

**LANDMARK PRESERVATION COMMISSION**

**Regular Meeting**

**October 10, 1995**

**Council Liaison: Gina Janett**

**Staff Liaison: Joe Frank**

**SUMMARY OF MEETING: The LPC approved both the July 6, 1995 and August 8, 1995 minutes, designated both Annie the Dog's Grave Site and the house an garage on 408 West Mountain as local landmarks, discussed and revised the 1996 LPC work plan, chose Jeff Bridges and Richard Lee as the recipients for the Outstanding Historic Renovation Awards and discussed some issues around changing the HOT boundaries and local landmark boundaries. The LPC also discussed policy in designating historic districts and the importance of their role in historic preservation in the community through education, awareness, and communication with other staffs, boards and commissions.**

**CALL TO ORDER AND ROLL CALL:** Commission Chairman Jennifer Carpenter called the meeting to order at 5:35 PM, 281 North College Avenue. Secretary Nicole Sneider called the roll. Commission members Jennifer Carpenter, Ruth Weatherford, Jean Kullman and Terence Hoaglund were present. Per Hogestad and James Tanner were absent. Bud Frick arrived during the meeting while discussing the local landmark designation of the Morgan-Kickland House at 408 West Mountain Avenue. Carol Tunner and Karen McWilliams represented staff.

**GUESTS:** Rheba Massey, Local History Coordinator, Joyce Hall, CSU Center for Stabilization and Reuse of Important Structures, Jonathon Held, who prepared the local landmark nomination of the residence at 408 W. Mountain Ave. and Mary Stilson, owner of the residence.

**AGENDA REVIEW:** There was no agenda review.

**STAFF REPORT:** Ms. McWilliams informed the commission of a neighborhood meeting to discuss Wildwood (Preston) Center from 7-9pm on Thursday, October 13, at Preston Jr. High School. Plans for redevelopment will be presented. Ms. Massey told the commission that she will attend the meeting.

Ms. McWilliams discussed with Debra Passariello, Director of Facilities, follow-up mitigation for the C and S Freight Depot. Jack Gianola will be able to present a full report next meeting, October 24, 1995.

**COMMISSION MEMBERS' REPORTS:** None.

**APPROVAL OF MINUTES:** The July 6, 1995 minutes were accepted as submitted. The August 8, 1995 minutes, Page 3, Second paragraph, First sentence was corrected by Ms. Tunner to read "There are several grant applications submitted to the State Historical Fund."

**Ms. Weatherford moved to accept the corrected August 8, 1995 minutes and Ms. Kullman seconded the motion, which passed unanimously.**

**CURRENT DESIGN REVIEW:**

Annie the Dog's Grave, Local Landmark Designation.

Ms. McWilliams presented the local legend of Annie the Dog and the importance of this local landmark. From 1934 - 1948 Annie, a mixed breed dog, was significant as a mascot to the C and S Railroad and to the community of Fort Collins. Annie has a strong association with railroad activity in Fort Collins. Ms. McWilliams also pointed out the C and S Freight Depot property has already been designated a Local Landmark and represents the history of the railroad in Colorado. Applicant Joyce Hall from the CSU Center for Stabilization and Reuse of Important Structures was present for the presentation. Ms. Tunner showed slides of the grave site and informed the commission that a median and parking lot were to be built around the grave site.

**Ms. Kullman moved to approve the nomination of Annie the Dog's grave site as a local landmark designation and Ms. Weatherford seconded the motion. The motion passed unanimously.**

408 West Mountain, Morgan-Kickland House, Local Landmark Designation

Ms. McWilliams presented the local landmark designation of the Morgan-Kickland House. Both the house and the garage are architecturally significant. Built in 1903, the residence is a modest Queen Anne. Other features are Neoclassical columns and engaged columns. In 1931, the garage was added to the property and built to be architecturally compatible with the house. Mary Stilson, owner, Jonathon Held, a CSU student who prepared the nomination, and Ms. Massey, the local history coordinator at the library were present for the discussion. Ms. Tunner presented slides of the house while Ms. McWilliams explained the modifications that were made to the structure over time. Shutters were added to the house, the door was altered, and the porch railing was changed by the current owner, Ms. Stilson, from an enclosed area with half walls to a spindle banister design. Ms. McWilliams explained this design may possibly better represent the style of a Queen Anne built in 1903. Ms. Tunner also pointed out that the Bull's Eye window next to the front door. Ms. Stilson added that the woodwork inside the house is all original and Mr. Held believes the glass on the windows is old too.

At this time Mr. Bud Frick arrived.

**Ms. Kullman moved to approve the Morgan-Kickland House and Garage at 408 W. Mountain for Local Landmark designation. This motion was seconded by Ms. Weatherford and passed unanimously.**

## **DISCUSSION ITEMS:**

### **LPC WORK PLAN**

The LPC Work plan draft was presented by Ms. Tunner to the commission . Ms. Carpenter verified this work plan is currently included in the budget process. Under I. Survey and Identification, the intensity level of the survey will be dependent on whether a state grant is awarded.

