

# **AGENDA ITEM SUMMARY**

## **FORT COLLINS CITY COUNCIL**

**ITEM NUMBER: 20**

**DATE: October 21, 2008**

**STAFF: Karen McWilliams**

### **SUBJECT**

First Reading of Ordinance No. 136, 2008, Designating the Loomis-Jones House, 401 Smith Street, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

### **RECOMMENDATION**

Staff recommends adoption of the Ordinance on First Reading.

At a public hearing held on September 24, 2008, the Landmark Preservation Commission voted unanimously to recommend designation of this property.

### **EXECUTIVE SUMMARY**

The owners of the property, Ralph and Patricia Tvede, are initiating this request for Fort Collins Landmark designation for the property. The property has significance to Fort Collins under Landmark Preservation Standards (1) and (3). The residence is one of the oldest frame houses in Fort Collins, and embodies many distinctive characteristics of the Vernacular Architectural Style of the late 19th and early 20th centuries. Additionally, the house at 401 Smith is significant for its association with Abner Loomis, an important and well-known early citizen of Fort Collins. Furthermore, the Loomis-Jones House is a rare surviving example of vernacular residential architecture, built within two decades after the establishment of the Fort Collins town site. It has been an integral part of the Eastside residential area since before 1894 and contributes to the historic architectural character and diversity of the area.

### **BACKGROUND**

According to an article in the *Fort Collins Courier*, this home was originally constructed on Linden Street in 1872 by Dr. McClannahan, who subsequently sold the building and grounds to Abner Loomis sometime between 1872 and 1889. The same article credits Perry Herrington in having moved the "old Loomis house" to a new location on Petersen Street. This is consistent with evidence documented by local historian Evadene Swanson. In her book, *Fort Collins Yesterdays*, Ms. Swanson states that the Loomis house was enlarged in 1879 and moved to Petersen Street in 1889 as commercial development spread on Linden Street. Swanson posits that "later it may have been moved to 401 Smith where, with its modern siding, it hardly appears old."

However the home found its way to its present location, it was indeed located on Smith Street by 1894. At that time, its footprint showed that the only portions of the building not yet built were the gabled rear wing behind the main, front gabled mass, and the shed-roofed rear porch affixed to the

gabled rear wing. Since Sanborn map coverage is lacking for this part of Smith Street, it is impossible to ascertain when these rear additions were made. In April 1942, a building permit was issued to "rebuild porch;" presumably this referred to the structure's distinctive front porch. The front porch was reconstructed again after 1989 by its owner at that time, Tim Simmons. The porch roof was rebuilt again in 2005 to more closely resemble the home's original porch.

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**ATTACHMENTS**

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1. Historic Landmark Designation Nomination Form.
2. Staff report, September 24, 2008.
3. Resolution 9, 2008, Landmark Preservation Commission, Recommending Landmark Designation of the Loomis-Jones House 401 Smith Street.
4. Agreement.
5. Photos.



## Community Planning and Environmental Services

Advance Planning Department

Historic Preservation Office  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6376

# Historic Landmark Designation Nomination Form

**DATE:** September 2, 2008

### LOCATION INFORMATION:

**Address:** 401 SMITH STREET, FORT COLLINS, CO 80524

**Legal Description:** NORTH 53 FEET OF LOT 4, BLOCK 164, FORT COLLINS

**Property Name (historic and/or common):** LOOMIS- JONES HOUSE

### OWNER INFORMATION:

**Name:** RALPH and PATRICIA TVEDE

**Phone:** (970) 493-4767

**Address:** 401 SMITH STREET

### CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

### FORM PREPARED BY:

**Name and Title:** Josh Weinberg, Preservation Intern; Ralph and Pat Tvede, homeowners

**Address:** City of Fort Collins Advance Planning Department, P.O. Box 580, Fort Collins, CO 80522-0580

**Phone:** 970-224-6078

**Relationship to Owner:** None

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**TYPE OF DESIGNATION and BOUNDARIES**
☒ **Individual Landmark Property**
☐ **Landmark District**
**Explanation of Boundaries:**

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above.

