

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 16

DATE: February 21, 2006

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 020, 2006, Designating the Lee House Property, 1530 Remington Street, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY

This Ordinance, which designates the Lee House Property as a Fort Collins Landmark, was unanimously adopted on First Reading on February 7, 2006. The owner of the property, 1530 Remington Limited Partnership, is initiating this request.

**AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL**

ITEM NUMBER: 19

DATE: February 7, 2006

STAFF: Karen McWilliams

SUBJECT

COPY

First Reading of Ordinance No. 020, 2006, Designating the Lee House Property, 1530 Remington Street, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on January 25, 2006, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for the property's significance, under Landmark Standard (2), for its association with noted physician and surgeon Dr. Robert Lee; and under Standard (3), as a distinctive and attractive example of Moderne-influenced Ranch style domestic architecture dating from the mid 20th century.

COPY

EXECUTIVE SUMMARY

The owner of the property, 1530 Remington Limited Partnership, is initiating this request for Fort Collins Landmark designation for the Lee House Property. The house is a distinctive and attractive example of Moderne-influenced Ranch style domestic architecture, with excellent integrity. Built in 1951, the dwelling was designed by Dr. and Mrs. Robert Lee. Dr. Lee was a noted physician and general surgeon, who practiced in Fort Collins for over forty years. He introduced many new surgical procedures to the medical staff of the Larimer County Hospital, and campaigned for the establishment of Poudre Valley Hospital. Dr. Lee was a founder of the Pioneer Nursing Home, and the couple were both active in numerous local and state civic and professional organizations.

BACKGROUND

The Lee House has many distinctive Ranch and Moderne features. The home was built to appear as a one-story dwelling from Remington Street with a full basement level visible from Prospect Road. The low pitched roof is comprised of flat red clay tiles. Walls are narrow horizontal buff-colored brick, sometimes referred to as "Miami brick." The home's entrance is set off by a stunning curved wall. This wall is built as a low, stepped side wall as it approaches the entrance, but curves to join the front elevation, dropping nearly a full story to the ground. The entry's wood veneer door contains a circular window, and is flanked by glass block sidelights. Windows are a combination of horizontal fixed pane, fixed pane with casement, and glass block. The yard is extensively landscaped and terraced through the use of brick and concrete retaining and site walls, built of the same buff horizontal brick as the house. Adjacent

to the patio is a brick barbecue grill. Manufactured by the Hancock Iron Works of Pontiac, Michigan, the fire box's iron front plate reads in part "Lee's Grill; Not OK'd By Duncan Hines."

Dr. and Mrs. Lee had very specific ideas on the house's construction. With the threat of the Cold War pervading America at the time, the Lee's designed the home to potentially withstand a bomb. Built with thick poured concrete walls and a concrete block foundation, the home boasts a floor system consisting of two distinct several-inch-thick slabs of concrete, resting on heavily reinforced supports. The house also features a fully enclosed room in the basement that could, if needed, be used as a bomb shelter.

The Lees owned this home for nearly forty years. Dr. Robert Lee passed away on October 14, 1978. Following his death, his wife remained in the home until she was quite elderly. In 1983, a few years before her death, she sold the home to Lloyd E. and Margery A. Spawn. Mr. Spawn was a Certified Public Accountant, and operated his business from the home. Ten years later, on June 30, 2003, David and Rita Merck purchased the home from the Spawns. David and Rita are both Colorado natives, born to Colorado pioneer families. David's family lineage is from the first settlers in the Johnstown and Berthoud area. Rita's family settled the Parker area. The old family home was a stage stop that Buffalo Bill Cody stayed at several times. The couple appreciates history, and endeavor to preserve this historic residence.

ATTACHMENTS

- Landmark Preservation Commission Staff Report dated January 25, 2006.

COPY

ORDINANCE NO. 020, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE LEE HOUSE PROPERTY, 1530 REMINGTON STREET,
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 January 25, 2006, the Landmark Preservation Commission (the "Commission") has determined that the Lee House Property has individual significance to Fort Collins under Landmark Standard (2), for its association with noted physician and surgeon Dr. Robert Lee, and Standard (3), as a distinctive and attractive example of Moderne-influenced Ranch style domestic architecture dating from the mid 20th century; 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 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

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 Lee House and the adjacent lands upon which the historical buildings are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

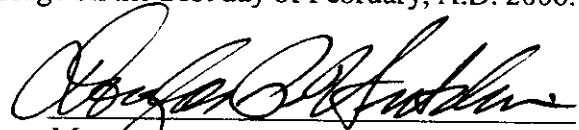
Lots 9 and 10, Block 7, L.C. Moore's Second Addition, Fort Collins also known as
1530 Remington Street

is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties 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

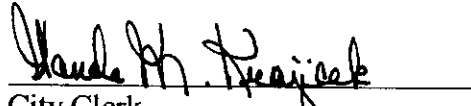
compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 7th day of February, A.D. 2006, and to be presented for final passage on the 21st day of February, A.D. 2006.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading on the 21st day of February, A.D. 2006.

Mayor

ATTEST:

City Clerk