



Meg Dunn, Chair
Alexandra Wallace, Co-Vice Chair
Mollie Bredehoft, Co-Vice Chair
Michael Bello
Kurt Knierim
Elizabeth Michell
Kevin Murray
Anne Nelsen
Jim Rose

Location:
This meeting will be held
remotely via Zoom

Staff Liaison:
Karen McWilliams
Historic Preservation Manager

Regular Meeting September 16, 2020 5:30 PM

Pursuant to City Council Ordinance 079, 2020, a determination has been made by the Chair after consultation with the City staff liaison that conducting the hearing using remote technology would be prudent.

This remote Landmark Preservation Commission meeting will be available online via Zoom or by phone. No Commission members will attend in person. The meeting will be available to join beginning at 5:00 p.m. Participants should try to join at least 15 minutes prior to the 5:30 p.m. start time.

ONLINE PUBLIC PARTICIPATION:

- You will need an internet connection on a laptop, computer, or smartphone, and may join the meeting through Zoom at <https://zoom.us/j/92814828882>. (Using earphones with a microphone will greatly improve your audio). Keep yourself on muted status.
- For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to comment.

PUBLIC PARTICIPATION BY PHONE:

- Please dial 253-215-8782 and enter Webinar ID 928 1482 8882. Keep yourself on muted status.
- For public comments, when the Chair asks participants to click the "Raise Hand" button if they wish to speak, phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Commission. When you are called, hit *6 to unmute yourself.

IF YOU ARE UNABLE TO PARTICIPATE ONLINE OR BY PHONE:

Individuals who are uncomfortable or unable to access the Zoom platform or participate by phone may:

- 1) Email comments to gschiager@fcgov.com at least 24 hours prior to the meeting. If your comments are specific to any of the discussion items on the agenda, please indicate that in the subject line of your email. Staff will ensure your comments are provided to the Commission.
- 2) Come in person to 281 N. College Avenue to utilize City technology to participate in the meeting. Please arrive 15 minutes prior to the meeting and ring the doorbell at the north entrance so that staff may escort you into the building. Masks and social distancing will be required. To participate this way, it is strongly recommended that you contact us at least 24 hours prior to the meeting so that arrangements for proper social distancing and appropriate technology can be put in place to protect the health and safety of the public and staff. Contact Gretchen Schiager at gschiager@fcgov.com or 224-6098.

Documents to Share: Any document or presentation a member of the public wishes to provide to the Board for its consideration must be emailed to gschiager@fcgov.com at least 24 hours before the meeting.

Fort Collins is a Certified Local Government (CLG) authorized by the National Park Service and History Colorado based on its compliance with federal and state historic preservation standards. CLG standing requires Fort Collins to maintain a Landmark Preservation Commission composed of members of which a minimum of 40% meet federal standards for professional experience from preservation-related disciplines, including, but not limited to, historic architecture, architectural history, archaeology, and urban planning. For more information, see Article III, Division 19 of the Fort Collins Municipal Code.

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 1:00 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>.

- **CALL TO ORDER**

- **ROLL CALL**

- **AGENDA REVIEW**

- Staff Review of Agenda
- Consent Agenda Review

This Review provides an opportunity for the Commission and citizens to pull items from the Consent Agenda. Anyone may request an item on this calendar be “pulled” off the Consent Agenda and considered separately.

- Commission-pulled Consent Agenda items will be considered before Discussion Items.
- Citizen-pulled Consent Agenda items will be considered after Discussion Items.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

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

- **CONSENT AGENDA**

The Consent Agenda is intended to allow the Commission to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Agenda. Anyone may request an item on this calendar to be "pulled" off the Consent Agenda and considered separately. Agenda items pulled from the Consent Agenda will be considered separately under Pulled Consent Items. Items remaining on the Consent Agenda will be approved by Commission with one vote. The Consent Agenda consists of:

- Approval of Minutes
- Items of no perceived controversy
- Routine administrative actions

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF AUGUST 19, 2020.

The purpose of this item is to approve the minutes from the August 19, 2020 regular meeting of the Landmark Preservation Commission.

- **CONSENT CALENDAR FOLLOW UP**

This is an opportunity for Commission members to comment on items adopted or approved on the Consent Calendar.

- **PULLED FROM CONSENT**

Any agenda items pulled from the Consent Calendar by a Commission member, or member of the public, will be discussed at this time.

- **DISCUSSION AGENDA**

- 2. REPORT ON STAFF DESIGN REVIEW DECISIONS FOR DESIGNATED PROPERTIES

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Landmark Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City’s Municipal Code. This item is a report of all such review decisions since the last regular meeting of the Commission.

- 3. 724 AND 726 S COLLEGE: APPEAL OF DETERMINATIONS OF ELIGIBILITY

DESCRIPTION: This item is to consider the appeal of the determinations of eligibility for Fort Collins local landmark designation of two residential properties at 724 and 726 South College Avenue. On July 1, 2020, in fulfillment of a pre-submittal requirement for development review applications, staff determined both properties are landmark eligible based on evidence and conclusions presented by an independent historic survey contractor in intensive-level survey site forms. When undergoing development review, landmark-eligible properties are subject to the historic resource requirements in Fort Collins Land Use Code Section 3.4.7. Staff decisions may be appealed to the Landmark Preservation Commission.

APPLICANT: Gannett Properties, LLC (Property Owner)

- 4. OVERVIEW OF WILLIAM B. “BILL” ROBB HISTORIC CONTEXT PROJECT

DESCRIPTION: This item introduces the Landmark Preservation Commission and the community to a historic context project on local architect William B. “Bill” Robb.

- 5. MURALS – POLICY REVIEW ON HISTORIC BUILDING *This item has been pulled from the agenda.*

- **OTHER BUSINESS**

- **ADJOURNMENT**

Landmark Preservation Commission Chair Determination that Meeting Remotely is Prudent

From: meg dunn <barefootmeg@gmail.com>
Sent: Monday, June 29, 2020 11:29 AM
To: Karen McWilliams <KMCWILLIAMS@fcgov.com>
Cc: Brad Yatabe <byatabe@fcgov.com>; Gretchen Schiager <gschiager@fcgov.com>; Maren Bzdek <mbzdek@fcgov.com>
Subject: [EXTERNAL] Re: New Procedures Related to Council and Committee Meetings
Importance: High

Hi Karen,

I think your recommendation is good. Let's continue to meet remotely until September, at which point we'll revisit the topic.

- Meg

On Jun 29, 2020, at 10:48 AM, Karen McWilliams <KMCWILLIAMS@fcgov.com> wrote:

Hi, Meg – After consultation with the Attorney's Office and City Manager's Office (see below), please let us know how you would like to proceed on meeting in the next few months. The poll I conducted last week of LPC members indicated that there was a strong preference by all except for Kevin to continue meeting remotely. Kevin had a preference for meeting in chambers, but also said he was ok with remote meetings. Based upon this, staff recommends that the LPC continues to meet remotely, and does not implement a hybrid meeting.

It would be helpful to staff and Commission members if we could maintain this policy for the foreseeable future, and revisit in a few months rather than every month. I would suggest that we maintain this process for the next three months, and revisit in September for the October meeting. Of course, if events make in-person meetings more feasible, or if members change their minds, we can always revisit this sooner. - Karen

Karen McWilliams
Historic Preservation Manager | City of Fort Collins
kmcwilliams@fcgov.com | 970.224.6078

**Roll Call & Voting Record
Landmark Preservation Commission**

Date: 9/16/2020

Roll Call	Bello	Bredehoft	Knierim	Michell	Murray	Nelsen	Rose	Wallace	Dunn	Vote
	absent	✓	✓	✓	✓	absent	✓	absent	✓	6 present
Consent: 1 - Minutes of August 19, 2020	Bello	Murray	Knierim	Michell	Wallace	Bredehoft	Nelsen	Rose	Dunn	
	absent	Yes	Yes	Yes	absent	Yes	absent	Yes	Yes	6-0
3 - 724 S College Appeal of DOE - determination of eligibility, garage excluded	Murray	Knierim	Michell	Wallace	Bredehoft	Nelsen	Rose	Bello	Dunn	
	Yes	Yes	No	absent	Yes	absent	Yes	absent	Yes	5-1
3 - 726 S College Appeal of DOEs - determination of eligibility	Knierim	Michell	Wallace	Bredehoft	Nelsen	Rose	Bello	Murray	Dunn	
	Yes	No	absent	Yes	absent	Yes	absent	Yes	Yes	5-1

LANDMARK PRESERVATION COMMISSION

Visitor Log

[This meeting was conducted remotely. The Secretary filled out the visitor log.]

DATE: 9-16-20

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Nicole R. Ament Brownstein Hyatt Farber Schreck, LLP	410 17th Street, Ste 2200 Denver, CO 80202	NAment@BHFS.com	Attorney for Item 3 Appellant
Michael LaFlash Heritage Consulting Group	---	mflash@heritage-consulting.com	Consultant for Item 3 Appellant
Mick McDill Todd Rosenzweig Gannett Properties LLC	718 South College Avenue Fort Collins, CO 80524	drmcill@alpinedentalhealth.com	Property owners for Item 3
Todd Rosenzweig Gannett Properties LLC	718 South College Avenue Fort Collins, CO 80524	drosenzweig@alpinedentalhealth.com	Property owners for Item 3
Ron Sladek, Tatanka Historical Associates, Inc	---	Tatanka@frii.com	Consultant for Bill Robb Context Study
Jason Marmor, Retrospect	332 East Second Street, Loveland, CO 80537	(970) 219-9155	Subject matter expert, Item 3
Susan Downing, graduate student in historic preservation at the University of Colorado-Denver.	---	---	Assisting with Bill Robb Context Study

THIS IS A PART OF THE PUBLIC RECORD

Please contact Gretchen Schiager at 970-224-6098 or gschiager@fcgov.com if you inadvertently end up with it. Thank you!

Landmark Preservation Commission Hearing

Date: 9/16/20

Document Log

(Any written comments or documents received since the agenda packet was published.)

CONSENT AGENDA:

1. Draft Minutes for the LPC August 19, 2020 Hearing

- Minutes added to the packet on 9/8/20

DISCUSSION AGENDA:

2. Staff Design Review Decisions Report

- None

3. 724-726 S College Appeal of DOE

- Citizen emails/letters:
 - None
- The following were added or updated in the online packet on 9/15/20

Staff Report – Updated

Att 5 - Staff Presentation – Updated

Att 7 - 1998 Reconnaissance Survey – 724 S College – Added

Att 8 - 1998 Reconnaissance Survey – 726 S College – Added

Att 9 - 2014 Demolition/Alteration Review Form – 724 S College – Added

Att 10 - 2014 Demolition/Alteration Review Form – 726 S College – Added

Att 11 - 2019 Reconnaissance Survey – 724 S College – Added

Att 12 - 2019 Reconnaissance Survey – 726 S College – Added

- Att 13 – Public Comment, G Denton – Added 9/16/20

4. Bill Robb Context Staff Report

- None

EXHIBITS RECEIVED DURING HEARING:

Item #	Exhibit #	Description:
3	A	Applicant Consultant Presentation

AGENDA ITEM SUMMARY

Landmark Preservation Commission

September 16, 2020

STAFF

Gretchen Schiager, Administrative Assistant

SUBJECT

CONSIDERATION AND APPROVAL OF THE MINUTES OF AUGUST 19, 2020 REGULAR MEETING

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes from the August 19, 2020 regular meeting of the Landmark Preservation Commission.

ATTACHMENTS

1. LPC August 19, 2020 Minutes – DRAFT



Meg Dunn, Chair
 Alexandra Wallace, Co-Vice Chair
 Michael Bello
 Mollie Bredehoft
 Kurt Knierim
 Elizabeth Michell
 Kevin Murray
 Anne Nelsen
 Vacant Seat

Location:
 This meeting was held
 remotely via Zoom.

**Regular Meeting
 AUGUST 19, 2020
 Minutes**

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:32 p.m.

*[**Secretary's Note: Due to the COVID-19 crisis and state and local orders to remain safer at home and not gather, all Commission members, staff, and citizens attended the meeting remotely, via teleconference.]*

- **ROLL CALL**

PRESENT: Bello, Dunn, Knierim, Michel, Murray, Nelsen, Wallace
 ABSENT: Bredehoft
 STAFF: McWilliams, Bzdek, Bertolini, Yatabe, Schiager, Overton

- **AGENDA REVIEW**

No changes to posted agenda.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **STAFF REPORTS**

None.

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

None.

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF JULY 15, 2020

The purpose of this item is to approve the minutes from the July 15, 2020 regular meeting of the Landmark Preservation Commission.

Mr. Bello moved that the Landmark Preservation Commission approve the Consent Agenda of the regular meeting as presented.

Mr. Murray seconded. The motion passed 7-0.

- **DISCUSSION AGENDA**

2. STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Landmarks Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. This item is a report of all such review decisions since the last regular meeting of the Commission.

Staff Report

Mr. Bertolini presented the staff report. He explained that this item will no longer be part of the consent agenda since it does not require action from the Commission. He provided a brief review of the report.

Board Questions and Discussion

None

3. OAK 140 MIXED USE PROJECT – FINAL DEVELOPMENT REVIEW

DESCRIPTION: A five-story, mixed-use development with ground floor office and retail, parking on levels 1 and 2, and affordable apartment units (studio, 1 and 2 bedroom) on levels 1, 3, 4, and 5, to be constructed on the parcels currently addressed as 140 E Oak and 143 Remington in the Historic Core of the Downtown District.

APPLICANT: Owners: Downtown Development Authority (DDA) and Housing Catalyst
Design: Shopworks Architecture; Ripley Design; General Contractor: I-Kota Construction

Staff Report

Ms. Bzdek presented the staff report. She noted that 143 Remington is now incorporated into the development plan and is to be demolished. She spoke briefly about the home that was previously on that site. She provided a summary of the project. She reviewed the role of the Commission and relevant code section. She discussed the area of adjacency and its characteristics. She asked the Commission to consider key questions related to the development's width, height/stepbacks, materials, fenestration, and design details.

Applicant Presentation

Kristin Fritz with Housing Catalyst began with a review of information presented at the last meeting.

She stated that they have recently acquired 143 Remington which has enabled significant improvements to the project and reduction of the height.

She highlighted the changes made to the design since the last meeting, which include a reduction of one story and increased parking for motor vehicles and bicycles. She walked through the updated floor plans for each level.

Ms. Fritz reviewed the zoning requirements applicable to the project and reminded the Commission that affordable housing is a priority for City Council. She defined the income thresholds that will determine who qualifies to rent these units.

Ms. Fritz summarized the benefits this project brings to Fort Collins.

Chad Holtzinger with Shopworks Architecture continued the presentation with a discussion about the fenestration details that had been added to the design, as well as opening the ground floor to the pedestrian experience.

He talked about the efficiency of the parking and the horizontal banding. He stated they still intend to use stucco and the Hunterwasser concept. He talked about the recessed entrance and the texture of the masonry pattern. He displayed various renderings showing how the project will look in context from different perspectives, as well as comparisons of the 6-story versus 5-story design.

Mr. Holtzinger explained how the project addresses each of the code requirements. He talked about the articulation in relation to the massing, as well as the stepbacks that create gradual massing transitions. He noted that bulk of the massing is located on the southeast corner. He talked about balancing residential privacy with activation at the street level. He stated that the masonry and window wall meet the requirement for high-quality materials and reference the predominant materials of the historic resources. He talked about the use of windows that reference the proportions and cadence of the downtown street scale.

Mr. Holtzinger talked about the vertical and horizontal lines, pointing out that the coursing relates to the brewery and other buildings to the north and east. The design is also broken up with vertical relief from stairs and corridors to give clean breaks to the massing and avoid clutter.

Public Input

None

Commission Questions

Mr. Bello said the project had improved. He asked whether the 66 parking spots would be designated to specific units. Ms. Fritz said the parking spots would not be assigned. Mr. Bello expressed concern about not having enough parking for all 79 units, and Ms. Fritz explained they have met the parking requirements. Mr. Bello asked if there was a possibility of ownership and Ms. Fritz explained their strategy to keep these as rental housing.

Ms. Michell asked whether subsidized parking in the parking garage was possible. Ms. Fritz said the DDA can help pursue off-site parking in surface lots or garages if needed, but they do not anticipate a problem.

Mr. Bello said overall they did a good job and it seems very compatible with the surrounding historic buildings.

Ms. Nelson asked about discrepancies between the renderings in the packet and those in the applicant presentation. Mr. Holtzinger responded that changes had been made since the packet was published. He said the bigger fenestration on the ground floor is correct and added they have also been experimenting with the Hunterwasser elements. Ms. Fritz said they increased the transparency of the railing at the ground level apartments after the packet was published.

Ms. Nelson asked about the screening above the entrance with the diagonal brick component. Mr. Holtzinger explained that the parapet wall on the garage is much taller, so the visual screening is not dissimilar to what is achieved with the planters, and they liked the austerity of the masonry.

Commission Discussion

Standard 1 - Width/Massing:

Mr. Knierim said the articulation of the banding on the west elevation meets the standard very well.

Mr. Murray said he was impressed with the changes on Remington that tie into Equinox. He also said the massing is minimized by the banding and storefronts.

Ms. Nelsen said the acquisition of 143 Remington was fortuitous and helped with the massing which picks up the rhythm of downtown and does not appear out of scale or out of proportion.

Chair Dunn said the apartments on Remington, the void spaces, and the changes to the windows on south side contribute to a sense of rhythm of the street and matching with nearby historic buildings. She added that lining up the garage and apartment openings helps build the concept of modularity.

Standard 2 - Height/Stepbacks:

Ms. Nelsen stated the stepbacks do not feel forced and feel like a natural extension of the overall massing. She added that the screening of the mechanical elements works well.

Mr. Murray said the stepbacks work well to make it feel like a smaller building and stated that it meets the requirements for buildings over three stories. He said the mechanical elements are well-screened. Mr. Bello said from a pedestrian point of view the mechanical elements would not be visible.

Ms. Nelsen thanked the Applicant for responding to the issues the Commission brought forward at the last meeting. Chair Dunn added that it was helpful to be able to refer to the responses in the minutes.

Standard 3 - Durable Materials:

Members had no comments on this topic.

Standard 4 - Predominant Materials:

Members agreed that brick & glass were fine. Chair Dunn said the texture in the brick lends a modern feel to a historic material, resulting in a good blend of old and new in the same elevation.

Standard 5 - Fenestration:

Ms. Nelson said it has a nice feel at the pedestrian level and the ratio of wall to window is good.

Mr. Murray appreciated the window detailing but said the recessed storefronts did not fit with the historic buildings. Chair Dunn said she was comfortable with the modern look of the storefronts, adding that the solids to voids are good and it feels more inviting.

Mr. Bello inquired about the name of the building. Ms. Fritz said naming a project starting with the number is challenging for a legal database, so they chose to put the street first.

Chair Dunn said the addition of the textured brick was a good improvement to the upper windows.

Mr. Murray said the new plans compliment the historic buildings in the area.

Ms. Wallace said the decorative brick framing of the windows is an appropriate nod to historic-influenced fenestration patterns.

Standard 6 - Design Details:

Mr. Bello said the garage elements appear to be in line with the building to the north.

Ms. Nelsen said the horizontality was done well. She asked about the vertical references at the edges of the wall planes between materials. Mr. Holtzinger said the stucco paneling allowed for transitions between brick and metal. He said most of the breaks represent the stairwell.

Ms. Nelsen expressed a small concern that the brick appears stuck to the side and that transition cheapens the high-quality material. Overall, she said the project is successful. Chair Dunn asked if she would like to see the brick continue further into the alley. Mr. Holtzinger said they tried to avoid cheap materials appearing on the primary elevation.

Chair Dunn liked the horizontal stucco that separates and adds modularity in alley and appreciated the attention to the alley side presentation.

Commission Deliberation

Mr. Bello moved that the Landmark Preservation Commission recommend to the Decision Maker approval of Oak 140, finding it complies with the standards contained in Land Use Code section 3.4.7, Table 1 that create design compatibility between existing historic resources and infill projects.

Ms. Nelsen seconded. The motion passed 7-0.

Chair Dunn asked staff to pass along to the Planning & Zoning Board that they met and exceeded the requirements, particularly in terms of materiality.

*[**Secretary's Note: The Commission took a short break at this time. Upon reconvening, a roll call was conducted confirming all members were present.]*

4. 608 E DRAKE (ANTIOCH CHURCH) – CONCEPTUAL DEVELOPMENT REVIEW

DESCRIPTION: Proposed exterior alterations to 608 E Drake, including redesign of entrance and additional square footage on the south elevation and wrapping the east wing as alterations to some of the building's historic features and materials.

APPLICANT: Andy Goldman, VFLA; AK Ford, Antioch Church

Staff Report

Ms. Bzdek presented the staff report. She explained this is a minor amendment which, if historic resources are affected, requires the Commission to provide a recommendation to the decision maker, in this case CDNS Staff.

She provided some history about the site. She stated that the property had been found to be eligible for designation as a Fort Collins Landmark under criterion 3(C) due to its Neo-Mansard architecture, finding that the church retains very good architectural integrity in all seven aspects with no major alterations since its construction. The property was also determined to be eligible for the State and National Register of Historic Places under Criterion A, C and G.

Ms. Bzdek used photos to point out key features of the architecture such as the deep portico over the main entrance, the windows, the blonde brick, the brick chimney, the wood shingling, the modern steeple and cross, the classroom building and the brick barbeque structure.

She highlighted the proposed material changes which include replacing the wood shingles with a fiber cement shingle, painting the brick and existing wood window frames, and replacing the window framing with painted fiber cement siding.

Ms. Bzdek reviewed the materials proposed for the new additions, including metal panels, painted brick veneer, wood-tone lap siding, painted steel and metal storefront doors and windows.

Ms. Bzdek asked the Commission to consider several key questions as to whether the additions, proposed shingles and steeple design meet the standards of LUC 3.4.7.

Applicant Presentation

AK Ford from Antioch Church explained how the church acquired the property and their desire to expand to accommodate their growing congregation.

Andy Goldman with VFLA gave a presentation discussing details about the plans. He stated the original shingles were dried out, cracking and infested with insects. He explained that the mechanical system on the eastern addition is not big enough to support an expansion of the classrooms and lobby, and due to the configuration of the system, the roof would need to be raised to accommodate additional HVAC units.

He said they like the mass and horizontality of the building and the change in texture. They want to reflect what is there without mimicking it.

He explained they would like to make minimal changes on the western edge of the building to make the materials more durable and maintainable and may also want to change the material on the upper mass to stucco. He said they would like to bring more attention to the front entry and alter the steeple design.