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**SIGNIFICANCE**

Properties that possess exterior integrity are eligible for designation as Fort Collins Landmarks or Fort Collins Landmark Districts if they meet one (1) or more of the following standards for designation:

☒ Standard 1: The property is associated with events that have made a significant contribution to the broad patterns of history;

☒ Standard 2: The property is associated with the lives of persons significant in history;

☒ Standard 3: The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

☐ Standard 4: The property has yielded, or may be likely to yield, information important in prehistory or history.

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**STATEMENT OF SIGNIFICANCE**

The house located at 401 Smith Street is eligible for distinction as a Fort Collins Landmark under Standards 1, 2, and 3. The property is one of the oldest frame houses in Fort Collins, and embodies many distinctive characteristics of the Vernacular Architectural Style of the late nineteenth and early twentieth centuries. Additionally, the residence at 401 Smith is significant for its association with Abner Loomis, an important and well-known citizen of Fort Collins during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Furthermore, the Loomis-Jones House is a rare surviving example of vernacular residential architecture, built within two decades after the establishment of the Fort Collins town site. It has been an integral part of the Eastside residential area since before 1894 and contributes to the historic architectural character and diversity of the area.

## HISTORICAL INFORMATION

According to Fort Collins historian Evadene Swanson, and an 1889 article from the *Fort Collins Courier*, this home was built in 1872 on Linden Street by Dr. P.D. McClanahan, and occupied shortly thereafter by prominent Fort Collins citizen Abner Loomis. According to these sources, Loomis occupied the residence before it was moved to Petersen Street. The home was later moved once again to its present location at 401 Smith Street. According to the *Fort Collins Express*, Mr. Loomis was "an energetic factor in building up the country and [one who] has always been identified with the growth and progress of Fort Collins."

Current homeowners Ralph and Pat Tvede have meticulously and graciously prepared the following history for the property: Abner Loomis was a storied denizen of Fort Collins in the late nineteenth and early twentieth century. Many articles have been written about him and his exploits have been recorded in local books (Watrous and Swanson). Toward the end of his life he lived in a magnificent mansion that he had built to reflect his storied status as a citizen of Fort Collins. Before that, however, he lived much more modestly in a little white frame house. The house was built in 1872 by Dr. P.D. McClanahan and purchased from him by Mr. Loomis on September 24, 1872. An addition was added to the house in 1879. As commercial development progressed on Linden Street, Mr. Loomis had Perry Herrington, a local builder, move the house to Peterson Street in March of 1889. The house then disappears from local records. Currently, the original Abner Loomis house from Linden Street probably sits at 401 Smith Street. The reasoning is as follows.

The 1889 tax assessment register (the earliest Larimer County owns) shows that Abner Loomis owned and paid taxes on lots 5,6,7, and 8 on block 153 which is the east 300 block of Peterson Street between Olive and Magnolia Streets. He also owned lots 1,2,3, and 4 of block 164, which is the west side of Smith Street between Magnolia and Mulberry Streets. The 1889 Houghton Map shows a residence on the corner of Smith and Magnolia, the 401 lot, and no buildings on Peterson Street.

On March 14, 1889 an article in *The Fort Collins Courier* explains that Perry Herrington, a local builder, started moving the house from Linden to Peterson Street. However, according to Houghton there were no houses on Peterson ten years later in 1899. In her book, *Fort Collins Yesterdays*, Evadene Swanson claims that the house may have been moved to Smith Street after lodging at Peterson. In a 1979 *Review* article, complete with pictures, she claims that the house was moved to Smith Street. Examination of Dr. Swanson's notes at the Morgan Library failed to uncover her sources for the information. Building permits for that period show several houses being erected on the Loomis property on Peterson Street in the 1900's, but only for the Smith Street property, lot 1 at the corner of Smith and Mulberry Streets.