The points under II. Education and Awareness were reviewed.

Under III. Incentives, E. "Develop incentives and partnerships with other city and county departments to preserve historic agricultural properties.", was added. Mr. Frick and Ms. Weatherford discussed how incentives were psychologically good because people save money.

Under IV. Planning and Regulations D. was changed to read "Implement a formal training program for other City staff and commissions/boards to improve knowledge of and sensitivity to historic resources.". E. was also added and reads, "Develop a policy for moving historic structures." This policy is to be discussed in the next work session and the National Register criteria will be reviewed. The Comprehensive Plan and the Visual Preference Survey came into discussion in how they are related to and will contribute to the development of East Side/West Side Design Guidelines. Chairman Carpenter urged that these guidelines and a policy for historic districts must be completed by January and should be considered a 1995 Project. There was also discussion of the LPC's role in implementing regulation. Minor changes to structures in a historic district may be simple enough, with no need to seek approval from the LPC. Ms. Carpenter needed a definition of a minor change. Mr. Frick recommended it must be determined "where to draw the line", it "must be defined definitively". Training programs for other city staff was also discussed. Ms. Weatherford and Ms. Carpenter agreed a more formal training program must be implemented and given at a regularly scheduled time. Mr. Frick suggested that the videos from the National Park Service can be utilized in the training program. Different options for meeting with other staffs and commissions were discussed: visiting staff meetings, set up liaisons from other departments to attend LPC training programs, organize joint meetings and work sessions. Two goals were identified by Chairman Carpenter to include in these training programs, 1. "find out what you have in common" with other departments and commissions and 2. "include a training dialogue". It is important for the LPC to be heard and to be able to contribute to the planning process. It was suggested to be included in the new city plan and to also contact the City Plan Advisory Committee to express ideas about historic preservation. One idea was to incorporate the preservation of historic agricultural property under the Planned Unit Development process. The addition of D. under IV. Planning and Regulations, reflects the commission's goal to

communicate with other staff and commissions/boards. Ms. Carpenter pointed out the importance of training sessions in historic preservation techniques in order to implement East Side/West Side Design Guidelines. Currently, it is unclear who will be responsible for providing training in historic preservation and who can effectively enforce the East Side/West Side Design Guidelines during the review process. More levels of review requires more time and more money. Mr. Frick feels it is "logical to go to the historic preservation department as part of the review process, and then back down to planning. Ms. McWilliams pointed out this will take up more time for that department. The question of who? and what staff? will address historic preservation issues in the review process remains unanswered. Joe Frank will be contacted about this question.

Landmark Designation was discussed next. Especially after the East Side/West Side Survey it will be important to actively make designations by calling, writing and working closely with property owners.

Under V. Landmark Designation Program A. has been changed to read "Actively pursue local landmark designations, with special attention of properties identified by the Agricultural Survey and the Overland Trail Survey." Ms. Massey discussed the importance of utilizing the data that was gathered by the surveys that were conducted and not to let this vital information fall by the wayside. Some ideas expressed to better manage the inflow of information included a focus on follow-up investigations and a focus on implementation, to complete surveys before moving on or it would be OK to use multiple consultants to work on different surveys. Ms Massey suggested an "integration of efforts on preserving agricultural properties between appropriate departments." Ms. Carpenter wants other groups to recognize that agricultural space is open space. Ms. Weatherford stressed communication with the county involving education, training, and awareness. Ms. Massey would like to see more planning for agricultural preservation.

**Ms. Weatherford moved to approve the Landmark Preservation Commission - 1996 Work Plan as amended and corrected, seconded by Mr. Frick and passed unanimously.**

#### OUTSTANDING HISTORIC RENOVATION AWARD - SELECTION OF RECIPIENTS

Ms. Tunner presented the commission with the 1995 (Half-Year) Annual Report, January 1, 1995 - August 31, 1995, Ft. Collins LPC 1995 Design Review Index. The Outstanding Historic Renovation Award was chosen according to the criteria explained in the October 4, 1995 Memorandum from Ms. Tunner to the LPC. This award is exciting for the commission because it has not been awarded in a number of years. The recipients will be presented with their awards on December 5, 1996 at the City Council meeting. Jeff Bridges will receive the Outstanding Historic Renovation Award for 1995 for the porch restoration on the home at 725 Mathews and Richard Lee, representing the "Soul and Spirit" of the Outstanding Historic Renovation Award will be awarded for repainting the Baker House on 103 North Sherwood. It was also suggested by the LPC to award the John Ish House the Friend of Preservation Award at a later time.

**Mr. Frick moved to award Jeff Bridges for porch restoration at 725 Mathews and Richard Lee for repainting 103 North Sherwood the Outstanding Historic Preservation Award for 1995, seconded by Ms. Weatherford and passed unanimously.**

#### HOT BOUNDARY CHANGES

Ms. McWilliams pointed out the local HOT boundaries do not include a portion of the Miller Building. The LPC also discussed purview over the sidewalks. Some issues discussed included the benches near the Northern Hotel. It could be presented to council to show how things would be different if the LPC had control over certain areas. After discussion between Ms. McWilliams and Ms. Carpenter, Ms. McWilliams and Sherry Albertson-Clark will meet to determine the project of HOT Boundary Changes. On November 14, 1995 Ms. Albertson-Clark will present her final results. The commission discussed holding a public meeting about the HOT boundary changes or informing the property owners or management companies and placing public notice in the paper. Mr. Frick reminded everyone that other property Owens along the new boundaries will be affected too.

