

AGENDA ITEM SUMMARY

February 4, 2020

City Council

STAFF

Reyana Jones, Historic Preservation Specialist
Karen McWilliams, Historic Preservation Planner
Brad Yatabe, Legal

SUBJECT

Second Reading of Ordinance No. 019, 2020, Designating the Buildings of Lots 25 and 26, Block 111 (155 West Mountain Avenue and 130 South Mason Street), Known as the Fort Collins Express/McCormick Building and the McCormick Apartments, 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(f) of the Council's Rules of Meeting Procedures adopted in Resolution 2019-064.

This Ordinance, unanimously adopted on First Reading on January 21, 2020 designates the property on Lots 25 and 26, Block 111, (155 West Mountain Avenue), including the Fort Collins Express/McCormick Building and McCormick Apartments, as a Fort Collins Landmark. This is a voluntary designation at the owner's request.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, January 21, 2020 (w/o attachments) (PDF)
2. Ordinance No. 019, 2020 (PDF)

AGENDA ITEM SUMMARY

City Council

January 21, 2020

STAFF

Reyana Jones, Historic Preservation Specialist
Karen McWilliams, Historic Preservation Planner
Brad Yatabe, Legal

SUBJECT

First Reading of Ordinance No. 019, 2020, Designating the Buildings of Lots 25 and 26, Block 111 (155 West Mountain Avenue and 130 South Mason Street), Known as the Fort Collins Express/McCormick Building and the McCormick Apartments, 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 Section 1(f) of the Council's Rules of Meeting Procedures adopted in Resolution 2019-064.

The purpose of this item is to designate the property on Lots 25 and 26, Block 111 (155 West Mountain Avenue), including the Fort Collins Express/McCormick Building and the McCormick Apartments, as a Fort Collins Landmark. This is a voluntary designation at the property owner's request. The property owner is Mountain 155, LLC/Hello Investments, LLC, of which Josh Harrison is the property manager. The Landmark Preservation Commission unanimously recommends approving this landmark designation.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Fort Collins Express/McCormick Building and the McCormick Apartments are both great examples of early twentieth-century commercial architecture. Constructed in 1907/1909 and 1917/1925 respectively, these two buildings exhibit many character-defining architectural features of that building type, including a shallowly stepped parapet, use of light-colored brick, understated masonry details, and a combination of flush and recessed entries. Their integrity is augmented by their clear historic and visual association with each other. Alterations to both buildings do not compromise character-defining features or are historic changes that occurred during the period of significance or more than fifty years ago, and so do not damage the property's overall historic integrity. Furthermore, the Fort Collins Express/McCormick Building has additional significance to Fort Collins history for its association with communications history and newspaper publishing. Founded by Joseph S. McClelland in 1873, the *Express* was the first newspaper published in Larimer County. Ownership of the paper eventually passed to brothers James and George McCormick, and it was in this building, constructed for the McCormicks in 1907/1909, that the *Fort Collins Express* became the preeminent newspaper in the city.

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.