By the time Martha Ann Jones bought the Smith Street property from Abner Loomis on June 4, 1893, the property probably had a house on it (the Willits map of 1894 showed a house on the property, which belonged to M. A. Jones). The sale price of \$500 was high for lots of the time, but low for a lot with a house that had, literally, been around the block.

There are several reasonable hypotheses for the Loomis House appearing on Smith Street by 1884: As commercialization on Linden Street progressed, Mr. Loomis had the house temporarily placed on his Peterson property, then (1) he moved it to Smith earlier than the sale to M. A. Jones; or (2) for her, as part of the sale transaction; or (3) it never stopped on Peterson but moved directly to Smith Street. Much of the fate of the Loomis House is ambiguous, but it seems to be the house that finished up at 401 Smith Street. Even the footprint of the house on Linden from the Sanborn Map of 1886 and the house on Smith are the same.

Martha Ann Jones, a widow who was also known as Anna Jones, purchased the property from her brother-in-law, Abner Loomis, in 1893. She lived there with her children Irene, Charles, and Thomas.

An aside on the Loomis family: According to the 1885 census, Mrs. Martha Allen had lived with the Loomis family. By 1902, she had moved into 401 Smith Street with her daughter Anna. She was Ben Whedbee's sister and the mother of Isabelle Loomis (wife of Abner Loomis), Perry Bosworth, and Martha Ann Jones. Mrs. Jones was possibly called 'Anna' to distinguish her from her mother Martha. The extended family often interacted socially according to newspaper accounts.

The 1902 and 1904 city directories show the Jones family shared the house with Mrs. Martha S. Allen, Mrs. Jones' mother. The 1906 directories show the Jones', Mrs. Allen, and another widow, Mrs. Ella Michael lived there. By 1908, when the Jones family left, the house became and stayed a rental, except for a brief period when Belle Judkins owned it, until the 1940's. After the Jones family had moved, in their place were foundry man Emil Koenig and his wife Mary. By 1910 they had been supplanted by the insurance agent Otho S. Hinton and his wife Minnie. The Hintons moved out in either 1913 or 1914, and in that year the house was vacant. The city directory also identifies the property as vacant in 1917. By 1919, a laborer for Great Western Sugar Company, John H. Girder lived there with his wife Zella. The Girder family resided there until the early 1920s, and as of 1922, they shared the house with another couple. The other couple was William Judkins and his wife Belle. In September of 1925 Mr. Girder was transferred to a sugar factory in Fort Lupton.

A succession of at least four different families occupied during the decade from 1922 to 1932. In 1925, Mrs. S. A. Chapel and her son Harry took residence in the home. Harry was then employed as a barber. Two years later, in 1927, Charles and Ollie Swincoe occupied the residence. In 1929 another widow, Mary B. Love and her daughter Nita succeeded the Swincoes, along with Sherman and Marie Sharon and Roy and Polle Pieratt. The property was vacant in 1933. Mrs. Chapel again occupied the house for several years. In 1940, Glen Kirkman and his wife Charlotte occupied the home. The Works Progress Administration employed Glen.

Alex and Katherine Niesent, Russian immigrants, purchased the home in 1945. Alex was a construction worker, who retired in 1973 and passed away in 1981. Mrs. Niesent continued to live in the home until 1989. After the departure of the Neisents, the house was acquired by Tim Simmons, a builder, who added faux Victorian trim to the house. The Kerst family then purchased the home for their daughter Melinda to use as a college residence. The Kersts sold the house to the Nance family who also used the residence as a college residence for their children. In November of 2006, the Nance family sold the house to Patricia and Ralph Tvede Jr. to be used as their primary residence. Mrs. Tvede is a retired teacher and Commander Tvede is a retired naval aviator.

