

AGENDA ITEM SUMMARY

August 18, 2015

City Council

STAFF

Josh Weinberg, City Planner

SUBJECT

Second Reading of Ordinance No. 088, 2015, Designating the Ault/Thode Property, 714 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 July 21, 2015, authorizes landmark designation for the Ault/Thode Property at 714 West Mountain Avenue. The owner of the property, Henry Thode III, is initiating this request

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, July 21, 2015 (w/o attachments) (PDF)
2. Ordinance No. 088, 2015 (PDF)

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July 21, 2015

City Council

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Josh Weinberg, City Planner

SUBJECT

First Reading of Ordinance No. 088, 2015, Designating the Ault/Thode Property, 714 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 the property, Henry Thode III, is initiating this request for Fort Collins Landmark designation of the Ault/Thode Property at 714 West Mountain Avenue.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Ault/Thode Property at 714 West Mountain Avenue is significant under Fort Collins Landmark Designation Standard C, as a well preserved example of a Foursquare dwelling with Classical Revival detailing. The building retains preponderance of all seven aspects of integrity, A through G.

With somewhat limited representation in Fort Collins, Foursquare dwellings were widely constructed throughout much of Colorado after 1900. Foursquare dwellings are easily recognizable for their square plans, two-story height, overall simplicity, and adaptability to a variety of contemporary stylistic treatments. According to History Colorado's Guide to Historic Architecture and Engineering: "The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves with brackets or modillions, classical frieze with dentils, and a porch, usually full-width with a hipped roof supported by Doric or Tuscan columns or by square posts. Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. In each case, the basic square plan is predominant."

Nearly all of these architectural features are represented in the building at 714 West Mountain Avenue, including the two-story square plan, full-width front porch with square columns and pedimented dormer, and hipped roof with decorative brackets in open eaves.

CITY FINANCIAL IMPACTS

Recognition of 714 West Mountain Avenue 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 (LPC) recommends adoption of the Ordinance on First Reading. At a public hearing held on June 24, 2015, the Landmark Preservation Commission voted to recommend designation of this property under Designation Standard (C), for its architectural significance to the city.

ATTACHMENTS

1. Site Map (PDF)
2. Landmark Designation Application and Owner Agreement (PDF)
3. Photographs (PDF)
4. LPC Resolution 4, 2015 (PDF)

COPY

ORDINANCE NO. 088, 2015
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE AULT/THODE PROPERTY
714 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 June 24, 2015, the Landmark Preservation Commission (the "Commission") has determined that the Ault/Thode Property at 714 West Mountain Avenue in Fort Collins, as more specifically described below (the "Property") is eligible for individual Landmark designation for its high degree of exterior integrity and for its significance to Fort Collins under Landmark Standard C, Design/Construction, as a significant local example of a Foursquare dwelling, featuring a Classical Revival detailing; 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 33, Block 281, Loomis Amended, City of Fort Collins

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, as they may from time to time be amended, 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 21st day of July, A.D. 2015, and to be presented for final passage on the 18th day of August, A.D. 2015.

Mayor

ATTEST:

Chief Deputy City Clerk

Passed and adopted on final reading on the 18th day of August, A.D. 2015.

Mayor

ATTEST:

City Clerk