



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

Meeting to be conducted remotely.
See below for instructions on how
to attend online or by phone.

Staff Liaison:
Karen McWilliams
Historic Preservation Manager

Work Session September 9, 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 one will be allowed to attend in person. The meeting will be available to join beginning at 5:15 p.m. Participants should try to join prior to the 5:30 p.m. start time.

JOIN ONLINE:

You will need an internet connection on a laptop, computer, or smartphone, and may join the meeting through Zoom at <https://zoom.us/j/96309435724>. (Using earphones will greatly improve your audio). Keep yourself on muted status.

JOIN BY PHONE:

Please dial [253-215-8782](tel:253-215-8782) and enter Webinar ID [963 0943 5724](https://zoom.us/j/96309435724). Keep yourself on muted status.

PUBLIC PARTICIPATION:

No public comment is allowed during work sessions. Members of the public may join the meeting but will remain muted throughout the duration of the meeting.

The **September 16, 2020** Landmark Preservation Commission regular meeting will be held remotely and not in-person.

Information on remotely participating in the **September 16, 2020** Landmark Preservation Commission regular meeting is contained in the agenda for the **September 16, 2020** meeting available at <https://www.fcgov.com/cityclerk/landmark-preservation.php>. Members of the public wishing to submit documents, visual presentations, or written comments for the Commission to consider regarding any item on the agenda must email them to kmcwilliams@fcgov.com at least 24 hours prior to the **September 16, 2020** 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 1:30 p.m. the following day through the Comcast cable system on Channel 14 or 881 (HD). Please visit <http://www.fcgov.com/fctv/> for the daily cable schedule. The video will also be available for later viewing on demand here: <http://www.fcgov.com/fctv/video-archive.php>.

- **CALL TO ORDER**
- **ROLL CALL**
- **REVIEW OF ITEMS FOR CONSIDERATION AT THE NEXT REGULAR MEETING TO BE HELD ON WEDNESDAY, SEPTEMBER 16, 2020 AT 5:30 P.M. VIA ZOOM**
(Please see the agenda for the September 16, 2020 meeting for information on how to join that meeting.)

CONSENT

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

DISCUSSION

2. REPORT ON STAFF DESIGN REVIEW DECISIONS FOR DESIGNATED PROPERTIES
3. 724 AND 726 S COLLEGE: APPEAL OF DETERMINATIONS OF ELIGIBILITY
4. OVERVIEW OF WILLIAM B. "BILL" ROBB HISTORIC CONTEXT PROJECT
5. MURALS – POLICY REVIEW ON HISTORIC BUILDINGS

- **BOARD TOPICS**

1. Murals – Best Practices
2. Sustainability Workshop – Garages
3. LPC Work Plan Progress & Priorities

- **OTHER BUSINESS**

- **ADJOURNMENT**

DATE: September 9, 2020

STAFF: Jim Bertolini, Historic Preservation Planner

WORK SESSION ITEM 1
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

Murals & Best Practices for Historic Buildings

EXECUTIVE SUMMARY

This is a presentation and discussion to revisit the topic of murals on historic buildings in Fort Collins, especially in the downtown area. There is an increasing desire in many historic downtowns to increase murals on blank or secondary walls of historic and non-historic buildings as part of urban revitalization efforts. Fort Collins' current regulatory framework for approving or not approving murals is established in the Old Town Design Standards, adopted by City Council for the Old Town Historic District on July 15, 2014. Those Standards document both material and design concerns, some of which may create conflicts with the directions other stakeholders for the downtown area are seeking to take regarding public art.

Staff will facilitate a discussion with the Commission regarding this topic, and is seeking both general concerns or perspectives, as well as specific policy changes, if applicable. Staff will compile those items into a draft policy amendment memorandum for review and potential approval at the September 16, 2020 regular meeting.