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**ARCHITECTURAL INFORMATION****Construction Date:** 1872**Architect/Builder:** Unknown**Building Materials:** Concrete foundation, wood framed.**Architectural Style:** Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Vernacular**Description:**

This property's physical evolution is intriguing and enigmatic. According to an article in the *Fort Collins Courier*, this home was originally constructed in 1872 on Linden Street, by Dr. P. D. McClannahan, making this one of the oldest surviving homes in Fort Collins. In 1878, Dr. McClannahan sold the building and grounds to Abner Loomis. The same article in the *Fort Collins Courier* credits Perry Herrington with moving the "old Loomis house" to a new location on Peterson Street. Consistent evidence from Evadene Swanson, in her book *Fort Collins Yesterdays*, states that the house was enlarged in 1879, and in 1889 it was moved to Peterson Street as commercial development spread on Linden Street. Swanson posits that "later it may have been moved to 401 Smith where with its modern siding it hardly appears old." However, the home found its way to the present location, according to a detailed map produced by W.C. Willits, the home was indeed extant on Smith in 1894. At that time, its footprint showed that the only portions of the building not yet built were the gabled rear wing behind the main, front gabled mass, and the shed-roofed rear porch affixed to the gabled rear wing. Since Sanborn map coverage is lacking for this part of Smith Street, it is impossible to ascertain when these rear additions were made. In April of 1942 a building permit was issued to "rebuild porch"; presumably this referred to the structure's distinctive front porch. The front porch was reconstructed again after 1989, by its owner at that time Tim Simmons. The porch roof was rebuilt again in 2005 to resemble the home's original porch, an effort that increased the Loomis-Jones House's significance as an authentic representation of Vernacular Architecture.

The term "Vernacular Architecture" is a term used to describe a method of construction that is not planned by an architect. Vernacular types of architecture have a tendency to change over time in response to the environmental, technological, social, and historical contexts in which they were built. The building techniques are often passed on by tradition and refined through trial and error.

Located on the southwest corner of Smith and Magnolia Streets, this historic home is a two story, wood frame, irregular plan structure representing several construction episodes. The building consists of a two story, front gabled structure with a full-width open front porch and upper story balcony, to which is attached a large side-gabled, one story addition. A smaller gabled, one story addition with another lean-to addition is attached to the rear (west) end of the main, two story mass. Another one story addition is placed at the southwest corner of the house. The oldest, two story portion of the house is covered by a steeply pitched roof with boxed soffits and distinctive bargeboard trim consisting of a triangular panel placed at the apex of the gable; this panel is divided by narrow trim boards into two smaller triangular panels, each of which are perforated by a radial pattern of perforations. The façade of the original two story wing is symmetrically arranged, with the main entry centered and flanked by identical narrow double-hung, one-over-one light windows. A second story window is also centered on the façade. The house is fenestrated throughout with plain double-hung (one-over-one and two-over-two) windows.

According to archival photographs, the original front porch was covered with a low front gabled roof, supported by four evenly spaced wooden posts, and a centered second story door. During the 1990s, the porch roof was reconstructed into a flat roof

and the porch cornice featured an interesting frieze containing repeated drilled and cut-out design elements. According to remodeling plans from 2005, the porch was again reconstructed in that year to resemble the residence's original porch. The full-width open front porch has a wooden deck and roof and is supported by an evenly spaced series of four square-sided wooden posts.

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**REFERENCE LIST or SOURCES of INFORMATION** (attach a separate sheet if needed)

Ansel Waterous, *History of Larimer County*, 1911

Building Permits, 1889 -1950

Colorado Historical Society: Office of Archaeology and Historic Preservation.  
*A Guide to Colorado's Historic Architecture and Engineering.*  
 (2003 Colorado Historical Society).

