



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 December 20, 2017 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:35 p.m.

- **ROLL CALL**

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

- **AGENDA REVIEW**

No changes to posted agenda.

- **STAFF REPORTS**

Ms. Bzdek gave a presentation about the "2017 PastForward Conference" she recently attended in Chicago, highlighting some of the key topics, particularly the relationship between the built environment and human health.

Chair Dunn, who also attended the conference, commented on the health impacts of personal connection and human scale of the environment. She mentioned that New Orleans had used teenagers as ambassadors to facilitate communications between a gentrified neighborhood and the City with regard to an infill project, and suggested the possibility of doing something similar here.

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

None.

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF THE OCTOBER 18, 2017 REGULAR MEETING.

The purpose of this item is to approve the minutes from the October 18, 2017 regular meeting of the Landmark Preservation Commission.

2. 627 MAPLE STREET - FINAL DEMOLITION/ALTERATION REVIEW

PROJECT DESCRIPTION: This is a proposal to add a second story and a rear, 2-story addition to an existing 1-story residence. The property was determined to be individually eligible as a Fort Collins Landmark.

APPLICANT: Steve Josephs, Contractor

Mr. Ernest moved that the Landmark Preservation Commission approve the Consent Agenda for the October 18, 2017 meeting as presented.

Mr. Lingle seconded. The motion passed 8:0.

- **DISCUSSION AGENDA**

3. LOOMIS ADDITION HISTORIC SURVEY - FINAL REPORT

The purpose of this item is to provide the Commission and citizens with the final results regarding the Loomis Addition Historic Survey Project. The historic preservation firm Humstone Consulting (Mary Humstone and Rheba Massey) has undertaken this State Historic Fund grant project, surveying 32 properties at the intensive level and an additional 250 properties at the architectural reconnaissance level.

Presentation/Report

Ms. Humstone gave a presentation about the background of the Loomis Addition, described how the survey was conducted, and shared the results of the project and evaluation of the district. She explained that the originally proposed district did not meet the State's criteria, but there is still potential for a smaller historic district on the National or State level, or a local landmark district. She provided her recommendation that a smaller district be pursued and that POOTH and the City continue to educate owners in the area, adding that a conservation district may be another option to explore.

Commission Questions and Discussion

Chair Dunn mentioned that 55 people had attended the last meeting, and were excited to receive copies of their surveys. It was also noted that residents who had not attended the meeting would receive their surveys by mail.

Mr. Lingle asked about the community planning and development element of the survey. Ms. Humstone explained that the State had a narrow definition of community planning and development, and identified the Loomis Addition as having grown organically rather than as a planned community. Mr. Lingle expressed concern about the position taken by the SHPO (State Historic Preservation Office). He also

asked about the threshold of contributing properties to qualify as a district. Ms. Humstone said a national register district usually had 70-75% contributing properties.

Mr. Ernest asked how a conservation district would differ from a local landmark district, whether they could overlap, and how the boundaries would be differentiated. Ms. Humstone explained that conservation districts generally do not require the same level of architectural detail as a historic district, looking more at preserving the character of a neighborhood, than its historic significance. She said it could also be called an “overlay district”, which is less exacting than a local landmark district.

Ms. Wallace asked if they had the opportunity to survey the three properties that were demolished while the survey was being conducted. Ms. Humstone said one of them was surveyed, adding that the properties should have been documented for the City as part of the demolition process.

Public Input

Gordon Winner asked about future surveys of other neighborhoods. Ms. Humstone said that was a question for Staff and the Commission, adding that a lot of the research conducted for this project would also be applicable to other Old Town neighborhoods, and would be a good building block.

Chair Dunn directed Mr. Winner to the area of the website with information about local surveys. He expressed interest in statistics about local historic properties. Chair Dunn expressed her hope that these surveys will be funded in the future so they will not rely on grants.

Mr. Lingle commented that it would be beneficial to pursue the district to keep the momentum going. Chair Dunn said many people at the neighborhood meeting expressed interest in individual landmarks and creating a district, adding that another neighborhood meeting will be planned. She said forming a district will likely be dependent upon a grassroots effort.

4. 227 WOOD STREET (THE HARDEN HOUSE) – CONCEPTUAL/FINAL DESIGN REVIEW

PROJECT DESCRIPTION: This is a request for conceptual/final design review of The Harden House at 227 Wood Street, designated as a Fort Collins landmark in 1999. The proposed work includes demolition of an existing rear porch (undated, historic), rear addition that steps in one foot on both sides, addition of two skylights, and addition of a deck. The applicants have been before the LPC on August 16, 2017, September 20, 2017, and October 18, 2017. This a revised option based on feedback received from the Commission at those meetings.