ATTACHMENTS

1. Staff Presentation
2. Excerpt from Old Town Design Standards pertaining to murals and color review (60, 76, 82, 108). Old Town Standards in full are available online at: <https://www.fcgov.com/historicpreservation/pdf/old-town-design-standards.pdf?1583529710>



1

City of Fort Collins

Purpose

- Increasing interest in establishing murals in downtown area
- Opportunity to revisit existing mural and painting policy (Old Town Design Standards)
- Setup for potential policy adoption next week at regular session

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2



Definitions

- Murals can be many things:
 - Historic murals and ghost signs
 - New commercial signs
 - New art projects



South side of Bike Co-op on N. College Ave.



Rear of Blind Pig on Linden Street in Old Town Historic District (no CoA issued)



Rear/east side of the Cupboard on S. College Ave.



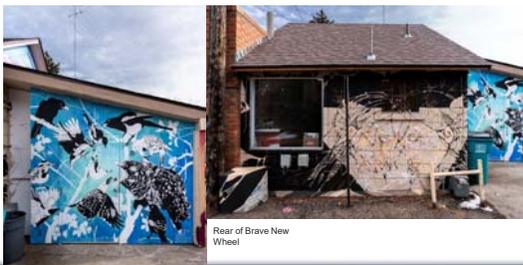
Rear of Blind Pig on Linden Street in Old Town Historic District (no CoA issued)



Murals – Considerations



South/East side of Artery Building – no CoA issued for either mural.



Rear of Brave New Wheel

- City Design Review (Old Town Design Standards):
 - Currently have review authority most painting on historic buildings. Review color in Old Town.
 - Material concern and design concern, but should not review content.
 - Overall effects on historic environment
 - Other City Codes (Sign Code)
- Other City programs, City Plan, and non-profit organizations
- Cultural considerations regarding murals
- Evolving sense of urbanism

 **Regional Approaches to Murals**

In general, murals are allowed on historic buildings in Colorado in most areas, with some constraints on how and where they are placed.

<ul style="list-style-type: none">• Denver – Generally allowed on secondary elevations• Greeley – Not addressed directly (address paint)• Brighton – not addressed directly (address paint)	<ul style="list-style-type: none">• Boulder (City) – Allowed; subordinate to overall building and should not obscure details or damage materials• Steamboat Springs – allowed, provided they do not obscure building details
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5

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 **National Approaches to Murals**

- In general, national scene is mixed:
 - Some communities prohibit new murals
 - Others actively encourage & embrace of murals on secondary elevations to activate historic districts for new audiences
 - Formalized policy adoption varies widely as well
- NAPC, NPS, and other national organizations are recommending eliminating regulation of content (including color).
 - Avoid First Amendment conflicts
 - Avoid perception of preservation as arbitrary or focused on aesthetics

6

6



Murals – Challenges & Opportunities

Option	Considerations
Eliminate suggestion of content control; retain current design & material concerns	Consistent with current guidance on avoiding First Amendment conflicts
	May require amendment to Old Town Design Standards (Council)
	May limit murals on historic buildings significantly
Eliminate color control as well as content control suggestion; retain current design & material concerns	Consistent with current guidance from national non-profits and recommendations from Colorado OAHF
	Consistent with current guidance on avoiding First Amendment conflicts
	Would require amendment to Old Town Design Standards (Council)
Eliminate color control as well as content control suggestion; Loosen current design & material concerns (i.e., Denver)	Increases wall planes accessible to murals
	May be a materials/design conflict with Standards depending on scenario
	Allows for broader constituency to appreciate historic buildings in new ways
	May require amendment to Old Town Design Standards (Council)
No change	Potential First Amendment conflict depending on interpretation of Old Town Standards
	Will keep introduction of murals onto historic buildings limited

7

7



Discussion & Questions

- What aspects of current policy addressing murals appears to work well? What seems to not work well for Fort Collins?
- Are there policy adjustments or changes to the Standards that Fort Collins should entertain relating to murals on historic buildings? If so, what are the key concerns?
 - Material concerns?
 - Design Concerns?
 - Social sustainability, inclusion, and equity concerns?
- How should this affect already in-place murals that should have applied for a Certificate of Appropriateness prior to installation?

8

8



Preserve traditional loading docks.

