

## #2594 LPC Commission

### Historical Review March 14, 2012

Pat Tvede – LPC member – neighbor around the corner

#### LPC Comments:

Frick – Good Start: 2003 study has site plan with many buildings and only 2 stores

- PT out – bigger buildings scattered parking
- Worried it is too intense for historical
- Reflect on 2003 site plan
- More articulation
- Past study is more detailed

Pat – Looks 1990's doesn't fit

- Too high
- Size is biggest concern from Bud and Pat
- We need to show sections from Sheely Drive to Hobbitt
- Does MMN allow duplex and triplex

Research right to views of a neighbor view/corridors

Bud – More articulation of the roof

Get dimensions of Sheely Houses composed to these

LPC has a subcommittee for review

Come back to LPC – April 11<sup>th</sup>, 2012

Material for package & date from LPC – April 1, 2012 to Karen

#### Public Comments:

Neighbors

1. 1609 Sheely – Ruth
    - Worried with 3 stories (Basements)
    - Height is a worry
  2. 1612 Sheely Drive – Rule Ralston
    - Height is a worry
    - Property is separate from Landmark
    - Shouldn't be part of Landmark
    - Feels has more restrictions
  4. 1608 Sheely – Deb
    - 3 story is too big for neighborhood
    - Doesn't 4 have large overhangs
    - Doesn't meet their agreement
- Jack – Height – Profit shouldn't 4 be a part of it
6. 1604 Sheely Dr. – Amy

- Claustrophobic
  - Open land – Sprawling design
  - Big windows to nature
  - Density is high
7. Jonathon Feihmon – Fought grove to last breath
    - Admits Arch
    - Feels condo something between duplex and 3 story
  8. Bob Hosanna – Neenan
    - Building cost – Karen – yes cost estimate for scale project
    - Could flat roof be an alternative?
    - Bud – Flat could be acceptable
    - Bob Hosanna inquired with Bud if a garage is an expectation of project
  9. 1804 Wallsenburg – Colleen
    - Flat roof doesn't fit neighborhood
  10. Flat or low pitch would be better
    - Apartments example around town
  11. Amy – Post war architecture modest
  12. 1601 Sheely – Veta Hoogstaad
    - Feels look like ex apartments
    - Concerned with height from first floor

**Per Letters sent in:**

- Lack of sensitivity to neighborhood
- Land cost is not met
- Look at past study “workbook”
- 3.4.7 Land code for historic compatibility

**Slezak Historic District**

- 11 individual houses
- Feb 15, 2000 none of the houses were 50 years old
- Per's 1998
- City of Fort Collins District – ordinance in 2000
  - Up to City Council
  - Doesn't have to be 50 years old
- 1<sup>st</sup> District recognized as a mid century H. District