

AGENDA ITEM SUMMARY

December 2, 2014

City Council

STAFF

Karen McWilliams, Historic Preservation Planner

SUBJECT

Second Reading of Ordinance No. 168, 2014, Designating the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on November 18, 2014, designates the William and Violet Jackson/Robert Bailey Property at 1306 West Mountain Avenue as a Fort Collins landmark. The owner of this property, Robert Bailey, is initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, November 18, 2014 (w/o attachments) (PDF)
2. Ordinance No. 168, 2014 (PDF)

AGENDA ITEM SUMMARY

City Council

November 18, 2014

STAFF

Karen McWilliams, Historic Preservation Planner

SUBJECT

First Reading of Ordinance No. 168, 2014, Designating the William and Violet Jackson/Robert Bailey Property, 1306 West Mountain Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

EXECUTIVE SUMMARY

The owner of this property, Robert Bailey, is initiating this request for Fort Collins Landmark designation of the William and Violet Jackson/Robert Bailey Property at 1306 West Mountain Avenue.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The William and Violet Jackson/Robert Bailey Property, located at 1306 West Mountain Avenue, is being nominated for Landmark recognition for its significance to Fort Collins under Landmark Preservation Standard C, for its embodiment of the distinctive characteristics of a type, period, or method of construction. The house is a classic example of the Craftsman style, popular in Fort Collins during the early twentieth century. Constructed in 1922, the building's distinctive features include varying colors of brick set in a beautiful Flemish bond, exposed roof elements, a prominent front entry, and a substantial front porch. The first of two automobile garages was constructed in 1942, and the second in 1968.

FINANCIAL / ECONOMIC IMPACTS

Recognition of this property 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 should 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 September 10, 2014, the Landmark Preservation Commission voted unanimously to recommend designation of this property under Designation Standard (C), for its architectural significance to Fort Collins.

ATTACHMENTS

1. Location Map (PDF)
2. Landmark Designation Application (PDF)
3. Owner Consent (PDF)
4. Staff Report(PDF)
5. Photos (PDF)
6. LPC Resolution #6, 2014 (PDF)

COPY

ORDINANCE NO. 168, 2014
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE WILLIAM AND VIOLET JACKSON/ROBERT BAILEY PROPERTY,
1306 WEST MOUNTAIN AVENUE, 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 historic landmarks within the City; and

WHEREAS, by Resolution dated September 10, 2014, the Landmark Preservation Commission (the "Commission") has determined that the William and Violet Jackson/Robert Bailey Property located at 1306 West Mountain Avenue in Fort Collins as more specifically described below (the "Property") is eligible for Landmark designation for its high degree of exterior integrity, and for its significance to Fort Collins under Landmark Standard C, Design/Construction, for its distinctive Craftsman architecture; and

WHEREAS, the Commission has further determined that the Property meets the criteria of a landmark as set forth in City Code Section 14-5 and is eligible for designation as a landmark, and has recommended to the City Council that the 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 the Property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the foregoing recitals are incorporated herein by the City Council as findings of fact.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 2, Block 2 of Swett's Addition, City of Fort Collins
County of Larimer, State of Colorado

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

Section 3. That the criteria in City Code Section 14-48 will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the Property will be reviewed for compliance with City Code Chapter 14, Article III.

Introduced, considered favorably on first reading, and ordered published this 18th day of November, A.D. 2014, and to be presented for final passage on the 2nd day of December, A.D. 2014.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 2nd day of December, A.D. 2014.

Mayor

ATTEST:

City Clerk