For More Information

See web link to *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

3.25 Replace a foundation wall using new material that is similar in character to the historic foundation.

- › For example, if a stone foundation must be replaced, a material that conveys the scale and texture of the historic fabric may be considered.
- › Use materials and details that resemble those used in foundations on similar nearby historic properties.
- › Do not increase the height of the structure when replacing a foundation wall as it will alter the alignment of historic façades along the block and its relationship to other details on the building.

LOADING DOCKS

Historic loading docks are important character-defining features of some commercial and industrial buildings and shall be preserved. These features also influence the perceived scale of the structure. Altering, enclosing, or removing a historic loading dock is not allowed. Loading docks on the rear of a building are important to the character of a property.

3.26 Maintain and repair a historic loading dock.

- › Maintain the historic location and form of a loading dock.
- › Maintain and repair loading dock components and details, such as a canopy or railing.

COLOR

Choosing the right combination of colors for a historic rehabilitation project can unify building elements with the façade and highlight important architectural detailing. Paint color selection shall be appropriate to the architectural style and complement the building and its surroundings. Using the historic color scheme is an option, but new schemes that are compatible are also permitted.

3.27 Retain historic colors.

- › Retain the historic or early color and texture of masonry surfaces.
- › Retain historic coatings such as paint that help protect exterior materials from moisture and ultraviolet light.
- › Do not strip paint or other coatings to reveal bare wood.
- › Do not paint unpainted masonry and architectural metals.
- › Do not use destructive paint removal methods such as propane or butane torches, sandblasting or water blasting which can irreversibly damage historic materials.

ART AND HISTORIC PROPERTIES

Public art is welcomed as an amenity in Fort Collins' historic districts. It shall be planned as an integral component of the urban environment and shall be strategically located to serve as an accent to public areas. An installation on private property that is visible from the public way also shall be planned to retain the historic significance of a property.

4.9 Public art shall be compatible with the historic context.

- › An art installation shall not impede one's ability to interpret the historic character of the district.
- › Locate public art such that the ability to perceive the character of historic buildings nearby is maintained.

4.10 An art installation on a historic property shall be compatible with the resource. It shall:

- › Maintain one's ability to interpret the historic character of the resource.
- › Preserve key features that contribute to the property's significance.
- › Be reversible in a way that the key features of the property remain intact.

SITE LIGHTING

The light level at the property line is a key design consideration. This is affected by the number of fixtures, their mounting height, and the lumens emitted per fixture. It is also affected by the screening and design of the fixture. Light spill onto adjacent properties and into the night sky shall be minimized and the design shall be compatible with the district.

4.11 Shield lighting to prevent off-site glare.

- › A light fixture shall incorporate a cut-off shield to direct light downward.
- › A luminaire (lamp) shall not be visible from adjacent streets or properties.
- › Shield a fixture to minimize light spill onto adjacent properties and into the night sky.

4.12 A light fixture must be in character with the setting.

- › A fixture shall be compatible with the historic context.

COLOR

Traditionally, color schemes in the Old Town Historic District were relatively muted. A single base color was applied to the primary wall plane. Then, one or two accent colors were used to highlight ornamental features, as well as trim around doors and windows. Since many of the commercial structures were unpainted brick, the natural color of the masonry became the background color. Sometimes a contrasting masonry was used for window sills and moldings. As a result, the contrast between the base color and trim was relatively subtle. These traditions of using limited numbers of colors, and muted ones, shall be continued.

These standards do not specify which colors should be selected, but rather how they shall be used.

4.26 The facade shall “read” as a single composition.

- › Employ color schemes that are simple in character.
- › Using one base color for the building walls and another for the roof is preferred.
- › Using one to three accent colors for trim elements is also preferred.

4.27 Base or background colors shall be muted.

- › Building features shall be muted, while trim accents can be either a contrasting color or a harmonizing color.
- › An accent color shall not contrast so strongly as to not read as part of the composition.
- › Bright high-intensity colors are not permitted.
- › Use matte or low luster finishes instead of glossy ones.
- › Non-reflective, muted finishes on all features is preferred.

