

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 18

DATE: February 21, 2006

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 022, 2006, Designating the James House Property, 210 North Loomis 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

Ordinance No. 022, 2006, which was unanimously adopted on First Reading on February 7, 2006, designates the James House Property as a Fort Collins Landmark. The owner of the property, John F. Leach, is initiating this request.

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 21

DATE: February 7, 2006

STAFF: Karen McWilliams

SUBJECT

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First Reading of Ordinance No. 022, 2006, Designating the James House Property, 210 North Loomis 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 December 14, 2005, 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

The owner of the property, John Leach, is initiating this request for Fort Collins Landmark designation for the James House Property. The quaint Classic Cottage on the corner of Loomis and Laporte Avenues has continuously added to the historic nature of the West Side Neighborhood for over 98 years. An excellent example of Classic Cottage architecture with many stylistic details, the red brick dwelling retains a very high level of both architectural and historical integrity.

BACKGROUND

This one and a half story dwelling is constructed of double wythe red brick, laid in running bond. The Classic Cottage home sports a moderately pitched hip roof with boxed eaves. Intersecting gables are located on the west (façade) and south elevations. Each of these gable ends contains imbricated shingles in a fishscale pattern. The south gable projects over a brick canted bay, featuring decorative brickwork and three one-over-one double hung windows. The centrally located open front porch has wooden balustrade railing and Tuscan columns and pilasters supporting the shallow-sloped hipped porch roof. Windows are predominately narrow, 1-over-1 double hung, with dressed sandstone sills and lintels. A historic shed-roof addition is located on the rear (east) elevation. A rear redwood deck and the front porch's circa 1985 balustrade rail are the only non-historic alterations of note.

The first owners of this property were Booker B. and Georgia L. Case, who resided here in 1908. His father, Stewart Case, was the Larimer County Assessor, and Booker Case was employed as the Deputy County Assessor. By 1913, the brick dwelling had been purchased by George Alonzo "Lon" James, and his wife Martha. Lon James worked as a clerk for the Colorado and

Southern Railway's roundhouse, located near what is today Riverside and Lemay Avenues. The couple had three sons living at home, Arthur C., who worked for the railway as a baggage handler, Frank, a rancher, and William H., a student. The family lived here for thirty years, until Lon's death in February, 1941. The early 1960s saw the beginning of the fifteen year residency of the Ortiz family. In 1968, Pete Ortiz was working as a broom salesman, while his wife, Manuela, was employed as a janitor for the Aggie Theatre. The current owners, John and Joan Leach, purchased the property in 2000, to serve as a residence for their sons while the boys attended Colorado State University. The couple anticipates relocating to Fort Collins, and plan to make this charming Classic Cottage their residence.

ATTACHMENTS

- Landmark Preservation Commission staff report dated December 14, 2005.

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ORDINANCE NO. 022, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE JAMES HOUSE PROPERTY, 210 NORTH LOOMIS 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 December 14, 2005, the Landmark Preservation Commission (the "Commission") has determined that the James House Property has individual significance to Fort Collins under Landmark Designation Standards (1) and (3), as an excellent example of a masonry Classic Cottage dwelling retaining a very high level of both architectural and historical integrity, that has contributed to the architectural and historical nature of its West Side Neighborhood for over 98 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 James House and the adjacent lands upon which the historical building is located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

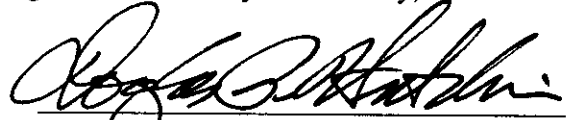
South 20 Feet of Lot 23 and All of Lot 24, Block 272, West Side Addition, Fort
Collins, also known as 210 North Loomis Avenue

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

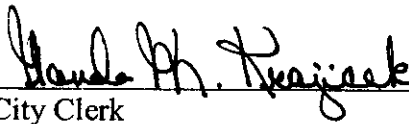
to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

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