



Meg Dunn, Chair
Per Hogestad, Vice Chair
Doug Ernest
Bud Frick
Kristin Gensmer
Dave Lingle
Mollie Simpson
Alexandra Wallace
Belinda Zink

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado

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Regular Meeting June 21, 2017 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:30 p.m.

- **ROLL CALL**

PRESENT: Dunn, Zink, Hogestad, Wallace, Gensmer, Lingle, Ernest, Simpson
ABSENT: Frick
STAFF: McWilliams, Bumgarner, Yatabe, Schiager

- **AGENDA REVIEW**

Ms. McWilliams informed the Commission that the first item, 1201 Westward Drive Determination of Eligibility Appeal, had been pulled by the Applicant and rescheduled for the July meeting.

- **STAFF REPORTS**

None.

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

- **DISCUSSION AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF THE MAY 17, 2017 REGULAR MEETING.

The purpose of this item is to approve the minutes from the May 17, 2017 regular meeting of the Landmark Preservation Commission.

Mr. Ernest moved that the Landmark Preservation Commission approve the Consent Agenda of the May 17, 2017 regular meeting as presented.

Ms. Zink seconded. The motion passed 7-0, with Mr. Lingle abstaining, having been absent on May 17th.

2. 1201 WESTWARD DETERMINATION OF ELIGIBILITY APPEAL

PROJECT DESCRIPTION: This item is to consider the appeal of the determination of eligibility for landmark designation of 1201 Westward Drive, which was considered eligible for its distinctive ranch style characteristics.

APPLICANT: Sam Coutts, Ripley Design, Inc.

This item was pulled from the agenda by the Applicant, and rescheduled for the July meeting.

3. JESSUP FARM ARTISAN VILLAGE - FINAL REVIEW, PART 2 STATE TAX CREDIT FOR HISTORIC PRESERVATION

PROJECT DESCRIPTION: This item is a Final Review of the Part 2 State Tax Credit for Historic Preservation, for the rehabilitation of the Jessup Farm Artisan Village buildings and structures

APPLICANT: Gino D. Campana, Bellissimo, Inc.

Mr. Lingle recused himself from this item due to a conflict.

Staff Report

Ms. McWilliams presented the staff report. She reviewed the State Tax Credit program and its requirements, and the Commission's role. She explained that the Applicant had initially applied for Federal Tax Credits in 2015, but after working with the relevant agencies for some time, it was determined that the property did not qualify as being historically relevant for the National Register of Historic Places. The Applicant then started the process with the State. Ms. McWilliams also reviewed Staff's findings of fact, and briefly described the scope of the project.

Applicant Presentation

Steven Sorensen, Bellissimo, Inc., gave a brief presentation. He pointed out the location of Jessup Farms and showed photos from before and after the rehabilitation of the property.

Public Input

None

Commission Questions and Discussion

Chair Dunn asked how the chicken coop is being used now. Mr. Sorensen said one side of the building is still being used as a functional chicken coop, and the other side is where the public restrooms are located.

Chair Dunn asked about the outhouse. Mr. Sorensen said it doesn't currently have a functional use. He explained it had been moved about 50 feet from the original location.

Chair Dunn asked why the Saddle Shop was moved. Tony Campana, Bellissimo, Inc., explained that it worked better in the new location.

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Chair Dunn asked why the wall between the entrance and the dining area in the restaurant was so thick. Mr. Campana explained that it was to carry the load of the trusses, and mentioned several additions that had previously taken place.

Commission Deliberation

Mr. Ernest mentioned that he and Mr. Frick were the only two current Commission Members present for the original approval of the work. He said they had landmarked the property at that time, and it was a very positive experience. He was pleased to see the application for the tax credits.

Mr. Ernest moved that the Landmark Preservation Commission, as a reviewing entity under CRS Section 39-22-514, adopt a resolution to approve Part 2 State Tax Credit for Historic Preservation for the rehabilitation and restoration work completed on the Jessup Farm Artisan Village, finding that:

1. **The Jessup Farm Artisan Village is a qualified property that is eligible for tax credits, per state statute.**
2. **The work conforms to the description and plans submitted in Part 1.**
3. **The work was completed in 24 months or less.**
4. **The work meets the Secretary of the Interior's Standards for Rehabilitation.**

Ms. Gensmer seconded.

Ms. Gensmer commented that the project meets the standards for rehabilitation, and is a particularly good example of Standard 1 where a new use required minimal change to the aspects of the building that define its historic character.

Ms. Wallace said it was a great project. She recalled seeing the project for the 2013 review, and appreciated the Applicant incorporating the Commission's input.

Mr. Ernest pointed out what a challenge it must have been to convert the loafing shed and the barn from animal habitations into new commercial uses. He said the project met the standards for rehabilitation.

Mr. Hogestad said it would have been easy to scrape the property and drop in a new development, and he applauded the Applicant for making the effort to save the buildings and make a great development.

Ms. Simpson thanked the Applicant for making the site into such a wonderful project, and commended their attention to detail.

Ms. Zink added that the attention to detail was evident in the beautifully written documents.

Chair Dunn said the new uses seem comfortable in those buildings. She said it was a great adaptive reuse, noting that she often holds up this project as an example to the community.

The motion passed 7-0.

● **OTHER BUSINESS**

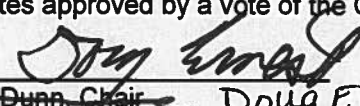
None

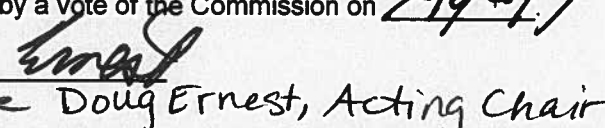
● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 5:56 p.m.

Minutes respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 2-19-17


Meg Dunn, Chair


Doug Ernest, Acting Chair