4.28 Building elements shall be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- › Brick and stone: unpainted, natural color unless painted historically
- › Window frames and sash, doors and frame and storefronts: wood - painted; metal - anodized or baked color
- › Highly reflective materials, weathered wood and clear finishes are prohibited on large surfaces. A clear finish is permitted on a wood entry door.

ARCHEOLOGICAL RESOURCES

Negative impacts on archeological resources shall be avoided.

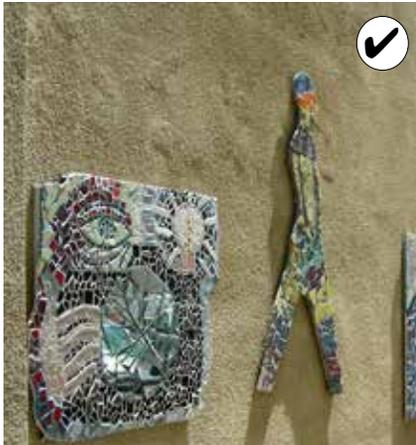
4.29 Leave archeological resources in place, to the maximum extent feasible.

- › Avoid disturbing known archeological resources.
- › If archeological materials are discovered contact the City of Fort Collins Historic Preservation office.

Design of Specific Sign Types



Mural content shall be appropriate to the district and its environs.



A mural shall complement the wall on which it is placed.



MURALS

A mural is a sign located on the side of the building whose content, reflects a cultural, historic or environmental event(s) or subject matter from the district.

6.13 Mural content shall be appropriate to the district and its environs.

- › The mural may not depict a commercial product brand name or symbolic logo that is currently available.

6.14 When used, a mural shall be incorporated as an element of the overall building design.

- › The mural shall complement the wall on which it is placed.
- › It shall not obscure key features of a historic building.

6.15 The application of a mural shall not damage historic materials.

- › The use of a mural that can be removed at a later date is permitted.
- › The application of a mural shall not damage the original building fabric. Generally, the hanging and/or anchoring of a mural should be reversible.
- › If a masonry wall is already painted, it may be acceptable to provide a painted mural with the approval of the review authority.

DATE: September 9, 2020

STAFF: Jim Bertolini, Historic Preservation Planner

WORK SESSION ITEM 2
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

Sustainability Workshop - Garages

EXECUTIVE SUMMARY

This is an informational presentation and discussion (as part of an ongoing series requested by the Commission) regarding the intersection of the *Secretary of the Interior's Standards for Treatment of Historic Properties* and the "Triple Bottom Line" approach to sustainability that has been adopted by the City (as well as other government and preservation organizations).

There are a growing number of requests to demolish or significantly alter historic garages in the Old Town area for a variety of reasons. Due to changes in automobile sizes, many historic garages do not have openings that can accommodate modern vehicles. Many are in poor repair, having been neglected for extended periods. Furthermore, as the Old Town area faces more pressure to densify, garages pose both challenges and opportunities for adding dwelling space on older lots without destroying key historic resources.

Staff is seeking input from the Commission regarding this topic, including suggested avenues for further research, projects, and recommendations for program improvements.

ATTACHMENTS

1. Staff Presentation
2. Excerpt from Old Town Neighborhood Design Guidelines pertaining to garages (historic and new) (59, 89). Old Town Neighborhood Guidelines in full are available online at:
<https://www.fcgov.com/planning/otnp/guidelines.php>

City of Fort Collins

Landmark Preservation Commission Work Session, September 9, 2020



Historic Preservation & Sustainability
Garages & Secondary Structures
Jim Bertolini, Historic Preservation Planner

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City of Fort Collins

Goals of Sustainability Workshop - Garages

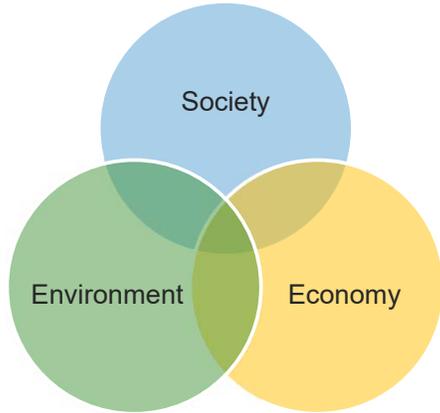
- In General
 - Staff introduction to topic and preliminary questions
 - LPC encouraged to discuss, ask questions, and provide expertise on the subject
- Topic-specific goals:
 - Explain current regulatory framework for working with garages and other accessory structures on historic properties in Fort Collins
 - Capture information from LPC members about best practices and concerns when working with garages and other secondary structures on historic properties.

