



DRAB TO FAB

Repurposing clothes making a comeback: **LIFE, PAGE B3**

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Proposal eyes Remington homes

Fort Collins developer wants to replace 3 houses with studio apartments for students

By Pat Ferrier

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A Fort Collins developer has proposed razing three homes on Remington Street, including a potentially historic home, to clear the way for a student-housing project.

The proposal from Robin and Christian Batchelet would include about 44 studio apartments in three buildings and a parking garage for up to 60 vehicles, across from the Colorado State University campus.

It would tear down property at 709, 711 and 715 Remington St.; 711 Remington is eligible for Fort Collins Landmark designation.

At issue is the Button House, built in 1888 and within the Laurel School National Register District.

"It's actually a charming, craftsman cottage," said Karen McWilliams, a historic preservation planner with the city of Fort Collins. Removing it "would have an impact on the Laurel district."



Fort Collins developer Robin and Christian Batchelet have proposed razing three homes on Remington Street and building three apartment complexes geared toward students. This rendering shows what the project would look like. COURTESY OF VAUGHT FRYE LARSON ARCHITECTS OF FORT COLLINS

Still, the city has not yet determined how or if the property should be protected.

The Batchelets and their attorney, Jeff Johnson of Myatt, Brandes & Gast, are working with the Landmark Preservation Commission to come up with options for the home, including moving it to a new location, Johnson said.

A preliminary hearing before the Landmark Preservation Commission in October was continued to give

attorneys on both sides time to talk about options. Batchelet is confident the two sides can come to an agreement in time.

Johnson said razing the homes was a good opportunity to "add value to the neighborhood and improve the neighborhood by a responsible, local, committed developer."

Batchelet could bypass the preservation commission and file for a demolition permit, which would send the application back to the commission for

a recommendation. In all likelihood, the commission would deny the permit, which would trigger a City Council review, Johnson said.

The council would be charged with determining whether the property meets the standards as a Fort Collins landmark.

"We believe, as do our advisers, that this property does not meet the qualifications for landmark designation," Johnson said.

If Batchelet wins approval,

WHAT'S NEXT?

The Fort Collins Current Planning Department will host a neighborhood meeting on the Remington Street project from 6 to 7:30 p.m. Monday at Mountain View Community Church, 328 Remington St.

most of the units will be studio apartments, she said.

"We have found that with studios, the impact to the neighborhood is less," she said. "The dollars aren't as good initially but the impact on properties and the potential for parties and loss of control is greater with an increase in the number of bedrooms."

The Batchelets also developed Collegio, a mixed-use property at Laurel Street and College Avenue.

"This is a great opportunity for the city to really see public and private entities address the need for housing near campus," said architect Justin Larson with Vaught Frye Larson architects in Fort Collins.

WALL STREET ACTIVITY

