



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 July 19, 2017 Minutes

- **CALL TO ORDER**

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

- **ROLL CALL**

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

- **AGENDA REVIEW**

No changes to posted agenda.

- **STAFF REPORTS**

None.

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

None.

DISCUSSION AGENDA

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF THE JUNE 21, 2017 REGULAR MEETING.

The purpose of this item is to approve the minutes from the June 21, 2017 regular meeting of the Landmark Preservation Commission.

Ms. Wallace pointed out a typographical error, which will be corrected prior to distribution of the approved minutes.

Ms. Zink moved that the Landmark Preservation Commission approve the minutes of the June 21, 2017 regular meeting. Mr. Lingle seconded. The motion passed 5-0.

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.

[Secretary's Note: Chair Dunn and Mr. Hogestad recused themselves from this item, having participated in the initial review of the property. They did not attend this meeting.]

Ms. Gensmer stated that she was absent from the July 12th work session, but had reviewed the recording and packet and is prepared to participate.

Acting Chair Ernest disclosed that he lives near this property, and is familiar with it in passing, but does not have a conflict.

Staff Report

Ms. Bumgarner presented the staff report, including the background and history of the property, its location and context, a summary of the project, an overview of the relevant codes and processes, and the role of the Commission.

Applicant Presentation

Mr. Coutts gave the Applicant presentation. He reviewed the basis for the appeal, referring to Code Section 14-5. He argued that the property is not significant and does not meet the criteria for exterior integrity. He pointed out the conflicting styles used within the property, noting that there were several renovations to the property, and that many materials are not original. He talked about the changes to the footprint and the roof pitch. He summarized by saying the property does not possess significance under Criterion C, nor does it possess exterior integrity.

Public Input

None

Staff Response

None

Commission Questions and Comments

Mr. Lingle asked whether Chair Dunn and the CDNS Director had the information about the additions at the time of the initial review. Ms. Bumgarner said they did not have that information.

Mr. Lingle asked whether there were any historic photos showing the house before the additions were made. Mr. Coutts replied that their consultant was unable to find any historic photos. The information about the additions came from building permits, physical evidence, and testimony from the owner. Eric Fisher, the owner, stated he lived in the home when each all of the additions were made, and was familiar with them.

Acting Chair Ernest asked about the process used to locate historic photos. Jason Marmor, historical consultant, stated that he had looked through the historic archives and assessor's records and did not find any historic photos. He said the owner may have some photos.

Acting Chair Ernest asked a procedural question about next steps if the Commission were to overturn the decision of the Chair and Director. Mr. Yatabe explained Code Section 14-72 relating to demolition of structures not designated as historic landmarks. He said that if the Commission were to find the structure is not eligible, then the application would be approved. He also noted that this decision is also subject to appeal to City Council, by a party with standing.

Mr. Lingle recalled a prior situation where the previous Chair recused himself after participating in the initial review, but sat in the audience and was available for questions. Mr. Lingle thought it was helpful to be able to ask what information had been considered in the decision, and whether that decision would have been different had all of the information been available at that time. He wondered whether the Director or Chair who made the initial decision could attend these appeals in the future. Mr. Yatabe said the Commission should be making their own determination, based on all of the information available, without regard for what the original decision was, or how it was decided. He added that it may be possible to have the Director attend these appeals, and that he would look into that.

Acting Chair Ernest said he had participated in these reviews in the past, and acknowledged the difficulty of making these decisions with limited information available at the time. He pointed out the new information they have to work with in making their decision.

Ms. Zink said that the alterations had been substantial, and were done in a way that blurred the boundaries between new and old, so that the integrity was lost.

Mr. Lingle agreed that the integrity had been compromised significantly, specifically noting the 1971 addition on the front.

Ms. Wallace said the fact that the field stone was not original severely diminishes the integrity.

Ms. Gensmer commented that the information in the packet about the field stones, the roof pitch, and other aspects, demonstrates the lack of integrity.

Acting Chair Ernest agreed with comments made by the other members, particularly regarding the changes to the roof pitch and the 1971 addition on the street elevation. He pointed out that the materials, design and workmanship have been compromised, impacting the feeling as well. He stated he was willing to entertain motion to overturn the original determination.

Commission Deliberation

Mr. Lingle moved that the Landmark Preservation Commission find 1201 Westward Drive not individually eligible as a Fort Collins landmark, overturning the decision on May 11, 2017 by the Director of Community Development and Neighborhood Services and the Chair of the Landmark Preservation Commission, finding that the property has significantly lost aspects of its exterior integrity.

Ms. Gensmer seconded. The motion passed 5-0.

- **OTHER BUSINESS**

None

- **ADJOURNMENT**

Vice Chair Ernest adjourned the meeting at 6:11 p.m.

Minutes respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 16 Aug 2017



Meg Dunn, Chair