2

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Sustainability - Definitions



- “Triple bottom line” approach
- Social
 - Connect people with history
 - Consider owner/resident needs (rehabilitation)
 - Consider local knowledge & craftsmanship
- Economic
 - Boosts to local job growth
 - Small business incubation
 - Financial solvency for local governments in pedestrian-focused environments
- Environmental
 - **Embodied energy**
 - **Reduce, reuse, recycle (in that order)**



Preservation Approaches - Garages

- NPS
 - Guidelines for Rehabilitation
 - Minimal formal guidance
 - Preservation Tech Note – Historic Garage & Carriage Doors
- Generally Consider Historic When:
 - It’s directly related to historic significance of the property
 - Reflects an important change or development in property’s history
 - Is individually distinct



406 E Pitkin



Garages & Preservation – Intersections

- Neighborhood Livability and Social Health
 - 2.1 – Revitalization of Underutilized Properties
 - 5.2 – Supply of Attainable Housing
 - 10.7 – Integrate and Adaptively Reuse Historic Resources
- Environmental Health
 - 5.1 – Reduce, Reuse, Refuse
 - 5.5 – Sustainable Materials Management



229 West St.



Garages – Design Review



531 Stover St.

- Design Review – Fort Collins HPS
 - Similar to most alterations under Chapter 14, Article IV of Municipal Code.
 - Typically handled by staff, aside from demolition.
 - Demolition for non-Landmark (NRHP) properties cleared by staff
 - Increasing inquiries to demolish or modify garages for:
 - New, more functional garages
 - Workspace
 - ADUs?
 - Staff aims for retention, even with minor modifications (doors, etc.)



Garages – Design Review (2)



817 Peterson St.



812 Peterson St.

- What Staff typically approves:
 - Repair & stabilization
 - Door replacement when doors are not distinctive (simple hinge doors or cutaway openings)
 - Rooftop solar installations
 - Small additions

What Staff typically denies:

- Demolition
- Enlargement of primary openings
- Removal of distinctive features (windows, doors, siding)



Garages – City Code Requirements

- Modern Fort Collins code requires:
- Permit for most work
 - Limited to 600 square feet in most cases
 - Square footage limitations depending on Zone district
 - Height restrictions based on Zone district



319 E. Plum



Garages – Challenges & Opportunities



609 Whedbee (demolished)



228 Whedbee (demolished)

- Challenges
 - IEBC/IFC considerations on garages
 - Balancing owner needs w/ historic character and Zoning/building code requirements.
 - Size
- Opportunities
 - Potentially lower cost



Regional Approaches to Garages

In general, garages are evaluated for historic value and preserved in a similar manner to the primary historic structures, albeit with some additional flexibility.

- Denver – Retain when feasible; otherwise treated same as primary structures
- Greeley – same
- Brighton – not addressed

- Boulder (City) – same
- Colorado Springs – same
- Golden – same



Discussion & Questions

- Should the City adjust treatment regarding garages on historic properties?
 - Should staff/the LPC adjust how we determine whether a garage is historic/worthy of preservation?
 - Should staff adjust guidance, approval & denial process for historic garages?
 - What types of changes will we accept as meeting Standards and when?
 - What's recommended vs. acceptable vs. not acceptable and when?
 - When should other City priorities allow for a greater degree of change to a garage, or demolition?
 - Affordable housing (ADU or larger development)?

CHAPTER 3: DESIGN GUIDELINES FOR THE TREATMENT OF HISTORIC RESOURCES

ACCESSORY BUILDINGS AND CARRIAGE HOUSES

The Old Town Neighborhoods have alleys that provide automobile and service access to many of the residential properties. As a result, most accessory buildings and carriage houses are located to the rear of the property, along the alley. While buildings in the rear generally have little impact on the character of the street, they do contribute to the character of the alley context and should be preserved.