On the east side, they are proposing deep deck metal material. He talked about using lines that mimic what is there. He talked about painting the brick and the shingles to create a more monochromatic effect, adding that the shingles had been stained at some point. He talked about the fluidity of color and design over time.

Mr. Goldman said the painted brick they are proposing would freshen the appearance but would be unobtrusive and relatively easy to remove later.

He said the two-tone finish of the Allura shingles accentuates the wood-grain effect. He said the horizontal shadow lines of the deep deck metal material is consistent with the shingles and bricks.

He would like the Commission's feedback about how best to expand while being sensitive to the historic nature of the building, as well as feedback on the Allure shingles and the steeple modification.

Public Input

None

Commission Questions and Discussion

Chair Dunn commented that it is a fabulous building and great and rare example of the Neo-Mansard style in Fort Collins. She said she was only aware of one other example at St. Luke's on Stover and Stuart.

Ms. Michell asked about the thought behind changing the steeple. The Applicant responded that they wanted to update the look and accent it with a lighting feature so it is more visible.

Ms. Wallace commented on how interesting and rare the building is. She said the roof design, steeple and cedar shingles are character-defining features, and that removal or modification of these features seems inconsistent with the code.

Mr. Knierim likes the continuation of the horizontal lines. He expressed concern about the loss of the character-defining steeple. He also questioned changing the cedar shingles.

Ms. Nelsen said it is a striking building and echoed the previous comments. She wondered if there are other ways to meet the expansion needs without so dramatically affecting the character of building. For example, she asked whether the lighting of the steeple could be achieved without modifying steeple itself. She also suggested placing the addition on the rear or side. She also wondered whether there are ways to break up or delineate the form more effectively.

Mr. Goldman agreed that they want to focus on preserving the street faces and asked to what degree the addition would need to reflect the original if it were placed in the rear. He asked whether it would need to be hyphenated or if it could butt up against the original.

Ms. Nelsen said a hyphen does not seem feasible in this program, but a solid addition could be done in such a way that differentiates the new from the old.

Chair Dunn suggested moving the classrooms to the back or rearranging the interior spaces to accommodate the needs. Mr. Goldman responded that they also need to consider the accessibility issues in the front, while trying to maintain the sanctuary location.

Mr. Murray suggested the painting the brick would be a permanent change. He asked if the Allura shingles match the pattern of the shake shingles. Mr. Goldman discussed the proposed replacement material and said it reduces the maintenance of staining the shingles. Mr. Murray asked if the owner was aware that painted brick must be maintained. The Applicant replied in the affirmative.

Mr. Murray expressed concerns about losing the original horizontal lines in favor of a compartmentalized look. He also said the front entry obscures the original structure and agreed with Ms. Nelson's recommendation to move the addition to the rear.

Mr. Murray said he was not as concerned about the modifications to the cross, although it limits northern visibility.

Chair Dunn inquired about the life expectancy of the Allura material. Mr. Goldman said the fiber cement would probably last 40-50 years if maintained, adding that it does not require paint or seal, but may occasionally need repair.

Chair Dunn asked if the current roof shows signs of hail damage and asked how Allura would compare. Mr. Ford said the shingles have exceeded their life expectancy and are cracking and infested with insects, but he could not speak to how much of their condition is related to hail. Chair Dunn asked how the Allura would weather differently. Mr. Goldman said the material is not brittle and that damage from hail would likely be similar to that of a wood shingle.

Ms. Nelsen asked if the shingle product is applied in strips. Mr. Goldman responded in the affirmative.

Mr. Murray said he was agreeable to an alternative to wood shingle due to code and fire hazards, and said he liked the idea of keeping that look all the way around the building, if possible.

Ms. Nelson asked if the existing shingles have width variation like the Allura. Mr. Ford said there is a slight variation that is not very noticeable. Ms. Nelsen said the proposed material seems to have a similar look and offers more fire resistance, although the variation seems inappropriate.

Chair Dunn said a replacement material more similar to the wood would be helpful.

Ms. Wallace expressed concern that the Allura would not weather in the same way the cedar would. She asked how the Allura is affixed and whether it is removable. Mr. Goldman said it was a wood stud wall with weather barrier and a finish is applied to prevent water intrusion. He said it does not change the wall structure or weather barrier. He also commented that patina is part of its charm but pointed out that the existing materials are not aging in the same way throughout, depending on location and exposure.

Mr. Murray commented that the samples are shingles, but the originals are shakes that have more depth and visual lines. While he understands the maintenance concern, the originals have lasted 50 years while the Allura only lasts 40. He suggested a replacement like cement fiber shingles that have more depth, would look more like the original; and would age and color similarly.

Mr. Goldman pointed out that while the original shakes have lasted 50 years, they are not in good condition. He asked for clarification as to the objection to the proposed roof material. Mr. Murray said the depth of the shadow lines is more important to him than the color.

Ms. Nelsen said she was not totally comfortable with the Allura but is more concerned with painting the brick as it feels less reversible. She suggested more research into product options.

Chair Dunn said the original material captures a connection with nature and authenticity of materials. She said the cedar shingles are character-defining and if a different product is to be used, she would like to see a faux material that comes closer to matching the original. She also agreed that painting the brick is less reversible.

Ms. Nelson said the steeple defines the property in many ways and suggested it could be lit without altering it. Chair Dunn talked about the importance of steeples in mid-century churches and liked the way the cross stands out but expressed concern that the proposed alteration hides it from view. Ms. Wallace talked about significance of the cross in that location as one of the only vertical elements in the neighborhood. Chair Dunn would like to see the steeple as is, with another way to highlight it at night that does not change the historic profile or materials.

Mr. Murray stated that changing the shingles on the cross does not comply with Standard 4 of the SOI Standards.

Mr. Ford expressed concern about the about structural integrity of the cross and wondered about its wind rating. Chair Dunn said it could be repaired, shored up, and interior structural support could be added.

Chair Dunn noted that since this property is not a City, State or National landmark, it is not eligible for tax credits or other financial incentives. She mentioned that in Colorado, non-profits can sell tax credits to commercial enterprises through an exchange. She also mentioned an organization that helps churches maintain their buildings. Ms. Bzdek said the National Fund for Sacred Places offers a grant program opportunity that would be worth exploring.

Mr. Goldman asked whether a future sanctuary expansion to the north and east would meet the Secretary of Interior Standards. Chair Dunn said the northwest corner is where they should be growing, as it is away from both frontages and there is space for an even bigger addition. She said there would need to be some delineation between the old and the new, perhaps with a hyphen.

Ms. Nelsen agreed and added that the northeast corner could also be expanded at a lower volume while keeping the original distinct. Chair Dunn concurred.

Chair Dunn suggested the Applicant consider landmarking and recommended getting Staff's feedback along the way as their ideas evolve.

- **OTHER BUSINESS**

Mr. Bertolini provided information about recent and upcoming events related to "Living Her Legacy".

● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 9:11 p.m.

.....
Minutes respectfully submitted by Gretchen Schiager.
.....

Minutes approved by a vote of the Commission on _____.

Meg Dunn, Chair

DRAFT

STAFF REPORT

Landmark Preservation Commission

September 16, 2020

ITEM NAME

STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES, AUGUST 6 TO SEPTEMBER 2, 2020

STAFF

Jim Bertolini, Historic Preservation Planner

INFORMATION

Staff is tasked with reviewing projects and, in cases where the project can be approved without submitting to the Landmark Preservation Commission, with issuing a Certificate of Appropriateness or a SHPO report under Chapter 14, Article IV of the City's Municipal Code. Staff decisions are provided in this report and posted on the HPD's "Design Review Notification" page. Notice of staff decisions are provided to the public and LPC for their information, but are not subject to appeal under Chapter 14, Article IV, except in cases where an applicant has requested a Certificate of Appropriateness for a project and that request has been denied. In that event, the applicant may appeal staff's decision to the LPC pursuant to 14-55 of the Municipal Code, within two weeks of staff denial. The report below covers the period between August 6 and September 2, 2020.

There is no staff report this month.

Property Address	Description of Project	Staff Decision	Date of Decision
126 S. Whitcomb	Replace non-historic front door. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 6, 2020
334 E. Oak St.	Window replacement for bay and upper floor windows. Does not meet Standards. Contributing building to Laurel School Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 11, 2020
1501 Peterson St.	Addition of covered patio onto non-historic garage at rear of house. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 11, 2020
319 E. Magnolia St.	Partial demolition and replacement, mostly in-kind, of front porch. Contributing building to Laurel School Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 11, 2020
509 E. Myrtle St.	Construction of new basement screen windows. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 12, 2020
622 Remington St.	Demolition of deteriorated secondary brick chimneys. Alternatives and incentives offered. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Denied	August 13, 2020

Agenda Item 2

331 S. Shields St.	In-kind roof replacement (asphalt shingle). City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 13, 2020
215 E. Elizabeth St.	In-kind roof replacement (asphalt shingle). Contributing building to Laurel School Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 18, 2020
700 Remington St.	After-the-fact approval of gutter addition and soffit replacement. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 25, 2020
350 Linden St.	In-kind roof replacement (EPDM). Contributing building to Old Town Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	August 25, 2020
308 Garfield St.	In-kind roof replacement (asphalt shingle). Contributing building to Laurel School Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	September 2, 2020

STAFF REPORT

Landmark Preservation Commission

September 16, 2020

PROJECT NAME

724 AND 726 S COLLEGE: APPEAL OF DETERMINATIONS OF ELIGIBILITY

STAFF

Maren Bzdek, Senior Historic Preservation Planner

PROJECT INFORMATION

DESCRIPTION:

This item is to consider the appeal of the determinations of eligibility for Fort Collins local landmark designation of two residential properties at 724 and 726 South College Avenue. On July 1, 2020, in fulfillment of a pre-submittal requirement for development review applications, staff determined both properties are landmark eligible based on evidence and conclusions presented by an independent historic survey contractor in intensive-level survey site forms. When undergoing development review, landmark-eligible properties are subject to the historic resource requirements in Fort Collins Land Use Code Section 3.4.7. Staff decisions may be appealed to the Landmark Preservation Commission.

APPELLANT:

Gannett Properties, LLC (Property Owner)

LPC'S ROLE:

Section 14-23 of the Fort Collins Municipal Code establishes that "any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City." In this hearing, the Commission shall consider an appeal of the determinations of eligibility for 724 and 726 S. College Avenue, based on the provided evidence from the initial determinations (Colorado Cultural Resource Survey Architectural Inventory 1403 forms) and any new evidence presented at the hearing. The Commission must use the standards for determining the eligibility of sites, structures, objects, and districts for designation as Fort Collins landmarks in Section 14-22 of the municipal code to make its own determination. Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Section 14-9).

BACKGROUND

Note: Items highlighted in yellow in this report were added as further information and clarification in response to the Landmark Preservation Commission members' requests presented at the September 9, 2020 work session.

1901: Fort Collins builder S.J. Milligan simultaneously constructed three residential properties on the 700 block of S. College (720, 724, and 726 S College) for local businessman P.P. Tubbs. Tubbs resided at 720 S. College and sold the other two properties to local pharmacist and banker Frank Shantz, who lived at 724 S College and rented 726 S College to a series of tenants.

Early 1960s: After the Shantz family sold the properties, both properties became rental units on a block that had otherwise converted to commercial use.

1998: Reconnaissance-level field survey forms were provided by an independent consultant, Jason Marmor (Retrospect), for each property in conjunction with the "Eastside-Westside Neighborhood Surveys" project funded by the State Historical Fund. This project had as its primary goal the identification and documentation of potentially eligible buildings and structures, as a first step toward their preservation. That documentation (recon site forms attached) was based on street-level assessments of properties to describe major architectural features and consider the properties in context with the neighborhood. Assessments for eligibility included individual eligibility for listing on the National Register and potentially contributing to a National Register district. At the time, properties determined to be eligible for the National Register was automatically presumed to be eligible for Fort Collins landmark designation.

December 16, 2014: The property owners order a demolition/alteration review of both residences (review forms attached). As a general practice, the 2014 determinations were made in meetings between the Chair of the Landmark Preservation Commission (Ron Sladek) and the CDNS Director (Laurie Kadrach) and were based on comparative historic and current photos and, if available, limited building permit history to establish how the properties had changed over time. No further research or documentation was provided as evidence for demolition/alteration reviews and determinations of eligibility. Code requirements (Section 14-5) at that time included a provision that has since been eliminated, which read, "Properties eligible for designation must possess both significance and exterior integrity. In making a determination of eligibility, the context of the area surrounding the property shall be considered." Further, the same code section provided the following definition: "Context shall mean the totality of interrelated conditions in which a site, structure, object or district exists. The context of an area is the sum of the existing buildings and spaces, and the pattern of physical development in the area. It can also be a measurement of the scarcity or profusion of a particular resource type." Using that review process and the code requirements at that time, the two properties were determined not to be eligible for designation as Fort Collins Landmarks, "primarily due to their historic context being substantially diminished."

September 28, 2015: LPC provided conceptual review comments for a proposed mixed-use building on the site, regarding design compatibility with nearby historic resources. [Note: There are no minutes for this discussion because the comments were provided at a work session.] The conceptual review application for that project was submitted on March 6, 2015, and a PDP application was submitted on July 22, 2015 (PDP150015). That project went through one round of staff review and its status changed to "resubmittal required" on August 12, 2015. The PDP project status changed to "closed—denied" on February 7, 2016 upon its expiration date.

March 5, 2019: The adoption of revised code requirements [[Ordinance No. 035, 2019](#), pertaining to [Land Use Code Section 3.4.7 \(C\)](#)] established the pre-submittal requirement for development review of intensive-level historic surveys (Colorado Cultural Resource Survey Architectural Inventory 1403 forms) for properties more than 50 years old in order to complete a determination of eligibility for designation as a Fort Collins landmark, for instances in which properties under review do not have determinations of eligibility that are less than five years old at the time that formal development application is made to the City. Designated historic resources and historic resources found to be eligible for designation are subject to adaptive reuse requirements in Land Use Code Section 3.4.7(D)(3).

May 24 2019: Both 724 and 726 S College were evaluated in another reconnaissance field assessment project by Sherry Albertson-Clark, a City contractual employee, as part of a broader examination of properties along College Avenue for planning purposes. As with the 1998 and 2014 evaluations, the assessments (site forms attached) were based on street-level visual examination of the properties. The evaluation noted that both of the residences were potentially eligible as Fort Collins landmarks and should be evaluated with intensive-level documentation to support a more comprehensive evaluation.

November 25, 2019: The City of Fort Collins received new conceptual plans (CDR190103) for a mixed-use project that would require demolition of these two properties, as well as the former residential property at 720 S College, which has been substantially altered to the degree that it was eliminated from consideration as an historic resource based on lack of integrity. The conceptual plan review process provides initial comments to the applicant and

establishes pre-submittal requirements for development applications, which in this case included requiring intensive-level historic surveys. This requirement was necessary because the five-year expiration deadline for the 2014 determinations (December 16, 2019) occurred during the conceptual review process, and prior to the receipt of a formal application for development review, and because the May 2019 recon survey along College Avenue recommended that the two properties receive an intensive-level survey to provide more information about their potential significance and historic integrity. At this time, the City has not yet received a formal development application.

January 2020: The applicant provided the required fee for survey of the two properties and independent contractor Jason Marmor (Retrospect) completed and submitted for review the intensive-level survey forms in late February 2020. While staff was reviewing those forms in order to prepare to issue an official determination of eligibility for each property, the Covid-19 shutdown in early March temporarily halted the review process. Staff communicated with the applicant in the interim that the official determination was on hold as City Council developed and adopted procedures for limited remote hearings for City boards and commissions.

July 1, 2020: Historic Preservation staff notified the applicant on July 1, 2020 of the official determination of eligibility for each property, which established that both residences meet the requirements for designation as Fort Collins landmarks (site forms attached).

July 7, 2020: Nicole Ament (on behalf of Gannett Properties, LLC) submitted in writing an intent to appeal the decision that the properties are eligible for Fort Collins landmark designation, in accordance with the appeal procedure outlined in Fort Collins Municipal Code Section 14-23(b), "Appeal of determination."

July 21, 2020: Council adopted an exception to Ordinance No. 079, 2020 that included explicit permission for an appeal of this determination to come forward to the LPC for consideration.

August 27, 2020: The appeal of the determination of eligibility was publicly posted with historic review underway signs on the properties, in The Coloradoan, and on the City website.

RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW

Sec. 14-22. - Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

A determination of eligibility for landmark designation typically applies to the entire lot, lots, or area of property upon which the landmark is located and may include structures, objects, or landscape features not eligible for landmark designation located on such lot, lots, or area of property. In order for a district to be eligible for landmark district designation, at least fifty (50) percent of the properties contained within the proposed landmark district must qualify as contributing to the district. Resources eligible for landmark designation or eligible to contribute to a landmark district must possess both significance and integrity as follows:

- (a) *Significance* is the importance of a site, structure, object, or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. *Significance* is achieved through meeting one (1) or more of four (4) standards recognized by the U.S. Department of Interior, National Park Service. These standards define how resources are significant for their association with events or persons, in design or construction, or for their information potential. The criteria for determining significance are as follows:
 - (1) *Events*. Resources may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A resource can be associated with either, or both, of two (2) types of events:
 - a. A specific event marking an important moment in Fort Collins prehistory or history; and/or
 - b. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

- (2) *Persons/Groups*. Resources may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.
 - (3) *Design/Construction*. Resources may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of resources. This standard applies to such disciplines as formal and vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A resource can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.
 - (4) *Information potential*. Resources may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.
- (b) *Integrity* is the ability of a site, structure, object, or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities established by the U.S. Department of Interior, National Park Service: location, design, setting, materials, workmanship, feeling and association. All seven (7) qualities do not need to be present for a site, structure, object, or district to be eligible as long as the overall sense of past time and place is evident. The criteria for determining integrity are as follows:
- (1) *Location* is the place where the resource was constructed or the place where the historic or prehistoric event occurred.
 - (2) *Design* is the combination of elements that create the form, plan space, structure and style of a resource.
 - (3) *Setting* is the physical environment of a resource. Whereas location refers to the specific place where a resource was built or an event occurred, setting refers to the character of the place in which the resource played its historic or prehistoric role. It involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.
 - (4) *Materials* are the physical elements that form a resource.
 - (5) *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
 - (6) *Feeling* is a resource's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.
 - (7) *Association* is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a resource's historic or prehistoric character.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

[National Park Service Bulletin 15](#): The process for application of the above Municipal Code to properties submitted for historic review is based on the framework established in the National Park Service Bulletin 15, "How to Apply the National Register Criteria for Evaluation." According to that federal guidance, which Fort Collins staff and the Commission may refer to in keeping with Certified Local Government best practices, a property considered significant under Standard C (architectural significance), must retain **three of the seven**

aspects of integrity in particular: materials, design, and workmanship. The bulletin also notes that feeling is an aspect of integrity that requires the presence of **the majority** of the physical features (design, materials, workmanship, and setting) that together convey historic character. Because this relies on perception, feeling should be noted as an intact aspect of integrity only in combination with those other aspects of integrity to support a determination of eligibility. Likewise, association also relies on perception and thus must be combined with other aspects of integrity to support eligibility.

On the matter of a property's general condition, or condition of repair, Bulletin 15 offers the following:

- "Good repair" is not required (presumes ability to apply treatment approach)
- Use current condition to evaluate property for integrity (not likely condition after a proposed treatment)
- Historic integrity can be negatively impacted when character-defining features are missing or beyond repair
- When comparing properties of similar type, rarity and poor condition of *other* extant examples can justify accepting greater degree of alterations or fewer remaining character-defining features

ELIGIBILITY SUMMARY

724 S College (1901): From the 2020 site form, which staff presented as evidence for Fort Collins landmark eligibility: "The two-story, wood frame residence . . . is evaluated as possessing architectural significance sufficient to support eligibility for Local Landmark designation. . . . In terms of its architecture, the house is significant as a very well-preserved two-story example of a turn-of-the-century Vernacular Wood Frame dwelling in Fort Collins with interesting design details including the Tuscan column-framed enclosed front porch, wood shingle cladding on the gable faces and upper story walls, steeply-pitched roof and gabled dormers. Its architectural significance is evaluated as sufficient to support Local Landmark eligibility. This historic house appears to be essentially unaltered since its construction in 1901, and thus retains excellent integrity of location, design, materials, craftsmanship, feeling, and association. Its setting has been substantially diminished, but not entirely lost, by the post-1948 removal of five of the eight historic dwellings that had lined the entire east side of the 700 block of South College Avenue. Important elements of the setting remain, such as College Avenue and the CSU campus directly to the west, as well as by the existing of one other, adjacent, intact historic (also built 1901) house. The detached garage is somewhat altered by stucco applied to three of its elevations and by sealing of a window opening, and retains only fair architectural integrity." (Colorado Cultural Resource Survey Architectural Inventory Form, 5LR.2289, page 7).

726 S College (1901): From the 2020 site form, which staff presented as evidence for Fort Collins landmark eligibility: "The single-story, wood frame residence . . . is evaluated as eligible under Criterion C as an almost completely intact example of a very early 20th century vernacular wood frame dwelling in Fort Collins. The building retains virtually all of its original exterior features, and exhibits excellent architectural integrity." (Colorado Cultural Resource Survey Architectural Inventory Form, 5LR.14751, page 8).

ADDITIONAL STAFF FINDINGS ON ELIGIBILITY:

Significance of vernacular buildings: Jason Marmor (Retrospect) classifies the two properties eligible for landmark designation based on their design and construction (Criterion 3), as "vernacular wood frame dwellings," which refers to a simple wood frame building that is the product of a local builder's experience, available resources, and response to the local environment. In Colorado, vernacular frame dwellings are usually rectangular, one or two stories, usually with porches and gabled or hipped roofs with overhanging eaves. They usually feature wood siding and double-hung sash windows. Ornamentation varies and is generally sparse, in keeping with their purpose as modest homes for working-class and middle-class residents, but they often feature simple ornamental features and combinations of features that are unique to the structure. This detailing is often found on the porch, brackets, gable ends and rafter tails, and with shingling. The architecture of these residences is connected to their social history.

While not high style, they provide a connection to and reflect early Fort Collins history at the turn of the century, when the town went through an important early growth phases that required the addition of modest homes for its many new residents.

Integrity considerations: Intensive-level surveys not only provide definitive information about a building's architectural history and the people and events associated with it, they provide better evidence of how a building has changed over time. The evidentiary difference between a field determination of eligibility and the evidence-based findings of an intensive-level survey investigation can be substantial in certain cases in which a building's history of exterior changes may be difficult to determine purely through visual review. Building permits, interviews with former owners and occupants, and other public records will often confirm assumptions but can sometimes correct assumptions made "in the field." In the cases of 724 and 726 S College, both residences retain substantial historic integrity with few to no modern alterations, so field assessments about their integrity were essentially correct. While a previous 2014 determination emphasized the loss of residential context along the 700 block of S College Avenue as impacting the properties historic integrity, the National Register Bulletin 15 guidance on evaluating integrity emphasizes **materials, design, and workmanship** as of paramount importance for architectural significant properties, while setting and location are of lesser importance. In all cases, the majority of the seven aspects of integrity should be present upon evaluation.

