

DATE: May 7, 2013
STAFF: Karen McWilliams
Josh Weinberg

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

26

SUBJECT

Second Reading of Ordinance No. 065, 2013, Designating the Jessup Farm Property, 1908 South Timberline Road, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

This Ordinance, adopted by a vote of 6-0 (Campana recused) on First Reading on April 16, 2013, designates the Jessup Farm Property at 1906 Timberline Road as a Fort Collins Landmark. The owner of the property, Gino Campana, is initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - April 16, 2013.
(w/o attachments)

DATE: April 16, 2013
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AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

25

SUBJECT

First Reading of Ordinance No. 065, 2013, Designating the Jessup Farm Property, 1908 South Timberline Road, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

The owner of the property, Gino Campana of Jessup Farm LLC, is initiating this request for Fort Collins Landmark designation for the Jessup Farm Property at 1908 South Timberline Road.

BACKGROUND / DISCUSSION

The property is eligible for designation as a Fort Collins Landmark under Designation Standards 1, 2, and 3 for its association with significant historical events and persons, and also for its architectural significance to Fort Collins.

The Jessup Farm is significant under Standard 1 for its association with agricultural contexts in Fort Collins since the late nineteenth century, including the open range cattle industry, farming and ranching, and sheep raising.

Additionally, the property is significant under Standard 2 for its association with prominent cattlemen James B. Arthur and Joseph Jessup, as well as members of the Johnson family, prominent farmers who first moved to the area in 1902.

Furthermore, the property displays architectural significance under Standard 3 as its buildings are distinctive examples of vernacular rural architecture holding high levels of integrity. The gabled-ell farmhouse represents a well-preserved and rare housing type in Fort Collins, while various outbuildings on the farm site illustrate changing agricultural practices in northern Colorado during the twentieth century.

FINANCIAL / ECONOMIC IMPACTS

Recognition of the Jessup Farm Property at 1908 South Timberline Road as a Fort Collins Landmark enables its owner to qualify for federal, state and local financial incentive programs available only to designated properties. Additionally, based upon research conducted by Clarion Associates, the property would see an increase in value following its designation. Clarion Associates attributed this increase to the fact that future owners also qualify for the financial incentives; the perception that designated properties are better maintained; the appeal of owning a recognized historic landmark; and the assurance of predictability that design review offers.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BOARD / COMMISSION RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on March 13, 2013, the Landmark Preservation Commission voted to recommend designation of this property under Designation Standards (1), (2), and (3) for its association with significant historical events and persons, and also for its architectural significance to Fort Collins.

ATTACHMENTS

1. Location map
2. Historic Landmark Designation Nomination Form and Agreement
3. LPC Staff Report
4. Resolution 5, 2013, Landmark Preservation Commission, Recommending Landmark Designation of the Jessup Farm Property.
5. Photos
6. PowerPoint presentation

COPY

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ORDINANCE NO. 065, 2013
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE JESSUP FARM PROPERTY, 1908 SOUTH TIMBERLINE ROAD,
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, 2013, the Landmark Preservation Commission (the "Commission") has determined that the Jessup Farm Property has significance to Fort Collins under Landmark Designation Standards (1), (2), and (3) for its association with significant historical events and persons, and also for its architectural significance to 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 City 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, Gino Campana, on behalf of Jessup Farm LLC, 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 Jessup Farm Property, 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:

Lot 2, Block 4 of Bucking Horse Filing One, Located in Section 20, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, State of Colorado. Also known by street number as 1908 South Timberline Road, Fort Collins, Colorado

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

Section 2. That the criteria 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 City Code.

Introduced, considered favorably on first reading, and ordered published this 16th day of April, A.D. 2013, and to be presented for final passage on the 7th day of May, A.D. 2013.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 7th day of May, A.D. 2013.

Mayor

ATTEST:

City Clerk