

AGENDA ITEM SUMMARY

City Council



STAFF

Lori Schwarz, Director, Community Development & Neighborhood Services
Maren Bzdek, Manager, Historic Preservation Services
Yani Jones, Historic Preservation Planner

SUBJECT

First Reading of Ordinance No. 052, 2025, Amending the Boundary of the Willard and Gladys Eddy House and Shared Barn, 509 Remington Street, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

EXECUTIVE SUMMARY

The purpose of this item is to seek an amendment, as requested by the property owners of 509 Remington Street, to the Landmark boundary listed in the designation ordinance of the property to more accurately reflect its legal description. The lot line modification was recorded with Larimer County in 2024. After review and consideration of the proposal at their February 19, 2025 hearing, the Historic Preservation Commission (HPC) recommended through HPC Resolution 1, 2025, that Council approve the Ordinance amending the Landmark boundary.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Council designated the Willard and Gladys Eddy House and Shared Barn at 509 Remington St. as a City Landmark on October 21, 1997, for their architectural and historical significance. Under the current Municipal Code, the significance of 509 Remington Street would fall under Standard 2 (Persons/Groups), for association with Willard and Gladys Eddy, significant to Fort Collins and CSU history, and Standard 3 (Design/Construction), for the house's foursquare architecture and for the shared barn being a rare early example of a barn in this neighborhood.

The subject property, along with 515 Remington Street to its south, underwent a lot line adjustment in 2024, recorded with Larimer County at Reception #20240030529. This modified the west portion of the property line between the two parcels, specifically the section that intersected the shared barn. To accurately reflect the boundaries of the Landmark properties, amendments to the Landmark Ordinances are needed.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At their February 19, 2025, regular meeting, the HPC considered the evidence presented and determined that the proposed Landmark Ordinance amendment would support the City's historic preservation policies, outlined under City Code Section 14-1, and purposes, outlined under City Code Section 14-2, and would not result in a negative effect to the historic property based on its significance, period of significance, and character-defining features. The HPC adopted Resolution 1, 2025, recommending that Council approve the Ordinance amending the Landmark boundary. Additionally, at the same February 19, 2025, meeting, the HPC reviewed and approved through the issuance of a Certificate of Appropriateness a Final Landmark Design Review application for 509 Remington Street that included a rehabilitation project for the historic barn and its relocation to entirely within the 509 Remington Street parcel.

PUBLIC OUTREACH

Because this proposed Landmark Ordinance amendment was supported by the property owner, public outreach or noticing described under City Code Section 14-34 was not required. Outreach was limited to coordination with the property owners for this item and the public hearing that occurred at the February 19, 2025, HPC regular meeting. No public comment was received at the hearing.

ATTACHMENTS

1. Ordinance for Consideration
2. Historic Preservation Commission Resolution 1, 2025
3. Location Map
4. 1997 Landmark Ordinance
5. Landmark Owner Acknowledgment
6. 2024 Lot Line Adjustment Record