The integrity of the immediate **setting**, and the broader surrounding context, are of particular note in the 2014 and 2020 evaluations of 724 and 726 S College. As noted above, the social history of Fort Collins, as represented by extant properties along this stretch of College Avenue, is intrinsically connected to the context of these residential properties. Many of the residences constructed during the turn-of-the-century building boom in Fort Collins existed in mixed residential/commercial environments and transitional areas between campus, the commercial town center, and its growing residential neighborhoods. As is evident along College Avenue for multiple blocks to the south and to the north of the 700 block, single-family residential buildings and residential units above commercial spaces were integrated along our "Main Street" from the beginning of our community's history and that pattern continued through the twentieth century and still does today. Some of those residential properties convert to other uses over time, and others remain as dwellings. While some of the specific context of the 700 block has changed with earlier redevelopment on the north and south ends, the general pattern of use and character have remained constant since the early twentieth century.

The **condition of repair** of a property does not impact an assessment of integrity, based on the assumption that rehabilitation of any visible and present historic features is possible with further investment in the property, which can be supported with financial incentives for historic properties.

SAMPLE MOTIONS

If the Commission determines that either property is (or both properties are) eligible for Fort Collins Landmark designation in compliance with Chapter 14 of the Municipal Code, it may propose motions based on the following:

For 724 S. College (Eligible):

"I move that the Landmark Preservation Commission find the residential building at 724 South College Avenue eligible as a Fort Collins landmark, according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact: *[insert findings of significance]* and *[insert findings of integrity]*."

In addition, the garage building associated historically with this residence *[is/is not]* found to be a historic resource contributing to the significance and integrity of 724 S College, based on the following findings: *[insert findings of significance and integrity for garage.]*"

For 726 S. College (Eligible):

"I move that the Landmark Preservation Commission find 726 South College Avenue individually eligible as a Fort Collins landmark, according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact: *[insert findings of significance]* and *[insert findings of integrity]*."

If the Commission finds that a property is not individually eligible for Fort Collins Landmark designation in compliance with Chapter 14 of the Municipal Code, it may propose a motion based on the following:

For 724 S. College (Not Eligible):

"I move that the Landmark Preservation Commission find 724 South College Avenue not individually eligible as a Fort Collins landmark according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact *[insert findings based on lack of significance and/or integrity]*."

In addition, the garage building associated historically with this residence *[is/is not]* found to be a historic resource contributing to the significance and integrity of 724 S College, based on the following findings: *[insert findings of significance and integrity for garage.]*

For 726 S. College (Eligible):

"I move that the Landmark Preservation Commission find 726 South College Avenue not individually eligible as a Fort Collins landmark according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact *[insert findings based on lack of significance and/or integrity]*."

Note: The Commission may propose other wording for the motion based on its evaluation.

ATTACHMENTS

1. 724 S College 1403 Intensive-Level Historic Survey Site Form
2. 726 S College 1403 Intensive-Level Historic Survey Site Form
3. Notice of Appeal Correspondence
4. Appellant Memorandum and Photos
5. Staff Presentation – Updated on 9/15/20
6. Council Approval for Remote Appeal Hearing
7. 1998 Reconnaissance Survey – 724 S College (Added per LPC request 9/15/2020)
8. 1998 Reconnaissance Survey – 726 S College (Added per LPC request 9/15/2020)
9. 2014 Demolition/Alteration Review Form – 724 S College (Added per LPC request 9/15/2020)
10. 2014 Demolition/Alteration Review Form – 726 S College (Added per LPC request 9/15/2020)
11. 2019 Reconnaissance Survey – 724 S College (Added per LPC request on 9/15/2020)
12. 2019 Reconnaissance Survey – 726 S College (Added per LPC request 9/15/2020)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

- 1. Resource number: **5LR.2289**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Shantz House**
- 6. Current building name: **None**
- 7. Building address: **724 South College Avenue, Fort Collins, Colorado 80524**
- 8. Owner name/address: **Gannett Properties LLC
718 South College Avenue
Fort Collins, CO 80524**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **7N** Range **69W**
¼ of ½ of ¼ of **NW** ¼ of section **13**
- 10. UTM reference
Zone **13**; **4491817** m E; **493510** m N
- 11. USGS quad name: **Fort Collins, CO**
Year: **1960**; **Photorevised 1984** Map scale: **X 7.5'** 15'
- 12. Lot(s): **North ½ of Lot 6 and South ½ of Lot 5**
Block: **127**
Plat: **Fort Collins** Platted: **1873**
Parcel Number: **Parcel No. 97132-19-012**
- 13. Boundary Description and Justification: **The site boundary corresponds to the recorded legal description/parcel limits of Larimer County Parcel No. 97132-19-012. The boundary encompasses the house and surrounding yards constituting the area associated with the building's historic use.**

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape): **Irregular**
- 15. Dimensions in feet: Length: **67 ft.** x Width: **24 ft.**
- 16. Number of stories: **2.0**
- 17. Primary external wall material(s): **Wood – horizontal board drop or tongue-in-groove siding**
- 18. Roof configuration: **Gable – front gable**
- 19. Primary external roof material: **Composition shingles**

Colorado Cultural Resource Survey
 Architectural Inventory Form
 SLR.2289

20. Special features: **Porch, dormers, chimney, garage**
21. General architectural description: **Located on the east side of South College Avenue, between Laurel and Plum Streets, this tall, two-story, wood frame, single family dwelling rests on a sandstone block foundation and encompasses a total of 1,848 ft² of living space including three bedrooms. The building consists of a two-story, front-gabled main mass, with a narrower half-hip roofed, single-story rear wing, on the south side of which is attached a very small shed-roofed enclosed rear porch or "mud room." The rear wing and tiny enclosed rear porch appear to be original elements of the 1901 house.**

The main, two-story mass of the house is covered by a steeply pitched front gable roof, with wide overhanging open eaves and exposed rafters. Its exterior walls are clad with horizontal board siding, with square-cut wood shingle cladding on the upper story walls, including the gable faces.

Attached to the façade is a nearly full-width, enclosed and glazed front porch, atop which is a small, low-pitched windowless decorative gable. The Classically-inspired porch includes the main entry that is offset slightly to the right/south. Flanking the entry are large fixed windows, including three on the left/north side of the main entry, and two to the right of the door. At the front corners of the porch are attached lathe-turned wooden Tuscan column elements, and below the porch windows are large recessed wood panels embellished with large recessed rectangular panels.

Two different-sized upper story gabled dormers are located on each (north and south) side of the building's main mass. The house's fenestration includes 1-over-1 light double-hung units as well as 1-over-1 sash-and-transom windows.

A very small, shed-roofed enclosed rear porch or "mud room" is placed at the building's southeast rear corner. Entry to the mud room is through a (possibly original) wood door facing east/rearward. A ribbon of three large windows are placed across the 8-foot long south wall of the mud room. A relatively tall corbelled yellow brick chimney stack rises from the peak of the gable roof.

22. Architectural style/building type: **No Style – Vernacular Wood Frame/ Single Dwelling**
23. Landscaping or special setting features: **This house stands along College Avenue, Fort Collins' primary north-south thoroughfare (and a state highway) that has long been a major commercial corridor. It is one of relatively few remaining historic homes along South College Avenue, some of which have been converted to commercial use. 724 South College is flanked by two other single-family, wood frame houses that were built at the same time (1901). One of these, at 720 South College Avenue to the north of the subject property, has been substantially modified for commercial purposes. 724 South College Avenue is located across the street from the Colorado State University (CSU) campus. The property is accessed from the concrete sidewalk paralleling South College Avenue, by means of a narrow concrete path leading to the front porch entry. The front yard is not enclosed. A very large blue spruce tree is established near the home's southwest front corner, and a cluster of smaller deciduous trees is located near the opposite (northwest) front corner of the building. The rear portion of the lot is now an asphalt-paved parking lot enclosed by a chain link fence. A north-south oriented alley extends behind the property's east lot line.**

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24. Associated buildings, features, or objects: **One extant outbuilding is situated on the property: a small, front-gabled wood frame detached garage with large hinged double doors on its southern end. According to building permit records, this outbuilding was likely constructed between 1901 and 1920. The exterior walls of the garage have been covered with stucco, including over a sealed east side window.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1901**
 Source(s) of information: **"Fort Collins' Splendid Building Record," *Fort Collins Weekly Courier*, January 2, 1902, p. 3.**
26. Architect: **Unknown**
 Source(s) of information: **No information found**
27. Builder/Contractor: **S.J. Milligan**
 Source(s) of information: **"Fort Collins' Splendid Building Record," *Fort Collins Weekly Courier*, January 2, 1902, p. 3.**
28. Original owner: **P.P. Tubbs**
 Source(s) of information: **"Fort Collins' Splendid Building Record," *Fort Collins Weekly Courier*, January 2, 1902, p. 3.**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **This wood frame house was constructed in 1901 by builder S. J. Milligan, for P.P. Tubbs, who owned three contiguous lots on the east side of the 700 block of South College Avenue. It appears that a small wood frame one-car garage (still extant) was constructed sometime between 1901 and 1920; it is shown on the 1925 and 1948 Sanborn maps (the only editions that cover this portion of South College Avenue). Between 1920 and c. very early 1950s, Owner Frank J. Shantz obtained nine (9) building permits for improvements to the property. In the summer of 1923, Shantz obtained Building Permit No. 132 for unspecified "remodeling frame house," for an estimated cost of \$200. In February 1925, he obtained another permit (Permit No. 873) to construct a "frame garage" for an estimated cost of \$350. Four (4) permits were pulled by Frank Shantz in the 1930s, including Permit No. 3340, dated July 23, 1932, for reshingling half the roof with wood shingles. In March 1936, he obtained another building permit (Permit No. 4182), to "tear down the "old barn" and construction of a new 24 x 20 two car garage using the "old lumber," for an estimated cost of \$250. Then, in early June 1938, Shantz was issued Building Permit No. 5306 to "screen in porch" for an estimated \$150. This likely referred to the enclosed front porch. Less than a year later, in February 1939, he obtained Permit No. 5652 for unspecified remodeling for the estimated cost of \$300. In May 1942 the city issued Frank Shantz Permit No. 6964 for reflooring, and seven years later, in August 1949, he obtained yet another permit (No. 11,351) to reroof the house. Curiously, only two years later in October 1951, Mr. Shantz was issued Permit No. 12,514 to "reshingle residence." No modern exterior alterations to the house are evident. However, the large wood frame two car garage built in 1925 and stood adjacent to the alley was demolished sometime after April 9, 1998, when the property was field documented by Jason Marmor on behalf of the City of Fort Collins during a reconnaissance survey of historic properties in Fort Collins' "Eastside Neighborhood" area (on the east side of College Avenue). This two car garage was front-gabled, clad with horizontal wood drop siding, and with double-hinged wooden doors. The exterior walls of the extant pre-1920 one-car garage were covered with stucco at an undetermined date, likely post-1952 (approximately when use of the City's old**

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“Log of Building Permits,” now in the collection of the Archive at the Fort Collins Discovery Museum, ended).

30. Original location Moved Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Residential – Single Family Dwelling**

32. Intermediate use(s): **None**

33. Current use(s): **Student rental housing**

34. Site type(s): **Residential - house**

35. Historical background: **This two-story wood frame dwelling, located on the east side of the 700 block of South College Avenue, was one of three dissimilar contiguous homes constructed in 1901 by Fort Collins contractor S. J. Milligan on behalf of owner P.P. Tubbs. These new homes included 720, 724 and 726 South College Avenue. According to a *Fort Collins Weekly Courier* article published on January 2, 1902 and titled “Fort Collins’ Splendid Building Record,” the “three six room frame cottages” cost a total of \$3,600 to construct. The land owner/developer who is responsible for this house’s construction, P.P. Tubbs, operated a feed, hay and coal business located at 247 Linden Street in the “Old Town” commercial area. The Tubbs family occupied the northernmost of the three houses P.P. Tubbs owned, at 720 South College Avenue. The family included, in addition to Mr. Tubbs, his wife Elizabeth R. Tubbs, his son and student Howard C. Tubbs, and another family member, Mabel Tubbs (relationship unclear), who was employed as a clerk at Secord’s Book Shop (127 North College Avenue). Tubbs sold off the other two adjacent residences he had built in 1901 at 724 and 726 South College Avenue. By 1903 the west side of the 700 block was completely developed, with eight different residential properties standing: 702, 704, 714, 720, 724, 726 and 730.**

The above-mentioned January 2, 1902 *Weekly Courier* article quantified the city’s architectural growth and the touted the pace of development during the previous year:

“Fort Collins’ building record for 1901 makes the best showing of any year since the boom period of 1881-82. It embraces the erection of ninety new homes, a church, two business blocks and other improvements.”

During the first decade of the twentieth century, Fort Collins was dramatically transformed from a small town into a rapidly growing and thriving community. This transformation was driven in large part by the construction, in 1902-1903, of a new beet sugar processing factory on the outskirts of Fort Collins. However, the 1901 building activity clearly revealed a significant upswing at the beginning of the dynamic decade 1900-1910, that was marked by a then unprecedented population influx and associated building boom – primarily dwellings to house the new residents. Driven in large measure by the establishment of a new beet sugar processing factory on the northeastern outskirts of town, Fort Collins’ population grew 168.9%, from 3,053 residents in 1900, to 8,210 in 1910.

In 1902, the house was reportedly vacant, but by 1903 it was inhabited by Frank (or Franklin) J. Shantz and his wife Ruey A. Shantz. The 1902 Fort Collins city directory does not contain a listing for Frank or Ruey Shantz, and it appears that they moved to Fort Collins in late 1902 or 1903. Frank Shantz was initially employed as a clerk at Scott’s Pharmacy (later called the A.W. Scott

Drug Company), located at 115 East Mountain Avenue and operated by pharmacist A.W. Scott, but beginning in 1908 he served in a greater role as secretary-treasurer for the drug store. His wife Ruey was evidently not employed outside the home, and it appears that the couple did not have any children.

The Shantz family occupied the 724 South College Avenue home for approximately 60 years, from c. 1902-03 until 1962-63. In 1930 or 1931 Frank Shantz was also serving as vice-president of the Fort Collins Abstract Company, located six blocks to the north, at 120 South College Avenue. Later, around 1940, he was in a different role, serving as Vice President of the Poudre Valley National Bank, located downtown at 101 South College Avenue. Frank remained at Poudre Valley National Bank until his death c. 1955. His widow, Ruey, continued to live at 724 South College Avenue until c. 1963, and it appears that she may have died or moved away by 1964.

For the remaining years of the 1960s, the house appears to have served as a rental, as evidenced by the relatively frequent turnover and the occupations of the people who lived there. The first residents following the departure of Mrs. Shantz were Anthony J. Kawulok, a builder for Western Construction (likely self-employed), and his wife Aline A. Kawulok. The Kawuloks lived only briefly at this address; they were only listed in the 1963 city directory.

From c. 1964 – 1968, Dale P. Aden, his wife Leda M., and children Karen (b. 1961) and Mike (b. 1962) lived in the home. In 1964 Dale Aden's was a student, presumably at nearby Colorado State University (CSU), but by 1966 he was working as the manager of the Campus Shop Restaurant. By 1969 the Adens had left Fort Collins, and the new tenant of 724 South College Avenue was a solitary CSU student named Jerran T. Flinders. Jerran Flinders resided in the house until c. 1972, by which time he must have Fort Collins.

Beginning around 1973 continuing to the present, this house has been used as privately-owned student rental housing, serving the burgeoning number of students attending CSU. Located across the street (College Avenue) from the university campus, the property was, and is, ideally situated for pedestrian college students. Additionally, 724 South College Avenue abuts the small historic college student-oriented commercial area that surrounds the College Avenue and Laurel Street intersection, which provided easy access to restaurants and a variety of retail shops. As many as five students shared this house, with frequent turnover of tenants as CSU students typically stayed no more than four years, frequently less, and departed after graduation. Beginning in the post-World War II years, many single family homes in south Fort Collins (south of Mulberry Street) were converted into student rental housing – a trend necessitated by the growth of CSU and its student population, and by the lack of housing. The property, along with other adjoining parcels in the 700 block of South College Avenue, is currently owned by Gannett Properties LLC, who acquired it in 2015.

36. Sources of information:

Beier, Harold

1958 *Fort Collins, History and General Character. Research and Survey Report.* Prepared by Harold Beier, Community Development Consultant, Fort Collins, Colorado, for the City of Fort Collins Planning and Zoning Board, April 1958.

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Fort Collins City Directories, for the years 1902 through 2019 (with gaps). From the collection of the Fort Collins Discovery Museum Local History Archive.

Fort Collins Weekly Courier

1902 "Fort Collins' Splendid Building Record." *Fort Collins Weekly Courier*, January 2, 1902, p. 3.

Larimer County Assessor

1948 Property Card for 724 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

1969 Property Card for 724 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

1978 Property Card for 724 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

2019 Current (2019) Larimer County Assessor's property record for (Parcel No. 97132-19-012), available through the Assessor's website (<https://www.larimer.org/assessor/>). Accessed December 12, 2019.

Simmons, Thomas, and Laurie Simmons.

1992 *City of Fort Collins Central Business District Development and Residential Architecture Historic Contexts*. Report prepared by Front Range Research Associates for the City of Fort Collins Advance Planning Department.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **Not Applicable**
Designating authority: **Not Applicable**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1901-c. 1964 (Note: the end date is when its use changed from a single family dwelling to a student rental property.)**

41. Level of significance: National State Local

42. Statement of significance:

Fort Collins Local Landmark-eligibility:

1998 Evaluation:

This property was originally recorded by Jason Marmor on April 9, 1998 during a reconnaissance survey of historic-age properties in the City's "Eastside Neighborhood" area (east of College Avenue, north of Prospect Street), conducted on behalf of the City of Fort Collins. The Eastside Neighborhood survey only involved brief field assessment and documentation, and thus focused on architectural characteristics rather than historical information. At that time, 724 South College Avenue was evaluated as having excellent architectural integrity and was evaluated as both individually eligible for Local Landmark designation, and as a contributing element of a potential Eastside Neighborhood area historic district. (Note: At that time, the detached two-car garage built in 1925 behind the house was still extant). The significance statement on the 1998 site form stated that: "This is a very attractive vernacular wood frame house that is very well preserved. Its form is relatively unusual for the Eastside, and it may represent a locally rare example of the Shingle Style." The current evaluation (by the same person) now recommends that the last statement – that the building may be an example of the Shingle Style – be disregarded although the use of partial exterior wall shingle cladding was not uncommonly used for residential construction in the late 19th-early 20th centuries.

Current (2020) Evaluation:

The two-story, wood frame residence located at 724 South College Avenue is evaluated as possessing architectural significance sufficient to support eligibility for Local Landmark designation. While it is the product of a trend of substantially increasing urban growth and development during the first decade of the 20th Century, and was one of 90 new homes erected in 1901, it was built shortly before the construction of the Fort Collins beet sugar factory that produced most of the building activity in the decade. Consequently, the property at 724 South College Avenue is not associated directly with the sugar boom, and is evaluated as not having a direct association with a historically significant trend in Fort Collins.

None of the people known to be associated with this residence, including original owner P.P. Tubbs nor any of its owners or occupants, played a significant role in Fort Collins, state or national history.

In terms of its architecture, the house is significant as a very well-preserved two-story example of a turn-of-the century Vernacular Wood Frame dwelling in Fort Collins with interesting design details including the Tuscan column-framed enclosed front porch, wood shingle cladding on the gable faces and upper story walls, steeply-pitched roof and gabled dormers. Its architectural significance is evaluated as sufficient to support Local Landmark eligibility.