3.33 Preserve original accessory buildings and carriage houses when feasible.

- › Keep historic accessory buildings and carriage houses in good repair, similar to the primary building on the lot.
- › Avoid removing a historically-significant accessory building or carriage house.
- › When additional space is needed, consider constructing a modest addition, or adding another accessory building or carriage house (when allowed by code), rather than removing the historic accessory structure.
- › Preserve character-defining features of a historic accessory building and carriage house.

EXISTING ADDITIONS

Some existing additions may have become historically significant in their own right. Unless the building is being accurately restored to an earlier period of significance, additions that have taken on significance should be preserved. However, more recent additions may detract from the character of the building and could be considered for modification or removal.

3.34 Preserve an older addition that has achieved historic significance in its own right.

- › Respect character-defining building features of a historically-significant addition.
- › Do not demolish a historically-significant addition.

3.35 Consider removing an addition that is not historically significant.

- › Ensure that the historic fabric of the primary structure is not damaged when removing these features.



Figure 119: This one-and-a-half-story carriage house is oriented with the roof plane parallel to the alley. This building has been appropriately preserved.



Figure 120: Keep historic accessory buildings and carriage houses in good repair, similar to the primary building on the lot.



Figure 121: Accessory buildings have little impact on the character of the street; however, they do contribute to the character of the alley context and should be preserved.

Accessory Buildings and Carriage Houses

ACCESSORY BUILDINGS AND CARRIAGE HOUSES

Accessory buildings and carriage houses are historically subordinate in scale and character to the primary building and are typically located to the rear of the lot. Accessory buildings are primarily used for storage and parking, while carriage houses provide a living unit with or without storage and parking. While these buildings in the rear generally have little impact on the character of the street, they do have an impact on the character of the alley and the neighbors to the rear. This character should be maintained.

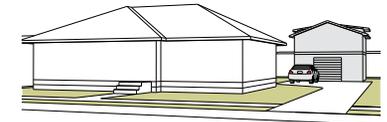
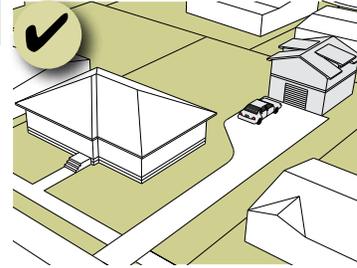
4.18 Locate an accessory building and carriage houses to reinforce surrounding historic development patterns.

- › Locate a new accessory building and/or carriage house similar to the range of locations in the surrounding context. This is typically to the rear of the primary building and along an alley (where they exist).
- › On a corner lot, set back a new accessory building and/or carriage house from the side street to minimize impacts on the historic streetscape.
- › Avoid making new curb cuts for driveways when they are not part of the historic pattern along the block.

One-and-a-half-story accessory building accessed from the street

In some character areas, accessory buildings are accessed from the street (e.g., in recent past neighborhoods).

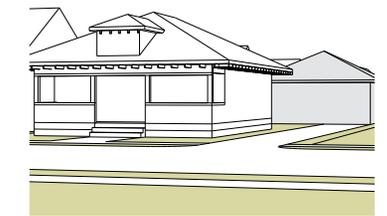
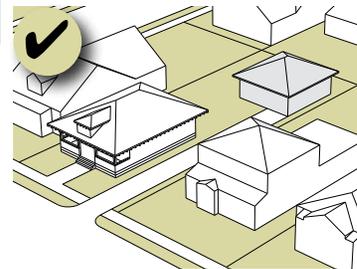
The new accessory building is compatible with the primary building on the lot since it has a subordinate mass and is set back to the rear.



One-story accessory building accessed from the street

In some character areas, accessory buildings are accessed from the street (e.g., on the narrow end of the lots where an alley is not present).

