

AGENDA ITEM SUMMARY

November 19, 2013

City Council

STAFF

Josh Weinberg, City Planner

SUBJECT

Second Reading of Ordinance No. 157, 2013, Designating the Mark and Effie Miller Property, 315 Whedbee Street, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 5, 2013, designates the Miller Property, 315 Whedbee Street as a Fort Collins Landmark. The owners of the property, Maggie and Bryan Dennis, are initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. : First Reading Agenda Item Summary, November 5, 2013 (without attachments) (PDF)
2. : Ordinance No. 157, 2013 (PDF)

AGENDA ITEM SUMMARY

November 5, 2013

City Council

STAFF

Josh Weinberg, City Planner

SUBJECT

First Reading of Ordinance No. 157, 2013, Designating the Mark and Effie Miller Property, 315 Whedbee Street, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

EXECUTIVE SUMMARY

The owners of the property, Maggie and Bryan Dennis, are initiating this request for Fort Collins Landmark designation of the Mark and Effie Miller Property at 315 Whedbee Street.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

This property is historically significant due to its association with prominent Fort Collins photographer, Mark Miller. Miller, along with his wife, Effie, and four children, occupied this residence during much of the time Mr. Miller was documenting years of life and events in Fort Collins through photography. This residence is also a good example of the Classic Cottage form of architecture and is a contributing element to the Laurel Historic School District. Typical of Classic Cottages is this building's full-width front porch, which is covered by a hip roof and supported by Tuscan columns. Additionally, the building's elongated hip roof is topped with a small gable element. This feature mimics the elongated hip and central dormer combination most common in Classic Cottage architecture.

FINANCIAL / ECONOMIC IMPACT

Recognition of 315 Whedbee Street as a Fort Collins Landmark enables its owners 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.

BOARD / COMMISSION RECOMMENDATION

The Landmark Preservation Commission recommends adoption of the Ordinance on First Reading. At a public hearing held on October 9, 2013, the Landmark Preservation Commission voted to recommend designation of this property under Designation Standards (2) and (3), for association with a prominent Fort Collins individual and its architectural significance to the city.

ATTACHMENTS

1. Location map
2. Designation Application
3. Staff report
4. Photos
5. LPC Resolution 8, 2013

COPY

ORDINANCE NO. 157, 2013
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE MARK AND EFFIE MILLER PROPERTY, 315 WHEDBEE 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 October 9, 2013, the Landmark Preservation Commission (the "Commission") has determined that the Mark and Effie Miller Property has significance to Fort Collins under landmark standard (2) for its historic association with prominent Fort Collins photographer, Mark Miller, and under landmark standard (3) as an excellent example of classic cottage style architecture with a high level of historic integrity; 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, Maggie and Bryan Dennis, 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 Mark and Effie Miller 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:

South ½ of Lot 3, Block 153, City of Fort Collins, State of Colorado

be designated as a Fort Collins Landmark according to Chapter 14 of the City Code.

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 City Code.

Introduced, considered favorably on first reading, and ordered published this 5th day of November, A.D. 2013, and to be presented for final passage on the 19th day of November, A.D. 2013.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 19th day of November, A.D. 2013.

Mayor

ATTEST:

City Clerk