

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 17

DATE: February 21, 2006

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 021, 2006, Designating the Kirby/Wade House and Historic Garage, 816 Laporte Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

Staff recommend adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY

This Ordinance, which designates the Kirby/Wade House and Historic Garage as a Fort Collins Landmark, was unanimously adopted on First Reading on February 7, 2006. The owner of the property, Thomas Trumbower, is initiating this request.

**AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL**

ITEM NUMBER: 20

DATE: February 7, 2006

STAFF: Karen McWilliams

SUBJECT

COPY

First Reading of Ordinance No. 021, 2006, Designating the Kirby/Wade House and Historic Garage, 816 Laporte 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, Thomas Trumbower, is initiating this request for Fort Collins Landmark designation for the Kirby/Wade House and Historic Garage. Built in 1905 for the John E. Kirby family, this historic five-room frame cottage at 816 Laporte Avenue is over 100 years old. A longtime fixture along this West Side neighborhood thoroughfare, the house is a very nice example of working-class residential architecture. The vernacular hipped roof dwelling, with projecting front gable, exhibits very good integrity. The historic front-gable frame garage, likely dating to 1927, is also architecturally significant to the property. A non-historic side gable workshop/garage exists on the property. While built to be compatible with the architecture of the property, this outbuilding does not have historical or architectural significance, and is considered a non-contributing element of the property.

BACKGROUND

The Kirby/Wade House is a single story, wood frame home on a sandstone foundation. The house is clad with painted white horizontal weatherboard siding, with red corner boards. It has a moderately pitched hipped roof with an intersecting gable. The gable features eave returns and imbricated shingles in the gable end. The front porch comprises the east half of the façade. The porch has Tuscan columns supporting a low pitched hip roof. Two entry doors lead from the porch to the home's interior, one with a beautiful oval light. A historic hipped-roof mud-porch extends across most of the rear elevation, with both beadboard and weatherboard siding and multi-light windows. The rear porch was enlarged, likely in the fall of 1941, when a building permit was sought for unspecified "repairs on porches & bathroom." The home has very good architectural integrity.

The property contains a historic, rectangular plan garage, built of white horizontal weatherboard siding, with red corner boards and trim. This garage likely dates to 1927, when James Wade received a building permit for a garage, expected to cost \$300 to construct. The garage features a moderately pitched front gable roof, with exposed rafter ends. A set of paired wood plank side-hinged garage doors are located on the south elevation. Vehicular access to the garage is provided by means of a concrete strip drive from LaPorte Avenue, which extends along the east side of the house. A non-historic side gable garage/workshop building exists on the property. Built about fifteen years ago, this building apparently utilized older siding and window materials in its construction, making it appear to be older than it is. While not detracting from the historic and architectural character of the property as a whole, this building is of too recent construction to have significance, and would be considered a non-contributing element of the property.

The Kirby/Wade House's first occupants were the family of John and Katherine Kirby. Mr. Kirby earned his living as a barber. Circa 1920 the home was purchased by Samuel and Zerelda Wade. Retired, the Wades lived in the home with their two sons. James Wade was a fireman, and in 1914, when the City Commissioners voted to make the transition from a volunteer fire department to a paid department, James Wade was hired as one of the city's first professional fire fighters. When he died, his funeral procession was led by the City's Fire Engine No. 1, draped in black, and his fellow firefighters served as his honorary pallbearers. In the 1980s, the Kirby/Wade property became a rental. Tom Trumbower rented the property in the 1990s, and, following the death of the property's owner, Tom purchased the residence in 1996. Today, the dwelling serves as the home of Tom and Kelly Trumbower and their young daughter, Marley.

ATTACHMENTS

- Landmark Preservation Commission staff report dated January 25, 2006.

COPY

ORDINANCE NO. 021, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE KIRBY/WADE HOUSE AND HISTORIC GARAGE,
816 LAPORTE 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 Kirby/Wade House and Historic Garage has individual significance to Fort Collins under Landmark Designation Standards (1) and (3), as a good example of a vernacular hipped roof dwelling with projecting front gable, with very good integrity; that the property, which contains a historic dwelling, historic garage, and non-contributing, non-historic workshop/garage, is also significant as a very nice example of working-class residential architecture that has contributed to its Laporte Avenue neighborhood for over 100 years; 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:

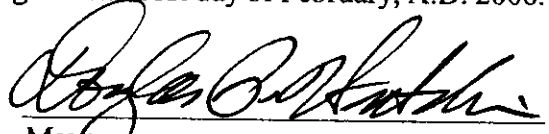
Section 1. That the property known as the Kirby/Wade House and Historic Garage and the adjacent lands upon which the historical buildings are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

East $\frac{3}{4}$ of Lot 29 and West $\frac{1}{2}$ of Lot 30, Block 292, West Side Addition, Fort Collins, together with the Vacated Portion of Laporte Avenue adjacent to the Property on the South also known as 816 Laporte Avenue

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

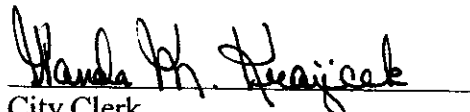
Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with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



Mayor

ATTEST:



City Clerk

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

Mayor

ATTEST:

City Clerk