Evadene Burris Swanson, *Fort Collins Yesterdays* (Fort Collins: George and Hildegard Morgan, 1993), 180

Evadene Burris Swanson, *The Review*, January 7, 1979

Fort Collins City Directories (1902-1985)

Larimer County Assessor property record for 401 Smith Street

Larimer County Government Clerk and Recorder Office, 2008

Morgan Library Archives, Colorado State University, 2008

"Mrs. Grider, Former Resident Here, Dies," *Fort Collins Coloradoan*, March 16, 1951

Obituary of Alex Niesent, *Fort Collins Coloradoan*, March 1, 1981

Obituary of Katherine Bender (Niesent), *Fort Collins Coloradoan*, May 8, 2008

Personal interview with members of the Niesent family, May 9, 2008

State of Colorado Census, Larimer County Census: 1885

Untitled Article on House Move, *Fort Collins Courier*, March 14, 1889

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**FOR OFFICE USE ONLY**

Date Determined "Eligible" \_\_\_\_\_

Ordinance # \_\_\_\_\_

Application within last 12 months? ☐ Yes ☐ No

Date Recorded \_\_\_\_\_

COPY



Advance Planning  
 281 North College Avenue  
 PO Box 580  
 Fort Collins, CO 80522  
 970.221.6376  
 970.224.6111 - fax  
[fcgov.com/advanceplanning](http://fcgov.com/advanceplanning)

## LANDMARK PRESERVATION COMMISSION

September 24, 2008

### STAFF REPORT

**REQUEST:** Fort Collins Landmark Designation of the Loomis-Jones House, 401 Smith Street

**STAFF CONTACT:** Karen McWilliams, Historic Preservation Planner; Josh Weinberg, Historic Preservation Intern

**APPLICANTS:** Ralph and Patricia Tvede

**BACKGROUND:** Staff is pleased to present for your consideration the Loomis-Jones House of 401 Smith Street. The property has significance to Fort Collins under Landmark Preservation Standards (1) and (3). The residence is one of the oldest frame houses in Fort Collins, and embodies many distinctive characteristics of the Vernacular Architectural Style of the late nineteenth and early twentieth centuries. Additionally, the house at 401 Smith is significant for its association with Abner Loomis, an important and well-known citizen of Fort Collins during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Furthermore, the Loomis-Jones House is a rare surviving example of vernacular residential architecture, built within two decades after the establishment of the Fort Collins town site. It has been an integral part of the Eastside residential area since before 1894 and contributes to the historic architectural character and diversity of the area.

According to an article in the *Fort Collins Courier*, in 1872 this home was originally constructed on Linden Street by Dr. McClannahan who subsequently sold the building and grounds to Abner Loomis sometime between 1872 and 1889. The same article in the *Courier* accredits Perry Herrington to moving the "old Loomis house" to a new location on Petersen Street. Consistent evidence from Evadene Swanson, in her book *Fort Collins Yesterdays*, states that the house was enlarged in 1879 and moved in 1889 to Petersen Street as commercial development spread on Linden Street. Swanson posits that "later it may have been moved to 401 Smith where with its modern siding it hardly appears old." However the home found its way to the present location it was indeed extant on Smith Street in 1894. At that time, its footprint showed that the only portions of the building not yet built were the gabled rear wing behind the main, front gabled mass, and the shed-roofed rear porch affixed to the gabled rear wing. Since Sanborn map coverage is lacking for this part of Smith Street, it is impossible to ascertain when these rear additions were made. In April of 1942 a building permit was issued to "rebuild porch"; presumably this referred to the structure's distinctive front porch. The front porch was reconstructed again after 1989 by its owner at that time, Tim Simmons. The porch roof was rebuilt again in 2005 to resemble the home's original porch.

**RECOMMENDATION:** Staff recommends approving the request for Landmark Designation of the Loomis-Jones House, under Standards (1) and (3) for its probable association with Abner Loomis, its representation of the Vernacular architectural style of the late nineteenth and early twentieth centuries, and its status as one of the earliest extant dwellings in Fort Collins.



