

AGENDA ITEM SUMMARY

January 3, 2017

City Council

STAFF

Cassandra Bumgarner, Historic Preservation Planner

SUBJECT

Second Reading of Ordinance No. 138, 2016, Designating the Howell Property Located at 519 East Mulberry Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

EXECUTIVE SUMMARY

This item is a quasi-judicial matter and if it is considered on the discussion agenda, it will be considered in accordance with the procedures described in Section 1(e) of the Council's Rules of Meeting Procedures adopted in Resolution 2015-091.

This Ordinance, unanimously adopted on First Reading on December 20, 2016, designates the Howell property, located at 519 East Mulberry Street, as a Fort Collins Landmark. The owner of this property, Housing Catalyst, formerly the Fort Collins Housing Authority, is initiating this request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, December 20, 2016 (w/o attachments) (PDF)
2. Ordinance No. 138, 2016 (PDF)

AGENDA ITEM SUMMARY

December 20, 2016

City Council

STAFF

Cassandra Bumgarner, Historic Preservation Planner

SUBJECT

First Reading of Ordinance No. 138, 2016, Designating the Howell Property Located at 519 East Mulberry Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

EXECUTIVE SUMMARY

This item is a quasi-judicial matter and if it is considered on the discussion agenda, it will be considered in accordance with the procedures described in Section 1(e) of the Council's Rules of Meeting Procedures adopted in Resolution 2015-091.

The purpose of this item is to designate the Howell property, located at 519 East Mulberry Street, as a Fort Collins Landmark. The owner of this property, Housing Catalyst, formerly the Fort Collins Housing Authority, is initiating this request. The 1908 vernacular cottage residence is eligible for recognition as a landmark due to its historic integrity and significance to Fort Collins under Designation Standard C, Design/Construction as a hipped box type residence.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Howell Property is an example of a vernacular, hipped roof box. Constructed in 1908, the residence exhibits character-defining architectural features, such as minimalist ornamentation and hipped roof. The structure's physical integrity is essentially intact, with the exception of the addition of synthetic siding over the original wood siding, which is reversible. This house has historically provided housing, both owner-occupied and rental, for working class members of the community. Under Housing Catalyst ownership, the property has provided public housing for nearly 40 years.

Housing Catalyst has requested that the City of Fort Collins designate four of its properties as Fort Collins Landmarks: 519 East Mulberry Street, 608 and 608 1/2 South Grant Avenue, 701 Mathews, and 717 and 717 1/2 West Mulberry Street. Housing Catalyst is proposing to sell several of its residential housing units, and to apply the funds from the sales toward the acquisition of replacement units. As a federally funded entity, Housing Catalyst is required by the U.S. Department of Housing and Urban Development (HUD) to comply with applicable federal regulations, including compliance with Section 106 of the National Historic Preservation Act. Upon review by the State Historic Preservation Office (SHPO), the subject properties were determined to be eligible for listing on the National Register of Historic Places. As the sale of these eligible properties to private individuals would result in the properties no longer being subject to federal oversight, the sale has been determined to have an "adverse effect." One way that the finding of adverse effect may be mitigated is for the properties to become designated at the local level, and subject to local review. This solution will result in a finding of no adverse effect on the sale of the properties, and complies with both SHPO and HUD regulations.

CITY FINANCIAL IMPACTS

Recognition of this property as a Fort Collins Landmark enables its owners to qualify for local financial incentive programs available only to landmark designated properties. Based upon research conducted by Clarion Associates, the property will likely see an increase in value following designation. Clarion Associates attributed this increase to the fact that current and future owners qualify for financial incentives; the appeal of owning a recognized historic landmark; and the assurance of predictability that design review offers.

BOARD / COMMISSION RECOMMENDATION

This item will appear before the Landmark Preservation Commission (LPC) on December 14, 2016. The results of the LPC meeting will be included in a read before memo to City Council on December 20, 2016.

ATTACHMENTS

1. Location map (PDF)
2. Landmark Designation application, with photos (PDF)
3. Staff report to Landmark Preservation Commission (PDF)

COPY

ORDINANCE NO. 138, 2016
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE HOWELL PROPERTY LOCATED AT 519 EAST MULBERRY
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 historic landmarks within the City; and

WHEREAS, by Resolution dated December 14, 2016, the Landmark Preservation Commission (the "Commission") has determined that the Howell Property located at 519 East Mulberry Street 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) as contained in Section 14-5(2)(c) of the City Code; 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 owner of the Property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the Property's significance to the community and its exterior integrity; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as a landmark; and

WHEREAS, designation of the Property as a landmark is necessary for the prosperity, civic pride, and welfare of the public.

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

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

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

EAST FIFTY FEET OF WEST NINETY SIX FEET OF LOT 4 AND THE EAST FIFTY
FEET OF THE WEST NINETY SIX FEET OF THE NORTH FIVE FEET OF LOT 3,
BLOCK 165, FORT COLLINS

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

Section 3. That 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, as currently enacted or hereafter amended.

Introduced, considered favorably on first reading, and ordered published this 20th day of December, A.D. 2016, and to be presented for final passage on the 3rd day of January, A.D. 2017.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 3rd day of January, A.D. 2017.

Mayor

ATTEST:

City Clerk