



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

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Regular Meeting April 17, 2019 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:33 p.m.

- **ROLL CALL**

PRESENT: Dunn, Wallace, Bello, Bredehoft, Dorn, Gensmer, Nelsen, Simpkins
ABSENT: Murray
STAFF: McWilliams, Bzdek, Bumgarner, Van Hall, Schiager

- **AGENDA REVIEW**

Ms. McWilliams noted that agenda item #2 had been removed from the agenda.

- **STAFF REPORTS**

None

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

None

- **DISCUSSION AGENDA**

1. KAMAL/LIVINGSTON PROPERTY, 608 WEST LAUREL 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 Kamal/Livingston Property, an excellent example of a mid-twentieth-century vernacular residence with Colonial details.

APPLICANT: Richard Livingston, Owner

Staff Report

Ms. Bumgarner presented the staff report stating the property is eligible for Fort Collins landmark designation under standard C for being an excellent example of a vernacular mid-century residence and garage with colonial revival details that retains a preponderance of all seven aspects of integrity. She showed photos of the property and detailed its features. She noted the property has been in the family of the current owners since 1972.

The contributing structures are the house and garage and non-contributing structures include two sheds and a carport, all of which are set back on the rear of the property. Ms. Bumgarner detailed the alterations to the property over time and discussed the role of the Commission.

Applicant Presentation

Mr. Livingston commended Ms. Bumgarner on the report and discussed his family's history with the house. He discussed improvements he has made to the property and his desire to have the property designated as a landmark. He also expressed concern about property taxes noting his property is not revenue-producing as are several others around him.

Public Input

None

Commission Questions and Discussion

Chair Dunn noted landmarked properties have income tax advantages and access to other financial assistance.

Ms. McWilliams reviewed the new evaluation criteria format in the staff reports.

Commission members agreed the property has significance and integrity.

Mr. Bello asked if the new windows should cause concern. Chair Dunn replied it would be more of a concern if the openings had been altered.

Chair Dunn commented on the trellises.

Commission Deliberation

Ms. Gensmer moved that the Landmark Preservation Commission pass a resolution recommending that City Council designate the Kamal/Livingston Property as a Fort Collins Landmark in accordance with Municipal Code Chapter 14 based on the property's significance under Standard C for its design as a vernacular mid-century residence and garage with Colonial details and its preponderance of exterior integrity, specifying the house and garage as contributing features and the two modern sheds and carport as non-contributing.

Ms. Bredehoft seconded. The motion passed unanimously.

2. ALFRED PARKER DUPLEX II, 221-223 WEST MULBERRY STREET – PERMIT ISSUANCE DURING INTERIM CONTROL – This item was pulled from the agenda.

3. ALFRED PARKER DUPLEXES I AND II, 221-223 AND 227-229 WEST MULBERRY STREET, FORT COLLINS - 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 Alfred Parker Duplexes I and II

APPLICANT: 223 W Mulberry LLC; 227 W MULBERRY LLC; 229 W MULBERRY LLC

Staff Report

Ms. McWilliams discussed the properties and showed photos of the properties, noting having two mirroring duplexes of this nature is quite rare in Fort Collins. She discussed alterations made to the properties over time and stated the properties are being nominated under standard C for design as very unusual examples of foursquare duplex design. Staff believes the properties retain an excellent integrity for all seven aspects.

Applicant Presentation

Bill Dellenbach, property owner, introduced himself to the Commission and made himself available for questions.

Public Input

None

Commission Questions and Discussion

Mr. Bello asked about the gutter and downspouts on one of the duplexes. Ms. McWilliams replied it is conduit recently added for the HVAC system.

Ms. Wallace asked if both properties would be landmarked as one or if they are two separate designations. Ms. McWilliams replied they would be separate designations as they are on separate parcels. If the owner opts to combine the parcels, that would not change the designation.

Ms. Nelsen disclosed some previous involvement with one of the buildings but stated she had no bias on this item.