APPLICANT: Gordon Winner, property owner
Heidi Shuff, architect

Staff Report

Cassie Bumgarner presented the staff report, including a brief overview of the history of the home. She explained the role of the Commission and highlighted the relevant Code and Secretary of Interior Standards. She described changes made since the last review, noting the dimensions of the addition, and emphasizing that it does not obscure any of the historic features on the north or south elevations. She provided Staff’s rationale for recommending approval.

Applicant Presentation

Ms. Shuff briefly highlighted the key items on the proposed drawings, explaining how they have addressed the Commission’s remaining concerns from the previous review.

Public Input

None

Motion to Move to Final Review

Mr. Ernest moved that the Landmark Preservation Commission move to Final Review of the proposed work at the Harden House at 227 Wood Street. Ms. Wallace seconded. The motion passed 8:0.

Commission Questions and Discussion

None

Commission Deliberation

Mr. Ernest moved that the Landmark Preservation Commission approve the plans and specifications for the rear addition, rear deck, skylights, and demolition of the rear mudroom to the Harden House at 227 Wood Street as presented, finding that the proposed work (a) will not erode the authenticity or destroy any distinctive exterior feature or characteristic of the improvements or site; and (b) is compatible with the distinctive characteristics of the landmark and with the spirit and purpose of Section 14-48 of the Municipal Code. Ms. Simpson seconded.

Mr. Hogestad said he appreciated the lowering of the top plate as a way of differentiating between the old and new. While he will support the motion, he still has some concerns about the degree of differentiation.

Mr. Lingle commented that it was unfortunate that this project was caught midway by the changes to the guidelines. He said he hoped the Applicants will be happy with the addition, and that they don't feel they compromised too much.

Mr. Winner commented that it has been a long, emotional process, but they really like the end results. He said he would be willing to talk to others to help them through the process. He added that more communication on the front end with homeowners going through this process would be helpful.

Chair Dunn said the basement space is better used. She said she believed the differentiation was sufficient.

The motion passed 8:0.

[Timestamp: 7:01 p.m.]

5. VERY DUPLEX COTTAGES - 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 Avery Duplex Cottages, at 134-136 North Sherwood Street

APPLICANT: Kevin Murray, Manager

Staff Report

Maren Bzdek presented the staff report, describing the significance of the property and a summary of the project. She also addressed the Commission's questions at the work session and additions to the packet.

Applicant Presentation

Kevin Murray did not give a presentation, but pointed out some additional information that had been added.

Public Input

None

Commission Questions and Discussion

Mr. Frick said it looked fantastic. Ms. Zink asked about the decision-making process for the casings, and how much of it was replaced. Mr. Murray discussed the trim that was used, adding that the upstairs trim was original, but much of the first-floor trim was missing. He said they tried to match what was upstairs.

There was some discussion about the new doors. Mr. Hogestad said it functioned well and remained in keeping with the character.

Chair Dunn asked the Commission's thoughts about the skylights. Mr. Frick said it was a good idea and wasn't seen from the street. Mr. Lingle said this was a rehabilitation, not a restoration, so it was appropriate. Mr. Hogestad asked about the height of the curb on the skylight. Mr. Murray said it was standard. Mr. Hogestad said there was little impact.

Commission Deliberation

Mr. Ernest moved that the Landmark Preservation Commission, as a reviewing entity under Colorado Revised Statute 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 Avery Duplex Cottages, 134-136 North Sherwood Street, Fort Collins, finding that:

- 1. The Avery Duplex Cottages 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, submitted with the Part 2:**
- 3. The work was completed in 24 months or less.**
- 4. The work meets the Secretary of the Interior's Standards for Rehabilitation.**

Ms. Zink seconded.

Chair Dunn asked that each Commissioner comment on the work. Mr. Lingle said the scope of work was accomplished in accordance with the Secretary of the Interior's Standards. Mr. Frick agreed, adding that it was good work. Mr. Ernest and Mr. Hogestad also agreed. Ms. Wallace agreed, stating she appreciated the effort on details. Ms. Zink & Ms. Simpson agreed as well.

The motion passed 8:0.

● **OTHER BUSINESS**

Chair Dunn noted that this was Mr. Ernest, Mr. Lingle and Ms. Zink's last meeting. She thanked them for their years of service on the Commission.

● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 7:20 p.m.

Minutes respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 21 February 2018



Meg Dunn, Chair