43. Assessment of historic physical integrity related to significance: This historic house appears to be essentially unaltered since its construction in 1901, and thus retains excellent integrity of location, design, materials, craftsmanship, feeling and association. Its setting has been substantially diminished, but not entirely lost, by the post-1948 removal of five (5) of the eight (8) historic dwellings that had lined the entire east side of the 700 block of South College Avenue. Important elements of the setting remain, such as College Avenue and the CSU campus directly to the west, as well as by the existence of one other, adjacent, intact historic (also built 1901) house. The detached garage is somewhat altered by stucco applied to three of its elevations and by sealing of a window opening, and retains only fair architectural integrity.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register (individual) eligibility field assessment:
 Eligible ____ Not (Individually) Eligible X Needs Data ____
45. Is there National Register district potential? Yes X No ____ Undetermined ____
 Discuss: **A potential historic district analysis was beyond the scope of the investigation; however, the property is one of three contiguous houses built in 1901, all of which are still standing (although the northernmost one – 720 South College Avenue – has been extensively modified for commercial use). Further study would be needed to evaluate the potential for definition of a historic district including the property at 724 South College Avenue.**
 If there is National Register district potential, is this building:
 Contributing ____ Noncontributing ____
46. If the building is in existing National Register district, is it:
 Contributing ____ Noncontributing ____ Not Applicable X

VIII. CITY OF FORT COLLINS LOCAL LANDMARK ELIGIBILITY ASSESSMENT

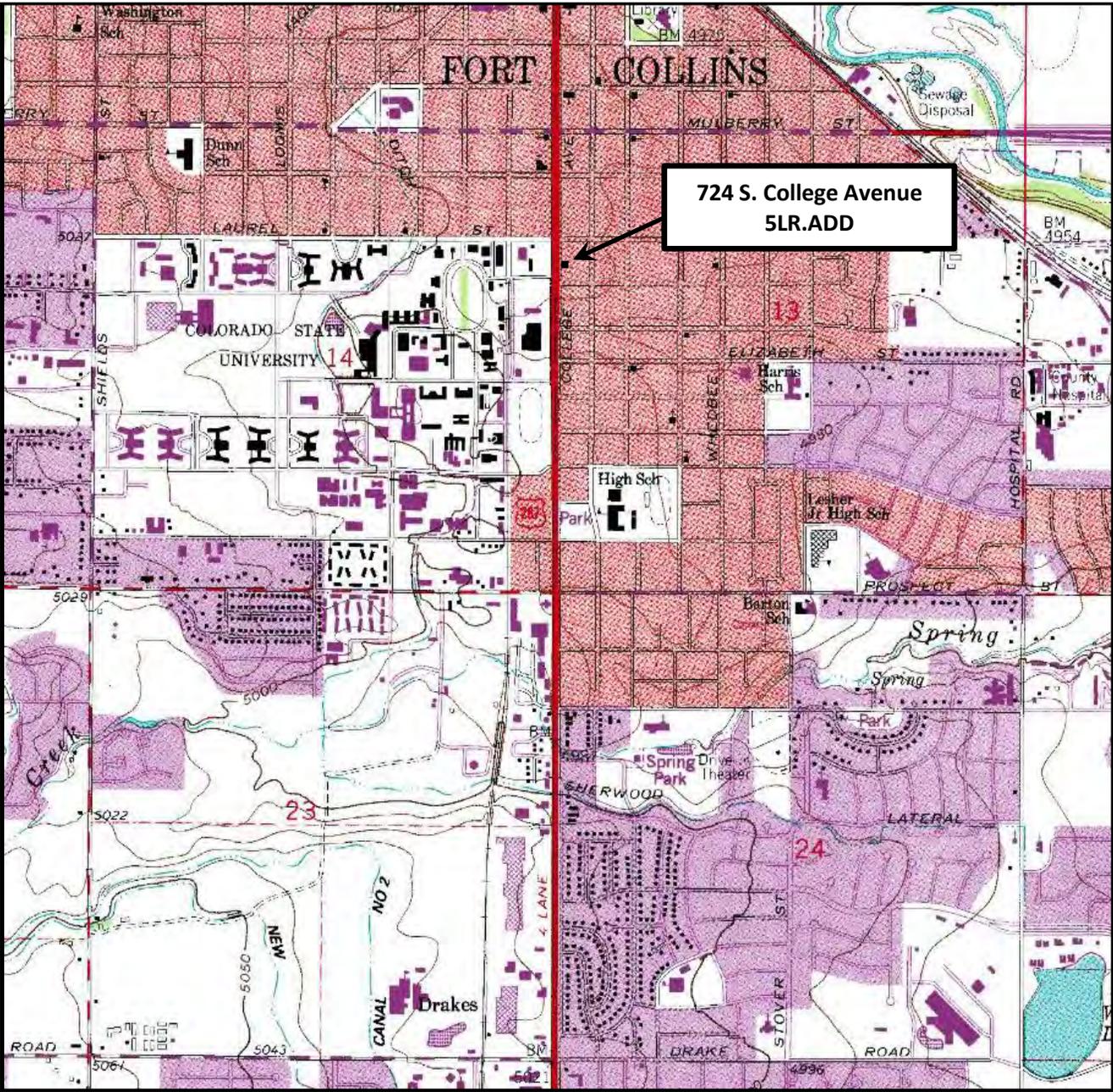
47. Local Landmark (individual) eligibility field assessment:
 Eligible X Not (Individually) Eligible ____ Need Data ____

IX. RECORDING INFORMATION

48. Photograph numbers: **5LR.2289 #1-32**
 Negatives or digital photo files filed at: **City of Fort Collins, Development Review Center (Current Planning) - Historic Preservation Department, 281 N. College Avenue, Fort Collins, CO 80524**
49. Report title: **Historic and Architectural Assessment for 724 South College Avenue, Ft. Collins, CO**
50. Date(s): **February 5, 2020**
51. Recorder(s): **Jason Marmor**
52. Organization: **RETROSPECT**
53. Address: **332 East Second Street, Loveland, CO 80537**
54. Phone number(s): **(970) 219-9155**

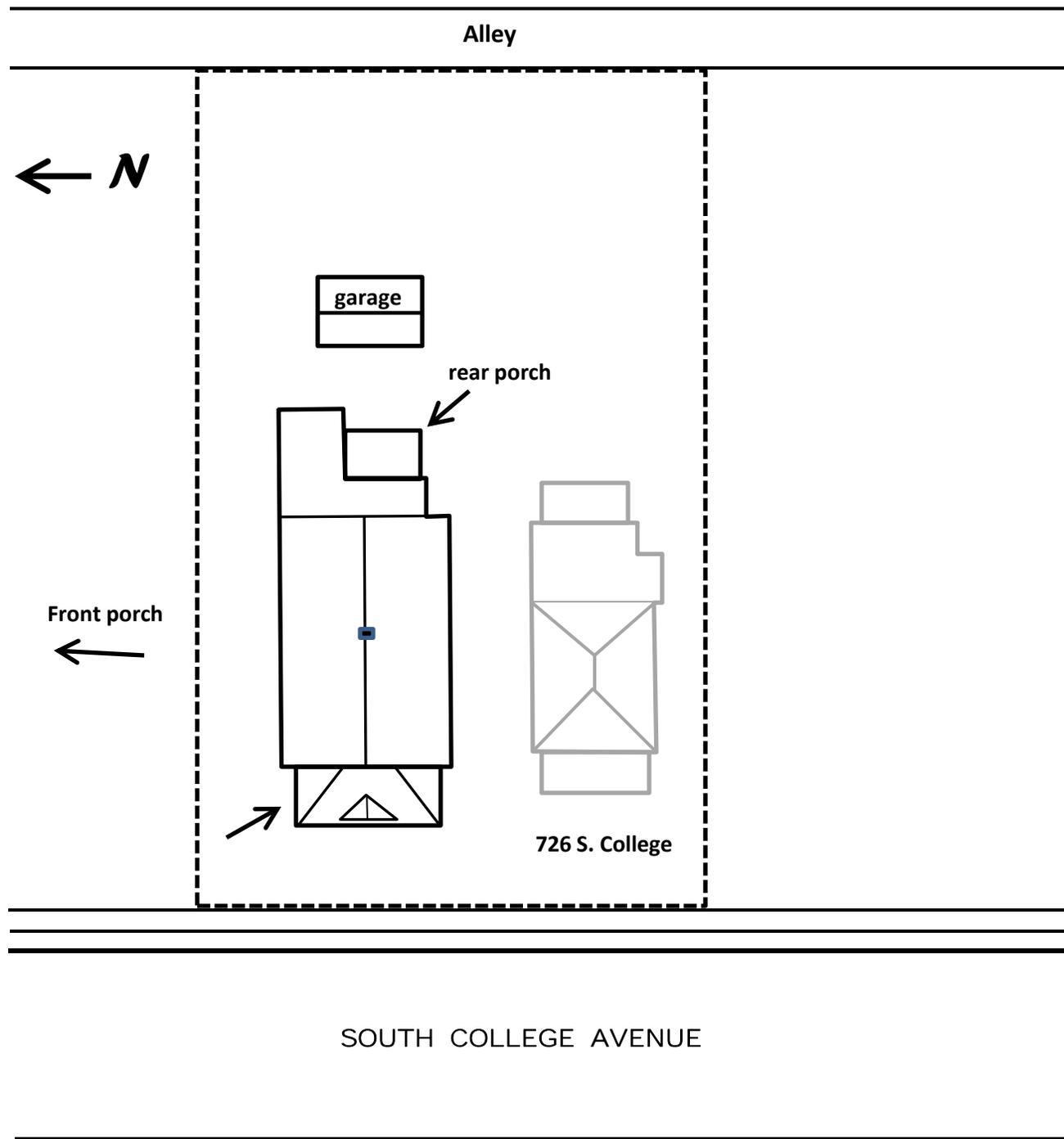
History Colorado - Office of Archaeology & Historic Preservation
 1200 Broadway, Denver, CO 80203 (303) 866-3395

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Location of 724 South College Avenue, Fort Collins (5LR.ADD), shown on a portion of the U.S. Geological Survey 7.5' **Fort Collins, Colorado** topographic quadrangle map (1960; Photorevised 1984).

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Sketch map of 724 South College Avenue, Fort Collins (5LR.).

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October 1948 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

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October 1948 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. From Fort Collins History Connection website.

Colorado Cultural Resource Survey
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November 1969 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

Colorado Cultural Resource Survey
Architectural Inventory Form
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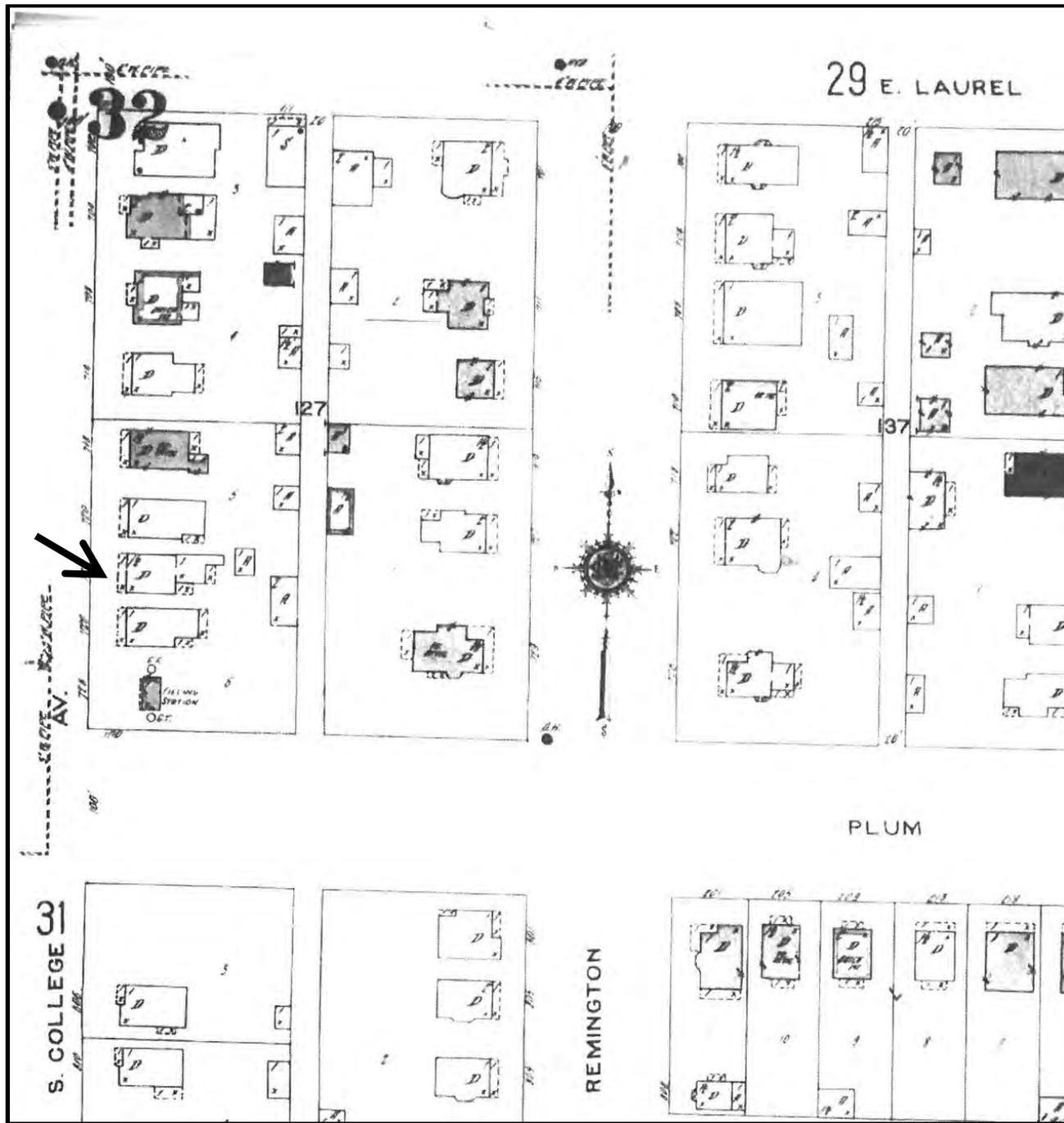
August 1978 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

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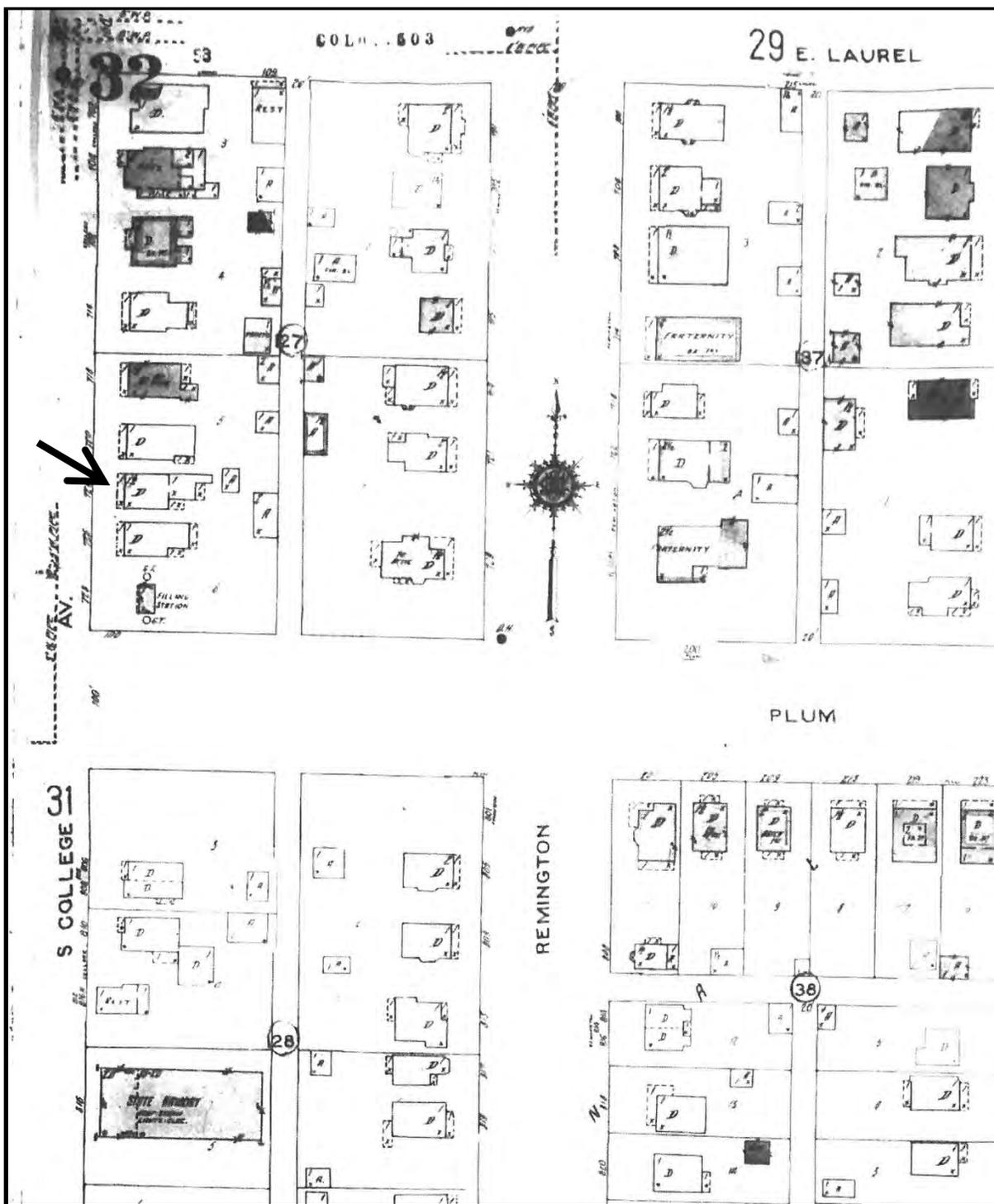
February 1983 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum. To the left is 720 South College Avenue, and to the right is 726; all three were built in 1901 for P.P. Tubbs, who occupied 720 South College.

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Portion of 1925 Sanborn Fire Insurance Company map sheet for Fort Collins showing 724 South College Avenue.

Colorado Cultural Resource Survey
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Portion of 1948 Sanborn Fire Insurance Company map sheet for Fort Collins showing 724 and 726 South College Avenue.

Colorado Cultural Resource Survey
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724 South College Avenue, looking east-southeast.



724 South College Avenue, façade, looking east.

Colorado Cultural Resource Survey
Architectural Inventory Form
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724 South College Avenue, façade, looking east.



724 South College Avenue, looking ESE, with 726 South College Avenue visible to the right.

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724 South College Avenue, front gable on façade, looking east.



724 South College Avenue, enclosed front porch, looking southeast.

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724 South College Avenue, right side of enclosed front porch, looking southeast.



724 South College Avenue, left side of enclosed front porch, looking east.

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724 South College Avenue, showing small gable on roof of enclosed front porch, above main entry.

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724 South College Avenue, rear/east and north elevations, looking southwest.



724 South College Avenue, north elevation and shed-roofed rear addition, looking west-southwest.

Colorado Cultural Resource Survey
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724 South College Avenue, closer view of rear wing, looking southwest.



724 South College Avenue, north elevation, looking west-southwest.

Colorado Cultural Resource Survey
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724 South College Avenue, east elevation dormers, looking southwest.

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724 South College Avenue, rear view, looking southwest.

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724 South College Avenue, south elevation dormers and yellow brick chimney stack, looking northeast.



724 South College Avenue, south elevation, looking northwest.

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724 South College Avenue, south elevation dormers, looking northwest.



724 South College Avenue, close up of one shingle-clad south side dormer.

Colorado Cultural Resource Survey
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724 South College Avenue, showing wood drop siding (first floor) and shingle-clad upper story walls.



724 South College Avenue, south elevation and small shed-roofed rear porch or mud room, looking NW.

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724 South College Avenue, large sash-and-transom window on south elevation.

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724 South College Avenue, ribbon of windows on south side of small rear porch.



724 South College Avenue, rear portion of parcel containing 724 (right) and 726 (left) South College Avenue, including detached garage, looking northwest.

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724 South College Avenue, detached garage behind house, looking northwest.



724 South College Avenue, detached garage, looking northwest.

Colorado Cultural Resource Survey
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724 South College Avenue, front/south side of detached garage, looking north.

Colorado Cultural Resource Survey
Architectural Inventory Form
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724 South College Avenue, detached garage, looking north.

Colorado Cultural Resource Survey
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724 South College Avenue, detached garage behind house, looking southwest.



724 South College Avenue, detached garage, looking southwest and showing sealed window.

Colorado Cultural Resource Survey
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724 South College Avenue, north elevation of detached garage, looking south.



724 South College Avenue, closer view of north elevation of detached garage, looking south.

OAHP1403
Rev. 9/98

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

- 1. Resource number: **5LR.14751**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **None (series of short term occupancies)**
- 6. Current building name: **None**
- 7. Building address: **726 South College Avenue, Fort Collins, Colorado 80524**
- 8. Owner name and address: **Gannett Properties LLC
718 South College Avenue
Fort Collins, CO 80524**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **7N** Range **69W**
¼ of ½ of ¼ of **NW** ¼ of section **13**
- 10. UTM reference
Zone **13; 4491808** m E; **493508** m N
- 11. USGS quad name: **Fort Collins, CO**
Year: **1960; Photorevised 1984** Map scale: **X 7.5'** 15'
- 12. Lot(s): **South 33 1/3 feet of North ½ of Lot 6**
Block: **127**
Plat: **Fort Collins** Platted: **1873**
Parcel Number: **(Original) Larimer County Parcel No. 97132-19-014**
- 13. Boundary Description and Justification: **The site boundary corresponds to the recorded legal description/parcel limits of Larimer County Parcel No. 97132-19-012. The boundary encompasses the house and surrounding yards constituting the area associated with the building's historic use.**

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape): **Irregular**
- 15. Dimensions in feet: Length: **62 ft.** x Width: **24 ft.**
- 16. Number of stories: **1.0**
- 17. Primary external wall material(s): **Wood – drop or tongue-in-groove board siding**
- 18. Roof configuration: **Hipped**
- 19. Primary external roof material: **Composition/asphalt shingles**

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751

20. Special features: **Porches**

21. General architectural description: **This two-story, wood frame, single-family dwelling rests on a sandstone block foundation. It represents a common vernacular form of late 19th – early 20th century American residential architecture, with a largely rectangular plan, hip roof, horizontal board (drop) siding, double hung one-over-one wooden windows, and projecting front porch with balustrade railings. Other than possible (in-kind) re-siding, the exterior of the house appears largely unaltered (including historic-age improvements).**

The building's plan includes a large rectangular main mass, with a slightly (1 ft.) projecting 12 ft-long section extends rearward, to which is attached a projecting 8 ft deep by 16 feet wide enclosed/screened rear porch.

The building's hip roof is low-pitched, with the ridge line oriented east-west (front to back). It is clad with composition or asphalt shingles and has overhanging eaves with boxed soffits, below which a wide fascia board is applied to the upper walls of the long side elevations. It appears that the original brick chimney was replaced with a modern stovepipe stack.

The west-facing façade is nearly symmetrically arranged, and features a small centered windowless decorative front gable with diamond-shaped wood shingles applied to its face as well as returning eaves. The façade is dominated by a projecting open front porch covered by an extremely low-pitched shed or half-hipped roof, and is enclosed by low wooden balustrade railings with thin pilasters. Substantial square-sided wooden posts with decorative vertical grooves and wider base elements support the porch roof. Access to the porch is through an opening offset to the right/south, that lines up with the placement of the front door. Two simple modern wooden steps lead to the porch, which appears to retain the original narrow wood board floor and beadboard ceiling. The main entry to the house is offset to the right of center, and consists of what appears to be the original dark-stained oak door with a large glass pane, covered by a seemingly original wooden storm or screen door, and framed by a wooden surround that includes a transom light above. Two windows are placed on the façade, including a large one-over-two light sash-and-transom window to the right of the main entry. The transom light on this window is embellished by a decorative stained glass border. Another, large, one-over-one light double-hung window is installed to the left/north of the front door. Like the rest of the house's original windows, those on the façade have wooden surrounds typical of those found on late 19th-early 20th century residences, with wider stepped cap crowns and wood sills.

The north elevation lacks entries but is fenestrated with four original one-over-one light double-hung windows, including three large and one smaller units. The opposite, south elevation is also fenestrated with similar original one-over-one double hung windows.

The rear elevation is dominated by a nearly full-width enclosed screened rear porch covered by a composition/asphalt shingle-covered shed roof. The porch is symmetrically arranged, with a centrally-placed entry opening flanked on each side by two large screened openings above closed railings composed of what appear to be vertical wooden slats. The rear entry contains what may be the original glazed wooden door, covered by a modern aluminum screen door. Only one window is placed on the rear elevation – a small one-over-one double hung window situated to the left/south of the rear entry.

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According to Larimer County Assessor's property records, the building contains a 287 ft² basement, which must only be accessible by an interior stairway.

