



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 October 21, 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 10:00 a.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 SEPTEMBER 16, 2020.

The purpose of this item is to approve the minutes from the September 16, 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. TENNEY COURT NORTH AND WEST OAK STREET ALLEYS CONCEPTUAL REVIEW

DESCRIPTION: The applicant is seeking conceptual review comments from the Landmark Preservation Commission for improvements to two alleys: Tenney Court North and West Oak Street.

APPLICANT: Downtown Development Authority
City of Fort Collins

4. 126 S. WHITCOMB ST: APPEAL OF STAFF DECISION ON DESIGN REVIEW

DESCRIPTION: This item is to consider the appeal of a staff design review decision for 126 S. Whitcomb Street. The applicant is proposing demolition of the historic 1932 garage and replacement with a new 1.5 story garage on its location. Staff denied the request on August 25, 2020, and the owner filed an appeal on August 26, 2020. Staff decisions may be appealed to the Landmark Preservation Commission.

APPLICANT: Tara Gaffney (Property Owner)

5. 237/243 JEFFERSON CONCEPTUAL DESIGN REVIEW

DESCRIPTION: The applicant is seeking conceptual review comments from the Landmark Preservation Commission for proposed additions to the two buildings at 237 & 243 Jefferson Street in the Old Town Historic District.

APPLICANT: Sunil Cherian (owner); Matt Rankin (architect)

6. ADOPTION OF THE LANDMARK PRESERVATION COMMISSION'S 2021 WORK PLAN

The purpose of this item is to discuss and adopt the Landmark Preservation Commission's Work Plan for 2021.

- **OTHER BUSINESS**

- **ADJOURNMENT**

Gretchen Schiager

From: meg dunn <barefootmeg@gmail.com>
Sent: Tuesday, September 1, 2020 4:54 PM
To: Karen McWilliams; Gretchen Schiager
Subject: [EXTERNAL] Extending our virtual meeting period

Hi Karen,

Given our ongoing COVID-19 “Safer at Home” recommendation from the State, I think it would be prudent for us to continue to hold meetings virtually for the foreseeable future. Why don’t we set June 2021 as a cut off point to revisit this, with the option to revisit the issue sooner if somehow a vaccine is found and quickly disseminated early next year, and the Safer at Home recommendation is lifted. I know that P&Z is holding a mixed meeting soon, so I think we should be open to that should the need arise.

So, to summarize: Let’s plan to continue our virtual LPC meetings until June 2021 with the understanding that, should the need arise, we would be willing to consider an alternative option on a one-off basis. Given that the members of the LPC seem to feel that our virtual meetings have been going well, I don’t foresee this happening. But I would like to be flexible should an applicant or appellants feel the need for an in-person setting.

Thanks!
- Meg

AGENDA ITEM SUMMARY

Landmark Preservation Commission

October 21, 2020

STAFF

Gretchen Schiager, Administrative Assistant

SUBJECT

CONSIDERATION AND APPROVAL OF THE MINUTES OF SEPTEMBER 16, 2020 REGULAR MEETING

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes from the September 16, 2020 regular meeting of the Landmark Preservation Commission.

ATTACHMENTS

1. LPC September 16, 2020 Minutes – DRAFT



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

Location:
 This meeting was conducted
 remotely via Zoom

Regular Meeting September 16, 2020 Minutes

- **CALL TO ORDER**

Chair Dunn called the meeting to order at 5:35 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: Bredehoft, Dunn, Knierim, Michell, Murray, Rose
 ABSENT: Bello, Nelsen, Wallace
 STAFF: McWilliams, Bzdek, Bertolini, Yatabe, Schiager, Albertson-Clark

Chair Dunn read a statement regarding the purpose and procedures for meeting remotely.

- **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 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.

Mr. Knierim moved that the Landmark Preservation Commission approve the Consent Agenda of the September 16, 2020 regular meeting as presented.

Mr. Murray seconded. The motion passed 6-0.

- **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

The Commission did not request a staff report for this item.

Commission Questions and Discussion

None

3. 724 AND 726 SOUTH 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)

Staff Report

Ms. Bzdek presented the staff report. She provided a summary of the item and pointed out the development area on a map. She reviewed the role of the Commission and the applicable Code section and noted that the decision on this item can be appealed to City Council.

Ms. Bzdek provided a timeline of numerous activities related to the development of this property, including City Council decisions that impacted the relevant Code. She talked about Staff's role in reviewing independent surveys and determinations of eligibility and stated that a finding of eligibility does not mean a property will be designated as a landmark.

Ms. Bzdek talked about the two requirements for landmark eligibility: Significance and Integrity. She pointed out that Context is no longer part of the evaluation. She talked about specifics to the evaluation of local significance under Criterion 3. She also explained that the term "vernacular architecture" refers to the special qualities about the local built environment that speak to the history of the area, and discussed the materials, workmanship and design that speak to vernacular wood frame dwellings.

Ms. Bzdek explained that not all seven aspects of integrity must be present, but those relating to character-defining features that were in place during the period of significance should be intact. She noted that evaluating integrity is based on the current condition of the property but does not require the property to be in good repair, assuming that repairs can be made. She said for buildings which are eligible because of their architecture, the most important aspects of integrity are workmanship, materials, and design.

She talked about the previous assessments of 724 South College in 1998, 2014 and 2019. The 2014 review found the property to be ineligible due to loss of context. Code changes since that time informed the finding of eligibility in 2019.

Ms. Bzdek reviewed the history of 724 South College and the Shantz family that resided in the home from 1902-1963. She pointed out the features of the design and construction that are particularly important to vernacular wood frame dwellings, such as the front porch columns, wood shingle cladding, steeply pitched roof and gabled dormers. She talked about the setting and context, and reviewed changes to the property over time.

Ms. Bzdek talked about the results of the previous assessments of 726 South College. The property was owned by Frank Shantz and used as a rental since 1903. She spoke about the significance of the design and construction, pointing out specific features such as the hip roof, decorative front gable and front porch with balustrade railing. She talked about the setting and context, and reviewed changes to the property over time.

Applicant Presentation

Nicole Ament, attorney for the Appellant, stated that they do not believe these properties are eligible under Section 14-22(b). She explained that Heritage Consulting Group had been retained to provide a second opinion on the eligibility of the property.

Mick McDill and Todd Rosenzweig, owners of the property, spoke to the Commission about their history with the property, noting that they would not have bought the properties had they known they were eligible to be landmarked. Mr. McDill stated they were unaware that the previous determination of ineligibility could change and did not know it was being reevaluated. He talked about the hardship a determination of eligibility would have on their business.

Michael LaFlash, Heritage Consulting Group, provided his credentials before reporting on his findings. He utilized Google Maps to show the surrounding area of the property. Mr. LaFlash discussed the eligibility of the properties and pointed out that these properties were not included in the boundary of the Laurel School Historic District. He asserted that the reasons for the 2014 determination of ineligibility were still valid.

Mr. LaFlash talked about the lack of context as well as how zoning plays a significant role in the future of this area. He said these properties are not individually significant under Criterion 3 and should not be considered eligible for landmark designation.

Public Input

The Secretary read into the record a statement from Gwen Denton sharing her memories of 726 South College Avenue where her great uncle and aunt lived for 12 years. She expressed her hope that the building would be preserved.

Commission Questions

Chair Dunn reminded the Commission that their role was strictly to determine the eligibility of these properties, per Chapter 14, Section 22 of the Municipal Code, and the discussion should center around Significance and Integrity. The Commission is to review all the most current information and make a new, independent determination. She reviewed the order of proceedings for the appeal hearing.

Chair Dunn apologized to the Appellant for the confusing process and noted that the changes to the Code were needed to clarify and improve the process, but unfortunately, these properties straddled those time periods.

Chair Dunn asked whether Mr. LaFlash had done a written survey of these buildings, whether he lives in Fort Collins and if he had looked at the properties in person. He responded in the negative to all. Ms. Ament explained that they tried to find a local consultant, but those that were available had conflicts based on relationships with Staff.

Mr. Murray asked for clarification of the timeline, particularly whether the owners were made aware of the recon survey done in 2019. Ms. Bzdek stated that when the 2014 determination was made, the property owner was notified that it was good for five years. Sherry Albertson-Clark, Historic Preservation Survey Consultant, explained that the owners were not notified of the 2019 recon survey, since an intensive survey would be required.

Mr. McDill stated that they did not receive notice in 2014, or at the time of their submittal in November 2019, that the 2014 determination of ineligibility was nearing expiration. Chair Dunn commented that the process in the past did not include those notifications.

Mr. Knierim asked whether the Commission is only to look at the post-March 2019 code. Mr. Yatabe said the Commission is to make their determination based on the current code.

Ms. Michell asked whether the context information from 2014 was to be disregarded. Ms. McWilliams explained the Code changes that took place in 2019 specifically excluded context since it was already covered under the setting aspect of integrity. Mr. Murray asked whether the context that was considered in 2014 was the same as setting that is currently part of the Code. Ms. McWilliams responded that it is similar, but the context was added for a couple of years to address neighborhood changes.

Ms. Bredehoft asked whether future changes to the neighborhood should be considered. Ms. McWilliams said the Commission should consider current conditions, not what may happen in the future.

Chair Dunn asked for clarification on why Staff stated that design, materials, and workmanship were key aspects of integrity for this property under Criterion 3, while Mr. LaFlash chose setting, feeling and association as key aspects. Ms. Bzdek referenced the National Register of Historic Places (NRHP) Bulletin 15 and stated that while all seven aspects of integrity are considered, if a building is eligible based on its architecture and it has a loss of integrity in design, materials and workmanship then it cannot convey that significance.

Mr. LaFlash agreed with Ms. Bzdek's statement, but since they don't believe the properties are significant under Criterion 3 individually, they should be looked at as if they were contributing toward a historic district, giving setting, feeling and association a higher weight. Chair Dunn asked why Mr. LaFlash had dismissed Criterion 3. He responded that the properties lacked architectural integrity in terms higher artistic value as required by the National Register.

[Secretary's note: The Commission took a short break at this time. A roll call was conducted upon reconvening to establish all were present.]

Chair Dunn asked Ron Sladek, former Landmark Preservation Commission Chair, to speak about the 2014 determinations. He explained that there was very limited information available for that determination, so the decision was largely based on context and setting with context having the higher priority.

Chair Dunn asked how long the forms were valid, and Mr. Sladek thought it was less than 5 years. He suggested the period of construction be considered. Ms. Bzdek noted that the period of significance for 724 South College is defined as 1901 – c. 1964, which was when its use changed from single-family dwelling to student rental property. For 726 South College, the period is defined as 1901.

Ms. McWilliams confirmed that in 2014 the determinations were valid for one year, but that became cumbersome, so it was later changed to five years. Ms. McWilliams said property owners were notified by mail, however Ms. Bzdek added that the letter did not include the expiration date.

Chair Dunn asked Jason Marmor, the consultant who completed the recent surveys, for clarification on the extensive period of significance for 724 South College. Mr. Marmor explained that the significance for 726 was based only on architecture and stated if he were to do the survey again, he would limit the period of significance for 726 South College to the year of construction as well.

[Secretary's note: The Commission took a 20-minute break while Ms. Bredehoft prepared a motion. A roll call was conducted upon reconvening to establish all were present.]

Commission Discussion for 724 South College Avenue

1. Location

Ms. Bredehoft said location is the same.

2. Design

Mr. Murray commented on the home being largely obscured by the tree. Chair Dunn said the actual design elements of the home are intact.

Ms. Michell said the overall design features such as the gables, front porch and original siding are intact, but the setting is compromised. It is not high style but makes a statement as a vernacular home. Ms. Bredehoft said it is a great representation of middle-class homes in Fort Collins. The front entry, column detail, and the dormers that intersect with the roof are interesting and unusual.

Chair Dunn said the window pattern on the front is not common.

Mr. Rose talked about the delineation between the upper and lower story, and the aesthetic of the two different materials.

Mr. Knierim asked if the screened-in porch was added. Ms. Bzdek stated the 1938 permit was to screen in the porch. Chair Dunn said a screened-in porch was a common change during that period.

3. Setting

Ms. Bredehoft disagreed that the setting is lost. It still sits on College Avenue, across from CSU. The two buildings on either side, as well as the commercial building to the north, have a residential feel, and there are numerous homes along College being used as commercial. The setting is slightly diminished, but mostly intact.

Mr. Rose said the filling station is still there, just with a different use. To the west, there have been no changes since the college was started. He noted that historically, South College developed with a mix of residential and commercial. He agreed that the setting is not lost.

Chair Dunn said the setting is probably 50/50 intact, and while mixed, maintains a sense of residential.

4. Materials

Mr. Murray asked if the windows are original. Ms. Bzdek said both properties retain many original windows. Mr. Murray said most of the windows maintain the original style if not the original sashes. He also commented that the cottage style window which was common in sitting rooms is probably original. The upper windows are double hung and appear to be original.

Chair Dunn agreed that many of the windows appear to be intact.

5. Workmanship

Mr. Knierim noted that great care was taken in the design and construction of the home and the selection of materials. Mr. Murray commented that these homes were built for specific people.

Ms. Bredehoft said many of the features discussed for design could also fall under workmanship.

Chair Dunn said the patterning and materials used for each story, and the columns on the porch, are examples of the workmanship of the time. The way the gable is worked into the roofline is stunning. Ms. Bredehoft added that the panels on the front of the porch under the windows are examples of the workmanship.

6. Feeling

Ms. Bredehoft said it feels like a residential home, and the setback adds to that feeling. The wood details, wood columns and overall size of the house and its tall, narrow shape feel like 1901.

7. Association

Ms. Bredehoft said the three houses, the commercial building to the north, and the gas station present a residential neighborhood feel.

Chair Dunn offered an additional thought about setting in that the use of College Avenue has changed. People used to park along College, but the experience is different when travelling by in a vehicle. From the pedestrian level the setting is that of a neighborhood.

Significance

Mr. Murray stated that the architecture is outstanding for its time with the extra shingles on top, detailing of the cottage style windows and Tuscan columns in the front. The screened-in porch was well done.

Mr. Knierim said the home is well-preserved, so the architectural features are easy to see.

Chair Dunn said it is a good example of the architecture of the time and is supported by the integrity. She added it is a downplayed middle-class home but would almost be considered high style for the modest community of Fort Collins.

Mr. Rose commented about the construction type and the fact that the second story is not a full story, which is indicative of the balloon framing common in that period. Mr. Murray agreed that the method of construction has significance.

Commission Discussion for 724 South College Avenue Garage

1. Location

Chair Dunn said the location is the same.

2. Design

Chair Dunn said the design is close.

3. Setting

Ms. Bredehoft said it is still in the backyard, next to the alley and associated with the house.

4. Materials

Chair Dunn asked if the doors were original and wondered what material was under the stucco.

Mr. Rose said the stucco was an irreversible intrusion sufficiently detrimental to call into question whether it is a contributing resource. He speculated that the doors are original.

5. Workmanship

Chair Dunn said the workmanship of the door and the eaves is visible, but the gable end and side have been hidden. Chair Dunn stated that usually a house and garage have combined significance, but with the loss of workmanship and materials due to the stucco, its significance is questionable.

Mr. Murray commented that the side with doors still has an overhang and looks like it fits with the house and time period. The deterioration, stucco and shortening of the roof on the other side diminish the integrity.