Chair Dunn commented that painting the conduit the color of the brick might be helpful; however, as it is removable, it does not affect the house permanently.

Commission Deliberation

Ms. Gensmer moved that the Landmark Preservation Commission recommend that City Council adopt an ordinance to designate both the Alfred Parker Duplexes I and II, located at 221-223 West Mulberry Street and 227-229 West Mulberry Street, as Fort Collins Landmarks, finding that these resources are eligible for their significance to Fort Collins under Standard C, Architecture, as rare examples of American Foursquare duplexes, and clearly convey this significance through their high degree of all seven aspects of integrity; and that the designation of both these properties will promote the policies and purposes stated in the code.

Ms. Dorn seconded. The motion passed unanimously.

Ms. McWilliams acknowledged Yani Jones, Historic Preservation Intern, for her great work preparing this application. Chair Dunn agreed and thanked Ms. Jones.

4. 720 W PROSPECT (EMMA BROWN/SUSAN WINTER HOUSE) – CONCEPTUAL DESIGN REVIEW

DESCRIPTION: Rehabilitation work on the windows, stucco, chimney, wood fascia; a replacement asphalt roof at the designated landmark at 720 W Prospect.

APPLICANT: Ian Schuff, alm2s; CSU Research Foundation (CSURF)

Staff Report

Ms. Bzdek provided an explanation of the two separate agenda items for this property. She discussed the property noting it was designated in 2007 in anticipation of the development being considered. She discussed alterations made to the property over time.

Ms. Bzdek stated the design review is focused on the exterior changes to the building at 720 West Prospect. The changes are essentially rehabilitation oriented in nature with the intent to shore up any necessary repairs and get the building in shape for adaptive reuse. Changes include rehabilitating the original windows still on the property, repairing original doors and wood facia, replacing the roof, and repairing chimneys as necessary.

Applicant Presentation

Mr. Schuff, applicant, noted he was serving on the Commission when the property was designated. He discussed surrounding projects and structures. Regarding the adaptive reuse plan, Mr. Shuff stated there are minimal effects to the exterior of the home. He detailed the proposed changes and stated the canopy over the picture window may be eliminated.

Public Input

None

Commission Questions and Discussion

Ms. Simpkins asked if any modifications will need to be made for accessibility. Mr. Shuff replied all accessibility will be addressed in the new apartment building as this is part of an overall development project.

Chair Dunn asked if there is a basement. Mr. Shuff replied in the affirmative and stated it will likely be used for storage and mechanical uses.

Mr. Bello asked about the stairs to the basement. Mr. Shuff replied that will be retained.

Ms. Gensmer asked about the age of the canopy above the picture window. Mr. Shuff estimated it is likely from the 1960's. Ms. Bzdek agreed and stated the Commission could examine it as an historic feature that has taken on its own historic significance.

Chair Dunn commented she does not believe the canopy is historically important, but stated she would leave it in place.

Ms. Bredehoft stated she does not believe standard 2 is applicable given the loss of a connection between 720 and 730.

Mr. Shuff discussed the placement of the new building on the less predominant side of the historic structure.

Mr. Bello asked if the space between the two structures is historic and needs to be maintained. Mr. Shuff replied the side and front yards are the most important parts of the spatial relationship between the buildings and surrounding context. He stated they are trying to minimize impacts from a site design standpoint.

Chair Dunn asked if there are any plants that hint at the original hobby farm nature of the site. Craig Russell, land planner, replied he has not seen any historic photos that indicate a farm setting. He stated the large spruce trees were likely placed as screening for the residences and discussed the desire for a residential quality and feel with preserving the existing conifers.

Chair Dunn stated the property was landmarked for its architecture and hobby farm character and she suggested selecting plantings that would fit with that character.

Ms. Bredehoft asked about the current versus proposed driveway width. Mr. Russell replied the proposal is for a 22 to 24-foot driveway and the existing drive is gravel and probably 15-feet wide.

