The carriage house's south elevation contains a vertical wood paneled historic sliding garage door, with original hardware; a historic wood paneled single entry door; and a pair of historic side-hinged barn doors with metal strap hinges, each door with very old awning window. The east elevation contains a single story hipped roof addition, appearing to date to the 1940s, with weatherboard siding. A second, small shed roofed addition extends from this first. Despite these additions, the carriage house has retained all of its architectural components and most of its original materials, including the original hardware. This level of integrity and significance in an outbuilding is unusual, and the carriage house could well qualify for Landmark Designation in its own right.

## ATTACHMENTS

- Landmark Preservation Commission staff report dated January 25, 2006

COPY

ORDINANCE NO. 019, 2006  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE J.M. MORRISON HOUSE AND CARRIAGE HOUSE,  
718 WEST MOUNTAIN AVENUE,  
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 25, 2006, the Landmark Preservation Commission (the "Commission") has determined that the J.M. Morrison House and Carriage House has individual significance to Fort Collins under Landmark Designation Standards (1) and (3), as a nice example of Edwardian residential architectural, with a notable carriage house exhibiting a level of integrity and significance that is unusual in an outbuilding and for the reason that for over 100 years the buildings have contributed to an understanding of the growth and development patterns of Fort Collins, and associated changes in use and space requirements; 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:

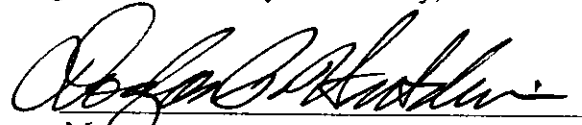
Section 1. That the property known as the J.M. Morrison House and Carriage House and the adjacent lands upon which the historical buildings are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 32, Block 281, Loomis Addition, Fort Collins  
also known as 718 West Mountain Avenue

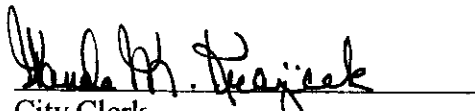
is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

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 7th day of February, A.D. 2006, and to be presented for final passage on the 21st day of February, A.D. 2006.

  
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Mayor

ATTEST:

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

Passed and adopted on final reading on the 21st day of February, A.D. 2006.

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Mayor

ATTEST:

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City Clerk