BOARD / COMMISSION RECOMMENDATION

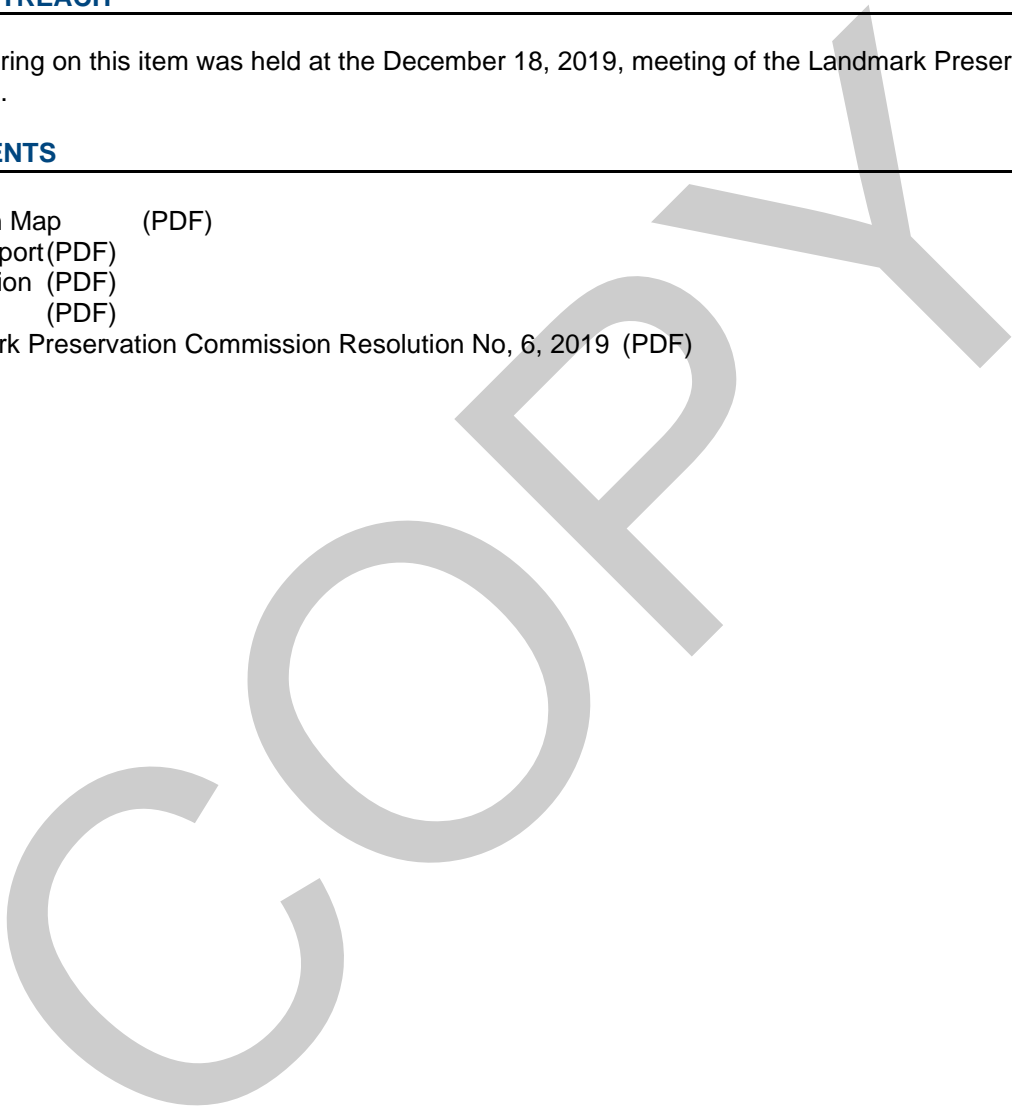
At a public hearing held on December 18, 2019, the Landmark Preservation Commission unanimously adopted a motion on a vote of 8-0 to recommend that City Council designate this property based on the Fort Collins Express/McCormick Building's significance under Standards 1, Events, and 3, Design/Construction, and for the McCormick Apartments' significance under Standard 3, Design/Construction, and its exterior integrity based upon all seven aspects of integrity established by the National Park Service.

PUBLIC OUTREACH

A public hearing on this item was held at the December 18, 2019, meeting of the Landmark Preservation Commission.

ATTACHMENTS

1. Location Map (PDF)
2. Staff Report(PDF)
3. Application (PDF)
4. Photos (PDF)
5. Landmark Preservation Commission Resolution No. 6, 2019 (PDF)



ORDINANCE NO. 019, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE BUILDINGS OF LOTS 25 AND 26, BLOCK 111
(155 WEST MOUNTAIN AVENUE AND 130 SOUTH MASON STREET) KNOWN
AS THE FORT COLLINS EXPRESS/MCCORMICK BUILDING AND THE MCCORMICK
APARTMENTS, FORT COLLINS, COLORADO, AS A FORT COLLINS LANDMARK
PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to City Code Section 14-1, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic landmarks within the City; and

WHEREAS, by resolution adopted on December 18, 2019, the Landmark Preservation Commission (the "Commission") determined that the *Fort Collins Express/McCormick Building* and the *McCormick Apartments*, Lots 25 and 26, Block 111, in Fort Collins, as more specifically described in the legal description below (the "Property"), are eligible for landmark designation pursuant to City Code Chapter 14, Article II, for the Property's high degree of all seven standards of integrity under City Code Section 14-22(b)(1-7), and for the *Fort Collins Express/McCormick Building's* significance to Fort Collins under Standards of Significance 1, Events, and 3, Design/Construction, and for the *McCormick Apartments'* significance under Standard of Significance 3, Design/Construction, contained in City Code Section 14-22(a)(1) and 14-22(a)(3); and

WHEREAS, the Commission further determined that designation of the Property will advance the policies and purposes set forth in City Code Sections 14-1 and 14-2 in a manner and extent sufficient to justify designation; and

WHEREAS, the Commission recommends that the City Council designate the Property as a Fort Collins landmark; and

WHEREAS, the owner of the Property has consented to such landmark designation and desires to protect the Property; 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 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:

LOTS 25 AND 26, BLOCK 111, FORT COLLINS,
ALSO HISTORICALLY KNOWN AS 153-163 WEST MOUNTAIN AVENUE
AND 100-161 SOUTH MASON STREET,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

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

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 IV, as currently enacted or hereafter amended.

Introduced, considered favorably on first reading, and ordered published this 21st day of January, A.D. 2020, and to be presented for final passage on the 4th day of February, A.D. 2020.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 4th day of February, A.D. 2020.

Mayor

ATTEST:

City Clerk