The members speculated about the piece of wood protruding from the roof and wondered if it was related to a change in the operation of the doors from sliding to hinged.

Mr. Knierim expressed reservations about the integrity and significance of the garage on its own. Ms. Bredehoft said it contributes to the residential lot but is not significant on its own.

Ms. Bredehoft made a motion but withdrew it in order to clarify the eligibility of the garage.

Mr. Rose said due to its questionable integrity the garage would be not considered a contributing resource and therefore should not be included in the eligibility for 724 South College.

Chair Dunn said the doors are the only thing that would speak to the period of significance.

[Secretary's note: There was a lengthy gap in the discussion at this time while the Commission waited for Ms. Bredehoft to prepare her motion. There was no official break at this time, so the audio and video recordings continued to run.]

Commission Deliberation for 724 South College Avenue

Ms. Bredehoft moved 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, finding that 724 South College meets Criteria 3 under Significance as a good example of a vernacular wood frame dwelling in Fort Collins, in that it is a product of the local builder's experience, available resources and a response to the local environment, specifically in the balloon framing construction method that was used and additional wood design details and application of the materials, and finding that 724 South College Avenue meets all seven aspects of integrity, in that location, design, materials and workmanship are all intact, and although College Avenue has been altered with time, the setting of the residential character along the street frontage surrounding 724 South College is intact, and both feeling and association are intact. In addition, the garage building associated historically with the residence is

not found to be a historic resource contributing to the significance or integrity of 724 South College Avenue based on the finding that of the seven aspects of integrity only location and association are met, and it does not meet Criteria 3 under Significance.

Mr. Knierim seconded.

Mr. Murray proposed an amendment to specify that the garage does meet two aspects of integrity: location and association. Ms. Bredehoft and Mr. Knierim accepted the amendment.

The motion passed 5-1, Michell dissenting.

Ms. Michell explained her dissent, stating that while the house is intact, the residential setting of that block is no longer intact.

Commission Discussion for 726 South College Avenue

1. Location

Chair Dunn stated the building has not moved.

2. Design

Mr. Murray said the classic hip-roof box is a standard design throughout Old Town Fort Collins. All the features are intact including the original porch.

Chair Dunn stated that the hip-roof box is obvious, and the porch and railing are original.

3. Setting

Ms. Bredehoft commented that the feel of the Book Ranch has the same feel as the gas station would have, and the setting is intact.

Mr. Rose said the setting for 726 is better than 724 due to its location.

4. Materials

Mr. Rose said the materials are the most common in wood-framed construction. He said it was a good example of the use of materials that were available at the turn of the century.

Mr. Murray said the siding may have been replaced. Chair Dunn said even if the siding is not original, it does fit with the era.

Mr. Rose pointed out the siding appears to have multiple layers of paint and is not uniform, which may indicate it was not replaced in recent years. Also, the siding under the porch is protected which would explain the apparent difference in condition. He stated that it retains the necessary integrity.

5. Workmanship

Mr. Murray commented on the likelihood that the front and back porches are original. He stated the gapping in the railings, the floor, the shingles on the dormer and the handrail all appear to be original, which is an indication of quality workmanship. The rooflines are very straight.

Chair Dunn pointed out the leaded glass window on the front porch is still intact. She also noted that the transom window speaks to the time period.

6/7 Feeling & Association

Ms. Bredehoft said both the feeling and association are similar to the other house.

Significance

Chair Dunn said it is a more modest house.

Mr. Rose said it is a high-quality vernacular and the architecture is a good example for that period of time. He commented that the porches are an architectural expression of interaction with the community.

[Secretary's note: The Commission did not take a formal break but paused the discussion for 8 minutes while Ms. Bredehoft prepared a motion. The audio and video continued to record during this time.]

Commission Deliberation for 726 South College Avenue

Ms. Bredehoft moved 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 finding that 726 South College meets Criteria 3 under Significance as it is a good example of a modest vernacular wood frame dwelling in Fort Collins, in that it is a product of the local builder’s experience, available resources and a response to the local environment at the turn of the century, specifically in the simple design elements including the porch balusters, the diamond pattern under the gable, the lead glass transom and additional wood design details and application, and finding that it meets all seven aspects of integrity, including location, design, materials, workmanship, and although College Avenue has been altered with time, the 726 South College setting is intact specifically considering its relationship to the adult Book Ranch lot to the south which was once a local gas station, and the residential buildings directly to the north, and that feeling and association are also intact.

Mr. Rose seconded. The motion passed 5-1, with Ms. Michell dissenting.

Ms. Michell explained her dissent, stating that the property doesn’t retain its residential setting.

Chair Dunn suggested voicing concerns earlier in the discussion rather than after the motion.

Chair Dunn suggested the Appellants speak with staff about options such as adaptive reuse of the property and mentioned Ginger and Baker or the Goff House as examples. She also reminded the Appellants they have the right to appeal to Council.

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.

Staff Report

Sherry Albertson-Clark introduced the item and reminded the Commission about the grant the City received for this project. She explained why Bill Robb was chosen for the project. She mentioned that Bill Rob’s granddaughter, Susan Downing, will be working on this project with Ron Sladek.

Mr. Sladek spoke about Bill Robb’s impact on the City, mentioning several specific projects.

Commission Questions and Discussion

Chair Dunn asked how many buildings would be included. Mr. Sladek responded that he would be looking several dozen scattered all over the City.

Ms. Downing told the Commission she is excited about the project.

● **OTHER BUSINESS**

Jim Rose, a new Commission member, introduced himself and described his background in architecture and historic preservation.

Chair Dunn reminded the Commission about the upcoming Boards & Commissions Super Meeting on the City’s 2021 budget and the “Reimagine Boards & Commissions” project.

● **ADJOURNMENT**

Chair Dunn adjourned the meeting at 9:59 p.m.

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

Minutes approved by a vote of the Commission on _____.

Meg Dunn, Chair

STAFF REPORT

Landmark Preservation Commission

October 21, 2020

ITEM NAME

STAFF DESIGN REVIEW DECISIONS ON DESIGNATED PROPERTIES, SEPTEMBER 3 TO OCTOBER 7, 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 September 3 to October 7, 2020.

There is no staff report this month.

Property Address	Description of Project	Staff Decision	Date of Decision
307 E. Plum 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	9/9/2020
511 Locust 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	9/10/2020
201 S. College Ave.	Replace front sign w/ larger version. City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	9/16/2020
611 Mathews 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	9/16/2020
315 E. Magnolia 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	9/22/2020
322 E. Myrtle 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	9/28/2020

Agenda Item 2

245 Jefferson St.	In-kind roof replacement (TPO membrane). City Landmark. Reviewed by staff under Municipal Code 14, Article IV.	Approved	September 29, 2020
634 Mathews St.	In-kind roof replacement (TPO membrane). Contributing building to Laurel School Historic District (NRHP). Reviewed by staff under Municipal Code 14, Article IV.	Approved	September 30, 2020
408 Whedbee 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 30, 2020
615 W. Mulberry St.	In-kind roof replacement (asphalt shingle). Unevaluated duplex over fifty years of age Reviewed by staff under Municipal Code 14, Article IV.	Approved	October 1, 2020
404 E. Oak 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	October 5, 2020

STAFF REPORT

October 21, 2020

Landmark Preservation Commission

PROJECT NAME

TENNEY COURT NORTH AND WEST OAK STREET ALLEYS CONCEPTUAL REVIEW

STAFF

Maren Bzdek, Historic Preservation Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: The applicant is seeking conceptual review comments from the Landmark Preservation Commission for improvements to two alleys: Tenney Court North and West Oak Street.

APPLICANT: Downtown Development Authority

OWNER: City of Fort Collins

EXECUTIVE SUMMARY

BACKGROUND: The Downtown Development Authority (DDA) has engaged in alley improvements in Fort Collins since 2006 to enhance aesthetics and use of these connective spaces in the Downtown. A 2008 master plan identified a multi-phased, prioritized approach to alley improvements and initial projects included Montezuma Fuller, Old Firehouse, Dalzell Alley, Beardmore-Reidhead-Godinez, and Seckner Alleys. The current [master plan](#) calls for finalization of the improvements in five separate phases that will occur between 2020 and 2029. Phase 1 includes two square blocks of enhanced alleyways identified as Tenney Court North and West Oak Street alleys. The design and engineering team is Norris Design and JVA Consulting Engineers. Construction is expected to occur between spring 2021 and November 2021. The DDA is engaged in the capital review approval process and outreach with the public, including involved property owners and businesses, and seeks Commission feedback for refinements of the plans in the final phase of design.

PROPOSED ALTERATION: The applicant is presenting 60% plans for proposed improvements to the Tenney Court and West Oak Street alleys. The design for each alley is based on a unique theme, but serve the same goals: to encourage additional outdoor uses, inspire redevelopment of adjacent private parcels, create festive spaces with lighting and art installations, ensure emergency access and provide shared trash and recycling strategies, and implement a shared street model for vehicular access. Specific design elements include:

- Vertical gateway elements
- Circular concrete planters
- Benches
- Local granite rocks
- Pedestrian lighting
- Trash location
- Wall mounted elements
- Festoon lighting
- Murals
- Special paving

RELEVANT REVIEW CRITERIA:

Section 14-51. – Alterations to designated resources requiring a certificate of appropriateness or report.

Changes to rear elevations or other site features of designated landmark properties would require design review and approval based on the Secretary of Interior's Standards for the Treatment of Historic Properties and a satisfactory plan of protection that covers those alterations as well as abutting construction and site work.

Land Use Code Section 3.4.7 (E)

(1) Design Compatibility, Table 1: Requirements for New Construction Near Historic Resources

Visibility of Historic Features: New construction shall not cover or obscure character-defining architectural elements, such as windows or primary design features, of historic resources on the development site, abutting or across a side alley.

Land Use Code Section 3.4.7 (E)

(3) Plan of Protection. A plan of protection shall be submitted prior to the Landmark Preservation Commission providing a recommendation pursuant to below Subsection (F) that details the particular considerations and protective measures that will be employed to prevent short-term and long-term material damage and avoidable impact to identified historic resources on the development site and within the area of adjacency from demolition, new construction, and operational activities.

ATTACHMENTS

1. DDA-LPC Staff Memo
2. Applicant Presentation
3. Staff Presentation



TO: Landmark Preservation Commission
 FROM: Todd Dangerfield
 THROUGH: Maren Bzdek
 DATE: October 21, 2020

**RE: Landmark Preservation Commission Meeting, October 21, 2020
 Tenney Court North/West Oak Street Alleys Projects Executive Overview**

Background

In 1981, the Downtown Development Authority (DDA) Plan of Development identified the alleys in the downtown area as an untapped opportunity for enhanced pedestrian connections. In 2006, the DDA initiated a pilot project which included improving the pedestrian-only Trimble Court (connecting College Avenue and Old Town Square) and Tenney Court (connecting Mountain Avenue with the Civic Center Parking Structure). The DDA's goal in initiating this project was to enhance the alleys aesthetically and to stimulate increased economic vitality and use of these spaces.

In 2008, the DDA engaged local design firm Russell+Mills Studios to identify and create a master plan of proposed enhanced alleys between CSU, Downtown and the River District. Beginning in 2010, the first phase of alley enhancements began with the construction of two alleys: Montezuma Fuller and Old Firehouse Alleys. These two installations were followed by the construction of the Dalzell Alley enhancements in 2011 and the Beardmore-Reidhead-Godinez and Old Firehouse East/Seckner Alleys in 2018.

The original master plan established a prioritized order of alleys to be enhanced. In 2019 the DDA Board reviewed the ten remaining alleys identified for enhancement, reexamined the relevancy of the order and made a few adjustments as well as establishing a model for "bundling" the remaining alleys into five separate phases for design and construction in alternating years beginning in 2020 and continuing through 2029. The Board established a finance plan for Phase 1 consisting of two square blocks of enhanced alleyways identified as "Tenney Court North" and "West Oak Street alleys." In early 2020, the DDA conducted a competitive process for design and engineering services related to the project. The team of Norris Design/JVA Consulting Engineers was formally approved for the project by the DDA Board in March 2020.

The DDA is budgeting approximately \$2.8 million for construction of the alley projects. The City Manager's recommended budget identifies \$300,000 from the General Improvement District No. 1 for the same purpose. The construction of both alleys is scheduled to begin in spring 2021 and be substantially completed in November 2021.

Progress Designs

Beginning in April 2020, the design team embarked on a programmatic and schematic design process that so far has engaged the City through the capital project review approval process as well as numerous individual coordination meetings with property owners and businesses adjacent to the two alleys. With the challenges posed by the COVID-19 pandemic and restrictions on group gatherings, the team continues to explore additional opportunities for engagement with the public. Through this engagement process a final schematic (conceptual) design was developed and approved by the DDA Board of Directors in July 2020.

The attached images represent the progress of designs since the approved schematics and prior to the construction drawing milestone anticipated in early January 2021. Architectural goals include encouraging



additional outdoor uses, inspiring redevelopment on adjacent private land, creating festive spaces using special lighting and artistic installations, ensuring emergency access where applicable, creating shared trash and recycling strategies as needed, and implementing a shared street model to allow vehicular access, including business deliveries and access to internal private parking lots in a controlled and integrated manner.

Cara Scohy from Norris Design and Todd Dangerfield from the DDA will present an overview of the progress designs at the meeting. The DDA is asking for comments and feedback in anticipation of further refinement during the final phases of the design process.



