

DATE: June 18, 2013
STAFF: Josh Weinberg

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

12

SUBJECT

Second Reading of Ordinance No. 083, 2013, Designating the Johnson Farm Property, 2608 East Drake 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 June 4, 2013, designates the Johnson Farm Property at 2608 East Drake Road as a Fort Collins Landmark. The owner of the property, Gino Campana of Johnson Farm LLC, is initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - June 4, 2013
(w/o attachments)

DATE: June 4, 2013
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AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

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SUBJECT

First Reading of Ordinance No. 083, 2013, Designating the Johnson Farm Property, 2608 East Drake Road as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

The owner of the property, Gino Campana of Johnson Farm LLC, is initiating this request for Fort Collins Landmark designation for the Johnson Farm Property at 2608 East Drake 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 Johnson Farm is significant under Standard One (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.

The property is additionally significant under Standard Two (2) for its association with several prominent Fort Collins citizens, including Charles Evans and the Johnson brothers: Elmer, Wesley, Edwin, and Harvey. The Johnsons first moved to Fort Collins in 1902 where they established multiple farms in the area. Throughout the twentieth century, the Johnsons thrived in farming and stock raising. One Johnson brother in particular, Harvey, exerted significant political influence in the city as President of the Water Supply and Storage Company and Mayor from 1963 to 1967.

Furthermore, the property also holds significance under Standard Three (3). Its two farmhouses, built in the 1910s by Elmer Johnson, are excellent examples of vernacular agricultural architecture. Also, the Johnson barn, built around 1918, represents one of the city's few remaining examples of a bank barn. It is built into the side of the land's natural grade to provide livestock easier access to forage stored in the barn.

FINANCIAL / ECONOMIC IMPACTS

Recognition of the Johnson Farm Property at 2608 East Drake 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 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

At a public hearing held on April 10, 2013, the Landmark Preservation Commission voted unanimously 8-0 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 and Vicinity Maps
2. Historic Landmark Designation Nomination Form and Signed Consent Form
3. LPC Staff Report
4. Resolution 6, 2013, Landmark Preservation Commission, Recommending Landmark Designation of the Johnson Farm Property.
5. Photos of Property
6. PowerPoint presentation

COPY

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ORDINANCE NO. 083, 2013
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE JOHNSON FARM PROPERTY, 2608 EAST DRAKE 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 April 10, 2013, the Landmark Preservation Commission (the "Commission") has determined that the Johnson 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 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 Johnson 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 Johnson 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 1, Block 7 of Bucking Horse Filing Two, Located in Section 20, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, State of Colorado.

be designated as a Fort Collins Landmark according to 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 4th day of June, A.D. 2013, and to be presented for final passage on the 18th day of June, A.D. 2013.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 18th day of June, A.D. 2013.

Mayor

ATTEST:

City Clerk