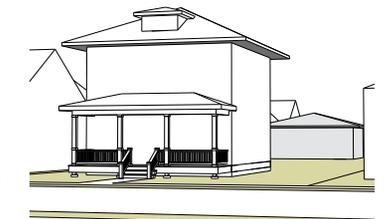
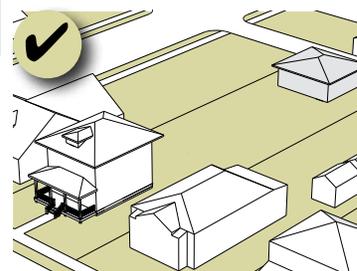
The new accessory building is compatible with the primary building on the lot since it has a subordinate mass and scale and similar roof form.



One-story accessory building accessed from the alley

In most character areas an accessory building is accessed from the alley.

The new accessory building is compatible with the primary building on the lot since it has a subordinate mass and scale and similar roof form.



DATE: September 9, 2020
STAFF: Karen McWilliams, Historic Preservation Manager

WORK SESSION ITEM 3
Landmark Preservation
Commission

SUBJECT FOR DISCUSSION

LPC Work Plan - Progress and Priorities

EXECUTIVE SUMMARY

City Code requires all boards and commissions to file work plans on or before September 30 for the following year. According to the Boards and Commissions Manual, work plans should set out major projects and issues for discussion for the following year. The LPC adopted the attached 2020 work plan at its October 16, 2019 meeting. Consideration of pending priorities associated with the work plan will be a regular work session discussion item. The regular recurrence of this discussion item is intended to provide the Commission with the opportunity to measure ongoing progress and identify action items.

ATTACHMENTS

1. LPC 2020 Work Plan

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com



MEMORANDUM

DATE: October 16, 2019
TO: Susan Gutowsky, Council Liaison
CC: Darin Atteberry, City Manager
Delynn Coldiron, City Clerk
FROM: Meg Dunn, Chair, Landmark Preservation Commission *Meg Dunn*
RE: **Landmark Preservation Commission 2020 Work Plan**

Overview of the Landmark Preservation Commission (Est 1968):

- Federally authorized Certified Local Government (CLG) since 1991. CLG status:
 - Authorizes LPC to administer state and federal preservation regulations, notably Section 106 Review and Compliance for all projects with federal licensing, permitting, or funding. Ex: MAX bus system, Linden Street improvements, Community Development Block Grant (CDBG), flood mitigation, telecommunications.
 - Enables residents to participate in the 20% Colorado State Tax Credit program.
 - Provides a dedicated pool of grant funding: Fort Collins has received over \$200,000 in CLG grants for training, surveys, building preservation, and community education and outreach.
 - Requires enforcement of appropriate state and local legislation for the designation and protection of historic properties, consistent with the Secretary of Interior's Standards.
 - Requires on-going survey of historic resources.
- Nine-member board, at least 40% of whom must have professional expertise in the fields of historic preservation, architectural history, architecture, archaeology, or closely related fields:
 - Commission professional expertise includes: Architecture (Nelson, Paecklar, Simpkins); Landscape Architecture (Bredehoft); Archeology (Gensmer); Finance (Bello); Historic Preservation (Murray, Wallace); and Education (Dunn).
- Final decision-maker on:
 - Requests for alterations to properties designated on the National Register, Colorado State Register, and as Fort Collins Landmarks
 - Determinations of eligibility for Fort Collins Landmark designation
 - Allocation of Landmark Rehabilitation Loan funds
- Makes recommendations:
 - To Council on Fort Collins Landmark designations;
 - To the Colorado State Review Board on nominations to the National and State Register
 - To Decision Makers on compatibility of developments adjacent to historic properties
- Advises Council on the identification and significance of historic resources, threats to their preservation, and methods for their protection
- Advises Council and staff about policies, incentives and regulations for historic preservation.