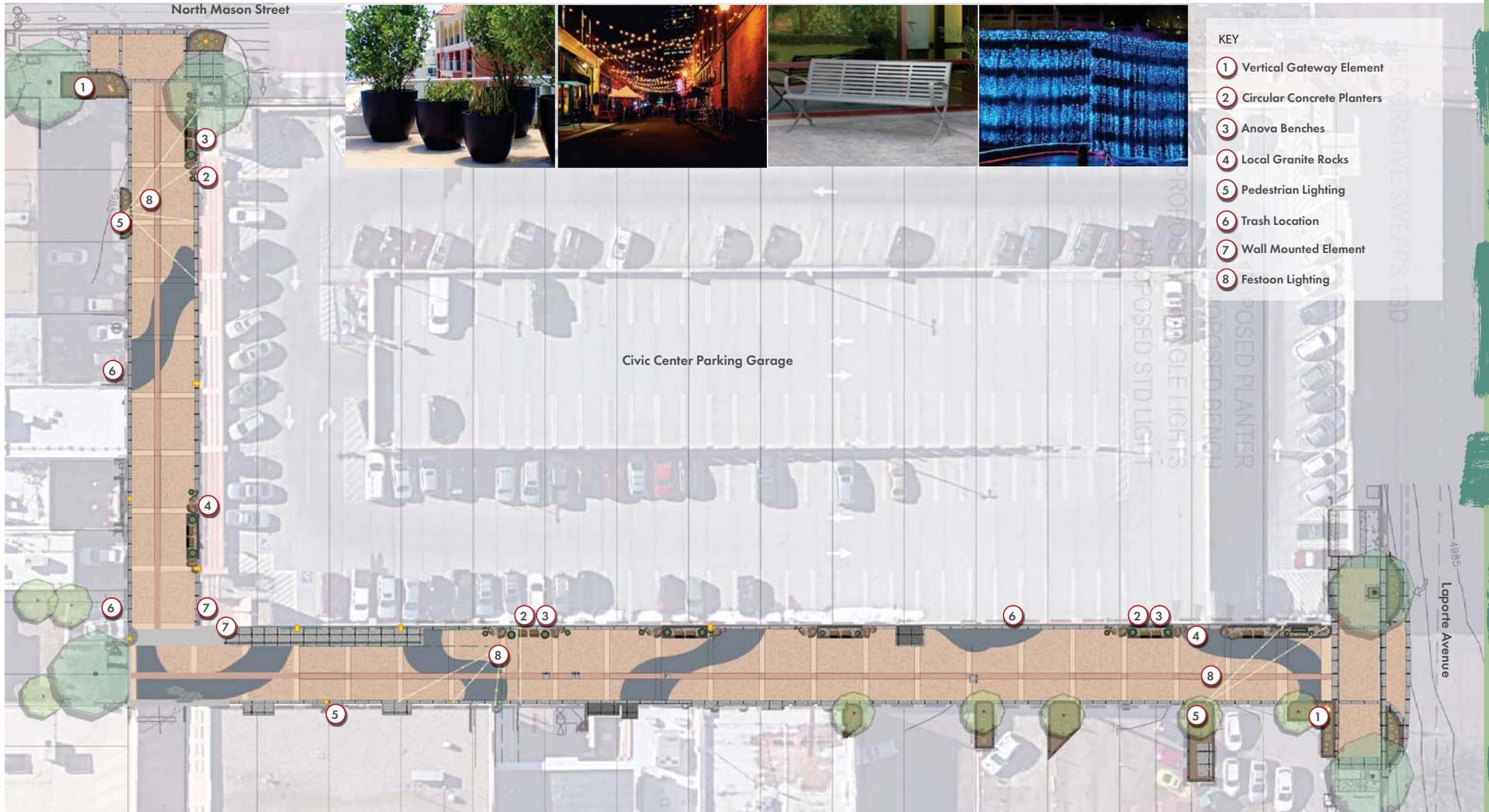
TENNEY COURT NORTH
& WEST OAK ALLEY
RENOVATIONS

DESIGN PROGRESS-LPC PRESENTATION
SEPTEMBER 2020

FORT COLLINS ALLEY RENOVATIONS - 2020

TENNEY COURT NORTH

09.24.2020



PLAN VIEW



FORT COLLINS ALLEY RENOVATIONS - 2020

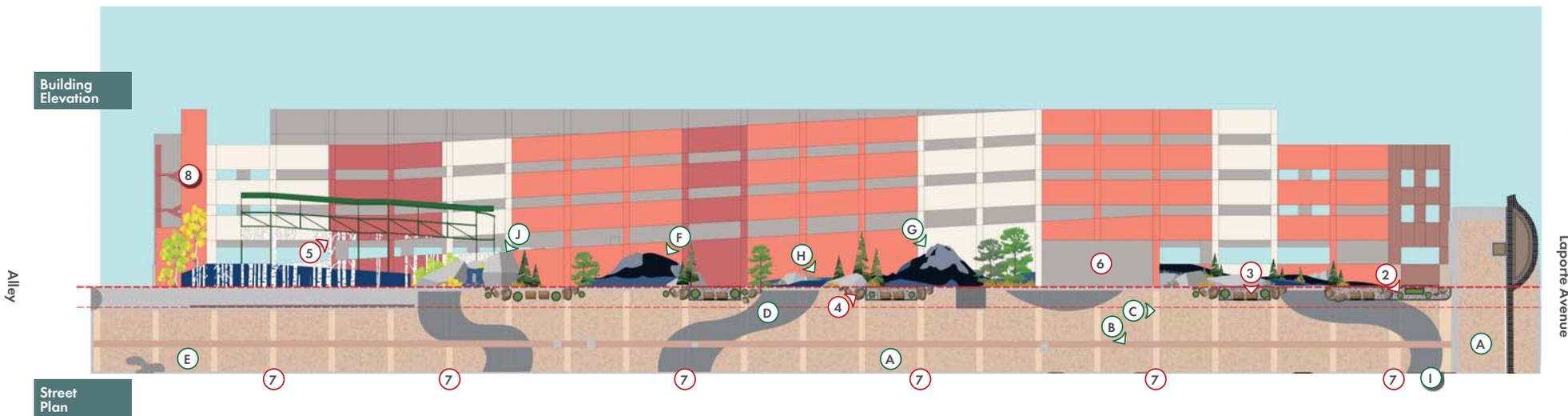
TENNEY COURT NORTH

09.24.2020



KEY

- (A) Eddington Blend
- (B) River Red
- (C) Buff
- (D) Charcoal
- (E) Standard Concrete
- (F) Sleeping Elephant
- (G) Grey Rock
- (H) Poudre River
- (I) Colorado Aspens
- (J) Poudre Falls
- (1) Vertical Gateway Element
- (2) Circular Concrete Planters
- (3) Anova Benches
- (4) Local Granite Rocks
- (5) Decorative String Lighting
- (6) Trash Location
- (7) Pedestrian Lighting
- (8) Wall Mounted Element



EAST MURAL COORDINATION



FORT COLLINS ALLEY RENOVATIONS - 2020

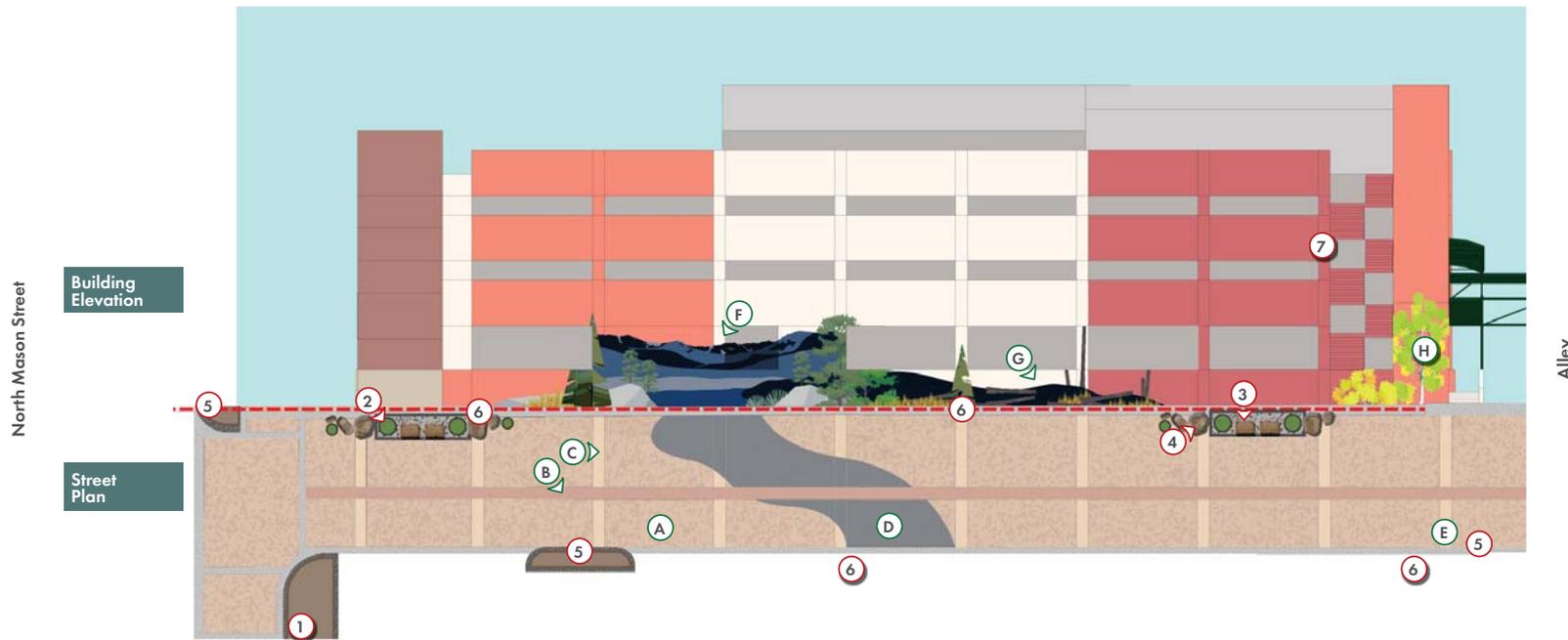
TENNEY COURT NORTH

09.24.2020



KEY

- | | |
|-------------------------|--------------------------------|
| (A) Eddington Blend | (1) Vertical Gateway Element |
| (B) River Red | (2) Circular Concrete Planters |
| (C) Buff | (3) Anova Benches |
| (D) Charcoal | (4) Local Granite Rocks |
| (E) Standard Concrete | (5) Pedestrian Lighting |
| (F) Pingree Valley | (6) Trash Location |
| (G) Forest Fire History | (7) Wall Mounted Element |
| (H) Colorado Aspens | |



SOUTH MURAL COORDINATION



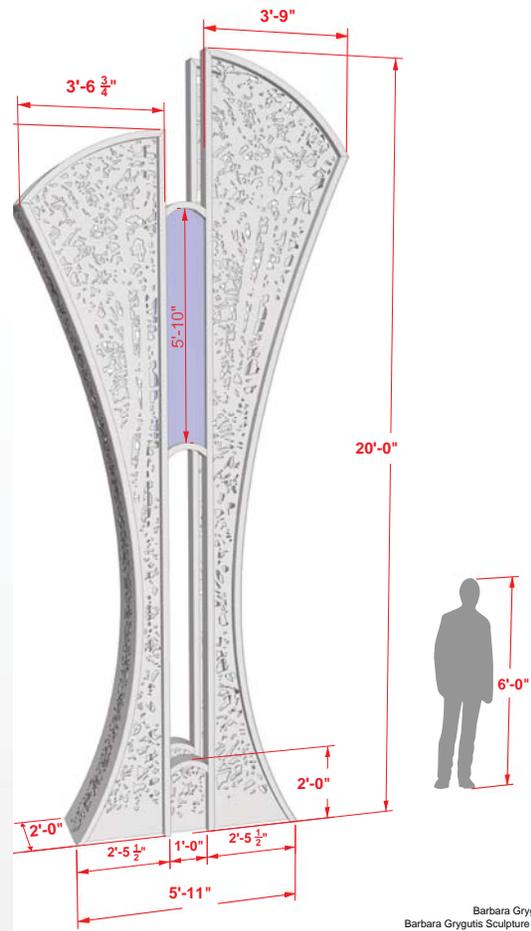
FORT COLLINS ALLEY RENOVATIONS - 2020

TENNEY COURT NORTH

09.24.2020



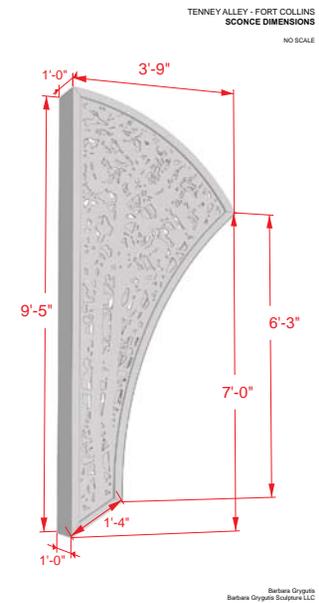
Vertical Gateway Element



Barbara Grygutis
Barbara Grygutis Sculpture LLC



Wall Mounted Element



GATEWAY & WALL MOUNTED ELEMENTS

FORT COLLINS ALLEY RENOVATIONS - 2020

WEST OAK ALLEY

09.24.2020



PLAN VIEW

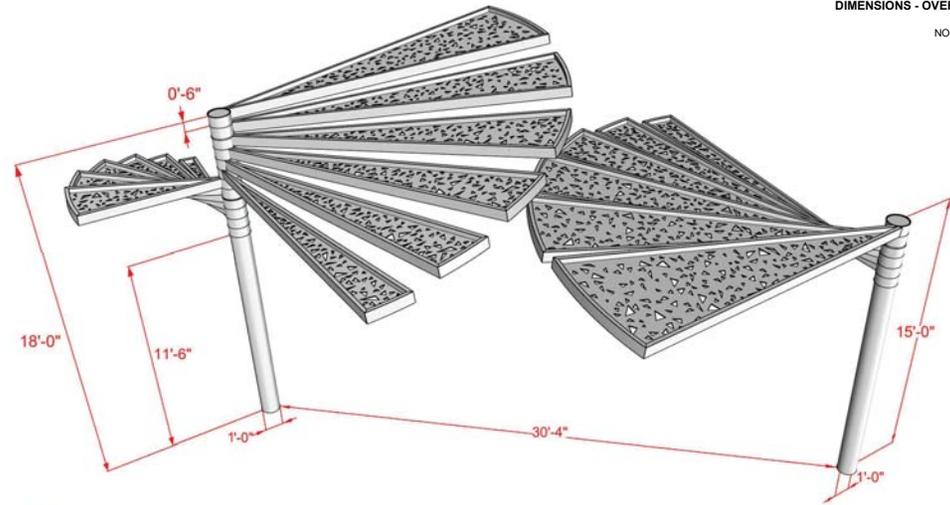
FORT COLLINS ALLEY RENOVATIONS - 2020

WEST OAK ALLEY

09.24.2020

DIMENSIONS - OVERVIEW

NO SCALE



page 1 of 3

BARBARA GRYGUTIS SCULPTURE LLC

VERTICAL GATEWAY ELEMENT



1

City of Fort Collins

Summary: Tenney Court & West Oak Alleys

- Phased implementation of Master Plan for downtown alleys
- 60% plans for proposed improvements to enhance use and provide services

Design elements:

- Vertical gateway elements
- Circular concrete planters
- Benches
- Local granite rocks
- Pedestrian lighting
- Trash location
- Wall mounted elements
- Festoon lighting
- Murals
- Special paving

FORT COLLINS DOWNTOWN ALLEYS MASTER PLAN REPORT

dda

2

2

City of Fort Collins

Tenney Court Alley

- 100 Block W Mountain
 - 2019 Recon Survey (no)
- 100 Block N College
 - 107-109: Woolworth/Welch Block
 - 111-115: Windsor Hotel
 - 2020-2021 N. College Survey Project

3

3

City of Fort Collins

West Oak Alley

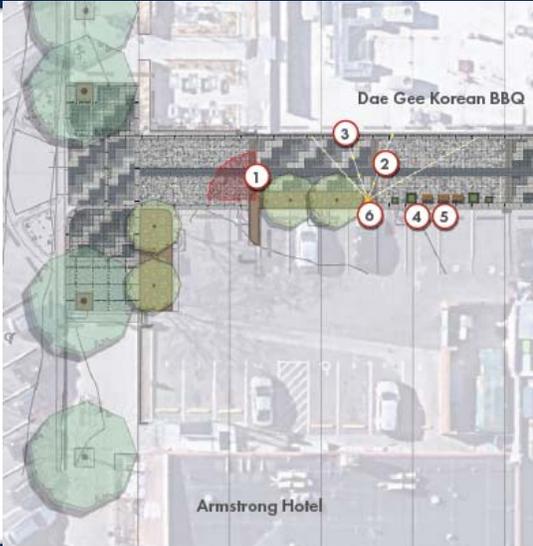
- 201 S College (Old Post Office)
- 249-261 S College (Armstrong Hotel)

4

4

City of Fort Collins

West Oak Alley

5

5

City of Fort Collins

Role of the LPC

Secretary of Interior's Standards:
 Evaluate impact of proposed attachments, rear building entry enhancements, site changes

- No identified changes to historic resources

Development Review (Sec. 3.4.7):
 Visibility of historic buildings and features

- No identified concerns

Plan of protection

6

6



7

 Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

8

8



Secretary of Interior's Standards for Rehabilitation

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF REPORT

Landmark Preservation Commission

October 21, 2020

PROJECT NAME

126 S. WHITCOMB ST: APPEAL OF STAFF DECISION ON DESIGN REVIEW

STAFF

Jim Bertolini, Historic Preservation Planner

PROJECT INFORMATION

DESCRIPTION: This item is to consider the appeal of a staff design review decision for 126 S. Whitcomb Street. The applicant is proposing demolition of the historic 1932 garage and replacement with a new 1.5 story garage on its location. Staff denied the request on August 25, 2020, and the owner filed an appeal on August 26, 2020. Staff decisions may be appealed to the Landmark Preservation Commission.