22. Architectural style/building type: **Vernacular Wood Frame/ Single Dwelling**
23. Landscaping or special setting features: **This historic house stands along College Avenue and directly across the street from the extensive Colorado State University (CSU) campus. College Avenue is Fort Collins' primary north-south thoroughfare (and a state highway) that has long been a major commercial corridor through the city. The home at 726 South College is one of relatively few remaining historic homes along the South College Avenue (south of Mountain Avenue) corridor, some of which have been converted to commercial use – including one at 720 to the north of the subject property, that has been substantially modified for commercial purposes.**

726 South College Avenue is the southernmost of three contiguous but dissimilar wood frame houses that were built at the same time (1901). One of these historic houses – a two-story gable-roofed vernacular wood frame building at 724 S. College - is adjacent to, and just north of the subject property. To the right/south of 726 South College, at the corner with East Plum Street, is an old (c. 1940s) painted concrete block gasoline service station that was subsequently been utilized as an adult bookstore called "The Book Ranch."

This historic residence is accessed from the concrete sidewalk paralleling South College Avenue, via a narrow concrete path leading to the front porch entry. The front yard is not enclosed; however, a modern stained cedar picket security fence stands along the property's south lot line, separating it from the commercial property to the south.

The front yard contains a manicured grass lawn that was dormant when examined in February 2020. A very large cottonwood is established along with the approximately 10-foot-tall upright stump of another large tree near the south lot line near the dwelling's southwest front corner. No other shrubs nor ornamental and/or shade trees are present. A low, weathered picket fence encloses a small yard extending in front of the enclosed/screened rear porch. The rear portion of the lot is now a gravel-paved parking area. A north-south oriented alley extends behind the property's east lot line.

24. Associated buildings, features, or objects: **No associated outbuildings are located on the lot containing 726 South College Avenue. However, the adjacent houses at 720 and 724 South College Avenue (both extant, but 720 has been modified greatly for commercial use) are historically associated since they were also built in 1901 by the same builder (S.J. Milligan) for the same property owner (P.P. Tubbs).**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1901**
 Source(s) of information: **"Fort Collins' Splendid Building Record," Fort Collins Weekly Courier, January 2, 1902, p. 3.**
26. Architect: **Unknown**
 Source(s) of information: **No information found**
27. Builder/Contractor: **S.J. Milligan**
 Source(s) of information: **"Fort Collins' Splendid Building Record," Fort Collins Weekly Courier, January 2, 1902, p. 3.**

Colorado Cultural Resource Survey
 Architectural Inventory Form
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28. Original owner: **P.P. Tubbs**
 Source(s) of information: **"Fort Collins' Splendid Building Record," Fort Collins Weekly Courier, January 2, 1902, p. 3.**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **This wood frame house was constructed in 1901 by builder S. J. Milligan, for P.P. Tubbs, who owned three contiguous lots on the east side of the 700 block of South College Avenue. The home was the southernmost of the three "six-room frame cottages" built by S.J. Milligan in 1901.**

It appears that prior to 1925, owner Frank J. Shantz constructed a 24 ft. x 20 ft. two-car garage at the rear of the property from lumber salvaged from a torn-down barn and serving both 724 and 726 South College Avenue (further evidence that the two residences were under single ownership for many years). This shared garage building was demolished sometime after October 1948. On April 21, 1941, Shantz also obtained a building permit (Permit No. 6546 for unspecified and presumably interior remodeling, for an estimated construction cost of \$100. The City of Fort Collins issued another permit (Permit No. 6678) to Mr. Shantz two days later, on April 23, 1941, to "enclose porch." The porch work was estimated by Shantz to cost \$75 to complete. Based on examination of the dwelling, the latter permit likely referred to the home's rear porch. Then, on September 15, 1948, Mr. Shantz was issued Permit No. 10819 to remodel the (partial) basement for an estimated cost of \$25.

The only non-historic exterior alteration noted during field examination was removal of the original brick chimney, which virtually all houses in Fort Collins from the late 19th-early 20th centuries were equipped with, and its replacement with a modern stovepipe. The date of this alteration is undetermined.

30. Original location **X** Moved Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Residential – Single Family Dwelling**

32. Intermediate use(s): **None**

33. Current use(s): **Student rental housing**

34. Site type(s): **Residential - house**

35. Historical background:

This small wood frame dwelling was one of three contiguous homes constructed in 1901 by Fort Collins contractor S. J. Milligan on behalf of owner P.P. Tubbs on the east side of the 700 block of South College Avenue near what is now Colorado State University (CSU). These new homes included 720, 724 and 726 South College Avenue. According to a Fort Collins Express-Courier article published on January 2, 1902, the "three six room frame cottages" cost a total of \$3,600 to construct. By 1903 the west side of the 700 block was completely developed, with eight different residential properties standing: 702, 704, 714, 720, 724, 726 and 730.

The land owner/developer who is responsible for this house's construction, P.P. Tubbs, operated a feed, hay and coal business located at 247 Linden Street in the "Old Town" commercial area. The Tubbs family occupied the northernmost of the three houses P.P. Tubbs owned, at 720 South College Avenue. Tubbs sold off the other two adjacent residences he had

built in 1901 at 724 and 726 South College Avenue. Evidence suggests that Frank (or Franklin) J. Shantz had purchased both homes from Tubbs and that by 1903 he and his wife Ruey A. Shantz occupied the adjacent more elaborate two-story home at 724 S. College. The Shantz family owned and occupied 724 S. College for nearly sixty years, but whether or not they owned the house at 726 S. College for the same length of time has not been verified.

A series of short-term tenants occupied 726 South College Avenue prior to c. 1913. The house was reportedly vacant in 1902, but by 1903 it was inhabited by Colorado Agricultural College (CAC) teacher C.J. Griffith and his wife Pearl. They had moved to the new house from their previous home located at 518 South Howes Street. However, the Griffiths' tenure was very brief; by 1904 they had relocated to another dwelling at 125 West Mulberry Street, close to the "Old Town" commercial district.

The 1904, 1906 and 1907 Fort Collins city directory all lack address listings of occupants; however, by 1908 the house at 726 South College Avenue was occupied by the Ludwig family. They included Victor E. Ludwig, evidently a widower, who operated a grocery store and bakery at 140 West Mountain Avenue. Other family members included Lyman C. and Raymond Ludwig, who were both employed at the Ludwig grocery and bakery. Additionally, Edna M. Ludwig – no occupation listed and possibly a widow – also lived in the modest dwelling. They had relocated to the residence from their former home several blocks south at 1002 South College Avenue. At that time (1907), Victor and his wife Alice Ludwig had a grocery store at 652 South College Avenue. It appears possible that Alice Ludwig passed away and precipitated the family's move to the subject property.

The Ludwigs' tenure was also brief; and they evidently moved elsewhere c. 1909, and the new residents of 724 South College Avenue were Fred H. Meyers and his wife Anna. Mr. Meyers was then employed as a pharmacist at A.W. Scott's pharmacy in Fort Collins, later called the A.W. Scott Drug Company and located at 115 East Mountain Avenue. However, by 1910-1911 the Meyers had evidently left Fort Collins, and at that time 724 South College Avenue was occupied by Harry B. McCreary and his wife Helen. Harry also worked as a pharmacist for A.W. Scott's drug store. Around 1912, the McCrearys had moved to another residence at 320 West Myrtle Street.

From c. 1912-1913 through c. 1926-1927, the subject property was occupied by William E. Runge, director of the Range Orchestra and the CAC band, and his wife Laura. By c. 1918, Mr. Runge had opened a retail store ("Runge Music Company") at 112 South College Avenue, selling musical merchandise such as instruments and sheet music.

A series of short term occupancies followed. By 1927, the Runge family had relocated to 1341 South College Avenue, and the subject property was inhabited by David T. and Elizabeth V. Cox. David Cox was then employed as a salesman at the Maxwell Shoe Company at 158 South College Avenue. By 1929, the Cox family had evidently left the city, and 724 South College Avenue was then occupied by Mrs. Estella B. Saunders, the widow of Paul T. Saunders, along with their son, CAC student George B. Saunders.

By 1931, the Saunders had evidently moved away from Fort Collins, and the subject property was occupied in that year by the Adkinson family, consisting of carpenter Hugh L. Adkinson, his wife Mattie L., and their son Clifford L., then a student at CAC. By 1933 they had also apparently also left the city, and in their place were John W. Edwards, an instructor in CAC's military

department, along with his wife Dora J. Edwards. It appears that the Edwards family also left Fort Collins by 1934. Then, from c. 1935 or 1936 until sometime in the 1940s, the Turner family occupied the home. The 1936 Fort Collins city directory identifies the occupants as Edward Turner (no occupation listed), his wife Alice, and sons Oscar and Richard Turner, both students. Two years later, in 1938, three Turner family members were living at 724 South College Avenue: Edward, employed as a patrolman, presumably for the City of Fort Collins' police department; his wife Alice, and one daughter – Madaline, then a student. By 1940, the only occupants listed were Alice Turner, "housewife," Anna M. Turner, a CAC student, and Gale L. Turner, a high school student. While not verified, it is possible that Alice Turner was a widow at that time.

No easily accessible city directory data for Fort Collins is available for the years 1941-1947, which encompasses World War II and a couple of years beyond the war's conclusion. The next known occupants of 724 South College Avenue were Colorado and Southern Railway telegraph operator John S. Vaughan and his wife Olive, who resided at this address from sometime between 1941 and 1948, to the late 1950s (c. 1957-1958). By 1959, the Vaughans had apparently left the city. Following their departure, from c. 1959 – 1962, Maude Bryner, a single or widowed woman who was employed as a maid at CSU's Rockwell Hall dormitory, occupied 724 South College Avenue; she was living there alone in 1959, but had roommates in 1960 and 1962 who appear to have been other single or widowed women including Mary E. St. John, Lela Elkins and Abbie Orcutt. For the remainder of the 1960s, the home was inhabited by a retired couple, George C. and Kathleen J. Brown. Their tenure came to an end after George Brown passed away, and his widow (Kathleen) relocated to another home at 619 West Mulberry Street, which she shared with another widow, Mrs. Lorena M. Wade.

Following the Browns, the Nehring family resided at 724 South College Avenue from 1970 to c. 1974. The family included CSU student Robert Nehring, his wife Linda, who worked as a receptionist for the local Maxey Manufacturing Company, as well as the couple's two children: Kristine (born 1968), and Matthew (born 1969). However, beginning in 1973, the Nehrings shared the house with three other unmarried people – Dave Cantrell (no occupation listed); Tim DeHann (no occupation listed), and Jane Spahr, who was employed as a secretary for the Larimer County Health Department.

By 1975, the Nehrings had moved to another south Fort Collins home located at 1619 Stover Street, and the only occupant of 724 South College at that time was Jane Spahr, who resided at the home from c. 1973-1976. Subsequently, from 1977 through 1984, city directories do not include the subject property's address, suggesting it may have been vacant during that time period.

It appears that beginning in 1985 the house served as a multi-tenant rental serving CSU college students. As a result, substantial turnover in tenants has occurred since that time. Known post-1984 occupants included Stephanie R. Brunger, Jamie Sue Katte, Jane A. Townes, Susan A. Turchi, Jeff Casper, and Tim Mann in the 1980s; Chris Hartman, Darren B. Kaplan, Jason Shidler, Matt Rose, Steve Omer, Darren Hassett in the 1990s; Stephanie Bany, M.H. Varra, Daleth McCoy, Mariana B. Forslund from c. 2000-2007. Then, from 2008 through 2014, it appears that Amanda Crystal Neidig was the only resident at 724 South College Avenue. City directories did not list the property or indicated "No information" during 2015 and 2016, but in c. 2017 and 2018 the house was occupied by Jim J. Treder, followed in 2019 by Steven James Kyle.

Colorado Cultural Resource Survey
 Architectural Inventory Form
 SLR.14751

36. Sources of information:

Beier, Harold

1958 *Fort Collins, History and General Character. Research and Survey Report.* Prepared by Harold Beier, Community Development Consultant, Fort Collins, Colorado, for the City of Fort Collins Planning and Zoning Board, April 1958.

Fort Collins City Directories, for the years ADD through 2019 (with gaps). From the collection of the Fort Collins Discovery Museum Local History Archive.

Fort Collins Weekly Courier

1902 "Fort Collins' Splendid Building Record." *Fort Collins Weekly Courier*, January 2, 1902, p. 3.

Larimer County Assessor

1948 Property Card for 726 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

1969 Property Card for 726 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

1978 Property Card for 726 South College Avenue, Fort Collins (Parcel No. 97132-19-012). From the collection of the Fort Collins Discovery Museum Local History Archive.

2020 Current (2020) Larimer County Assessor's property record for (Parcel No. 97132-19-012), available through the Assessor's website (<https://www.larimer.org/assessor/>). Accessed December 12, 2019.

Simmons, Thomas, and Laurie Simmons.

1992 *City of Fort Collins Central Business District Development and Residential Architecture Historic Contexts.* Report prepared by Front Range Research Associates for the City of Fort Collins Advance Planning Department.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No **X** Date of designation: **Not Applicable**
 Designating authority: **Not Applicable**

38. Applicable National Register Criteria:

- _____ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- _____ B. Associated with the lives of persons significant in our past;
- X** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- _____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

_____ Qualifies under Criteria Considerations A through G (see Manual)

_____ Does not meet any of the above National Register criteria

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 Architectural Inventory Form
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39. Area(s) of significance: **Architecture**
 40. Period of significance: **1901**
 41. Level of significance: National _____ State _____ Local **X**
 42. Statement of significance:

Fort Collins Local Landmark-eligibility:

The single-story, wood frame residence located at 726 South College Avenue is evaluated as eligible for Local Landmark designation under Criterion C as an almost completely intact example of a very early 20th century vernacular wood frame dwelling in Fort Collins. The building retains virtually all of its original exterior features, and exhibits excellent architectural integrity. As a hip-roofed, single story, nearly rectangular plan building with a decorative front gable, projecting front porch with balustrade railing, and double-hung windows, it also represents one of a diverse variety of forms of modest vernacular wood frame dwellings built throughout America around the end of the 19th and beginning of the 20th centuries. It is also one of a declining number of historic single family dwellings built along the South College Avenue corridor in Fort Collins.

The property does also have some significance under Criterion A for its association with prolific growth and homebuilding in the first decade of the twentieth century. However, while this trend is extremely significant in the City's history, the majority of this growth and development occurred a couple of years after 726 South College Avenue was built, when a new and massive beet sugar processing factory was erected on the city's outskirts. For this reason, the subject property is evaluated as not eligible for Local Landmark designation under Criterion A.

Research did not provide any information suggesting that any of the people known to be associated with the house, including original owner P.P. Tubbs, subsequent and longtime owner Frank J. Shantz, builder S.J. Milligan, nor any of its known occupants were of special significance to the history of Fort Collins. Therefore, the property is evaluated as ineligible for individual Local Landmark designation under Criterion B.

43. Assessment of historic physical integrity related to significance: **The building retains virtually all of its original exterior features, and exhibits excellent architectural integrity. No modern (<50 year old) additions are evident. It remains in its original location, and still contains all of its original windows, doors, front porch, and rear porch. The original chimney has been removed, and there is a slight possibility that the siding may have been replaced in-kind at an unknown date. The building retains sufficient integrity of location, design, materials, and craftsmanship to qualify for Local Landmark designation.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register (individual) eligibility field assessment:
 Eligible **X** Not (Individually) Eligible _____ Needs Data _____
45. Is there National Register district potential? Yes **X** No _____ Undetermined _____
 Discuss: **A potential historic district analysis was beyond the scope of the investigation.**
 If there is National Register district potential, is this building:
 Contributing _____ Noncontributing _____
46. If the building is in existing National Register district, is it:
 Contributing _____ Noncontributing _____ Not Applicable **X**

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751

VIII. CITY OF FORT COLLINS LOCAL LANDMARK ELIGIBILITY ASSESSMENT

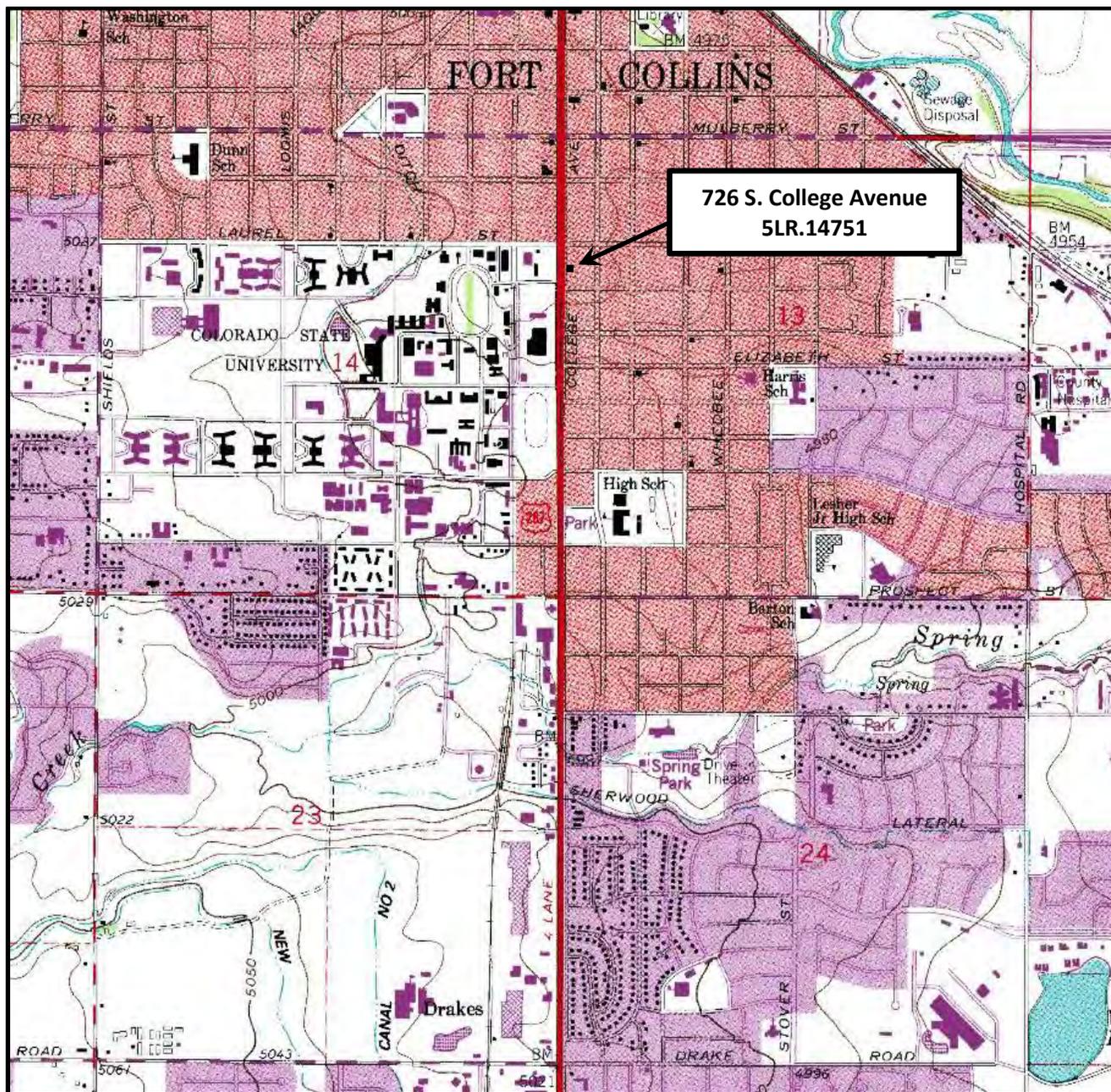
- 47. Local Landmark (individual) eligibility field assessment:
Eligible X Not (Individually) Eligible Need Data

IX. RECORDING INFORMATION

- 48. Photograph numbers: **5LR.14751 #1-30**
Negatives or digital photo files filed at: **City of Fort Collins, Development Review Center (Current Planning) - Historic Preservation Department, 281 N. College Avenue, Fort Collins, CO 80524**
- 49. Report title: **Historic and Architectural Assessment for 1610 South College Avenue, Ft. Collins, CO**
- 50. Date(s): **February 21, 2020**
- 51. Recorder(s): **Jason Marmor**
- 52. Organization: **RETROSPECT**
- 53. Address: **332 East Second Street, Loveland, CO 80537**
- 54. Phone number(s): **(970) 219-9155**

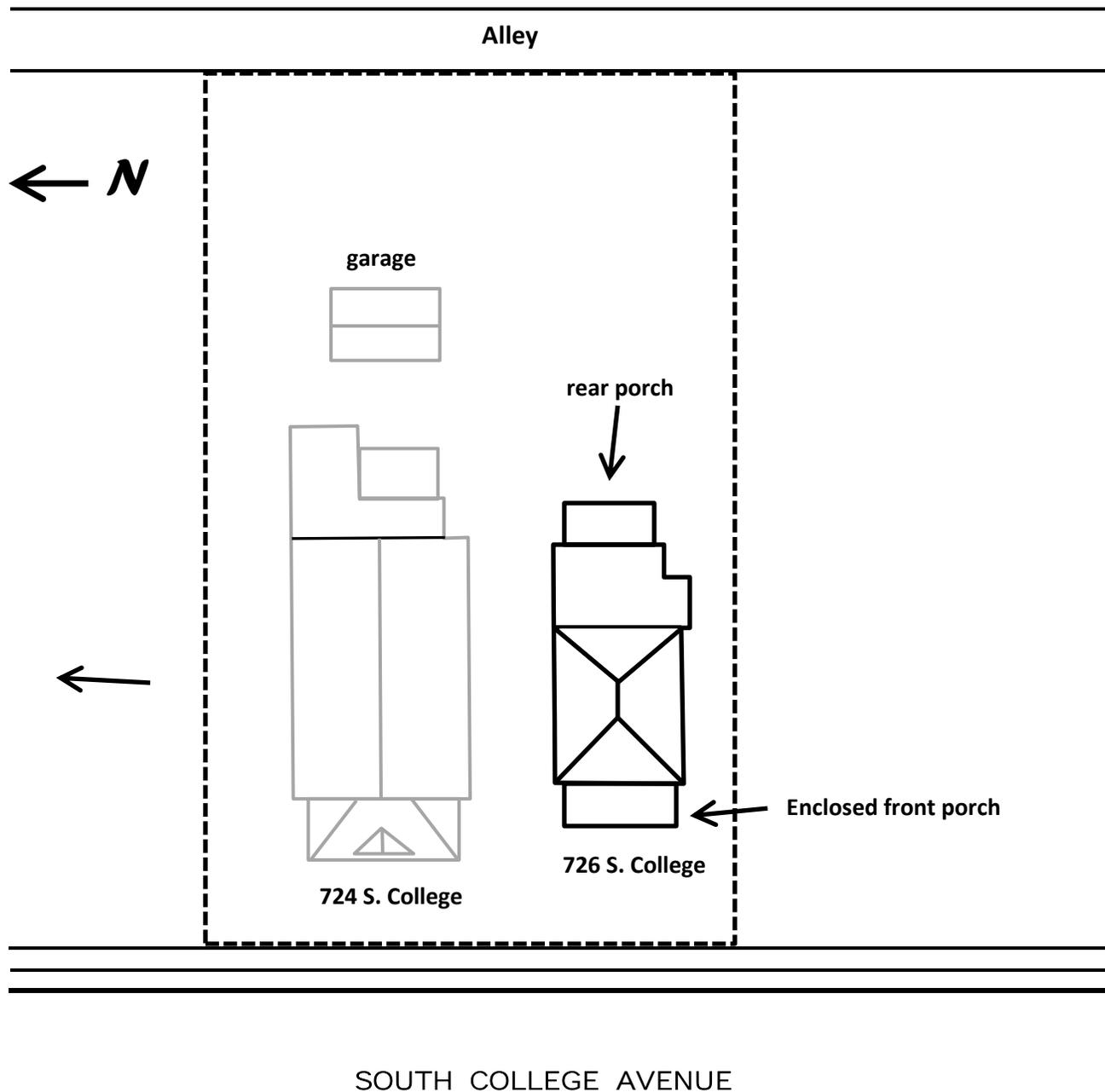
History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



Location of 726 South College Avenue, Fort Collins (5LR.14751), shown on a portion of the U.S. Geological Survey 7.5' **Fort Collins, Colorado** topographic quadrangle map (1960; Photorevised 1984).

