



Meg Dunn, Chair
Alexandra Wallace, Co-Vice Chair
Kristin Gensmer, Co-Vice Chair
Michael Bello
Mollie Bredehoft
Katie Dorn
Kevin Murray
Anne Nelsen
Anna Simpkins

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

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Video of the meeting will be broadcast at 1:30 p.m. the following day through the Comcast cable system on Channel 14 or 881 (HD). Please visit <http://www.fcgov.com/fctv/> for the daily cable schedule. The video will also be available for later viewing on demand here: <http://www.fcgov.com/fctv/video-archive.php>.

Regular Meeting June 19, 2019 Minutes

- **CALL TO ORDER**
Chair Dunn called the meeting to order at 5:32 p.m.
- **ROLL CALL**
PRESENT: Dunn, Wallace, Bello, Bredehoft, Dorn, Gensmer, Murray, Nelsen
ABSENT: Simpkins
STAFF: McWilliams, Bzdek, Bumgarner, Yatabe, Schiager
- **AGENDA REVIEW**
No changes to posted agenda.
- **STAFF REPORTS**
None.
- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
None.

● **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MARCH 20, 2019.

The purpose of this item is to approve the minutes from the March 20, 2019 regular meeting of the Landmark Preservation Commission.

2. CONSIDERATION AND APPROVAL OF THE MINUTES OF APRIL 17, 2019.

The purpose of this item is to approve the minutes from the April 17, 2019 regular meeting of the Landmark Preservation Commission.

Ms. Dorn moved that the Landmark Preservation Commission approve the Consent Agenda. Ms. Nelson seconded. The motion passed unanimously.

● **DISCUSSION AGENDA**

3. MANEVAL / MASON / SAUER PROPERTY, 100 FIRST STREET - APPLICATION FOR FORT COLLINS LANDMARK DESIGNATION

DESCRIPTION: This item is to consider the request for a recommendation to City Council regarding landmark designation for the Maneval/Mason/Sauer Property.

APPLICANT: Lori Juszak, Owner

Staff Report

Yani Jones, Historic Preservation Intern, presented the staff report. She provided historical background about the property, including photographs of the property over time. She explained Staff's justification for its recommendation of landmark designation and reviewed the relevant code standards.

Applicant Presentation

Ms. Juszak thanked the Staff for their work on the application. She explained that she purchased the property to preserve it. She also thanked the Commission for their consideration.

Public Input

Jerry Gavaldon, lifelong resident of Fort Collins and President of the Museo del las Tres Colonias, addressed the Commission. He shared about his long family history in Andersonville. He commented that Hispanics have been part of the history of this property and the sugar beet industry. He expressed support for the designation.

Cheryl Glanz shared some of her family history in the Buckingham and Andersonville area. She stated she is on the Board of the Northern Colorado Historical Society of Germans from Russia and is President of the Cache la Poudre-North Park Scenic Byway Council and State Byways Commission. She expressed support for the designation.

Commission Questions and Discussion

Mr. Murray commented that the store was helpful to the Hispanic community as well as the German Russians. Ms. McWilliams said staff would be happy to add that to the application if the Commission desires.

Ms. Gensmer stated the property meets all four standards for significance, specifically noting its information potential and the importance of its eligibility under Standard 4. She stated that privy excavation can provide important information.

Ms. Wallace agreed that all four of the standards are met and brought up possible future excavation of the privy. Members emphasized having a properly credentialed professional perform that work.

Mr. Murray commented about the mailbox and commended Ms. Jones for the research.

Members discussed the rarity of false storefronts in the City, adding to this property's significance and the importance of preserving it.

Ms. Dorn agreed with the findings of the report and stated all aspects of integrity were intact.

Ms. Wallace said this property represents the story of a part of Fort Collins not often recognized.

Chair Dunn agreed with Ms. Wallace, tying her comment to Policy (a) with regard to civic pride, and Policy (b) with regard to the cultural and aesthetic standing of the City. She also pointed out that this shop represents several decades worth of history.

Mr. Murray commented that this designation allows continued private ownership and gives the owner access to monies that can help maintain and preserve the property.

Chair Dunn pointed out this property also aligns with Policy (b) in terms of heritage tourism and is in a prime location to be seen.

Chair Dunn also commented on how this property fulfills Purpose (c), noting that grants and tax credits can help stabilize this property and the character and history of the neighborhood.

Chair Dunn discussed how the incremental growth of the property represents good urban design, aligning with Purpose (f).

Mr. Murray discussed the history around the sugar beet factory and mentioned that preserving this building helps to prevent overdevelopment in this ecological area.

Members expressed support for including the Hispanic history related to this property in the designation documents under Standard 2, Persons/Groups. Mr. Yatabe said that could be added to the motion and Staff can add it later.

Commission Deliberation

Mr. Murray moved that the Landmark Preservation Commission recommend that City Council adopt an ordinance to designate the Maneval/Mason/Sauer Property, 100 First Street, as a Fort Collins Landmark, finding that this property is eligible for its significance to Fort Collins under Standards 1. Events; 2. Persons/Groups, 3. Design/Construction; and 4. Information Potential, as supported by the analysis provided in the staff report dated June 19, 2019; and that the property clearly conveys this significance through all seven aspects of integrity; and finding also that the designation of this property will promote the policies and purposes of the City as specified in Chapter 14 of the Municipal Code, with an addendum that the history of the Hispanic community be added under Standard 2.

Ms. Dorn seconded. The motion passed unanimously.

Chair Dunn thanked the owner and staff for bringing this nomination forward.

● **OTHER BUSINESS**

Members discussed having a representative from History Colorado attend an upcoming meeting to discuss State guidelines.

Chair Dunn requested future staff reports include whether the applicant has been made aware of design assistance, tax credits, or other available public assistance, and whether they used them.

Chair Dunn asked Staff to make sure the Commission has an opportunity to review and provide input on the upcoming changes to the Linden/Walnut area.

● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 6:29 p.m.

Minutes respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 21 Aug 2019



Meg Dunn, Chair