APPELLANT: Tara Gaffney (Property Owner)

LPC’S ROLE:

Section 14-55 of the Fort Collins Municipal Code establishes that “staff denial of a certificate of appropriateness pursuant to Sec. 14-53 may be appealed to the Commission by the applicant.” In this hearing, the Commission shall consider an appeal of the staff decision for the proposed project at 126 S. Whitcomb St., based on the provided evidence from the 2013 Landmark District nomination, the applicant’s design review application, their request for an appeal, and any new evidence presented at the hearing. The Commission must use the Municipal Code 14, Article IV and the *Secretary of the Interior’s Standards for Rehabilitation* for its decision. Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Section 14-9).

BACKGROUND

The primary Cunningham property dwelling was built in c.1904 as part of the 1873 Avery plat, the original townsit for Fort Collins. The property has remained in residential use since that time. The property has been modified since that time, including a 1927 remodel for room on the second floor and a porch, the 1932 construction of the frame garage, a 1940 re-roofing, and the 1946 enlargement of a chicken house that was on the property. Later projects include new roofs in 1973 and 2002.

January-May 2020: The previous owner engaged staff and applied for Design Assistance Program (DAP) funds to scope a rear addition to the main house and rehabilitation/addition options for the garage. Staff engaged engineer Geoff Robinson to assess not only load-bearing issues for the main house, but also the feasibility of correcting the lean on the 1932 garage, stabilizing it from future deterioration, and constructing an addition on its rear/east elevation. Mr. Geoff Robinson provided that analysis in May of 2020 and determined the garage could be easily corrected, some shear strength added to prevent further deterioration, and an addition to the rear would help provide stability.

July 2020: New owner (Ms. Gaffney) contacts the office with initial drawings for a new garage and demolition of the existing garage. Staff responds that there are alternatives, provides DAP materials, and guidance from Zoning about the dimensions of the new garage proposal.

August 19, 2020: Ms. Gaffney submits a design review application pursuant to Municipal Code 14-53 to demolish the 1932 garage and construct the new garage on its location.

August 25, 2020: Staff denies the application based on the findings that the garage is a contributing resource to the Landmark District, demolition of contributing resources does not meet the SOI Standards, and that a feasible alternative to achieve the desired program is likely available via the DAP product from May.

August 26, 2020: Ms. Gaffney submits an appeal to Community Development and Neighborhood Services. Based on pandemic-related justification for the project in the appeal, staff requested an exception to Ordinance No. 079, 2020.

On September 15, 2020, Council adopted an exception to Ordinance No. 079, 2020 that included explicit permission for an appeal of this staff decision to come forward to the LPC for consideration.

October 7, 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.

STAFF ANALYSIS AND DECISION

The analysis and decision by staff is documented in the attached Denial for the Certificate of Appropriateness.

RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW

Sec. 14-54 (a)(3-4). – Commission design review and issuance of reports.

(a)(3) Alterations to Fort Collins Landmarks Meeting the Standards. If the Commission determines that a proposed alteration to a Fort Collins landmark or resource(s) within a Fort Collins landmark district, contributing or non-contributing, meets the Standards, the Commission shall approve the application and issue a certificate of appropriateness. A certificate of appropriateness shall include, but not be limited to, a statement that the requested alterations have been approved pursuant to this Article, the date of approval, a copy of the design review application and the plans and specifications being approved.

- a. The proposed alteration shall not commence until the Commission has issued the certificate of appropriateness and the applicant has obtained all applicable permits, subject to [§14-52](#). Alterations shall conform to the plans and specifications that the Commission approved in connection with issuance of the certificate of appropriateness or the report and deviations from such plans and specifications shall not occur unless such changes are first submitted to and approved by the Commission in the same manner as the original application. If non-conforming alterations are made, the City may issue a stop work order, refuse to finalize any issued permit, refuse to issue a certificate of occupancy, refuse to issue additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received approval for the non-conforming alteration. If the non-conforming alteration is not approved, the applicant shall restore the site, structure, or object to conform with the approved plans and specifications or to the original condition of the site, structure, or object prior to any alteration occurring.
- b. A certificate of appropriateness shall be valid for one (1) year from the date of issuance and, thereafter, may be extended for one (1) additional year provided the Commission determines that the proposed alteration continues to comply with the Standards. To be eligible

for such extension, the Commission must receive an extension request on forms provided by staff accompanied by all required information at least thirty (30) days prior to the expiration of the certificate of appropriateness.

(4) *Alterations to Local Landmarks Not Meeting the Standards.* If the Commission determines that a proposed alteration to a Fort Collins landmark or resource(s) within a Fort Collins landmark district, contributing or non-contributing, does not meet the Standards, the Commission shall deny the application and inform the applicant in writing of the specific reasons for such denial.

a. Upon denial of the application, the Director shall deny the application for a building or other permit associated with the proposed alterations and shall inform the applicant of such denial.

b. No application shall be resubmitted pursuant to this Section under the original plans and specifications denied by the Commission except upon a showing of change circumstances sufficient to justify the resubmittal.

SAMPLE MOTIONS

If the Commission determines that the proposed project **meets** the *Secretary of the Interior's Standards for Rehabilitation* in compliance with Chapter 14 of the Municipal Code, it may propose a motion based on the following:

"I move that the Landmark Preservation Commission approve a Certificate of Appropriateness for the proposed project, according to the standards outlined in Section 14, Article IV of the Fort Collins Municipal Code, based on the following findings of fact: [insert findings on how the project meets the Standards]."

If the Commission determines that the proposed project **conditionally meets** the *Secretary of the Interior's Standards for Rehabilitation* in compliance with Chapter 14 of the Municipal Code, it may propose a motion based on the following:

"I move that the Landmark Preservation Commission approve a Certificate of Appropriateness for the proposed project, according to the standards outlined in Section 14, Article IV of the Fort Collins Municipal Code, based on the following findings of fact: [insert findings on how the project meets the Standards], subject to the following conditions: [insert conditions]."

If the Commission determines that the proposed project **does not meet** the *Secretary of the Interior's Standards for Rehabilitation* in compliance with Chapter 14 of the Municipal Code, it may propose a motion based on the following:

"I move that the Landmark Preservation Commission denies a Certificate of Appropriateness for the proposed project, according to the standards outlined in Section 14, Article IV of the Fort Collins Municipal Code, based on the following findings of fact: [insert findings on how the project does not meet the Standards]."

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

ATTACHMENTS

1. Excerpt from 2013 Whitcomb Street Landmark District Nomination Form
 - a. Full nomination is available online, here:
<https://www.fcgov.com/historicpreservation/files/whitcomb-street-district-nomination-2013.pdf?1583529711>
2. Staff Denial of Certificate of Appropriateness
 - a. Includes Design Review application and supplemental information from applicant
3. Engineer's Report from DAP program
4. Appeal memorandum
5. Staff Presentation (updated 10-20-20)
6. Applicant Presentation (rec'd 10-20-20)



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

Fort Collins Landmark District Designation

LOCATION INFORMATION:

District Name: Whitcomb Street Historic District, Fort Collins, CO 80521

Legal Description: See attached Boundary Description and Exhibits for legal description of the proposed district. Boundary includes all residences and associated ancillary buildings described in this report, falling within the described boundary.

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing
Designation				
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

FORM PREPARED BY:

Name and Title: Kevin Murray, Owner, Empire Surveys

Address: PO Box 245, Bellvue, Colorado 80512

Phone: (970) 493-3499 **Email:** empire@verinet.com

Relationship to Owner: Neighbor and owner of 117 South Whitcomb

DATE: August 8, 2012

TYPE OF DESIGNATION and BOUNDARIES

Individual Landmark Property Landmark District

Explanation of Boundaries:

The boundaries of the area being proposed as the Whitcomb Street Historic District correspond to the legal description attached to this document. This Fort Collins Landmark District will encompass fourteen properties, which together form a cohesive unit historically, architecturally, and developmentally associated with the 100 block of South Whitcomb Street. The proposed district is generally bound on the north by Mountain Avenue, on the south by Oak Street, and by alleys on the east and west sides.

SIGNIFICANCE

Properties that possess exterior integrity are eligible for designation as Fort Collins Landmarks or Fort Collins Landmark Districts if they meet one (1) or more of the following standards for designation:

- Standard 1: The property is associated with events that have made a significant contribution to the broad patterns of history;
- Standard 2: The property is associated with the lives of persons significant in history;
- Standard 3: The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- Standard 4: The property has yielded, or may be likely to yield, information important in prehistory or history.

STATEMENT OF SIGNIFICANCE

The Whitcomb Street Historic District is historically significant under Fort Collins Landmark Standard Number 1, for its association with the development and social history of Fort Collins. Research into the property owners and tenants indicate that this block is particularly reflective of upper middle class domestic life in Fort Collins. This association with early prominent residents, such as Aaron Kitchel, Horace Garbutt, and Stewart C. Case, makes the district significant under Fort Collins Landmark Standard 2. Additionally, a prevalence of the residential dwellings within the district, as well as the individually designated Queen Anne residence at 601 West Mountain Avenue, are architecturally significant under Fort Collins Landmark Standard 3.

The proposed landmark district provides a representative collection of Late 19th and Early 20th Century one- and two-story residences, with an eclectic mix of Queen Anne and Craftsman architecture, as well as a few Minimal Traditional dwellings. The period of significance dates from the oldest construction, in 1889, to the newest built in 1940 on the last subdivided lot. During this span of dates, especially between the period from 1900 to 1930, the city experienced unparalleled growth and prosperity, which necessitated a rapid expansion in land annexation and residential construction. The builders of the Whitcomb Street residences designed these homes for upper middle class families. Many of these homes were inspired by the high-style architectural details of adjacent houses on Mountain Avenue, but they understood that modesty in size and style did not mean loss of comfort or individualistic details. The residents, too, as they moved in and out of the neighborhood, perhaps also looked at those houses and aspired to a corresponding higher socio-economic standard. The range of occupants is reflective of the social and demographic changes during the first decades of the 20th century. Many of the early residents were locally prominent, including Aaron Kitchel, Horace Garbutt, and Stewart C. Case, while later residents were a mix of owners and renters who had a variety of occupations, such as salesmen, clerks, butchers, mechanics, and students. The changes continue today, as most of the original homes have now been restored to single-family, owner-occupied dwellings, prized once again for their historic character and their proximity to the traditional center of the city. The proposed district is an important example of a residential neighborhood in the core of Fort Collins that has evolved with the times, yet managed to retain, mostly intact, its historic character.

LOCATION INFORMATION:

Address: 126 South Whitcomb St.
Fort Collins, CO 80521

Legal Description: NORTH 1/2 OF LOT 8, LESS PART LY EAST OF DITCH, BLOCK 71, FORT COLLINS

Property Name (historic and/or common): Cunningham Residence and garage

OWNER INFORMATION:

Name: John and Amy Volckens

Phone: (919) 225-9881

Email: jv@volckens.com

Address: 126 South Whitcomb St.
Fort Collins, CO 80521

CLASSIFICATION

Category Designation	Ownership	Status	Present Use	Existing
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

HISTORICAL INFORMATION

The first residents listed at 126 South Whitcomb are John and Rosanna Cunningham in 1904. In 1910, bookkeeper Clarence Moody was listed at the residence. J. E. and May Kircher were residents in 1913. By 1917, students of Colorado Agricultural College move in to the residence. In 1922, Professor William L. Burnett moves in with Eva, Raymond, Lois, and Grandma Rose. They stay until 1938. Burnett would become State Entomologist and the Curator of the Colorado Agricultural College Museum. He is responsible for a remodel in 1927 and a frame garage in 1932. In 1940, the Luggs are listed but a permit to reroof is filed by W. E. Schlect for the residence. Schlect was listed as the owner but may have simply been the contractor for the project. George, a carpenter, and Martha Earley are residents for 20 years. In 1946, George enlarged the chicken house. The Wallace family moves in from 1964 to 1966. From 1968 until 1980, Dorothy Jennings and her children are listed, and she reroofs the house in 1973. From 1980 until 1983, the house was used as an engineer's office. Primarily, students are residents until the current owners bought the house. At different times, there are apartments listed on the main floor, the second floor, and in the basement. In 2002, Marc L. and Mary E. Teets reroofed the house and replaced the furnace in 2005.

ARCHITECTURAL INFORMATION**Construction Date:** 1893**Architect/Builder:****Building Materials:** Wood Frame, stone**Architectural Style:** Queen Anne**Description:**

This Queen Anne residence is a roughly square, one and one half story, wood frame structure with an asphalt shingle, hipped roof. Roof features include intersecting cross gables, cornice returns on the gables, wide overhanging boxed eaves, and some guttering over the porch. It has a stone foundation, parged over, and asbestos siding. Wood fishscale shingles are found underneath the gable. The main façade is broken into three bays and contains an entrance to the south. The one story, partial-width inset porch has overhanging eaves, two columns, and a wooden railing. The door is a modern aluminum door flanked by a non-historic hexagonal window, and there is a large fixed pane picture window to the north under the prominent front-facing gable. In the upper part of the gable is a single one-over-one double-hung window.

The south elevation had two one-over-one double hung windows and a single one-over-one double-hung window in the cross gable, which is clad in wood fishscale shingles. The east elevation features two one-over-one double-hung windows, one with six lights and one with four lights. The back entryway has a pyramidal shed porch with two four-by-four support posts. There is a modern aluminum door with a fixed six-light window and two skylights in the roof. The north elevation has four one-over-one double-hung windows. A shed dormer is covered in wood fishscale siding and features two one-over-one double-hung windows. There are two chimneys present. A small front gabled one stall garage is situated to the rear of the northern elevation. It has lapped wood siding and hinged solid doors.

The ornate Queen Anne, a subset of the Victorian period, was popular in Colorado between 1880 and 1910. This residence features typical hipped roof with cross gables, overhanging eaves, and pattern shingles.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Architectural Inventory Form, October 2005. Recorder: R Graham

City of Fort Collins. <http://history.poudrelibraries.org>. Building Permit Files.

10/3/1927; permit #1826; owner: Burnett, W.L.; permit to remodel

10/8/1932; permit #3390; owner: Burnett, W.L.; permit to build frame garage

9/3/1940; permit #6325; owner: Schlect, W.E.; permit to reroof

6/14/1946; permit #9244; owner: Early, George; permit to enlarge chicken house

5/31/1973; permit #20067; owner: Dorothy Jennings; contractor: Frank Neckel; permit to reroof

9/16/2002; permit #B0205812; owner: Teets, Marc L/Mary E; subcontractor: R&T Roofing; permit to reroof

2/14/2005; permit #B0500664; owner: Teets, Marc L/Mary E; subcontractor: Yeti Mechanical; permit to replace furnace

City of Fort Collins. <http://history.poudrelibraries.org>. City Directories: 1902 through 2004.