Advance Planning  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522  
970.221.6376  
970.224.6111 - fax  
[fcgov.com/advanceplanning](http://fcgov.com/advanceplanning)

**RESOLUTION 9, 2008  
OF THE CITY OF FORT COLLINS  
LANDMARK PRESERVATION COMMISSION  
RECOMMENDING LANDMARK DESIGNATION OF THE  
LOOMIS-JONES HOUSE  
401 SMITH STREET, FORT COLLINS, COLORADO**

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects, and districts of historical, architectural, or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the Loomis-Jones House has individual significance to Fort Collins under Landmark Standards (1) and (3), as one of the oldest frame residences in Fort Collins; for its likely association with Abner Loomis, an important and well-known early citizen of Fort Collins; and as a rare surviving example of the Vernacular Architectural Style of the late 19th and early 20th centuries, embodying many distinctive characteristics of the style; and

WHEREAS, the Landmark Preservation Commission has determined that the Loomis-Jones House meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a Fort Collins Landmark; and

WHEREAS, the owners of the property, Ralph and Patricia Tvede, have consented to such landmark designation.

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

Section 1. That the property known as the Loomis-Jones House and the adjacent lands upon which the historical resource is located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

North 53 Feet of Lot 4, Block 164, Fort Collins  
also known as 401 Smith Street

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



Landmark Preservation Commission  
Resolution No. 9, 2008  
Loomis-Jones House, 401 Smith Street  
Page 2

Section 2. That the criteria contained in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to 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.

Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 24th day of September, A.D. 2008.

A handwritten signature in cursive script, reading "Earen Russell".

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Earen Russell, Chair

ATTEST:

A handwritten signature in cursive script, appearing to read "L. Miller".

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Secretary/Staff

**AGREEMENT**

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for the reconstruction or alteration of the exterior of improvements on the property;
2. Preparation of plans for the construction, alteration, relocation or demolition of improvements on the property.

DATED this 28<sup>th</sup> August day of AUGUST, 2008.

R. M. TVEDE JR (RALPH MARTIN TVEDE, JR)  
Owner Name (please print)

Ralph Martin Tvede Jr  
Owner Signature

State of Colorado )  
County of Larimer ) ss.

Subscribed and sworn before me this 28 day of August, 2008,  
by Ralph Martin Tvede Jr.

Witness my hand and official seal. My commission expires April 15, 2012.

Michelle L. Olsen  
Notary Public CO DL



MY COMMISSION EXPIRES:  
April 15, 2012

**AGREEMENT**

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for the reconstruction or alteration of the exterior of improvements on the property;
2. Preparation of plans for the construction, alteration, relocation or demolition of improvements on the property.

DATED this 28 day of August, 2008.

PATRICIA TVEDE

Owner Name (please print)

P. Tvede

Owner Signature

Patricia Tvede

State of Colorado)  
County of Larimer) ss.

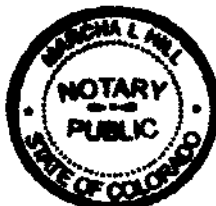
Subscribed and sworn before me this 28th day of August, 2008,  
by Patricia K. Tvede

Witness my hand and official seal. My commission expires 5-21-2012.

Marcha L. Hill

Notary Public

CO DL



MY COMMISSION EXPIRES:  
May 21, 2012



















ORDINANCE NO. 136, 2008  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE LOOMIS-JONES HOUSE, 401 SMITH 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 September 24, 2008, the Landmark Preservation Commission (the "Commission") has determined that the Loomis-Jones House has significance to Fort Collins under Landmark Designation Standards (1) and (3), as one of the oldest frame residences in Fort Collins; for its likely association with Abner Loomis, an important and well-known early citizen of Fort Collins; and as a rare surviving example of the Vernacular Architectural Style of the late 19th and early 20th centuries, embodying many distinctive characteristics of the style; 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 known as the Loomis-Jones House, and the adjacent lands upon which the historical resources are located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

NORTH 53 FEET OF LOT 4, BLOCK 164, CITY OF FORT COLLINS

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

Section 2. That the criteria in Section 14-48 of the Municipal 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 Code of the City of Fort Collins

Introduced, considered favorably on first reading, and ordered published this 21st day of October, A.D. 2008, and to be presented for final passage on the 2nd day of December, A.D. 2008.

\_\_\_\_\_  
Mayor

ATTEST:

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

Passed and adopted on final reading on the 2nd day of December, A.D. 2008.

\_\_\_\_\_  
Mayor

ATTEST:

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