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



Sketch map of 726 South College Avenue, Fort Collins (5LR.14751).

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



October 1948 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



November 1969 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



August 1978 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



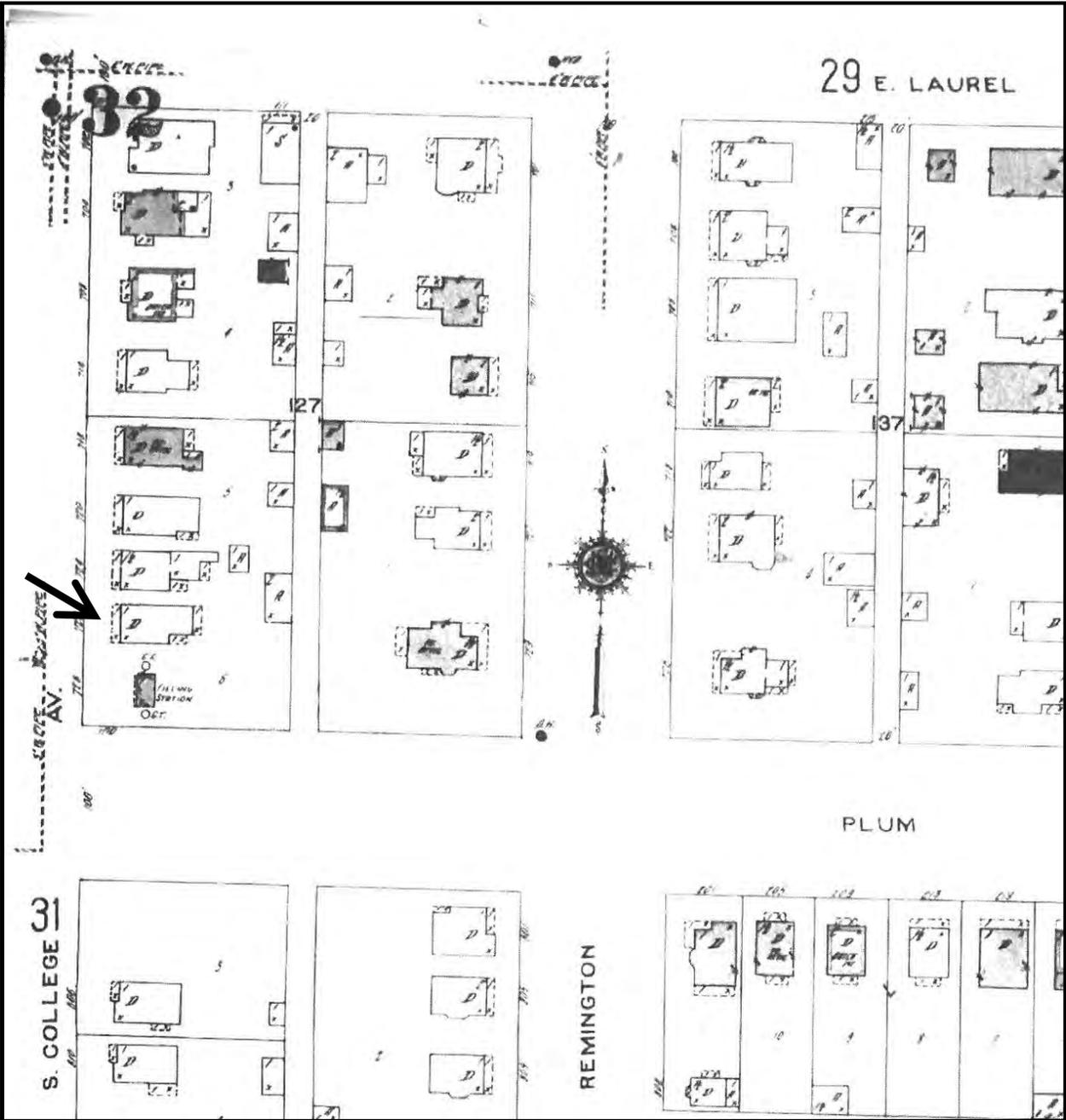
February 1983 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum. The two-story house to the left is 724 S. College; both 724 and 726 were combined into one legal parcel.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



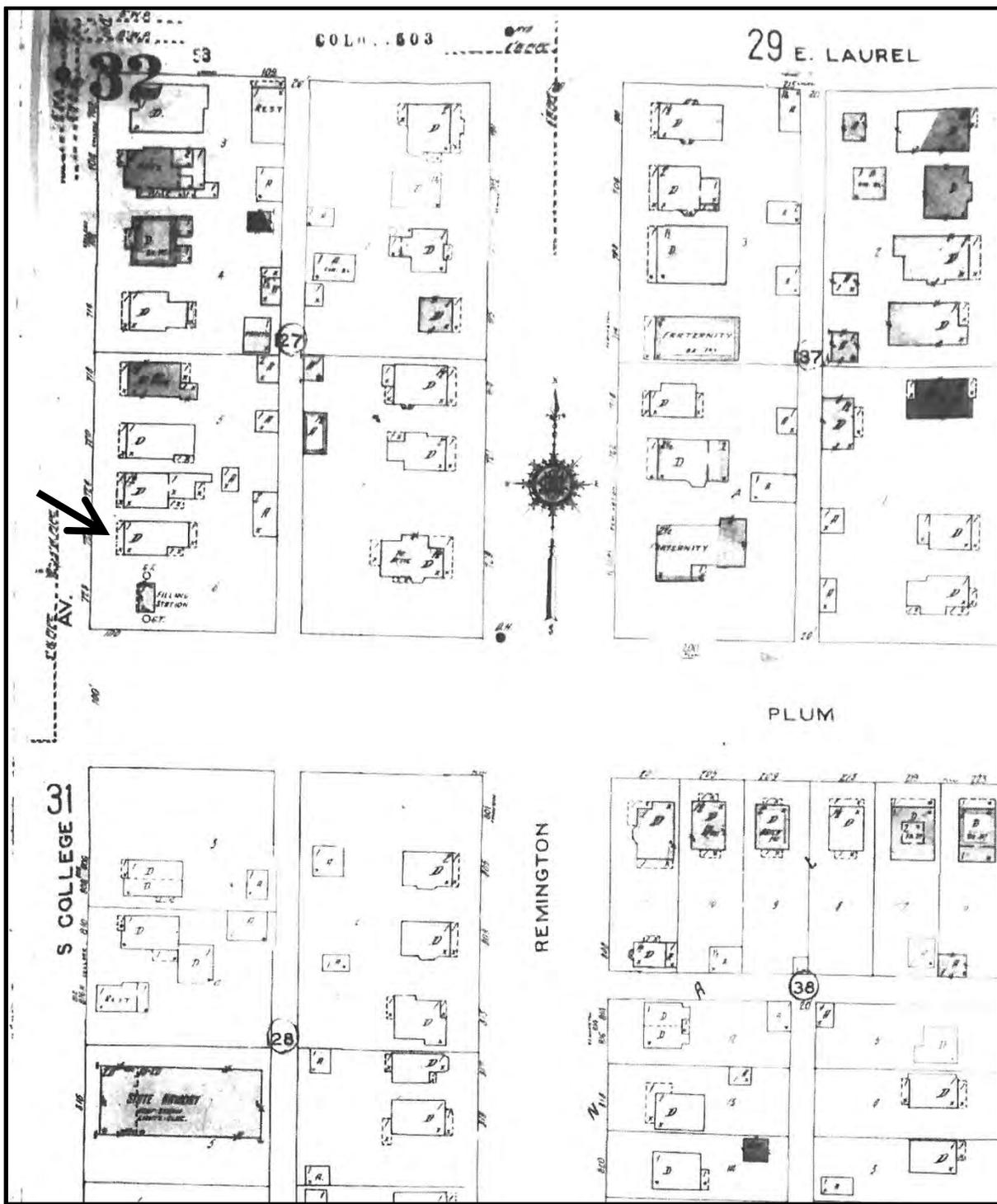
February 1983 view of 726 South College Avenue, Fort Collins (at right), from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

Colorado Cultural Resource Survey
Architectural Inventory Form
SLR.14751



Portion of 1925 Sanborn Fire Insurance Company map sheet for Fort Collins showing 726 South College Avenue.

Colorado Cultural Resource Survey
Architectural Inventory Form
SLR.14751



Portion of 1948 Sanborn Fire Insurance Company map sheet for Fort Collins showing 726 South College Avenue.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, looking east-northeast.



726 South College Avenue, looking east-northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, looking east-northeast.



Façade of 726 South College Avenue, looking east.

Colorado Cultural Resource Survey
Architectural Inventory Form
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Closer view of 726 South College Avenue facade, looking east.



Closer view of 726 South College Avenue facade, looking east.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, looking southeast.



Small shingle-clad gable of façade of 726 South College Avenue, looking east.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



Small shingle-clad gable of façade of 726 South College Avenue, looking east.



726 South College Avenue, balustrade front porch railing, looking northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, open front porch, looking northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, open front porch, looking southeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, right/south side of open front porch, looking east.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, main entry on façade, looking east.

Colorado Cultural Resource Survey
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726 South College Avenue, large sash-and-stained glass transom window on façade, looking southeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
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726 South College Avenue, double-hung window on facade, looking northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, north side of open front porch, looking northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, open front porch, looking south.



726 South College Avenue, north elevation, looking southeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, north elevation, looking southeast.



726 South College Avenue, south elevation, looking east-northeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, large north elevation window, looking southeast

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, smaller double-hung window on north elevation, looking southwest.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, small double-hung window on north elevation, looking southeast.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, close-up of painted drop siding.



726 South College Avenue, exposed stone foundation.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, rear elevation, looking southwest.



726 South College Avenue, rear/east elevation, looking west.

Colorado Cultural Resource Survey
Architectural Inventory Form
5LR.14751



726 South College Avenue, rear/east elevation, with narrower projecting enclosed porch, looking west.



726 South College Avenue, rear/east elevation, with narrower projecting enclosed porch, looking west.

From: Ament, Nicole R.
To: [Maren Bzdek](#); [Todd Parker](#)
Cc: [Todd Rosenzweig \(drrosenzweig@alpinedentalhealth.com\)](mailto:drrosenzweig@alpinedentalhealth.com); [Michael McDill DDS](#)
Subject: [EXTERNAL] RE: historic property review results - 724 and 726 S College
Date: Tuesday, July 7, 2020 3:45:16 PM
Attachments: [image001.png](#)

Maren,

Please accept this correspondence as our formal appeal of the official determination of historic eligibility for the properties located at 724 and 726 S. College. We would ask that our request for appeal be considered by Council at the July 21, 2020 hearing.

In the interest of time deadlines, we have kept our appeal notice short, but we do intend to submit additional materials to Council in connection with our appeal request. Please let me know what additional information you may need at this time.

Nicole R. Ament

Brownstein Hyatt Farber Schreck, LLP

410 Seventeenth Street, Suite 2200

Denver, CO 80202

303.223.1174 tel

NAment@BHFS.com

From: Maren Bzdek [mailto:mbzdek@fcgov.com]
Sent: Wednesday, July 01, 2020 2:13 PM
To: Todd Parker
Cc: Ament, Nicole R.; Todd Rosenzweig (drrosenzweig@alpinedentalhealth.com); Michael McDill DDS
Subject: historic property review results - 724 and 726 S College

All,

Please see the attached intensive-level historic survey forms that establish the basis for considering the properties at 724 and 726 S College as historic resources according to the requirements of our local code. This notice constitutes an official determination of eligibility.

City Council currently prohibits the hearing of appeals under Ordinance Number 079 of June 16, 2020 (attached), unless Council on an affirmative vote of 5 members adopts a motion otherwise (Section 8). In order for you to preserve the right to have an appeal heard when Council allows an appeal to proceed, please respond within the 14-day window (by close of business on July 15).

There is one additional consideration regarding your response time. Our next opportunity to bring individual requests for exceptions to Council is July 21 and we are preparing the agenda item summary for that meeting to be submitted next Wednesday, July 8. If you wish for us to request for the LPC to be granted permission to hear an appeal on either or both of these determinations, please respond by Tuesday, July 7.

As a concurrent matter, I have reached out to the City Attorney’s Office regarding the question of the five-year expiration of the 2014 survey results for these properties and will provide more information on that as soon as I have it.

Regards,
Maren

.....
MAREN BZDEK

Pronouns: she/her/hers
Senior Historic Preservation Planner
[Historic Preservation Services](#)
281 North College Avenue
970-221-6206 office
mbzdek@fcgov.com



[Twitter](#) | [Facebook](#)

[Tell us about our service, we want to know!](#)

COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>

Want to help: <https://www.fcgov.com/volunteer/>

Recursos COVID-19

Para integrantes de la comunidad: <https://www.fcgov.com/eps/coronavirus>

Para empresas: <https://www.fcgov.com/business/>

¿Quieres ayudar o necesitas ayuda? <https://www.fcgov.com/neighborhoodservices/adopt>

Recursos de United Way: <https://uwaylc.org/>

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From: [Maren Bzdek](#)
To: [Todd Parker](#)
Cc: [NAment@BHFS.com](#); [Todd Rosenzweig \(drrosenzweig@alpinedentalhealth.com\)](#); [Michael McDill DDS](#); [Karen McWilliams \(KMCWILLIAMS@fcgov.com\)](#)
Subject: RE: Alpine Dental review dates
Date: Wednesday, July 1, 2020 3:39:00 PM

Todd,

I've been able to discuss your question with Brad Yatabe in our attorney's office, and he confirmed that our process of ordering updated historic surveys was correct. While application dates do matter in terms of how they relate to previous determinations of eligibility, an application for conceptual review is not the same thing as a PDP application in that regard. If you had come in for conceptual review comments and then subsequently submitted a development application (PDP) for review prior to the expiration on December 16, we would have been in a position to honor the 2014 determinations of eligibility.

Thanks for your patience while I sought this additional information. Please let me know if I can further assist you.

Maren

.....
MAREN BZDEK
 970-221-6206 office
mbzdek@fcgov.com

From: Todd Parker <tparker@55resort.com>
Sent: Wednesday, July 1, 2020 12:43 PM
To: Maren Bzdek <mbzdek@fcgov.com>
Cc: NAment@BHFS.com; Todd Rosenzweig (drrosenzweig@alpinedentalhealth.com) <drrosenzweig@alpinedentalhealth.com>; Michael McDill DDS <drmcDill@alpinedentalhealth.com>
Subject: [EXTERNAL] Alpine Dental review dates

Maren,

Following up our call on the review dates:

Prior determination letter (attached) was Dec 16, 2014 which would make our 5 year expiration Dec 16, 2019.

Our concept review submittal date was Nov 25, 2019.

Concept review meeting was Dec 19th, 2019

https://www.fcgov.com/developmentreview/files/2019_1219_conceptualreviewpacket.pdf?1576086534

Todd Parker

Memorandum

DATE: August 24, 2020

TO: Fort Collins Landmark Preservation Commission

FROM: Brownstein Hyatt Farber Schreck LLP, counsel for Gannett Properties

RE: Appeal of the determination of eligibility under Section 14-22(b) of the Fort Collins Municipal Code (the “**FCMC**”) for 724 and 726 South College Avenue, Fort Collins, Colorado (the “**Property**”) dated July 1, 2020, respectively (the “**2020 Determination**”)

I. **Background:**

Our firm represents Gannett Properties as the owners of the Property. We have been retained in the owners’ pursuit of an appeal of the Fort Collins Landmark Preservation Commission’s staff member’s determination that the Property is eligible as a historic resource under Section 14-22(b) of the FCMC. Please let this letter serve as a formal appeal of such determination, and as a request to the Fort Collins Landmark Preservation Commission to reverse the staff determination of historic landmark eligibility.

Prior to the 2020 Determination, the Property was deemed not eligible for historic landmark status based upon review of the Property, and a staff member of the Landmark Preservation Commission issued a formal determination letter dated December 16, 2014 to that effect (attached hereto as Exhibit A, the “**2014 Determination**”). The 2014 Determination was made based upon the same structures that are currently present on the Property and no additional work, change in neighborhood conditions or additional historical significance has been purported, aside from further decay of the structures. The 2014 Determination provided that the structures and Property were not of historic significance, and the owners of the Property purchased each of the parcels based upon the 2014 Determination.

In February 2020, new historic surveys were conducted on each of the addresses at the Property. Based upon the results of the surveys, the Fort Collins Landmark Preservation Commission's staff member designated the Property as eligible as a historic resource. The Property currently contains three structures – two residential homes and one garage – which were outlined in the 2020 surveys and deemed to be historic in nature, despite falling into disrepair. Given this determination, construction or redevelopment of the Property could ultimately trigger additional requirements for preservation of the structures set forth in Section 3.4.7 of the Fort Collins Land Use Code.

II. **Discussion:**

We contend that the 2020 Determination of eligibility for historic landmark status is not supported by the Property condition, structures or survey. While we understand that eligibility can shift over the course of time, the Property has not been altered and no new information which would deem the Property “historic” has been unearthed since the 2014 Determination.

The three structures on the Property are not unique and do not exhibit historic architectural significance, as contended by the 2020 historic surveys, and are currently in need of repair to maintain the integrity of the structures. The 2020 surveys provide that the residences on the Property exhibit unique and historic architectural significance, as structures built around 1901, but we contend that the architectural and historic value has been significantly diminished as the structures decay, and that the mere age of the structures do not warrant historic designations. The 2020 historic surveys do not address or acknowledge the current disrepair of the structures, most of which occurred starting in 1985 when the prior owners began to use the home as a multi-tenant home for Colorado State University students. Further, the Property is outside of any historic district or zone, and no plans to create a historic district in the immediate area have been mentioned.

The owners of the Property purchased the Property having conducted significant research into the eligibility of redevelopment, and all evidence supported the 2014 Determination that the Property

is not eligible for historic resource status, “primarily due to their historic context being substantially diminished” (see 2014 Determination), with the structures only further diminishing since the 2014 Determination.

If the structures are ultimately determined to be a historic resource based upon the 2020 Determination, the Property could not be redeveloped unless the integrity of the deemed historic structures on the Property are maintained unaltered. The procedures and additional practices required with redevelopment of a property deemed eligible as a historic resource would cause an undue burden on the owners of the Property and would prevent their goal of revitalizing the Property in a manner that would benefit the Fort Collins community.

The subjective nature of the historic property surveys and the staff determinations are evidence that the historic landmark eligibility process can be open to bias and individual interpretation of the condition and historic value of each property. Given the potential for different interpretations of the historic value of the Property, as evidenced by the 2014 Determination, we believe the 2020 Determination is flawed. There was no new information provided as the basis for the 2020 Determination, and again, the 2020 historic surveys do not acknowledge the current disrepair of the structures.

The arbitrary nature of the review process is further evidenced by the fact that the owners submitted concept plans in November 2019 and the 2014 Determination expired on December 16, 2019, triggering the need for the new determination as part of the conceptual review process. However, if the owners had completed the conceptual review plan review process only slightly sooner and submitted a development application, the new determination would not have been required and the 2014 Determination would control the development of the Property.

III. **Conclusion:**

For the foregoing reasons, we maintain that the Property should not be eligible as a historic resource under Section 14-22(b) of the FCMC, as determined under the 2014 Determination of

eligibility, and that the 2020 Determination should be overturned. We ask the Landmark Preservation Commission to consider our appeal to make the determination that the Property is not eligible under Section 14-22(b).

Exhibit A

December 16, 2014 Determination Letter

(See attached)

December 16, 2014

Mr. Simpson,

The two properties at 724 and 726 South College Avenue were determined to not be individually eligible for designation as Fort Collins Landmarks, primarily due to their historic context being substantially diminished. This was done per the demolition/alteration review process outlined in Section 14 of the Municipal Code by the Chair of the Landmark Preservation Commission and the Director of Community Development and Neighborhood Services.

The next part of the review is to post the property for two weeks allowing for an appeal of that decision. As of the writing of this letter on 12/16/2014 the appeal period for the determination of Landmark eligibility had passed.

Please keep in mind that even though these two properties were determined to not be individually eligible for Landmark designation, any new construction proposed in their place will be reviewed for compliance with LUC 3.4.7 as there are individually eligible and designated properties immediately to the east.

Please let me know if you have any questions.