History Colorado, "Architecture and Engineering Guides: Queen Anne." Accessed June 14, 2012.

<http://www.historycolorado.org/archaeologists/queen-anne>.

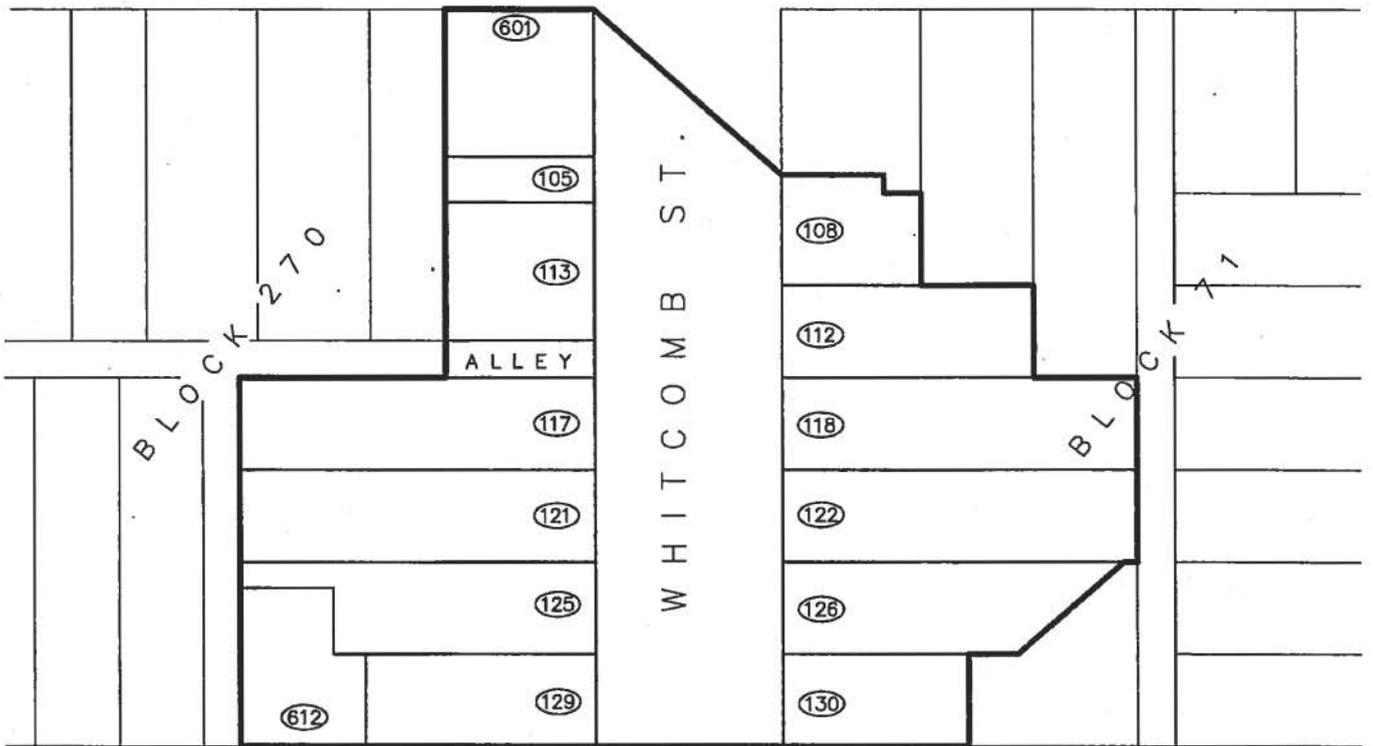


ATTACHMENT 2

EXHIBIT OF
WHITCOMB STREET HISTORIC DISTRICT SHOWING ADDRESSES



MOUNTAIN AVE.



OAK ST.

JULY 23, 2012

1"=100'

(XXX) INDICATES STREET ADDRESS

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT PROPERTY ADDRESSES WITHIN THE BOUNDARY OF THE PROPOSED WHITCOMB STREET HISTORIC DISTRICT. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. I

S:\Engineering\Departments\Survey\Projects\Planning\Whitcomb St Historic Dist\DD Whitcomb Hist\dwg\District Exh w Addresses.dwg



Historic Preservation Services

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

970.416.4250
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS - DENIAL
DENIED: August 25, 2020
APPEAL DEADLINE: September 8, 2020 (due to holiday on 9/7)

Tara Berglund-Gaffney
126 S. Whitcomb Street
Fort Collins, CO 80521

Dear Ms. Berglund-Gaffney:

This letter provides you with confirmation that the proposed changes to your property at 126 S. Whitcomb Street, a contributing property in the Whitcomb Street Landmark District, have been denied by the City's Historic Preservation Division because the proposed work does not meet the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code.

- 1) Demolition of the historic 1932 one-bay garage northeast of the main house.
2) Construction of a new 1.5 story garage northeast of the main house.

The decision has been made based on the analysis contained in the table below. Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this denial, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com, or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

Table with 3 columns: Applicable Code Standard, Summary of Code Requirement and Analysis (Rehabilitation), Standard Met (Y/N). Row 1: SOI #1, A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships; The property would remain in residential use without substantial modifications to the primary historic residence., Y

<p>SOI #2</p>	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p>The Whitcomb Street Landmark District was designated in 2013 under Standards 1, 2, and 3 as an important concentration of late-nineteenth and early-twentieth century residential development in Fort Collins. The District’s resources span the period from 1889 and 1940, including the Cunningham property at 126 S. Whitcomb constructed in c.1904 with the garage added in 1932. While not the primary resource on most historic properties, the addition of automobile garages to middle-class dwellings in the 1910s-1930s reflects the dramatic cultural and commercial shift from a primarily horse- and rail-driven transportation infrastructure to an automobile one over the first quarter of the twentieth century.</p> <p>Garages, especially when constructed during an historic district’s period of historical recognition, are considered significant alterations in their own right and help define the overall historic character of the property. They usually should be preserved and in this case, demolition does not meet this Standard.</p>	<p>N</p>
<p>SOI #3</p>	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>All proposed alterations would be clearly distinguishable as new. The proposed new garage includes modern window and door treatments and a slab foundation that avoid any false sense of history if it were to be constructed.</p>	<p>Y</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>As noted under Standard 2, the garage, constructed in 1932, is an historic alteration in its own right and should be preserved. Its proposed demolition does not meet this Standard.</p>	<p>N</p>
<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>As noted under Standard 2, the 1932 garage is a distinctive, if less articulate, feature of the site and should be preserved to meet this Standard.</p>	<p>N</p>

<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>As evidenced by the engineer’s report for this garage dated May 27, 2020, using Design Assistance Program funds, the garage does have some structural weaknesses. However, that report identified simple stabilization, correction, and reinforcement techniques that could keep the garage standing and facilitate an addition onto its rear to expand storage/work space. The proposed demolition and replacement garage does not meet this Standard.</p>	<p>N</p>
<p>SOI #7</p>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p>N/A</p>
<p>SOI #8</p>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>The expected depth of excavation to clear and replace the existing concrete slab is not to a depth to reach undisturbed soils that may contain significant archaeological information.</p>	<p>N/A</p>
<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The proposed new garage construction requires the demolition of the 1932 garage which is, as noted previously, a distinctive feature of the property. Because of that project element, it does not meet this Standard.</p> <p>But for the demolition of the historic garage, the new proposed garage does appear to be sufficiently compatible with, distinguishable from, and subordinate to, the historic residence. It uses similar cladding materials to the original house (shingles and lapboard), and is lower than the historic house, being secondary in massing and scale, establishing compatibility. It utilizes modern window and door treatments to help distinguish it as new construction. But for the demolition of the historic garage, the new garage would meet this Standard.</p>	<p>N</p>

<p>SOI #10</p>	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>As noted under Standard 9, because this project proposes the demolition/deconstruction of the historic 1932 garage, it does not meet this Standard. But for the demolition of the historic structure, the proposed new garage would be completely separate from the primary historic residence and would not affect the primary resource’s historic integrity.</p>	<p>N</p>
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Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, Article IV of the Fort Collins Municipal Code.

Applicant Information

Tara Gaffney	970-215-3691	970-215-3691
Applicant's Name	Daytime Phone	Evening Phone
126 S Whitcomb St, Fort Collins		CO 80521
Mailing Address (for receiving application-related correspondence)		State Zip Code
tara_berglund@yahoo.com		
Email		

Property Information (put N/A if owner is applicant)

N/A		
Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)		State Zip Code
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Deconstruct and/or demolish the current garage in order to build a functional, safe, secure and accessible single-car garage of one and one-half stories including habitable space on the upper level. The new garage, scheduled to be complete by the end of 2020, will be built in the same general area on the property as is the existing garage, abiding by all set-back requirements. The property does not allow for alley access and therefore, the location is limited to replacing the existing garage in the current location. The new garage will be designed to duplicate details of the house in order to preserve and enhance the design of the historic property and the block of South Whitcomb Street.

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
<p>Describe property feature and its condition:</p> <p>Remove Existing Garage</p>	<p>Describe proposed work on feature:</p> <p>Remove the existing garage, which is unsafely leaning to the south, by way of deconstruction or demolition. Construction materials may be donated, if practical and feasible, in order to prevent them from going to the landfill.</p> <p>Please give special consideration to the fact that the property does not allow for alley access. This prevents preservation of the existing garage in order to accomplish the overall goal of constructing a new, secure and safe garage with space for office or schooling. The property contains a ditch along the back of the lot, which increases set-back requirements and also limits the location of a garage to the current location.</p>
Feature B Name:	
<p>Describe property feature and its condition:</p> <p>Construct a New Garage of One and One-Half Stories with Habitable Space</p>	<p>Describe proposed work on feature:</p> <p>Construct a new garage on the property in the same general location as the existing garage. The new garage will be designed to preserve and enhance the historical design of the 1890's home. Design features on the garage that will be identical to the house include: roof pitch, trim details, window size, wood shingles and bead-board soffit. The garage will be one and one-half stories to match the house, including habitable space on the upper floor. The design will strictly follow the Neighborhood Conservation - Medium Density District guidelines and all set-back requirements.</p> <p>Please give special consideration to the fact that this garage will provide a more secure and safe building for property storage, as well as a functional space for home office and/or home schooling - which has become necessary in this time of the pandemic. Constructing a detached garage with habitable space is the most financially attainable option for our family in order to achieve this goal.</p>

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

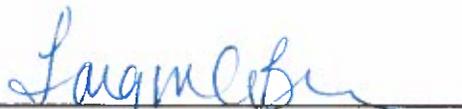
- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

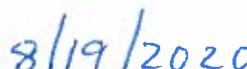
- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.



Signature of Applicant



Date





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**126 South Whitcomb St.
 Fort Collins, CO 80521**

PROJECT DESCRIPTION:
Garage

DRAWINGS PROVIDED BY:
 Savant Homes Inc.

DATE:

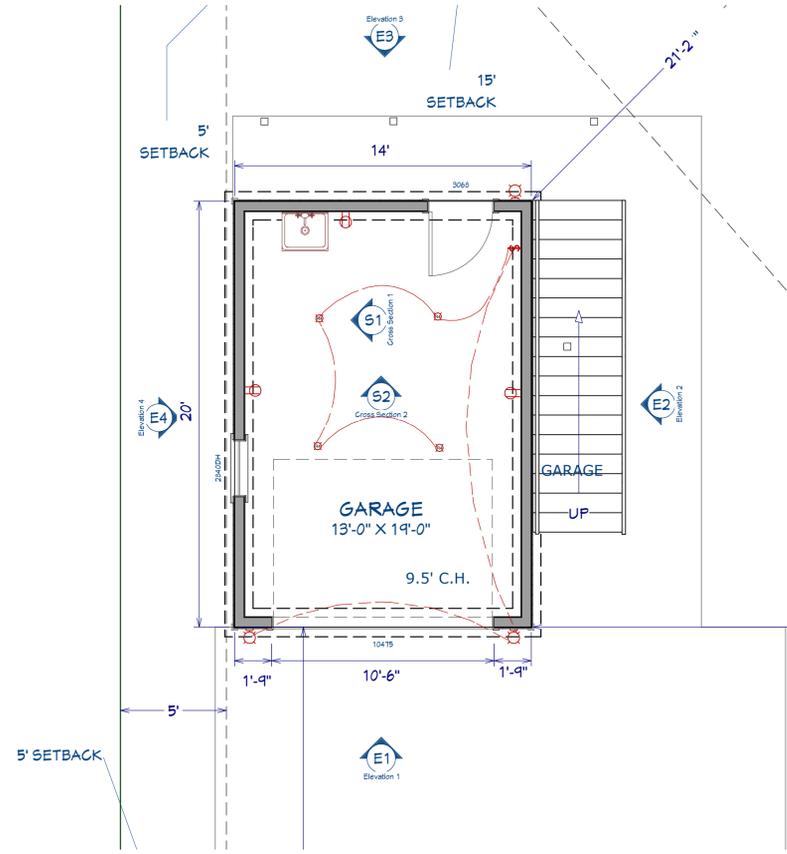
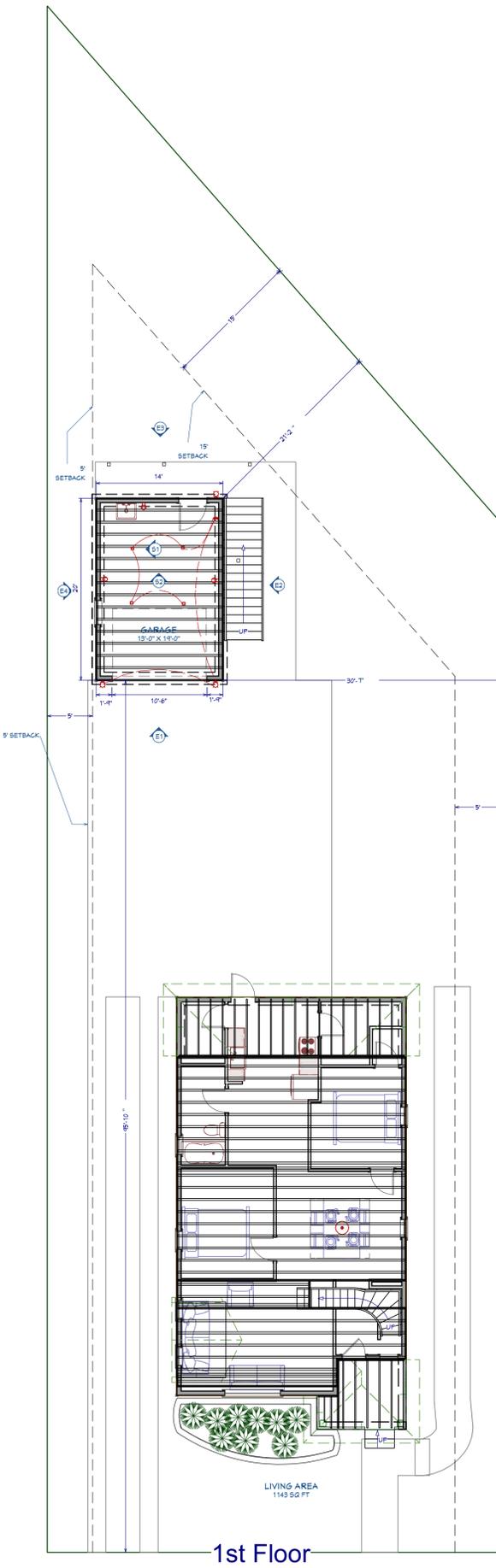
8/18/2020

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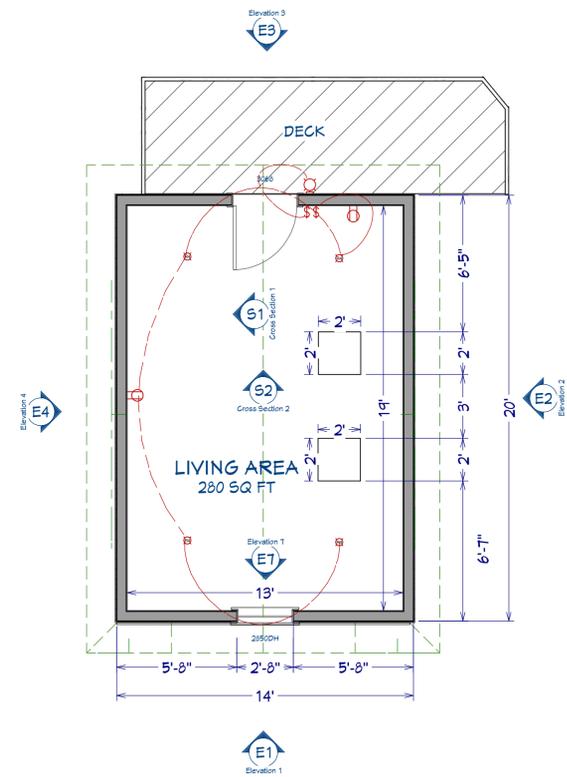
NTS

SHEET:

A-1



1st Floor



2nd Floor





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**126 South Whitcomb St.
 Fort Collins, CO 80521**

PROJECT DESCRIPTION:
Garage

DRAWINGS PROVIDED BY:
 Savant Homes Inc.