Landmark Preservation Commission
2020 Work Plan

2019 Quick Review:

- Presented "Friends of Preservation" Awards to **four** projects:
 - **Bohemian Companies and 4240 Architecture:** Superior Infill Development, Elizabeth Hotel;
 - **Susan Hoskinson:** Landmark Designation and Preservation of Historic Resources;
 - **Poudre Heritage Alliance, City Recreation and Parks Departments, Ethan Cozzens, and Empire Carpentry:** Outstanding Dedication to Preserving Historic Resources for the Restoration and Rehabilitation of the Ross Homestead Act Proving Up House;
 - **Myrne Watrous:** Exceptional Contributions to Historic Preservation.
- Generated **\$116,843** in local preservation work by **provided \$43,182** in **Landmark Rehabilitation Loans** to eight property owners, for window rehabilitation and weatherization, porch repair, stabilizing foundations, and more.
- Supported two **State Historic Fund grant applications**, for the survey of 50 properties in Old Town Fort Collins between Mulberry Street and Laporte Avenue; and for a comprehensive Historic Structure Assessment of Fort Collins Water Treatment Plant No. 1 at Gateway Park.
- Recommended **seven** properties for Fort Collins Landmark designation, and **two** properties for designation on the National Register of Historic Places.
- Provided Council and staff with input on the **Historic Preservation Code Changes, the Downtown Plan, the Old Town Neighborhoods Plan, and the KFCG Tax Initiative.**

A full description of LPC activities is provided in the Certified Local Government Annual Report.

2020 Responsibilities and Initiatives:

In 2020, the Landmark Preservation Commission will continue to directly support the City's Strategic Plan in the Key Outcome Areas of Neighborhood Livability and Social Health, Economic Health, Environmental Health, and High Performing Government, and has identified additional goals to further align its strategic objectives with those of City Council. The Commission:

Will support the **Neighborhood Livability and Social Health Outcome** by:

- Enhancing the community's sense of place by protecting historic character through landmark designation; and through design review and development review, helping to ensure compatible alterations and new development;
- Celebrating historic resources through a wide variety of community recognition and appreciation opportunities, such as the Friends of Preservation Awards; tours, signage and brochures; and partnerships with community history organizations;
- Supporting Housing Affordability goals by retaining and rehabilitating historic building stock, promoting more affordable options in housing;
- Developing a community-wide survey plan and identifying priorities for historic survey.

Will support the **Economic Health Outcome** by:

- Allocating Landmark Rehabilitation Loans and promoting Design Assistance Program, State Tax Credits, State Historic Fund grants, and other financial incentives to eligible properties;

Landmark Preservation Commission
2020 Work Plan

- Supporting Housing Attainability and Affordability through revisions to the Rehabilitation Loan Program and the Design Assistance Program to address financial equity issues, and better assist low and moderate-income citizens with cost-effective repairs and improvements to their homes.
- Ensuring a smooth, integrated Development Review process by providing early comments to developers and staff on Land Use Code projects; and by providing decision makers with recommendations on development near historic properties
- Promoting and subsidizing the use of Fort Collins' specialized skills and tradespeople to keep more financial resources in the community.
- Assist staff in the performance of two State Historic Fund grant-funded projects: the survey of 50 properties in Old Town Fort Collins between Mulberry Street and Laporte Avenue; and the comprehensive Historic Structure Assessment of Fort Collins Water Treatment Plant No. 1 at Gateway Park.

Will support the **Environmental Health** Outcome by:

- Incentivizing sustainable building practices and energy conservation measures in older homes through historic preservation review processes;
- Promote sustainability, retention of embodied energy, and waste-steam reduction by encouraging the reuse of existing buildings and materials
- Facilitating safe, cost-effective building rehabilitation and energy retrofitting and resource sustainability through 0%-interest loans, free professional advice, and the City's Design Assistance Program;
- Promoting the Historic Preservation Division's Costs Calculator, an on-line tool that enables area contractors and residents to understand the cost, longevity and energy trade-offs in material choices.

Will support the **High Performing Government** Outcome by:

- Overseeing the implementation of the new historic preservation codes and processes and continuing to identify improvements, recommending appropriate code revisions as needed;
- Providing the best service to Council and the residents of Fort Collins by identifying and implementing innovative solutions and best practices through partnerships, continuing education, and professional trainings;
- Building capacity, increasing productivity, and facilitating the career training and growth of young professionals by working with CSU students in Historic Preservation, Archeology, Construction Management, Heritage Tourism and other related fields of study;
- Furthering Council's and the City's goals and objectives through the performance of the Commission's duties.