Thanks,

Josh



Josh Weinberg, Preservation Planner

CDNS | City of Fort Collins

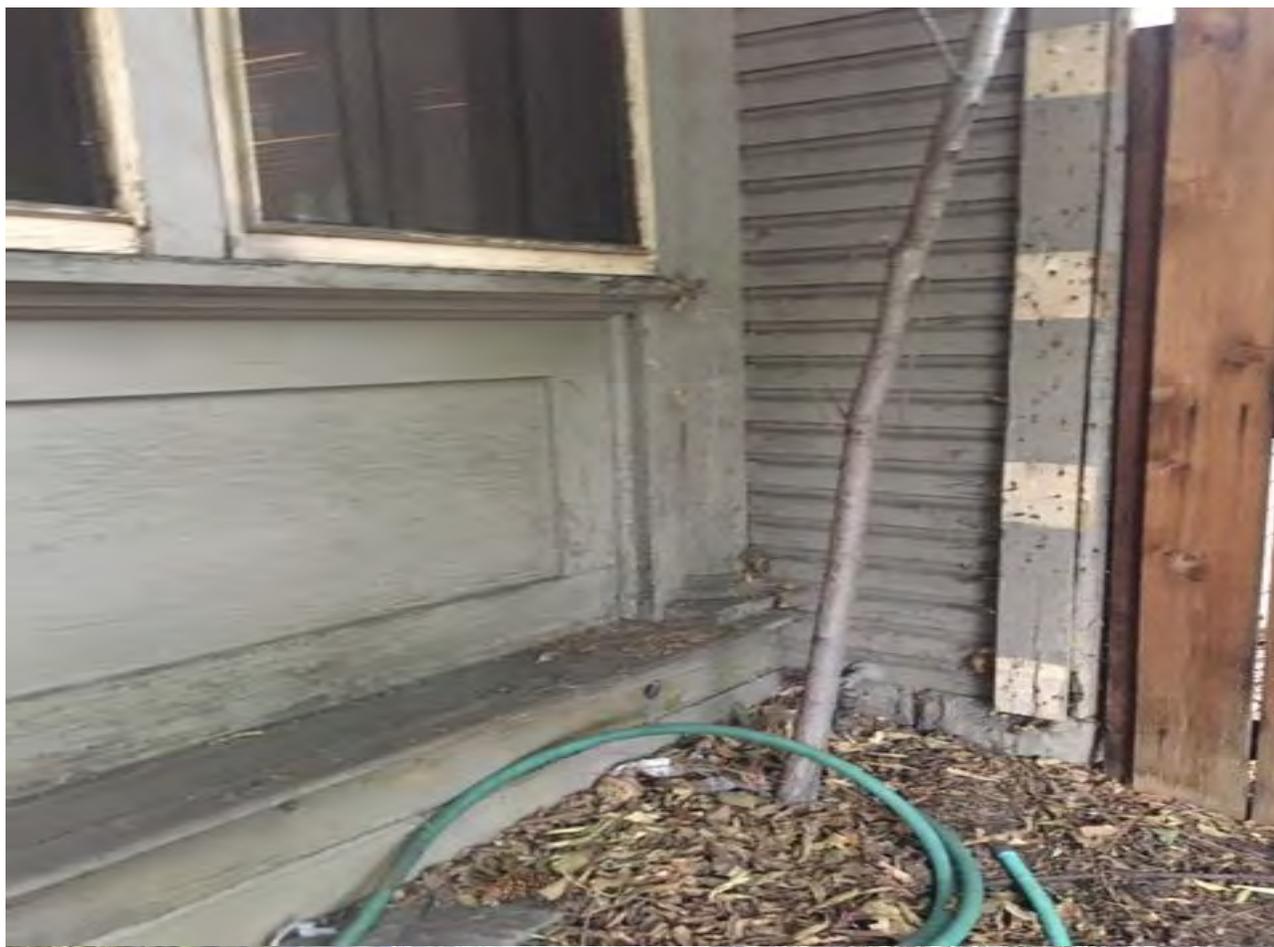
jweinberg@fcgov.com

970-221-6206













C

























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718 S. College Ave. Mixed-Use

Zoning Map
1 inch = 150 feet

Aerial Site Map
1 inch = 83 feet

City of Fort Collins GIS | City of Fort Collins, County of Larimer

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Role of the LPC

- Consider evidence regarding **significance** and **integrity** of the buildings addressed as 724 and 726 S College Avenue
- For each, provide **determinations of eligibility** Fort Collins Landmark designation
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)



Timeline

- 1998: Eastside Neighborhood Survey (reconnaissance-level)
- 12/16/2014: Demo/Alt review (official determinations: not eligible “primarily due to their historic context being substantially diminished”)
- 9/28/2015: LPC conceptual review of proposed mixed-use project (work session)
- 3/5/2019: Council adopted code revisions (“context” removed; intensive-level surveys required)
- 05/24/2019: South College recon survey project (staff identified properties for intensive-level survey)
- 11/25/2019: Conceptual plans submitted (mixed use project)
- 12/16/2019: Five-year expiration date for 2014 determinations
- Jan/Feb 2020: Intensive-level historic surveys (presubmittal requirement, per 2019 code revisions)
- 7/1/2020: Staff issued official determinations – both properties eligible (delayed by Covid-19)
- 7/72020: Applicant provided written notice of appeal (within 14 days)
- 7/21/2020: Council adopted exception to Ord. No. 079, 2020 allowing for appeal by remote hearing
- 9/16/2020: LPC hearing



Eligible Historic Resources

- *Does not* require formal designation
- *Does* require preservation and adaptive reuse of historic resources for development applications subject to land use code compliance [3.4.7(D)(3)]



2 Requirements: Landmark Eligibility*

Significance

1. *Events*
2. *Persons/Groups*
3. *Design/Construction*
4. *Information Potential*

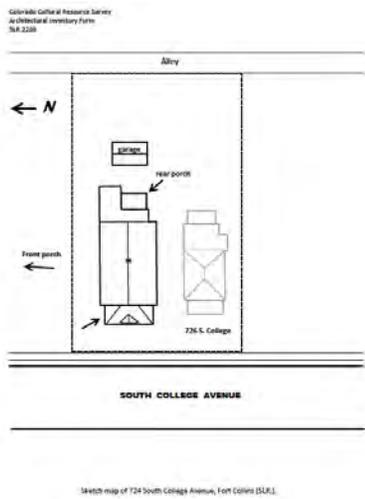
Integrity (7 Aspects)

*Design, Materials, Workmanship
Location, Setting Feeling,
Association*

*Section 14-22, “Standards for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.”



724 South College Avenue, façade, looking east.



724 S College

- 1998 Eastside Neighborhood Survey (recon): individually eligible for National Register; excellent integrity; two contributing garages (1925 garage is now demolished)
- 2014: Demo/Alt Review: not individually eligible as a FC Landmark, “*Primarily due to diminishment of context*”
- 2019: Staff recon/field determination: eligible as FC Landmark (recommend intensive-level survey)



724 South College Avenue: History

- Constructed 1901
- Shantz Family c.1902-1963
- Rental: 1960s to present

Colorado Cultural Resource Survey
Architectural Inventory Form
SLR.2289




October 1948 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. From Fort Collins History Connection website.

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2020
Determination -
724 S. College:
Significance

Design/Construction (*Vernacular Wood Frame Dwelling*)

- Tuscan column-framed enclosed front porch
- Wood shingle cladding (gable faces, upper story walls)
- Steeply pitched front-facing roof
- Gabled dormers

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2020
 Determination -
 724 S. College:
Integrity

- Residence “essentially unaltered since its construction”
- Pre 1920 garage: “only fair” (stucco, sealed window)
- Setting: “substantially diminished, but not entirely lost”

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City of Fort Collins

Setting

700 Block, East Side

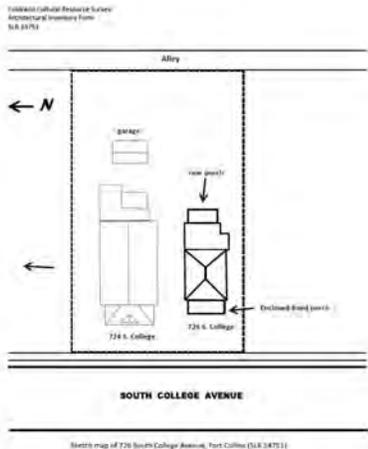
1903: 8 residential properties
 Pre-1925: filling station added (south end)
 Post-1948: 3 residential properties

Colorado Cultural Resource Survey
 architectural inventory form
 N/A 2284

Portion of 1948 Sanborn Fire Insurance Company map sheet for Fort Collins showing 724 and 726 South College Avenue

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726 S College

- 1998: Eastside Neighborhood Survey (recon): Not individually eligible for National Register, but would contribute to a NR district; excellent integrity
- 2014: Demo/Alt Review: not individually eligible as a FC Landmark: *“Although intact, the home does not rise to a level of significance that would merit individual designation. Also, there has been a loss of context for this home.”*
- May 2019: Staff recon/field determination: eligible as a FC landmark (recommend intensive-level survey)



726 S. College: History

- Constructed 1901
- Owned by Frank Shantz
- Rental: 1903 to present

Colorado Cultural Resource Survey
 Architectural Inventory Form
 SUR 14751



October 1948 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.

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2020
 Determination -
 726 S. College:
 Significance

- **Design/Construction** (*Vernacular Wood Frame Dwelling*)
- Hip-roofed, single-story rectangular plan
- Decorative front gable
- Projecting front porch with balustrade railing

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2020
 Determination -
 724 S. College:
Integrity

- Retains all original exterior features; no modern additions
- Brick chimney removed; replaced with modern stovepipe
- Siding replacement?
- Setting: same as 724 S College

City of Fort Collins

Evaluating Local Significance

Guidance for Design/Construction (Criterion 3):

- Middle-class/working-class history
- Few high-style examples of architecture
- Vernacular buildings represent our local intersection of architecture and culture
- Provide comparative information from immediate area

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Vernacular Architecture

- Expression of a local builder’s experience, available resources, response to local conditions and local culture
- Architectural Guides (e.g. Colorado and Utah) include both “Styles” and “Types/Forms” (vernacular typologies using basic descriptors), e.g. “rectangular block” and “cross-wing”



Vernacular Wood Frame Dwellings

- **Materials:** Wood frame, siding, doors, porches, trim, double-hung sash windows
- Wood milled from old growth lumber: denser, stronger, rot-resistant, repairable
- **Workmanship and Design:**
 - Varying ornamentation (usually sparse, often unique)
 - Detailing: front porch, brackets, gable ends, rafter tails, shingling
- Rectangular blocks, Foursquare, hipped roof boxes, I-houses
- Social history of building type: modest homes for early working class/middle class residents, often during phases of rapid growth



Evaluating Integrity

- Establish the essential character-defining features
- Determine their presence/visibility
- Determine whether property needs to be compared with similar properties
- Determine which aspects of integrity are most important based on area of significance



Condition and Integrity

- “Good repair” is not required (presumes ability to apply treatment approach)
- Use current condition to evaluate property for integrity (not likely condition after a proposed treatment)
- Historic integrity can be negatively impacted when character-defining features are missing or beyond repair
- When comparing properties of similar type, rarity and poor condition of *other* extant examples can justify accepting greater degree of alterations or fewer remaining character-defining features

National Register Bulletin 15: ‘How to Apply the National Register Criteria for Evaluation’



Evaluating Integrity

Most Important for Criterion C/Standard 3 (Architecture):*

- **Workmanship:** *physical evidence of crafts of a particular cultural or people during a given period*
- **Materials:** *physical elements that were combined during a particular period in a particular pattern/configuration to form a historic property*
- **Design:** *combination of elements that create the form, plan, space, structure, style*

*From National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation"

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Appellant Submittal

- Appeal Memorandum (August 23, 2020, Brownstein Hyatt Farber Schreck, LLPC, counsel for Gannett Properties)
- 2020 Photo Set

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Role of the LPC

- Consider evidence regarding **significance** and **integrity** of the buildings addressed as 724 and 726 S College Avenue
- For each, provide **determinations of eligibility** Fort Collins Landmark designation
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)

At the July 21, 2020 meeting, City Council adopted an exception to allow this appeal hearing to be conducted remotely, based on the following motion:

“I move that City Council find that the following quasi-judicial matters are pressing and require prompt action and that virtual technology will provide due process to hear them through sufficient public participation and input, and based upon such findings authorize Quasi-Judicial Hearings using Remote Technology by the Planning & Zoning Board, the Landmark Preservation Commission, the Building Review Board and City Council, as applicable, to proceed for the following items not otherwise permitted under Ordinance No. 079, 2020:

1. *Fischer Rezone*
2. *Spring Creek Rezone Correction of Map Errors*
3. *Rezoning of Manufactured Housing Communities*
4. *Timberline Church Rezone*
5. ~~*Hughes Stadium Property Rezone*~~
6. *Wells Fargo Parking Lot and ATM Addition of Permitted Use*
7. *Appeal of Landmark Planned Unit Development (PUD) Minor Amendment*
8. *Appeal of determination of eligibility for landmark designation for two properties at 724 and 726 South College Avenue*
9. *Appeal of determination of eligibility for landmark designation for 945 East Prospect Road*
10. *Appeal of a decision to deny an upgrade to the General Contractor License for Tree Line Builders,*

provided that members of the public must be allowed to participate in the item in person, and that nothing in this authorization is intended to repeal any other requirements for quasi-judicial matters in Ordinance No. 079 and further provided that a quorum of the Planning and Zoning Board must be physically present in the hearing room for items before that Board.”

CITY OF FORT COLLINS ARCHITECTURAL PROPERTY
RECONNAISSANCE SURVEY FORM
EASTSIDE NEIGHBORHOOD SURVEY PROJECT



Address: .724 S. College Avenue Field No.: SLR 2289
Legal Description: _____ Parcel No.: 97132-19-012
Architectural Style: Shingle? / Late 19th - Early 20th Est. Construction Date: 1880-1910
Century Vernacular

No. of Stories 1 1/2

Roof Form(s):

- Front Gabled Side Gabled
- Cross-Gabled Hipped
- Gable/Hip Shed
- Mansard Flat
- Other _____

Roof Material:

- Wood/Shake Shingles
- Composition Shingles
- Composition Rolled Roofing
- Other _____

Foundation:

- Concrete Brick Sandstone

Walls:

- Brick Wood Frame Stone



Wall Covering:

- Lapped Board Siding Brick Stone Drop/Tongue-in-Groove Board Siding Lapped Pressboard
- Wood/Shake Shingles Asbestos Shingles Cast Block/Simulated Stone Stucco Aluminum/Vinyl
- upper story*

Distinctive Features: Steeply pitched front gable roof w/ widely overhanging eaves + rake - top of gable decorated w/ board trim set in stucco or roughcast concrete surface; wide projecting enclosed front porch w/ Tuscan pilasters + gable over entry; gabled dormers on sides; corbelled chimney

Alterations: None noted

Integrity Status: Excellent Good Fair Poor *(2) - see back of page ->*

Outbuildings: Attached Garage Detached Garages Shed(s) Other _____
Contributing? Y N both

Architectural Significance: Individually Eligible? Y N Contributing to District? Y N
(Field Assessment)

Remarks: This is a very attractive vernacular wood frame house that is very well preserved - its form is relatively unusual for Eastside, and it may represent a locally rare example of the Shingle Style.

Photograph(s): Roll _____ Exposure(s) _____

Date Recorded: 4-9-98 Recorded By: Jason Marmor

Outbuildings (cont.): (1) small, detached, front gabled wood frame garage - stucco clad, 1 car; w/ original double-hinged doors.

(2) large, wood frame, front gabled, 2 car garage w/ double hinged doors + drop siding - ca. 1920s?

both garages are contributing.

CITY OF FORT COLLINS ARCHITECTURAL PROPERTY
 RECONNAISSANCE SURVEY FORM
 EASTSIDE NEIGHBORHOOD SURVEY PROJECT



Address: 726 S. College Avenue Field No.: SLR 2290
 Legal Description: _____ Parcel No.: 97132-19-012
 Architectural Style: Late 19th - Early 20th Century Vernacular Est. Construction Date: 1880-1910

No. of Stories 1

Roof Form(s):

- Front Gabled Side Gabled
- Cross-Gabled Hipped
- Gable/Hip Shed
- Mansard Flat
- Other _____

Roof Material:

- Wood/Shake Shingles
- Composition Shingles
- Composition Rolled Roofing
- Other _____

Foundation:

- Concrete Brick Sandstone

Walls:

- Brick Wood Frame Stone



Wall Covering:

- Lapped Board Siding Brick Stone Drop/Tongue-in-Groove Board Siding Lapped Pressboard
- Wood/Shake Shingles Asbestos Shingles Cast Block/Simulated Stone Stucco Aluminum/Vinyl

Distinctive Features: Hip roof w/ small, steeply pitched front gable decorated w/ pointed / triangular imbricated shingles; projecting open front porch w/ square-sided posts + balustrade railing; large sash + transom window on front, w/ polychrome stained glass border on transom

Alterations: None noted; very well preserved.

Integrity Status: Excellent Good Fair Poor

Outbuildings: Attached Garage Detached Garage Shed(s) Other None
 Contributing? Y N

Architectural Significance: Individually Eligible? Y N Contributing to District? Y N
 (Field Assessment)

Remarks: This virtually unmodified late 19th-early 20th century vernacular dwelling is nearly identical to nearby house at 722 S. College - undoubtedly built at same time by same builder.

Photograph(s): Roll _____ Exposure(s) _____

Date Recorded: 4-9-98 Recorded By: Jason Marmor

Request for Demolition/Alteration Review

Property Address: 724 SOUTH COLLEGE Date submittals received: _____

Applicant: ROBIN + CHRISTIAN BAUMGART (Applicant MUST sign on back at time of submittal)

Phone: _____ Email: _____

Yes No Information

- Property is 50 years or older? Source/Date of Construction: 1901
- Property is on State or National Register or is within a State or National Historic District?
 Site Number: _____ District: _____

Yes No Director of CDNS

- More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)
Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling
- Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**
 Comments: _____
- Property retains a preponderance of historic integrity?
 Comments: _____
- Property is Individually Eligible for Landmark Designation?
 Comments: _____
- Proposed plans would uphold the property's significance and integrity?
 Comments: _____

CDNS Director's Signature: [Signature] Date: 10/24/14

Yes No LPC Chair

- More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)
Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling
- Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**
 Comments: _____
- Property retains a preponderance of historic integrity?
 Comments: CONTEXT HAS BEEN SUBSTANTIALLY DIMINISHED.
- Property is Individually Eligible for Landmark Designation?
 Comments: PRIMARILY DUE TO DIMINISHMENT OF CONTEXT
- Proposed plans would uphold the property's significance and integrity?
 Comments: _____

LPC Chair's Signature: [Signature] Date: 10/24/14

Request for Demolition/Alteration Review

Property Address: 726 SOUTH COLLEGE Date submittals received: _____

Applicant: ROBIN + CHRISTIAN BACHLEST (Applicant MUST sign on back at time of submittal)

Phone: _____ Email: _____

Yes No Information

- Property is 50 years or older? Source/Date of Construction: 1901
- Property is on State or National Register or is within a State or National Historic District?
 Site Number: _____ District: _____

Yes No Director of CDNS

- More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)
Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling
- Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**
 Comments: _____
- Property retains a preponderance of historic integrity?
 Comments: _____
- Property is Individually Eligible for Landmark Designation?
 Comments: _____
- Proposed plans would uphold the property's significance and integrity?
 Comments: _____

CDNS Director's Signature: [Signature] Date: 10/24/14

Yes No LPC Chair

- More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)
Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling
- Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**
 Comments: _____
- Property retains a preponderance of historic integrity?
 Comments: CONTEXT HAS BEEN SUBSTANTIALLY DIMINISHED.
- Property is Individually Eligible for Landmark Designation?
 Comments: ALTHOUGH INTACT, THE HOME DOES NOT RISE TO A LEVEL OF SIGNIFICANCE THAT WOULD MERIT INDIVIDUAL DESIGNATION. ALSO,
- Proposed plans would uphold the property's significance and integrity?
 Comments: THERE HAS BEEN A LOSS OF CONTEXT FOR THIS HOME.

LPC Chair's Signature: [Signature] Date: 10/24/14



Building address: 724 S. College Avenue

Field Evaluation of Potential Fort Collins Landmark Eligibility (Circle One):

- Individually Eligible Contributing to District Not Eligible

General Recommendations: additional research should be done on F. J. Shantz

Historic/Current building name: F. J. Shantz Residence Property Type: Residence (may be MF)

Architectural Style/Form:

Shingle / Classic Cottage

Number of Stories: 2

Date of Construction: 1901

Estimated

Actual

Historical Information (if known)

This residence was built in 1901 and became the home of F. J. Shantz by 1903 (1903 Fort Collins City Directory), who was Secretary & Treasurer of A. W. Scott Drug Company. Shantz also owned the house at 726 S. College Avenue.

Relevant Aspects of Integrity for Architecture (Standard 3). (Bold aspects most important):

- Materials:** The property retains most of its historic exterior materials and they are visible (ex: cladding, roof, windows, other: -)
- Design:** Most of the basic features (configuration, proportions, roofline, window pattern, historic addition(s), other: -) are intact.
- Workmanship:** There is evidence of historic construction techniques, such as joinery, carving, turning, other: -) that exemplify historic practices and aesthetics.
- Location:** The building is on its original site or was moved to the current site more than 50 years ago.
- Setting:** The physical character of the property and its relationship to surrounding features is similar to the historic period
- Feeling:** The majority of physical features (design, materials, workmanship, setting) that together convey historic character are intact. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)
- Association:** The property is the place where the historic event or activity occurs and still conveys that relationship to an observer. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)

Comments:

Field Evaluation of Potential Fort Collins Landmark Eligibility (Circle One):

- Individually Eligible Contributing to District Not Eligible

Justification of Evaluation:

This building retains its historic exterior materials and its design features are intact. It has evidence of period workmanship that is intact, and it is in its original location. Although it has residential-designed structures on either side of it, its setting has been altered by the expansion of commercial uses to the north (Alpine Dental) and at the south end of the block (Book Ranch). The overall feeling of the property is that its historic character is intact, and it is eligible for individual landmark designation.