DATE:

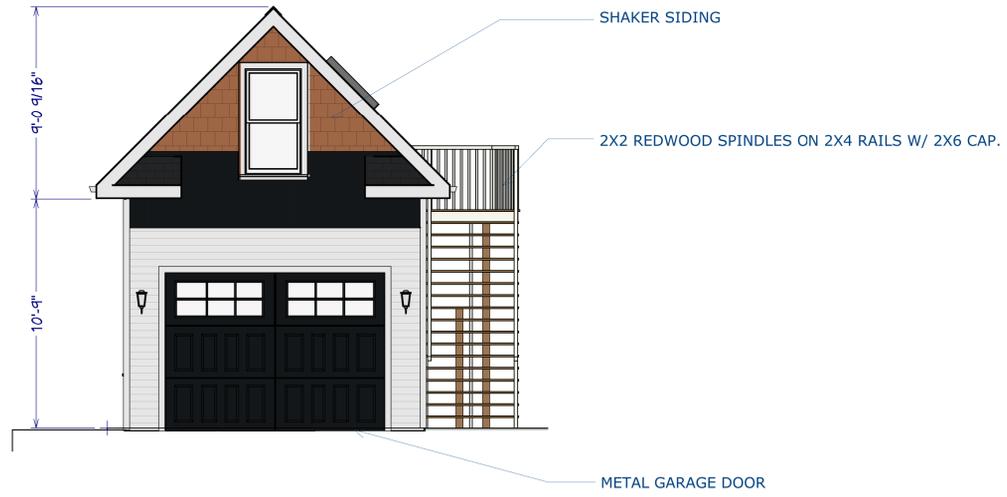
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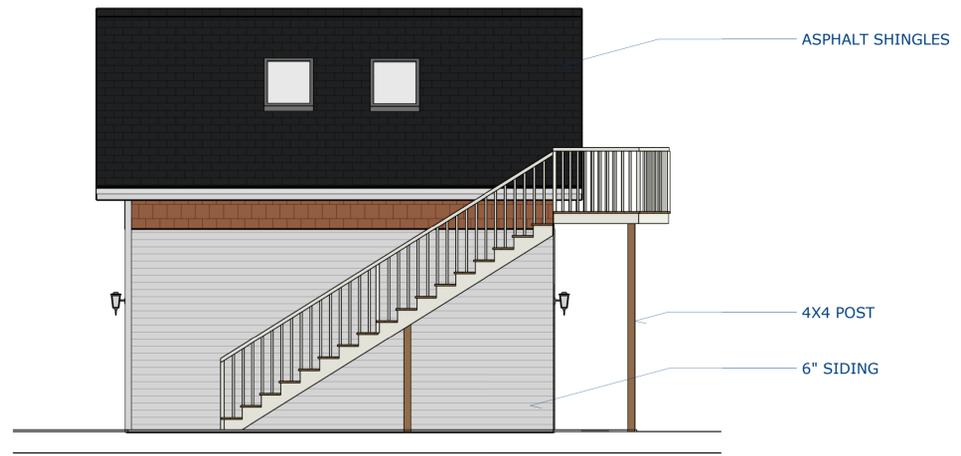
NTS

SHEET:

A-2



FRONT
 SCALE: 1/4" = 1'-0"



RIGHT
 SCALE: 1/4" = 1'-0"



REAR
 SCALE: 1/4" = 1'-0"



LEFT
 SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 126 South Whitcomb St.
 Fort Collins, CO 80521

PROJECT DESCRIPTION:
 Garage

DRAWINGS PROVIDED BY:
 Savant Homes Inc.

DATE:

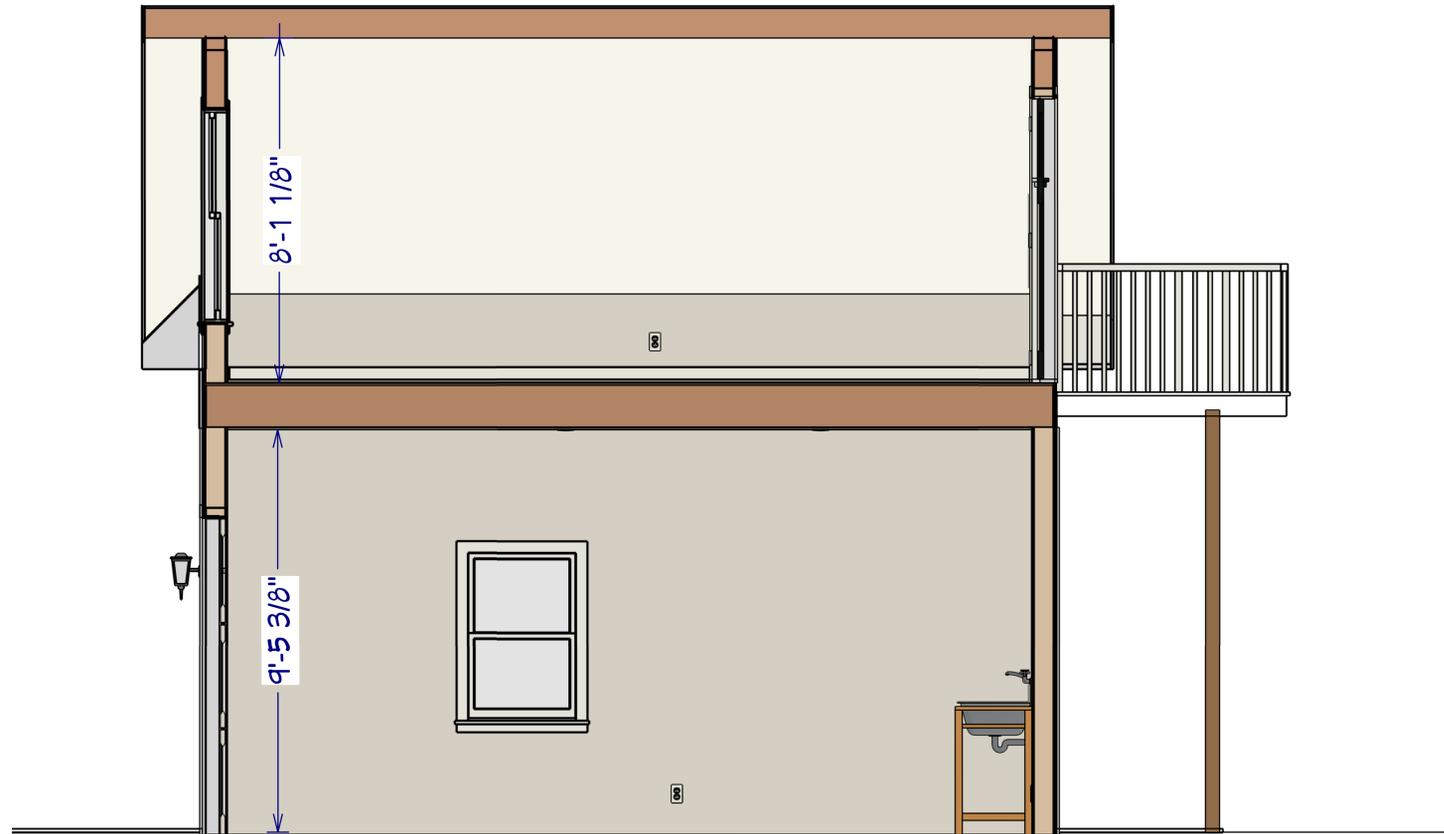
8/18/2020

SCALE:

NTS

SHEET:

A-3



CROSS SECTION 1
 SCALE: 1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 126 South Whitcomb St.
 Fort Collins, CO 80521

PROJECT DESCRIPTION:
 Garage

DRAWINGS PROVIDED BY:
 Savant Homes Inc.

DATE:

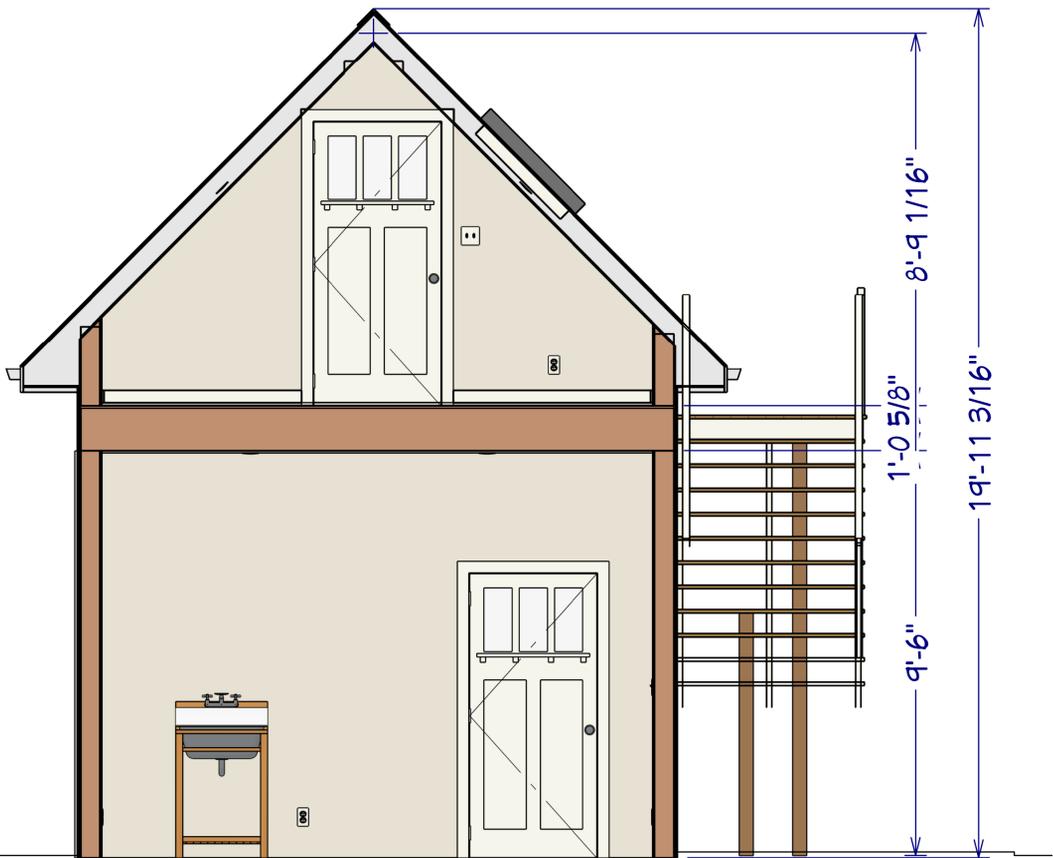
8/18/2020

SCALE:

NTS

SHEET:

A-4



CROSS SECTION 2
 SCALE: 1/2" = 1'-0"















Robinson Engineering, Inc

(970) 217-4960

319 South Grant Avenue, Fort Collins, Colorado 80521

PO Box 2459, Fort Collins, Colorado 80522

May 27, 2020

John Volckens
126 S Whitcomb Street
Fort Collins, CO 80521

and

Historic Preservation Services
City of Fort Collins
281 N College
Fort Collins, CO 80524

Dears Mr. Volckens,

**RE: Comments concerning stone foundation and garage, 126 S Whitcomb Street, Fort Collins, CO 80521.
REI Project 20-009.**

Our office was asked to evaluate the stone foundation of the home plus evaluate the condition of the garage, suggesting stabilization, at 126 S. Whitcomb Street in Fort Collins. I met with Mr. Volckens on 29 January 2020 to look at the general condition of the home foundation and to look at lateral deflection in the framed garage.

The home is a beautiful 1893 1-1/2 story framed home on a stone foundation. The home had an attic which may have included original living space. At present the space has been enlarged some with a shed roof added on the north side of the roof. The foundation appears a typical well-built stone/limestone grout crawl space foundation with an external cement overtopping added. The stone and grout can be seen partially from the cellar space but most of the foundation surrounds a crawl space with minimal clearance. Access into much of the crawl space was not possible. Please note that we do not recommend cement grouting, cement overtopping or cement re-pointing for stone foundation built with traditional limestone grout. At the same time, the cement overtopping was added to the foundation many years ago. Based on what was visible and observing the condition of the cement added to the outside of the foundation, the stone foundation is stable, functional and likely in reasonably good shape. At this point, it makes no sense to disturb the foundation. Removing the concrete layer and repointing with limestone grout may be future maintenance option to consider if and when there is a noticeable problem. The decision was made on site to concentrate the site visit on the garage.

The garage is a 12'x20' +/- framed structure on a shallow concrete slab. The garage framing is 2x4 stud walls with 24" c/c +/- stud spacing with single top and bottom plates. The walls have milled 1x6 lapped siding. The end walls have a plate at the height of the plates on the side walls with vertical studs continuing to the upper wall plate. The roof is approximately 8:12 pitch framed with 2x4 rafters 24" c/c with a 1x ridge and 2x4 collar ties 4' c/c. One collar tie mid-garage was a newer 2x8 HF #2. The roof sheathing is gapped 1x6 boards. All of the dimensional material appears to be good quality Douglas-fir lumber. All the construction clues, especially the concrete slab foundation and the lumber point to a construction date in the 1920s. The garage is typical of that era of construction. Further, as motor cars became common available locally in that era, garages were built to shelter the vehicles.