Ms. Bredehoft expressed concern the buildings do not feel connected with the drive and tree line. Mr. Russell replied the walkways will connect and the landscaping should help with the connection.

Mr. Bello asked if the drive could be located to the west of the 3-story building. Mr. Russell replied that is an existing emergency access.

Mr. Shuff noted the project will require two points of access; therefore, the drive off Prospect will need to be maintained.

Chair Dunn asked if having a one-way through drive using both drives would be possible, allowing for a narrower drive on the Prospect end. Mr. Shuff replied the easement drive that goes to Lake does not allow vehicular access; it is primarily a pedestrian access point to CSU.

Ms. Bredehoff asked about the character of the low seat walls. Mr. Russell replied the detention wall already exists and is screened with shrubs; however, the low seat walls have yet to be designed and he is open to suggestions.

Ms. Bredehoff asked about the finished floor elevations for the two historic buildings versus the new building. Mr. Shuff replied the historic buildings are probably three or four stair risers up and the proposed building will likely not come out of the ground too far due to accessibility.

Ms. Dorn asked about the dimension of the grass between 720 and the gathering place to the north. Mr. Russell replied it will be about six to seven feet wide with plants to anchor the foundation.

Mr. Shuff asked if the Commission would like to see a more visually open space. Commission members discussed options for landscaping and hardscaping.

Commission members discussed the previously-approved plans and Ms. Bzdek referenced a summary of the Commission's issues when the property was designated noting a similar discussion was held regarding problems and constraints.

Chair Dunn stated she would like to focus on what is physically happening to 720 then move on to the other presentation. She requested input about masonry, mortar analysis, and shingles in terms of maintaining distinctive materials, features, finishes, construction techniques and treatments.

Ms. Dorn asked if the Design Assistance Program will be used for the window study and mortar analysis. Mr. Shuff replied they would be happy to use that resource and stated this structure mostly needs the window study and potentially some work on dry rot on the facia.

Ms. Nelsen discussed the importance of preserving the historic character of the building knowing it was landmarked with the idea of a larger building being part of the project.

Chair Dunn stated the Commission is comfortable having staff address the windows and stucco. She requested materials samples prior to final review.

5. 720/730 PROSPECT APARTMENTS – CONCEPTUAL DEVELOPMENT REVIEW

DESCRIPTION: Construction of a new three-story apartment building behind the designated landmark at 720 W Prospect and the abutting residence at 730 W Prospect.

APPLICANT: Ian Schuff, alm2s; CSU Research Foundation (CSURF)

Staff Report

Ms. Bzdek stated this item allows the Commission to provide conceptual comments while considering Section 3.4.7 and the Secretary of the Interior standards. She discussed the area of adjacency which includes 720 and 730 and noted the historic influence area is the part of the development that must comply with the design compatibility standards. In this case, that is the entire development site.

Ms. Bzdek provided a history of the 730 W. Prospect home and detailed the Commission's role

Applicant Presentation – Part 1

Mr. Schuff showed photos of the 730 home stating its stucco has very little deterioration and the wood windows are well intact. He stated he would like to relocate the entry on the back side of the house and noted the chimney is falling apart which will require a mortar analysis and reconstruction. He stated the home will be a triplex and the interior stairs will be preserved.

Public Input

None

Commission Questions and Discussion – Part 1

Chair Dunn requested input on the proposed changes to the north elevation.

Ms. Simpkins stated the change is enabling the use of the property, which has been vacant for some time, and the change is on the non-primary façade.

Ms. Nelsen agreed.

Chair Dunn stated moving the door will allow the maintenance of the original interior feel.

Applicant Presentation – Part 2

Mr. Shuff stated this 3-story building is almost a transition between the historic structures and larger high-density projects.

Mr. Russell discussed the high-density mixed-use zone district which was formed when the West Central Area Plan was adopted in response to off-campus housing issues and demands. He noted residents in the area helped create the zone district.