Needs Additional Research under Standards: 1 2 3 4

Primary Roof Form:

- Front Gable Side Gable Intersecting Gables Hipped
 Hip with Gable(s) Flat Shed
 Other: _

Roof Attributes

- Composition Shingles Comp. Rolled Roofing Wood/Shake Shingles Metal
 Low-Pitched Roof(s) Steeply Pitched Roof(s) Bellcast Hip or Gable Wide Overhanging Eaves
 Negligible Overhang Exposed Rafters Exposed Purlins/Beams Boxed Eaves
 Other: _

Exterior Walls and Wall Covering:

- Wood Frame Siding: Frieze Boards Metal
 Brick Drop Siding Asbestos Shingles Vinyl
 Stone Wood Stucco Lapped Composition
 Concrete Block Shingles Corner Boards
 Other: _

Foundation

- Concrete Concrete Block Sandstone Rock-Faced Concrete
 Parging
 Other: _

Distinctive Features

- Imbricated Shingles: Dormers: Bay Window(s): Exterior Chimney(s)
 Beneath Gables Rear Elevation Canted Decorative Brickwork
 Front Elevation Curved
 Side Elevation Boxed
 Other: _

Porch Attributes

- Front Porch: Roof: ½ Wall/Closed Rail Classical Columns
 Open Enclosed Hip Gable Balustrade Rail Pilasters
 Shed Other: Squared Post Massive/Battered Piers
 Turned Spindle Post
 Other:

Window Attributes

- 1/1 Double-Hung Sash and Transom Oculus Fixed-Pane/Picture
 Narrow Diamond-light transom Casement With Sidelight(s)
 Multi-light Upper Sash Awning Dressed Stone Sills/Lintels
 Other:

Other Distinctive Features/Remarks:

Enclosed porch with classic columns either side of door; 2nd story windows have clear transom glass; north facade has double gables; hipped roof addition on back (east) wall; detached single-car garage with steeply pitched front gable roof; blonde brick chimney; detached garage; portions of the building are not visible due to overgrown landscaping on this and adjacent lots

Alterations (with estimate of dates, as appropriate):

1923 - 8' x 18' porch added

1925 - added frame garage

1936 - tear down barn and garage to build new 2-car garage (detached)

1938 - screen in porch

RECORDING INFORMATION:

Date: 5/24/2019

Recorder(s):

Sherry Albertson-Clark, AICP

Photograph Numbers:

IMG_1985 - 1986 and 2025.JPG



View of west (front) wall looking east



Building address: 726 S. College Avenue

Field Evaluation of Potential Fort Collins Landmark Eligibility (Circle One):

- Individually Eligible Contributing to District Not Eligible

General Recommendations: additional research needed on F. J. Shantz

Historic/Current building name: 726 S. College Avenue Property Type: Residential

Architectural Style/Form:
Vernacular / Classic Cottage

Number of Stories: 1

Date of Construction: 1901 Estimated Actual

Historical Information (if known)

Residence was owned by F. J. and Ruey Shantz. He was the Secretary and Treasurer of the A. W. Scott Drug Company.

Relevant Aspects of Integrity for Architecture (Standard 3). (Bold aspects most important):

- Materials:** The property retains most of its historic exterior materials and they are visible (ex: cladding, roof, windows, other: _)
- Design:** Most of the basic features (configuration, proportions, roofline, window pattern, historic addition(s), other: _) are intact.
- Workmanship:** There is evidence of historic construction techniques, such as joinery, carving, turning, other: _) that exemplify historic practices and aesthetics.
- Location:** The building is on its original site or was moved to the current site more than 50 years ago.
- Setting:** The physical character of the property and its relationship to surrounding features is similar to the historic period
- Feeling:** The majority of physical features (design, materials, workmanship, setting) that together convey historic character are intact. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)
- Association:** The property is the place where the historic event or activity occurs and still conveys that relationship to an observer. (Because this relies on perception, it must be combined with other aspects of integrity to support eligibility.)

Comments:

Field Evaluation of Potential Fort Collins Landmark Eligibility (Circle One):

- Individually Eligible Contributing to District Not Eligible

Justification of Evaluation:

This building retains its historic exterior materials and its design features are intact. It has evidence of period workmanship that is intact, and it is in its original location. Although it has residential-designed structures on its north side, its setting has been altered by the expansion of commercial uses to the north (Alpine Dental) and adjacent to it on the south end of the block (Book Ranch). The overall feeling of the property is that its historic character is intact, and it is eligible for individual landmark designation.

Needs Additional Research under Standards: 1 2 3 4

Primary Roof Form:

- Front Gable Side Gable Intersecting Gables Hipped
 Hip with Gable(s) Flat Shed

Other: _

Roof Attributes

- Composition Shingles Comp. Rolled Roofing Wood/Shake Shingles Metal
 Low-Pitched Roof(s) Steeply Pitched Roof(s) Bellcast Hip or Gable Wide Overhanging Eaves
 Negligible Overhang Exposed Rafters Exposed Purlins/Beams Boxed Eaves

Other: _

Exterior Walls and Wall Covering:

- Wood Frame Siding: Frieze Boards Metal
 Brick Drop Siding Asbestos Shingles Vinyl
 Stone Wood Stucco Lapped Composition
 Concrete Block Shingles Corner Boards

Other: _

Foundation

- Concrete Concrete Block Sandstone Rock-Faced Concrete
 Parging

Other: _

Distinctive Features

- Imbricated Shingles: Dormers: Bay Window(s): Exterior Chimney(s)
 Beneath Gables Rear Elevation Canted Decorative Brickwork
 Front Elevation Curved
 Side Elevation Boxed

Other: _

Porch Attributes

- Front Porch: Roof: ½ Wall/Closed Rail Classical Columns
 Open Enclosed Hip Gable Balustrade Rail Pilasters
 Shed Other: Squared Post Massive/Battered Piers
 Turned Spindle Post

Other: _

Window Attributes

- 1/1 Double-Hung Sash and Transom Oculus Fixed-Pane/Picture
 Narrow Diamond-light transom Casement With Sidelight(s)
 Multi-light Upper Sash Awning Dressed Stone Sills/Lintels

Other: _

Other Distinctive Features/Remarks:

Gable over front entry with diamond imbricated shingles under gable; open porch with balustrade rail; fixed pane picture windows with diamond light transom on front (west) facade; screened-in porch addition on back (east) facade with shed roof; approx. 2' high unpainted picket fence at back porch; 6' high unpainted wood fence between property to north and this property

Alterations (with estimate of dates, as appropriate):

- 1941 - remodeling
- 1941 - enclose porch
- 1948 - remodel basement

RECORDING INFORMATION:

Date: 5/24/2019

Recorder(s):

Sherry Albertson-Clark, AICP

Photograph Numbers:

IMG_1981.JPG



View of west (front) wall looking east

From: Kris and Sarah Eisbrener <kseisbrener@gmail.com>

Sent: Wednesday, September 16, 2020 1:00 PM

To: Maren Bzdek <mbzdek@fcgov.com>

Cc: Sarah Eisbrener <kseisbrener@gmail.com>; Ron and Gwen Denton <rgdenton@comcast.net>

Subject: [EXTERNAL] Gwen Denton - 726 S. College Property

Hi Maren,

My name is Sarah Eisbrener, I am Gwen Dentons daughter. I am writing this email on behalf of my mother and on the historical designation of the property located at 726 S College Ave.

She was able to dictate to me the paragraph requested of her memory of the house. Please see below:

My name is Gwen Denton and I am writing in reference to the property 726 S. College Ave. My Great Uncle John Vaughan, and his wife Olive, lived in that house for approximately 12 years in the beginning in the 1950's. My family visited them on numerous occasions when I was a young child. Looking back I remember the house as being a warm and friendly place to visit. We were always excited to go. I am now 70 years old and still have vivid recollections of that house as a child.

For historic reasons it is important to maintain our heritage. I hope it will be preserved for people to enjoy for many more years as I did when I was a child.

Sincerely,

Gwen Denton

Thank you for your time!



Local Landmark Eligibility Analysis

724 & 726 S. University Ave., Fort Collins, CO

Michael LaFlash
Presentation to the Fort Collins Landmark
Preservation Commission
September 16, 2020

1

Presentation Overview

The purpose of this presentation is to answer one question:

1. Do 724 & 726 S. College Avenue meet the criteria to warrant Local Landmark designation?

2

Heritage Consulting Group

- Founded in 1982 by current President John M. Tess.
- Have evaluated thousands of projects at the local, state, and federal level.
- Are currently working in 32 states with both big and small projects.
- We have successfully nominated over 400 buildings to the National Register of Historic Places
- Our adaptive reuse projects have resulted in excess of \$2 billion in investment.
- Our client list includes:
 - U.S. Air Force
 - U.S. Post Office
 - NYCHA
 - State of Pennsylvania



3

3

700 Block – S. College Ave.



4

4

Primary Elevations



Left: 724 S. College Ave.
Right: 726 S. College Ave.

5

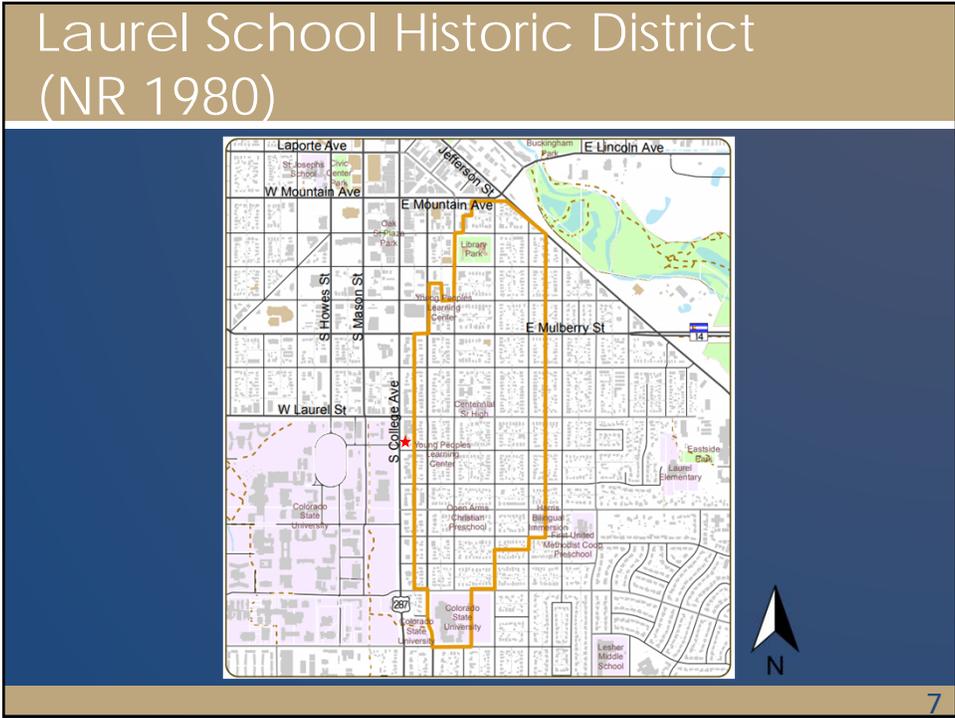
5

Site/Setting - Existing Conditions

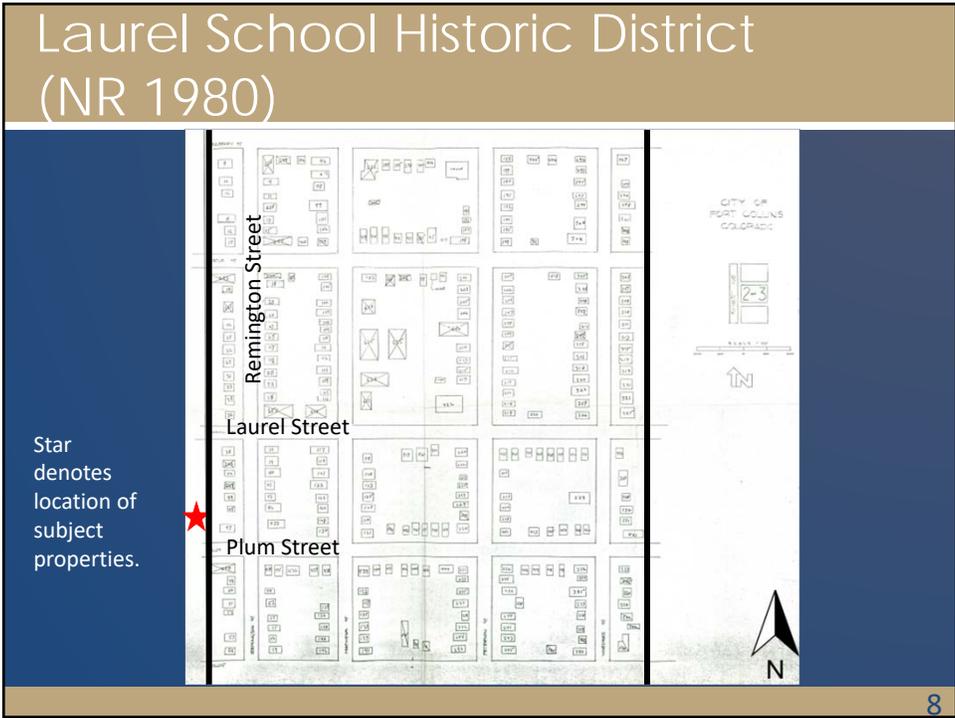
[700 Block - S. College Ave.](#)

6

6



7



8

Designation Criteria

9

9

Eligibility Criteria

Landmark Designation generally adheres to NR Criteria for listing.

Significance:

- Criteria 1 – Events
- Criteria 2 – Persons/Groups
- Criteria 3 – Design/Construction
- Criteria 4 – Information Potential

Integrity:

- Seven Aspects
 - Location
 - Design
 - Materials
 - Workmanship
 - Setting
 - Feeling
 - Association

10

10

Eligibility Status

- The Staff Report and Intensive Level Survey contend that both buildings meet Criterion 3 as significant examples of early-20th century wood-frame vernacular single-family houses.
- Both reports also contend that the building retains Integrity of Design, Materials and Workmanship.
- Both buildings have been determined to be non-historic multiple times since 1980.

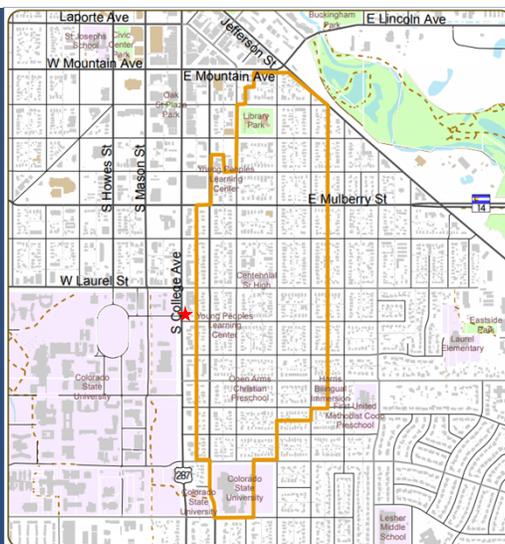


11

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Laurel School Historic District

- Subject Buildings not included in district boundary
- Boundary purposefully drawn at alley behind Remington in effort to separate "long row of homes that face Remington from long row of Commercial Structures that face College."
- Lack of Context with adjacent historic district resulted in lack of inclusion as contributing resources.



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LPC 2014 – Not Eligible

- In 2014 LPC determined neither building to be individually eligible for local landmark designation.
 - 724 S. College – “Although intact, the home does not rise to a level of significance that would merit individual designation. Also, there has been a loss of context for this home.
 - 726 S. College – “Primarily due to diminishment of context.”
- These reasons for non-eligibility still applicable.
- 2020 Survey does not provide any new or additional information to warrant listing under Criterion 3.

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LPC 2014 – Not Eligible

City of Fort Collins Planning, Development & Transportation
 Community Development & Transportation Services
 381 North College Avenue
 Fort Collins, CO 80521-0001

Request for Demolition/Alteration Review

Property Address: 726 S. College Date submitted received: _____
 Applicant: Heidi & Charles DeBenedictis (Applicant MUST sign on back at time of submit)
 Phone: _____ Email: _____

Yes No Information

Property is 50 years or older? Source/Date of Construction: 1901
 Property is on State or National Register or is within a State or National Historic District?
 Site Number: _____ District: _____

Yes No Director of CDMS

More than one aspect of integrity is being impacted? (If yes, it is a major alteration? If no, minor) Design/Workmanship/Materials/Setting/Locational/Associational/Feeling
 Property is significant for Architecture, Prominent Individual, and/or Historic Event/Patterns
 Comments: _____
 Property retains a preponderance of historic integrity?
 Comments: _____
 Property is Individually Eligible for Landmark Designation?
 Comments: _____
 Proposed plans would uphold the property's significance and integrity?
 Comments: _____

CDMS Director's Signature: Tom Whelan Date: 10/24/14

Yes No LPC Chair

More than one aspect of integrity is being impacted? (If yes, it is a major alteration? If no, minor) Design/Workmanship/Materials/Setting/Locational/Associational/Feeling
 Property is significant for Architecture, Prominent Individual, and/or Historic Event/Patterns
 Comments: _____
 Property retains a preponderance of historic integrity?
 Comments: CONTEXT HAS BEEN SUBSTANTIALLY DIMINISHED.
 Property is Individually Eligible for Landmark Designation?
 Comments: ALTHOUGH THE HOME DOES NOT RISE TO A LEVEL OF SIGNIFICANCE THAT WOULD MERIT INDIVIDUAL DESIGNATION, ALSO, THERE HAS BEEN A LOSS OF CONTEXT RA-THE HOME.
 Proposed plans would uphold the property's significance and integrity?
 Comments: _____

LPC Chair's Signature: R.D. Spill Date: 10/24/14

City of Fort Collins Planning, Development & Transportation
 Community Development & Transportation Services
 381 North College Avenue
 Fort Collins, CO 80521-0001

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 Comments: _____

LPC Chair's Signature: R.D. Spill Date: 10/24/14

14

14

Lack of Context

15

15

Lack of Context

How did we get to this point?

- Redevelopment
 - Mid-to-late 20th century shift in immediate surrounding area to north and south along College Ave. from residential to commercial.



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Lack of Context

How did we get to this point?

- Zoning
 - Community Commercial Zoning District
 - Provides combination of Retail, Offices, Services, Cultural Facilities, Civic Uses, and Higher Density Housing.
 - Residential use at subject properties Grandfathered-In.

Red Star Indicates location of Subject Properties.



17

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Summary & Conclusion

- Neither building is significant under Criterion 3 due to the lack of historic and architectural significance of each building.
- This fact patten has been confirmed:
 - In 1980, when the homes were not included in the Laurel School Historic District.
 - In 2014, when LPC confirmed in their Demolition/Alteration Review that the properties did not merit individual listing.

18

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Conclusion



- 724 & 726 S. College Avenue are not individually significant under Criterion 3.
- Properties should not be considered eligible for local landmark designation.

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PROJECT NAME

OVERVIEW OF WILLIAM B. “BILL” ROBB HISTORIC CONTEXT PROJECT

STAFF

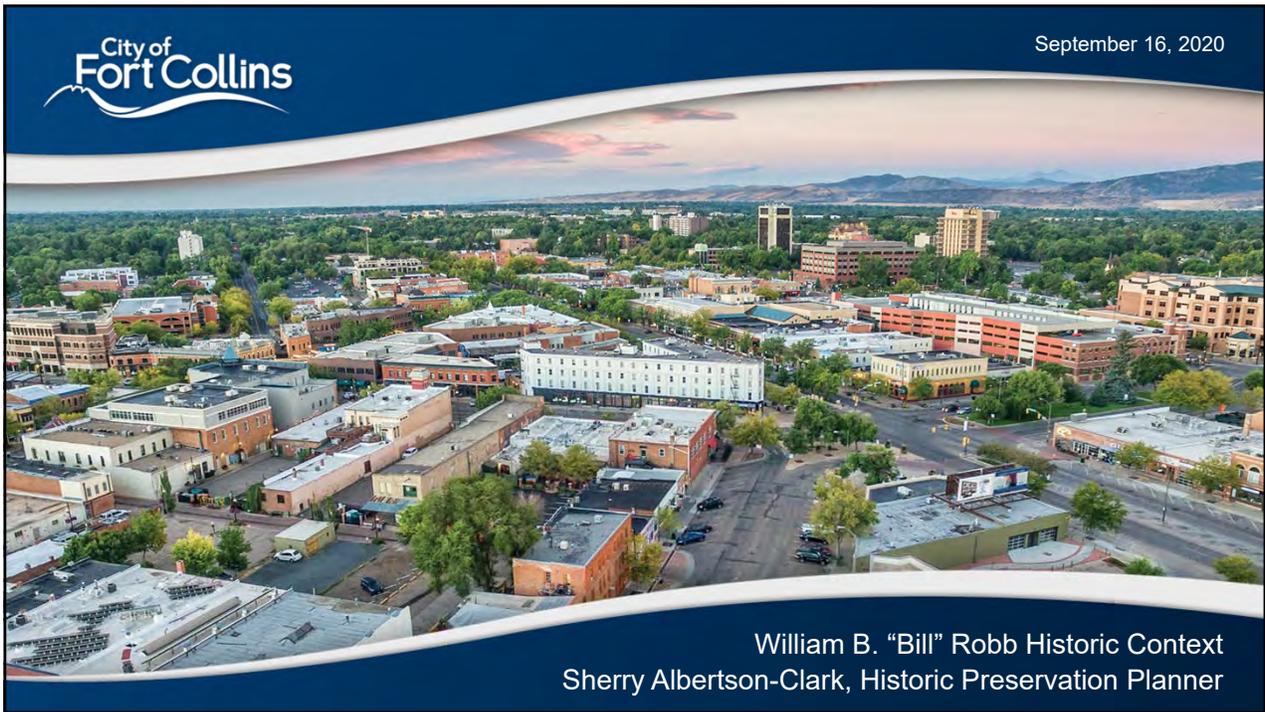
Sherry Albertson-Clark

PROJECT INFORMATION

This item introduces the Landmark Preservation Commission and the community to a historic context project on local architect William B. “Bill” Robb. The project is being conducted by Ron Sladek of Tatanka Historical Associates, Inc. He will be assisted by Susan Downing, a local graduate student in historic preservation at the University of Colorado-Denver. Susan is the granddaughter of Bill Robb.

Bill Robb was our foremost Modern Movement architect, beginning his career here in 1953 and later, founding the architectural practice now known as RB+B. He was responsible for the designs of such well-known buildings as the Municipal Building (now Operations Services Building), Key Bank at College and Drake, churches, residences and many schools for the Poudre R-1 School District. He was known as a mentor to his employees, many of whom went on to start their own design firms.

The project will identify Robb-designed buildings and determine which of these warrant future intensive level surveys. It will include two public meetings with the Commission and will ultimately produce a historic context report, brochure and a walking tour to showcase Robb’s most notable works. This project is funded with the assistance of a State Historical Fund grant from History Colorado.



Why Bill Robb?

William B. "Bill" Robb:

- local Modern Movements architect
- large body of work
- evolution to RB+B, land planning
- designed with sense of innovation
- designed with people in mind
- mentor to other local architects

2

City of Fort Collins

Project Steps

Consultant: Tatanka Historical Associates, Inc.

- Research, interviews
- Field work/photography
- Key properties for intensive surveys
- Context report
- Brochure for walking tour



*Project assisted with State Historical Fund grant

3

City of Fort Collins

Schedule

- Kick-off: September 1, 2020
- LPC meeting: September 16, 2020
- First draft: March, 2021
- Final draft: July, 2021
- Brochure, walking tour: Fall, 2021
- LPC meeting: October, 2021
- Completion: December 31, 2021

“Throughout the ages, it has been the simple buildings that solve a problem (that) become the representative buildings of their time.” Bill Robb

4

“In remembrance of Bill Robb, a well-known Fort Collins architect ... Robb was described by friends as someone who worked hard, contributed to his community and never expected public attention for his work”. *The Coloradoan*, 4/3/1999