The east wall of the garage has caused concern. That wall has racked such that the top of the east wall has shifted approximately 6.5" to the south. We were asked to evaluate the deflection and propose a stabilization that will straighten, or square the wall corner. The owner was also interested in a concept that would allow the garage to be extended to the east.

At present, even in the deflected form, the garage is reasonably stable. There are two possible sources of the deflection. One cause can be a load imposed on the collar ties supporting storage loads. It was noted that there is some storage above the collar ties, but space is limited by height and certainly less than the cumulative snow loads experienced. A second source is common for stud walls braced by lapped wall sheathing. What typically happens is the lapped siding gets nailed to the studs by one nail each siding / stud intersection. Initially the siding is tight with

friction between the horizontal edges of the siding bracing the wall. Over time, the cyclic atmospheric moisture causes small annual shrinkage and expansion cycles of the wood material around the nails. Progressively, with this annual cycling between dry winter and more moist summers, the nailing loosens and allows the nails to act as pivot points in adjacent parallelograms. As the connections loosen, the top of the wall will move laterally. What prevents collapse is after a degree of lateral motion, the vertical space between the lap siding members closes again allowing the lap siding to have friction with adjacent siding members. The garage wall is not in danger of immediate collapse, but it does have unwanted deflection. If the wall is pushed back into place, there may be no friction between the lapped siding to prevent it simply deflecting again.

The best solution is to add a layer of sheathing to the inside of the garage end wall. Jack the wall corner horizontally into a vertical plumb orientation. If during the jacking, resistance is felt carefully jack the corner 1/8" extra to allow the sheathing connectors to load as the jacking is removed. When jacking, watch the base of the wall to insure the wall is not lifting off the foundation. While the wall is braced, add a layer of 7/16" OSB sheathing inside the garage wall, full inside width of that wall, between the bottom plate and the intermediate plate (same height as the side wall plates). Secure the OSB by 8g (min) screws 6" c/c to all framing members, blocking any unsupported edges. Screws are preferable to nails as the sheathing can be removed with minimal additional damage to the sheathing or studs.

Additionally, the owner requested an optional concept for bracing the existing structure but allowing an addition continuing the garage eastward. I have included a drawing with a concept our office has used in the past. Briefly, an LVL portal frame can be installed on the addition foundation to provide the resistance to lateral loads while providing reasonable pass through clearance. My assumptions were that a future addition would extend east being the same width and approximately the same added length as the current garage. The concept can be adapted to other size additions, such as a wider extension. In either case, if the modification would need engineering review specific to the actual addition.

Our engineering evaluations are based on Fort Collins site loads and accepted code. Presently the City of Fort Collins has adopted the 2018 IRC code with site loads including 30 psf Snow Load / Minimum Live Roof Load and 140 mph V_{UH} Exp B Wind Load

Please call if you have questions.

Sincerely,



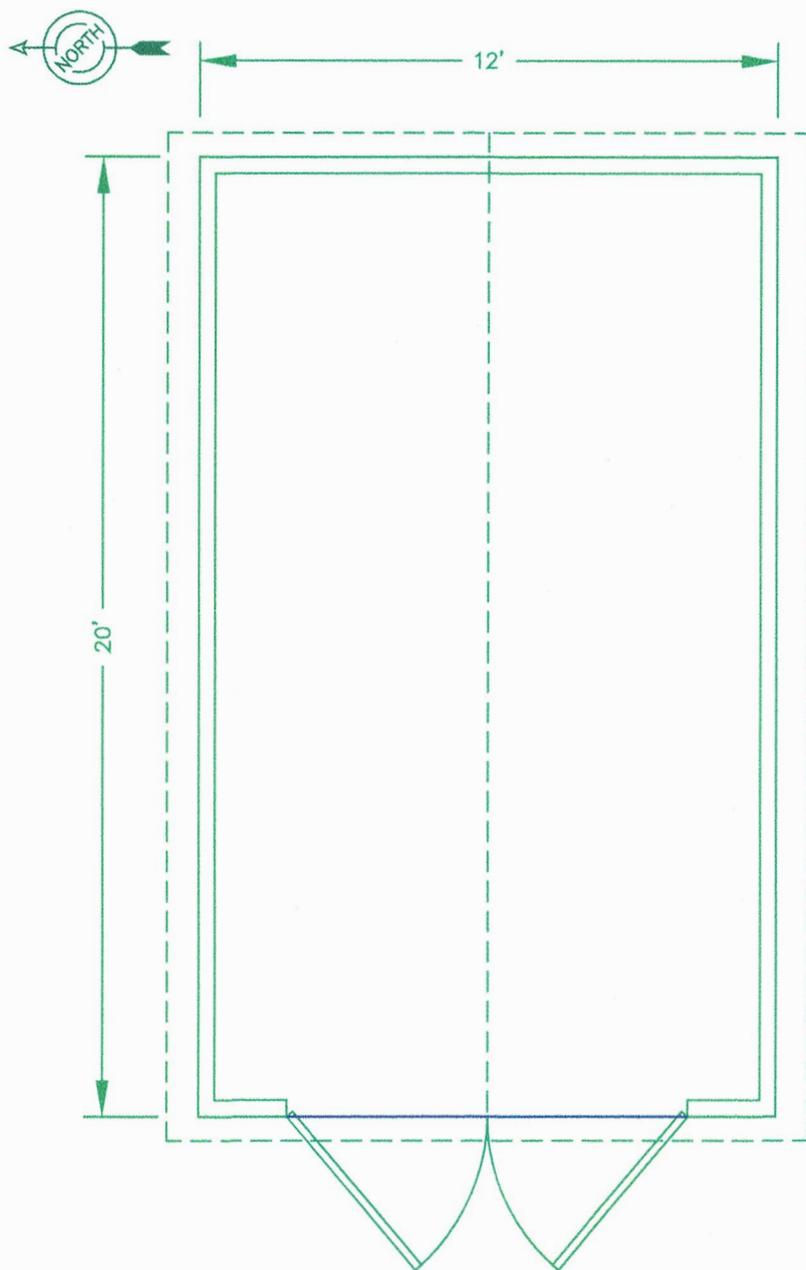
Geoff Robinson, PE
Structural / Civil Engineer
Wood Technologist



The inspection and comments are limited to the specific items listed in this letter and in no way imply a certification or complete inspection of the structure, its systems or site work. We have no control over workmanship, contractor decisions or site events. No liability is assumed for future loss of value, marketability or any other loss claims.

Existing Garage Plan View

Scale: 1/4" = 1' or 1:48



East wall of garage is leaning such that the top of the wall has deflected 6"± to the south.

General Construction:
 1920s construction assumed
 Wood framed garage on a shallow concrete slab.
 2x4 framing 24" c/c DF studs, 8'± wall height, single top and bottom plates, 1x6 lapped siding, nailed.
 2x4 rafters 24" c/c, 1x ridge board, 2x4 collar ties 4'c/c, 1x6 roof boards, gapped.
 Rafters have 8"± overhang on sidewalls, roof overhangs dormer ends 6"±.

Review based on 2018 IRC code and practice as adopted by the City of Fort Collins, 140 mph V_{ult} Exp B wind load and 30 psf snow/live roof load.

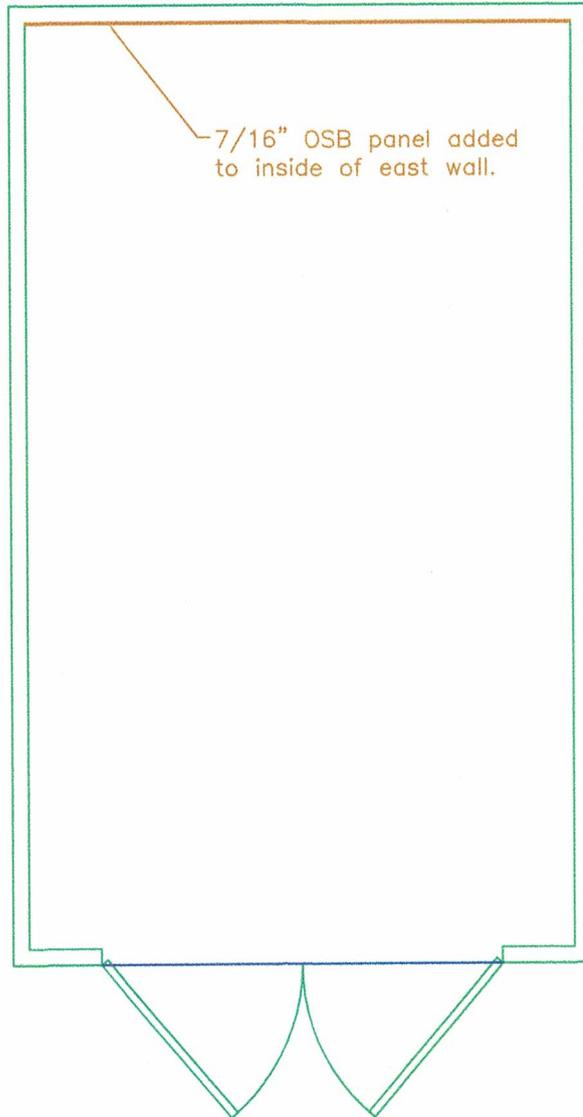


Existing Garage Plan and Modifications John Volckens Home 126 S. Whitcomb Street Fort Collins, CO 80521	Customer: Volckens Project Number: 20-009	Robinson Engineering, Inc 319 South Grant Avenue Fort Collins, Colorado 80521 (970) 217-4960 Office RobEngInc@gmail.com
	Drawing Information: Volckens 126 S Whitcomb 20-009.dwg 27 May 2020 Drawn by: GCR Review: GCR	

Garage Plan

OSB Bracing Stabilization

Scale: 1/4" = 1' or 1:48



Wall Stabilization:

Jack top of east wall north to square end wall. This may need to be done slowly to allow the framing and sheathing boards to slip and adjust. Observe base of wall at corner to insure wall plates remain on the ground. Safest jacking is to use tension jacking between the top of the south east corner to the bottom of the north east corner. (Pulling the corners toward each other.) It may also help to use a jacking strut from the ground to the top of the south east corner. Hold in place by temporary bracing. If wall will not stay in corrected orientation when jacking load is removed, jack so corner is 1/8" north of a vertical before installing interior OSB sheathing.

After jacking the wall back to approximate original position, install 7/16" OSB sheathing to the interior side of the entire east wall using 8g wood screws, 6" c/c to all framing members between the between the bottom plate and the plate at approximately 8' of height. (continuation of side wall plates.) Sheathing should cover the full length of the inside of the east wall. Trim OSB panels so panel edges are all on framing members. Add horizontal blocking to support horizontal panel edges so there are no unsupported panel edges.



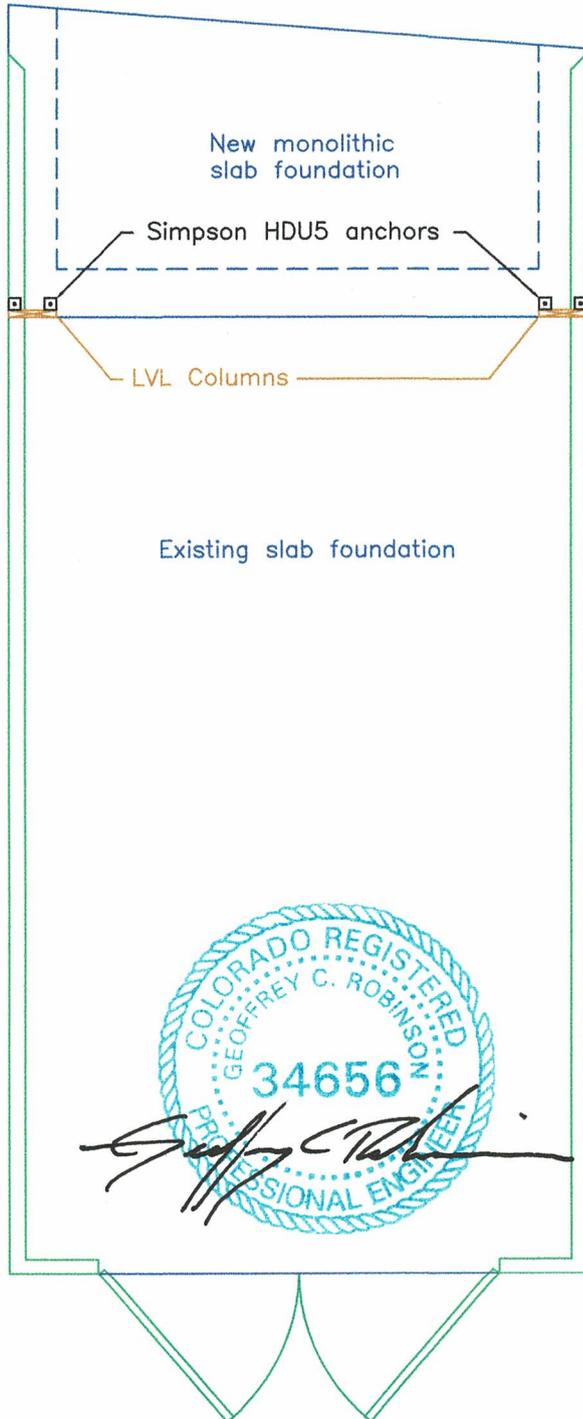
Existing Garage Plan and Modifications	Customer: Volckens Project Number: 20-009	Robinson Engineering, Inc 319 South Grant Avenue Fort Collins, Colorado 80521
John Volckens Home 126 S. Whitcomb Street Fort Collins, CO 80521	Drawing Information: Volckens 126 S Whitcomb 20-009.dwg 27 May 2020 Drawn by: GCR Review: GCR	(970) 217-4960 Office RobEngInc@gmail.com



Garage Plan

Future stabilization with east addition.

