

AGENDA ITEM SUMMARY

City Council



STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services
Maren Bzdek, Manager, Historic Preservation Services
Yani Jones, Historic Preservation Planner
Heather N. Jarvis, Legal

SUBJECT

First Reading of Ordinance No. 092, 2023, Designating the Alexander and Emma Barry Farm Property, 232 East Vine Drive, as 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 request City Landmark designation for the Alexander and Emma Barry Farm Property at 232 East Vine Drive. In cooperation with the property owner, City staff and the Historic Preservation Commission have determined the property to be eligible for designation under Standards 1, Events, 2, Persons/Groups, and 3, Design/Construction. Under Standard 1, the property is associated with the early settlement era of Fort Collins history, from the systematic removal of Native Americans for Anglo western land acquisition, to the agricultural district that once existed just north of the historic core. Under Standard 2, this property is associated with early Anglo settlers and prominent farmers Alexander and Emma Barry, with acknowledgement of Native American occupation of the area before Anglo settlers. Under Standard 3, the farmhouse on this property is a good and rare example of an early farmhouse in this area and features Gothic Revival design elements. The owner is requesting designation, which will provide protection of the property's exterior and access to financial incentives for historic property owners.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Alexander and Emma Barry purchased a 40-acre parcel including 232 East Vine Drive in 1875. Before they started their farm on this land, it was owned by several other farmers and ranchers, starting with the owner of the original land patent, Oliver S. Glenn. Glenn acquired the land containing 232 East Vine Drive through a Military Bounty Land Patent, which was one of several types of land patents provided by the Federal Government to encourage settlement of lands in the western United States by offering lands at little or no costs. This system of land acquisition was predicated on the forced removal of Native American groups, including the Ute, Cheyenne, Arapaho, and others, who occupied and used the land in the Fort Collins area.

The Barry family built their farmhouse and other non-extant farm structures soon after purchasing the area containing 232 E. Vine Dr. Their success as farmers allowed them to expand their acreage by buying the land immediately adjacent to this property, and also additional holdings near Windsor and in Wyoming.

Alexander served as the president of the Larimer County Farmers' Alliance in the 1890s, and the Barry family was further recognized by their contemporaries by being the namesake of "Barry's Grove," a stand of trees on the north bank of the Poudre River just north of Old Town where community picnics and celebrations were held. Barry's Grove retained the Barry name even after Alexander and Emma sold their farm property to the sugar factory in 1902.

The farmhouse on this property, built for Alexander and Emma Barry in 1880, is one of the oldest farmhouses still standing near the historic core of the city. Additionally, it is a rare example of late Victorian architecture in this area. The farmhouse exhibits elements of early Gothic Revival-style cottages, such as its symmetrical façade with chimneys at either end, side-gabled roof, steeply pitched central gable with wall surface extending into the gable without a break, and windows also extending into the gable. Its distinctive wood windows with arched lintels and stone sills also contribute to its character.

The Alexander and Emma Barry Farm Property retains a preponderance of all seven aspects of integrity to convey its significance under Standards 1, 2, and 3. The farmhouse, specifically, contributes to the significance of the property through its historical and architectural associations. The shop building is not a contributing historic resource on this property because of its likely construction date outside of the period of significance for the property (1867-1902) and exterior alterations that negatively impacted the integrity of the building.

CITY FINANCIAL IMPACTS

Designation as a Fort Collins Landmark qualifies property owners for certain financial incentives funded by the City, as well as allows private property owners to leverage state tax incentives for repairs and modifications that meet national preservation standards. These include a 0% interest revolving loan program and Design Assistance mini-grant program through the City and the Colorado State Historic Tax Credits.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its May 17, 2023, regular meeting, the Historic Preservation Commission (HPC) adopted a motion on (6-0, 2 absent, 1 vacancy) to recommend that City Council designate the Alexander and Emma Barry Property as a Fort Collins Landmark in accordance with City Code Chapter 14, based on the property's significance under Standards 1 - Events, 2 - Persons/Groups, and 3 - Design/Construction, and its integrity under all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The HPC further recommends that designation of the property will advance the policies and purposes of City Code Chapter 14 set forth in City Code Sections 14-1 and 14-2 in a manner and extent sufficient to justify the designation.

PUBLIC OUTREACH

Because this Landmark nomination was owner-initiated, public outreach or notice described under Municipal Code Sec. 14-34 was not required. Outreach was limited to the property owner, Rocky Mountain Innovation Initiative, Inc., dba Innosphere Ventures, and included discussions with the owner of the eligibility of the property for designation, financial incentives for preservation, design review obligations for future exterior alterations, and the designation process in general.

ATTACHMENTS

1. Ordinance for Consideration
2. Historic Preservation Commission, Resolution 4, 2023
3. Location Map
4. Landmark Nomination Form and Signed Acknowledgement
5. Presentation