Mr. Shuff discussed the changing context of the area and discussed the proposed new building and site constraints. He detailed the proposed project aspects to reduce massing and relate to the homes. He stated the building will contain 48 studio and one-bedroom units, 720 will have two units, and 730 will have three units. The site contains 44 parking spaces.

Mr. Shuff requested feedback on materials and minimization of the visual impact of the new building.

Commission Questions and Discussion – Part 2

Chair Dunn requested input on the widths, articulation and modularity.

Ms. Simpkins commented on placing the gabled roof on the front of the building. Mr. Shuff replied that was the original design; however, that became a bit more of a strong design element.

Mr. Bello agreed with Ms. Simpkins and stated the gabled roof softens the building whereas the parapet does not speak to the historic buildings at all.

Chair Dunn agreed and suggested mimicking the plain, sloped roof of 730.

Ms. Nelsen asked if Mr. Shuff had considered reducing the overall footprint and increasing the building's height in places. Mr. Shuff replied that could be considered.

Ms. Nelsen asked if the uncovered surface parking could be eliminated if fourth story units were added in the stead of first story units. Mr. Shuff replied that could be considered but the footprint would likely not change much.

Mr. Bello suggested adding a fourth story and making the building rectangular to provide more separation from 720.

Ms. Gensmer stated she would like to see the option but stated she is hesitant about adding another story as that could make the massing less compatible.

Mr. Bello noted the properties were originally designated with a plan for a five-story building.

Mr. Shuff stated his preference would be to stick with the plan as is and stated an L-shape would likely still be required even with a fourth story. He stated a three-story building would be less impactful to 720 even if it is closer.

Ms. Wallace agreed and expressed concern about a fourth story and stated she would rather see an L-shaped three-story building. Chair Dunn agreed.

Ms. Nelsen stated she is not concerned about a fourth story if it is done in a thoughtful manner and it could provide additional green space and preserve the original relationship between 720 and 730. Mr. Shuff replied they will do what they can to open that space within the current design.

Ms. Nelsen stated the roof lines of historic structures do not necessarily need to be replicated in order to respectfully acknowledge their massing. She stated the massing feels like it is detracting from the historic structures.

Chair Dunn stated the complexity of the roof is detracting.

Mr. Shuff asked if the Commission is comfortable with the overall form and context.

Chair Dunn stated she appreciates the step backs. Ms. Gensmer agreed.

Chair Dunn stated she prefers a shorter building closer to 720 rather than a taller building. Ms. Wallace and Ms. Gensmer agreed.

Ms. Simpkins stated the mass and overall scale is appropriate and suggested using simpler lines in the new building.

Chair Dunn stated there may be a simpler way to add modularity.

Chair Dunn requested input as to the building materials. Mr. Shuff stated they will include stucco, brick and lap siding with more stucco on the south elevation.

Ms. Gensmer stated the Commission would like to see quantities and colors of the proposed materials.

Mr. Shuff stated there could be some options to use color within an historic palette on the homes.

Chair Dunn requested input on the façade details and window shapes.

Mr. Bello noted there are some square windows on the back side of 730.

Mr. Shuff stated they can look at other window designs. Chair Dunn replied the design seems to meet Code.

Chair Dunn suggested the parking garage opening looks a bit industrial and suggested making it look more residential.

Ms. Wallace suggested connecting the two properties with some type of walkway.

Chair Dunn suggested naming the 730 building Brownmar, its historic name.

- **OTHER BUSINESS**

Chair Dunn stated there will be a Super Board meeting on April 29th during which the documentary "The Greenest Building" will be shown. She requested as many members attend as possible.

Chair Dunn stated Historic Larimer County is hosting a tour of the Graves Camp in Soapstone.

- **ADJOURNMENT**

Chair Dunn adjourned the meeting at 8:47 p.m.

Minutes prepared by Tara Leman, Tripoint Data, and respectfully submitted by Gretchen Schiager.

Minutes approved by a vote of the Commission on 19 June 2019



Meg Dunn, Chair