

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 17

DATE: July 1, 2008

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 071, 2008, Designating the H. H. Hale House and Detached Garage, 529 South Whitcomb, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

Staff recommends adoption of this Ordinance on Second Reading.

EXECUTIVE SUMMARY

Ordinance No. 071, 2008, unanimously adopted on First Reading on June 3, 2008, designates the H. H. Hale House and Detached Garage, 529 South Whitcomb, as a Fort Collins Landmark. The owners of the property, Dale and Mary Eggleston, are initiating this request.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - June 3, 2008.
(w/o original attachments)

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 24

DATE: June 3, 2008

STAFF: Karen McWilliams

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SUBJECT

First Reading of Ordinance No. 071, 2008, Designating the H. H. Hale House and Detached Garage, 529 South Whitcomb, 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 March 13, 2008, the Landmark Preservation Commission voted to recommend designation of this property as a landmark for its significance to Fort Collins as a very nice example of the Mediterranean Renaissance architectural style.

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EXECUTIVE SUMMARY

The owners of the property, Dale and Mary Eggleston, are initiating this request for Fort Collins Landmark designation for the property. The Hale House and Detached Garage qualify for individual Landmark designation under Landmark Standard (3). The buildings on the property embody many distinctive characteristics of the Mediterranean Renaissance architectural style of the early twentieth century. The house's flat roof with castellated parapets and heavy tile combines with its stucco walls, arched windows, and arched porch entrance to represent a relatively unaltered example of this form of construction. Popular in Colorado during the 1920s, homes of this style are relatively uncommon in Fort Collins.

BACKGROUND

Built in 1925 by H. H. Hale, a building contractor, the Hale House at one time featured a decorative classically styled rounded front portico supported by classical columns. City records do not indicate when this feature was removed from the house, but material found at the Fort Collins Museum does provide the exact nature of its dimensions, removing the need for any guesswork in future rehabilitation efforts. Building permits also indicate that a basement entrance was added on the rear right side of the house in 1943. The main structure and its accompanying garage, also built in 1925, do not appear significantly altered in other ways.

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In 1927, Seymour Bellairs and his wife purchased the home from the Hales. City records show that the Paul Corey family owned the home from 1932-33, but it has not been determined how long they resided in the house. Marion Bradford owned the home in 1943 when the basement entrance was added. In the late 1940s, the property was sold to Clyde and Margot Hutchins who were the owners until 1963 when Warren E. Garst and his wife Genevieve bought the house. This is the last recorded transaction until 1994 when M & M Investments sold the home to Dale and Mary Eggleston, the current owners seeking Landmark Designation.

ATTACHMENTS

1. Landmark Designation Nomination Form.
2. Landmark Preservation Commission Staff Report - March 12, 2008
3. Photos.
4. Resolution 7, 2008, Landmark Preservation Commission, Recommending Landmark Designation for the H. H. Hale House and Detached Garage.

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ORDINANCE NO. 071, 2008
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE H. H. HALE HOUSE AND DETACHED GARAGE, 529 SOUTH
WHITCOMB 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 March 13, 2008, the Landmark Preservation Commission (the "Commission") has determined that the H. H. Hale House and Detached Garage has individual significance to Fort Collins under Landmark Designation Standard (3), as a very nice example of the Mediterranean Renaissance architectural style in Fort Collins; 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:

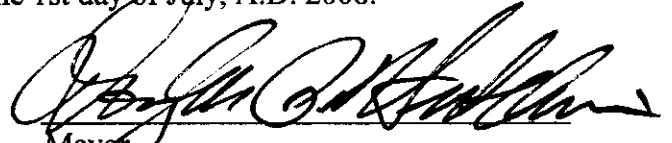
Section 1. That the property known as the H. H. Hale House and Detached Garage and the adjacent lands upon which the historical resources are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

The North 43.88 Feet of the South 87.76 Feet of Lots 15 & 16, Block 3, West Lawn
Subdivision, Fort Collins (also known as 529 South Whitcomb Street)

is hereby designated as a Fort Collins Landmark pursuant to Chapter 14 of the Code of the City of Fort Collins. In addition to the historic house, the property also contains a historic detached garage. An integral part of the home's architectural character, this detached garage is a part of this designation.

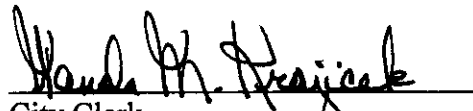
Section 2. That the criteria contained in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 3rd day of June, A.D. 2008, and to be presented for final passage on the 1st day of July, A.D. 2008.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading on the 1st day of July, A.D. 2008.

Mayor

ATTEST:

City Clerk