#### **OTHER BUSINESS:**

#### EAST SIDE/WEST SIDE DESIGN GUIDELINE MEETINGS

Ms. Carpenter reported on East Side/West Side Design Guidelines meetings she attended. Bob Blanchard the Current Planning Director presided. She requested that other LPC members attend the meetings on October 12 and 19 at the Neighborhood Center at 6:30 p.m.. Opponents of these design guidelines question whether regulations should be spelled out exactly or be more general descriptions. How will individual inspectors deal with specified codes and regulations? Ms. Carpenter reminded everyone these guidelines are set forth to protect historic districts from outside threats like developers who will demolish single-family home for large duplex and multiplexes and absentee landlords. Ms. Massey suggested the goal be to stop demolition because now it can only be delayed. Cover homes within an historic district with a demolition ordinance. The issue of alley houses caused some disagreement. Mr. Hoaglund believes that to increase density in town would help preserve agricultural land out side of town and help reduce sprawl. Ms. Carpenter questioned how density can change the character of an historic district. This is why it's important to implement design guidelines. Some important impacts of alley houses include a) the impact on the infrastructure, including streets and parking, b) if by regulation you have to pave the alley how will that change the character of the alley, and c) whether a fire truck can access the alley.

#### DESIGNATION OF HISTORIC DISTRICTS

A memo to Jennifer Carpenter, Gina Janett, and Karen McWilliams, dated August 29, 1995, concerning the Process for Designating Historic Districts was written and distributed by Rheba Massey. This process should be included in the East Side/West Side Design Guidelines and provides additional information on how other people should look at historic districts. Ms. Massey suggested

the LPC should call a meeting to educate people on how to preserve and conserve historic districts. It was debated whether there should be a majority or certain percentage of residents who want to designate their neighborhood as an historic district. A similar procedure is used by the National Register but Ms. Massey feels it is unnecessary and places an extra burden on the LPC to go out and try to find a certain percentage to designate an historic district. The landmark designation ordinance should provide the power to the LPC to determine an historic landmark, but this may place an extra burden on City Council to hear from the residents and to determine if the LPC's decision is valid. Ms. Tunner reported there is no percentage required in Denver and the process is very political. She suggested LPC's process should be 1. Do neighborhood survey work and be ready for people to request a district. 2. Formulate a process for designating historic districts. 3. Push for incentives like sales tax waivers to make districts desirable. 4. Wait for people to request districts. She added that turning down individual status designations for buildings that are only eligible as contributing to a district, would encourage them to request a district designation. Ms. Carpenter will call Chuck Wanner and Gina Janett from City Council to discuss it with them.

#### CIVIC CENTER PROJECT

Ms. Carpenter requested a liaison for the Civic Center project. Mr. Hoaglund is on that board so he will attend the monthly meeting.

#### TUESDAY NIGHT MEETINGS

Ms. Carpenter expressed a problem in meeting on Tuesday nights. The LPC and Gina Janett will discuss other options.

#### DESIGNATION QUESTION (lot v. structure)

Ms. McWilliams asked whether a landmark is designated by the lot or the structure. Paul Eckman, deputy city attorney, said the resolution designates the building(s) or "footprint(s)", as detailed in the designation application. The LPC determined that, at this time, there is no advantage to designating the entire lot upon which the building(s) sit, and that designating just the building(s) was sufficient.

#### CERTIFIED LOCAL GOVERNMENT WORKSHOP IN DENVER

Ms. Tunner informed the commission that the City will pay the fee for anyone who would like to attend the Certified Local Government Workshop on Friday, November 3, 1995 presented by the Colorado Historical Society. She suggested it would be a good idea to meet other commissioners from the state. October 26 is the deadline to register.

#### ALLIANCE REVIEW

Ms. Tunner handed out the fall issue of the Alliance Review. The LPC is a member of the National Alliance for Preservation Commissions.

**INSTITUTIONALIZATION OF LPC INPUT IN DESIGN REVIEW**

Ms. Tunner expressed the need to institutionalize the LPC input in the design review process for facade grant projects of the Downtown Development Authority. The LPC's expertise in historic preservation should be more formalized in a more active advisory role. Ms. Carpenter wants to review a draft letter written by staff to Steve Slezak, Chairperson of the Downtown Development Agency regarding the possibility of institutionalizing their role in the design review process.

**Mr. Frick moved to adjourn the meeting for the Landmark Preservation Commission on October 10, 1995, seconded by Mr. Hoaglund, passed unanimously.**

The meeting adjourned at 8:15 PM.

Submitted by Nicole Sneider, Secretary.