Scale: 1/4" = 1' or 1:48



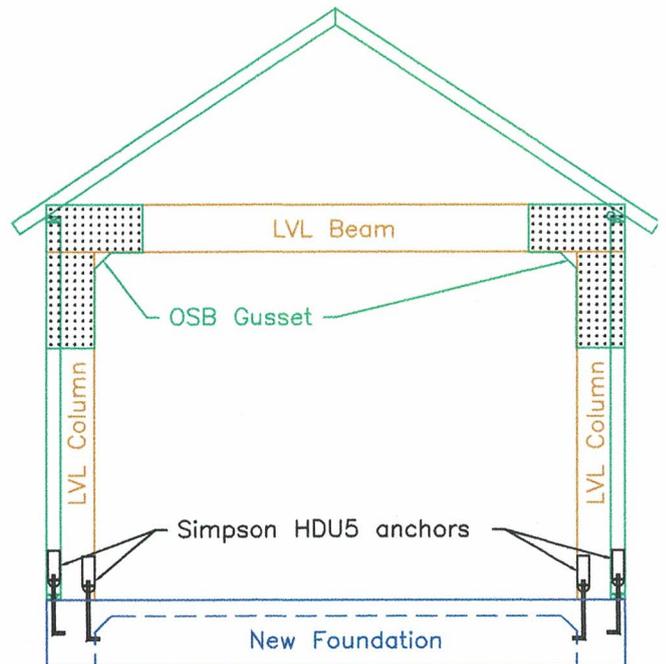
Future Garage Extension:

The garage can be extended south by installing a LVL portal frame system integral with a new foundation. This suggestion envisages a 1.75"x11⁷/₈" LVL portal frame added directly against to the existing garage wall ends, extending to the top of wall with an LVL horizontal member between the columns. Connection between LVL posts and beam using LVL panel continuity. Anchoring of the portal frame to the new foundation using Simpson HDU2-SDS2.5 anchors. If this is pursued in future, the portal frame should be designed for the specific addition

Garage Cross Section

Future stabilization

Scale: 1/4" = 1' or 1:48



Existing Garage Plan and Modifications

John Volckens Home
126 S. Whitcomb Street
Fort Collins, CO 80521

Customer: Volckens
Project Number: 20-009

Drawing Information:
Volckens 126 S Whitcomb 20-009.dwg
27 May 2020
Drawn by: GCR
Review: GCR

Robinson Engineering, Inc

319 South Grant Avenue
Fort Collins, Colorado 80521

(970) 217-4960 Office
RobEngInc@gmail.com

Tara Gaffney
126 South Whitcomb Street
Fort Collins, CO 80521

Paul Sizemore, CDNS Director
281 North College Avenue
Fort Collins, CO 80521

8/26/2020

Dear Director Sizemore,

I am writing to appeal the denial, by the staff at the CDNS, of the project to remove the existing garage and to build a new garage on my property at 126 South Whitcomb Street. It is important for my family and for me to move forward with the project because of the need to add a safe, secure and aesthetically pleasing space for property storage, as well as for home office/home schooling. Please allow special permission for this project due to the following unique circumstances:

- The property does not have alley access. Therefore, the space on which to build a new garage is diminished compared to other properties in the neighborhood and on this block of Whitcomb Street. The only accessible garage space is where the current garage is located.
- There is a ditch that runs along the back of the property, further reducing the space to build a new garage.
- The pandemic has created a situation where we are now in need of more indoor space in order to accomplish the following responsibilities: working from home, home-schooling and exercising at home.
- This plan to build a small office/school space above a garage is a financially feasible solution for our family. The alternative option to build an addition to the house would be financially out of reach for us.

Thank you for your time and consideration of the unique circumstances listed above in your decision to allow this project to proceed. It is greatly appreciated.

Sincerely,



Tara Gaffney-Berglund



1



2



Role of the LPC

- Consider evidence regarding **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
 - **Is garage a contributing feature of property?**
 - **Does proposed project meet the Standards?**
- Provide a decision under Municipal Code 14, Article IV
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)

3

3



Current Review Timeline

- **January 8, 2020:** Previous owner approved for DAP engineering funds to assess garage
- **May 27, 2020:** Engineer Geoff Robinson provides DAP product – engineering solution for garage plus addition
- **July 7, 2020:** Initial contact by new property owner for garage proposal
- **July 13, 2020:** Initial submittal of Garage drawings
- **July 16, 2020:** Informed owner, based on email from Zoning, that new garage design did not comply with Zoning requirements
- **August 19, 2020:** Owner submits Design Review application
- **August 25, 2020:** Staff denies application
- **August 26, 2020:** Applicant provided written notice of appeal (within 14 days)
- **September 15, 2020:** Council adopted exception to Ordinance No. 079, 2020
- **October 21, 2020:** LPC appeal hearing

4

4



Property Background

- Contributing Property to Whitcomb Street Landmark District
 - Designated January 15, 2013
 - Standards 1, 2, and 3
 - Period of Significance 1889-1940
- House constructed in c.1904
 - Garage in 1932



5

5



Property Background - Treatment

- **c.1904:** House constructed
- **Oct 4, 1927:** Remodel for room on second floor and porch
- **Oct 8, 1932:** frame garage
- **Sept 3, 1940:** re-roof
- **June 14, 1946:** Enlarge chicken house
- **May 31, 1973:** Re-roof
- **Sept 16, 2002:** Re-roof
- **July 2013:** Landmark Rehab Loan award (\$7,500) – Removal of asbestos siding, rehabilitation of original wood lapsiding, siding and trim painting, and installation of insulation & vapor barrier in side-walls and attic
- **July 30, 2015:** Re-roof

6

6



Proposed Project

1. Demolition of 1932 garage building northeast of main house
2. Construction of new 1.5 story garage northeast of main house

7

7



Existing Conditions



8



Staff Analysis

- Project meets Rehab Standards:
 - 1 – same use or compatible new use
 - 3 – Avoid false sense of history
- Standards 7 & 8 don't apply
 - 8 – chemical & physical treatments
 - 9 - archaeology
- Project does not meet Rehab Standards:
 - 2 & 5 – preserve character-defining features
 - 4 – preserve historic alterations
 - 6 – Repair vs. replace
 - 9 – compatible, distinguishable new construction
 - 10 - reversibility

9

9



Staff Analysis: Basis for Decision

- Existing 1932 garage is a contributing resource to the Whitcomb Street Landmark District
- Based on DAP report from Geoff Robinson, garage can be corrected, reinforced, and can receive a rear addition to add extra space
- Demolition of a contributing resource to a Landmark District does not meet the SOI Standards for Rehabilitation (2, 4, 5, 6, 9, and 10)

10

10

- Owner filed appeal on August 25
 - Staff forwarded to Council based on the motivation for the appeal (pandemic-related)
 - Council approved on September 15

- History of work on main house, including public incentives?
 - See Slide 6
 - LRL Loan for \$7,500 awarded in 2013
- Garage door info?
 - None available. Either not historic or not character-defining
- Dimensions of garage?
 - Provided by applicant: **216 Sq Ft, 12'4"W x 18'4"L x 12'H**
- Ditch and constraints on property?
 - Applicant presentation includes map; irregular parcel line a result of undergrounded Arthur Ditch, which formerly ran behind property.



Role of the LPC

- Consider evidence regarding **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
 - **Is garage a contributing feature of property?**
 - **Does proposed project meet the Standards?**
- Provide a decision under Municipal Code 14, Article IV
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)

Garage Project – Appeal to CDNS

126 South Whitcomb Street, Fort Collins, CO 80521

The following circumstances were considered in making the decision to proceed with this project (in specific reference to plans provided by previous home owners):

1. Need for larger garage space.
2. Need for home office & exercise space.
3. Assumed to be less expensive and less disruptive than home addition.

Existing Garage

Built in 1932

216 Sq Ft

12'4"W x 18'4"L x 12'H

- **Unsafe**
- **Not secure**
- **Small - cannot fit a car**
- **Not aesthetically pleasing**



House - Vernacular Design



Defining historical characteristics:

- Wide & defining soffits
- Roof pitch
- Narrow wood siding
- Overhanging eaves

Garage Location

- No alley access will require removal of existing garage



Ditch on Property

- Ditch further restricts location of garage



DITCH

Secretary of the Interior's Standards for Rehabilitation - relative to project -



1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - a) **There are no historically defining characteristics of this building as it relates to the house.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - a) **The existing garage does not appear to have features that match the house or that characterize the property. The newly designed garage will add distinctive features to match the house.**
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - a) **The newly designed garage will meet all of these requirements.**
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - a) **The newly designed garage will be a detached structure and any future removal will not impair the house.**

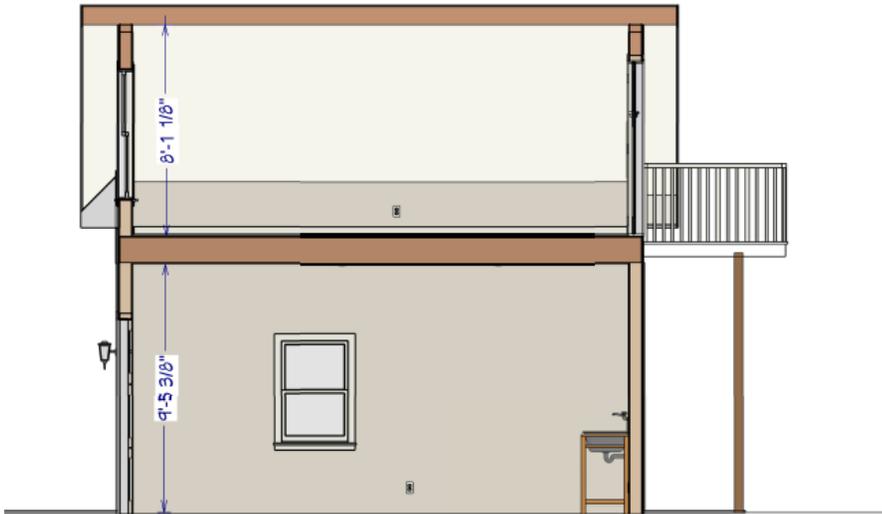
New Garage Design

- Design consistent with house
- Aesthetically pleasing
- Larger 14'W x 20'L x 20'H



Added Indoor Space

- Home office space
- Home schooling space
- Exercise space



STAFF REPORT
Landmark Preservation Commission

October 21, 2020

PROJECT NAME

237 & 243 JEFFERSON STREET – CONCEPTUAL DESIGN REVIEW

STAFF

Karen McWilliams, Historic Preservation Manager

PROJECT INFORMATION

PROJECT DESCRIPTION: The applicant is seeking conceptual review comments from the Landmark Preservation Commission for proposed additions to the two buildings at 237 & 243 Jefferson Street in the Old Town Historic District.

OWNER/APPLICANT: Sunil Cherian (owner); Matt Rankin (architect)

EXECUTIVE SUMMARY

AUTHORITY: The Old Town Historic District, which includes the properties at 237 & 243 Jefferson Street, was listed on the National Register of Historic Places in 1978 and, with a somewhat smaller boundary, was designated as a Fort Collins Landmark district in 1979. Fort Collins Municipal Code Section 14-51, "Alterations to designated resources requiring a certificate of appropriateness or report," requires that the applicant obtain a report of acceptability from the Landmark Preservation Commission (LPC) for proposed alterations to designated historic resources.

The applicant is requesting conceptual review of a proposal to add a second floor to the one-story building at 243 Jefferson and extend this building's rear elevation; and to extend the rear elevation of the two-story building at 237 Jefferson Street. Additional changes to the site, to be determined, are proposed at the rear of both properties, but will include parking to accommodate the proposed use.

LPC'S ROLE

Municipal Code Chapter 14, Article IV, provides the process and standards whereby alterations to officially designated Fort Collins Landmark properties are reviewed. This is a Conceptual Review.

Hearing Procedure. 14-54(a)(2)(a): *Conceptual review*. Conceptual review is the first phase of the hearing and is an opportunity for the applicant to discuss requirements, standards, design issues and policies that apply to designated resources. Problems can be identified and solved prior to final review of the application. Conceptual review of any proposed alteration may be limited to certain portions of the work as deemed appropriate by the Commission.

The applicable code requirements for this project include the Old Town District Design Standards <https://www.fcgov.com/historicpreservation/pdf/old-town-design-standards.pdf>, and the Secretary of the Interior's Standards and Treatments for Historic Resources, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

BACKGROUND

The 2017 intensive level Colorado Inventory Record Forms for these buildings are attached. Relevant portions of the forms and supplemental information, focusing primarily on the areas proposed to be altered, are provided here.

Constructed in 1879, the Stover & Deaver Block originally contained three bays (235, 237 & 243) stretching for 75' along Jefferson Street. In late 1904, the southeastern third of building was demolished, to be replaced the following year with a one-story building, now addressed as 243 Jefferson Street. Over the years the ownership of each bay changed independently of each other; currently the buildings at 237 and 243 Jefferson are under common ownership, with 235 under separate ownership. This project affects just the 237 & 243 buildings.

In relation to the aspects of integrity, the building experienced the loss of one-third of its original design and massing twenty-five years into its existence. Its current size reflects how it has appeared for the last 115 years, far longer than it did in its original condition. The early demolition of the southeast bay reflects a historic alteration that is now simply part of its history.

237 Jefferson:

This two-story masonry commercial building block has a 50' x 58' rectangular plan with two bays (235 & 237), each with a distinct business. Resting upon a sandstone foundation, the building block is constructed with brick walls laid in running bond coursing. Its flat roof is bordered by low masonry parapet walls. The building block standing there today represents the northwest two-thirds of its original 75' frontage along Jefferson Street. Its southeast exterior wall was originally an internal firewall, and the exposed upper area retains visible evidence of the previous roof joists and roofline. 237 Jefferson Street is the southeast storefront (shown here with the blue sign band).



Agenda Item 4



Rear Elevation of 235 (Old Town Yoga) and 237 (Subject Property) Jefferson Street

The entire southwest (rear) wall of the building block is clad in stucco over the original brickwork, and it has been remodeled in stages since the late 1980s. The southeast bay (237) holds a pair of eighteen-light doors with flanking six-light sidelights, all set in wood frames. A tall four-light window to the northwest appears to be in a former pedestrian entry space. Above these, the upper floor holds two four-over-four double hung sash windows set in wood frames, which appear to be historic. An open concrete patio is behind the southeast part of the building, beyond which the rest of the property extending to Old Firehouse Alley consists of a gravel parking lot.

243 Jefferson:

This one-story masonry commercial building has a long narrow 25' x 120' rectangular plan. This includes the original building, along with an early rear addition. Its brick walls, exposed on the sides and rear, are laid in running bond coursing. The flat roof is bordered by low masonry parapet walls. The facade features a single storefront flanked by brick pilasters. With its height and wood construction, the design of the storefront evokes that of a false front building. However, the building dates from the early 1900s and is predominantly masonry rather than wood frame.



Agenda Item 4

Southeast (side): Much of this wall abuts an adjacent one-story commercial building and is only exposed to view toward the rear. There the brick wall of the original building holds a 36-light glass block window with a sandstone sill and brick segmental arch lintel. The southeast wall of the early rear addition holds three two-over-two double hung sash windows with wood frames, sandstone sills, and brick segmental arch lintels. Rising above the parapet is a short square brick chimney.



Southwest (rear): The rear wall of the building is also the southwest wall of the early addition. While the corners of the building retain their brickwork, the space between them is clad in stucco. Centered in the wall is an entrance that contains a wood door with ten-lights, along with a storm door and a single-light transom. The entry is flanked by metal-framed windows, each of which consists of a four-light awning, below which are two fixed lights. Wood shutters are fixed to the wall on either side of the windows.

Northwest (side): Much of this wall abuts the adjacent two-story Stover & Deaver Block and is only exposed to the rear. There the brick wall of the original building holds a two-light window set in an original opening, with a stone sill and brick segmental arch lintel. To the southwest of that is a small non-historic concrete block addition with a shed roof and a slab door that faces toward the southwest. Near the original building's southwest corner is a two-over-two double hung sash window with a wood frame, stone sill and flat header. The northwest wall of the early rear addition holds three two-over-two double hung sash windows with wood frames, sandstone sills, and brick segmental arch lintels. Rising above the parapet along this side of the building are four short square brick chimneys.

One of the Stover & Deaver Block's early occupants was the Fort Collins Courier. In November 1904, the Courier staff temporarily vacated the premises at 243 Jefferson and the two-story bay was demolished to make room for a new building. The Courier Printing & Publishing Company evidently wanted the offices and printing plant to be located on the same level rather in a two-story facility. To accommodate this, the new building would be one-story in height with a footprint of 25' x 95'. According to the December 7 article, the space would house the "business office, manager's office, editor's room, and job, composing and press rooms, supplied with modern conveniences in addition to a fireproof vault." A basement beneath the rear area of the building would provide additional space for paper storage and the heating plant. Abutting the Stover & Deaver Block on the northwest for the first 80' of its length and with no building to the rear or on the adjacent lot to the southeast, much of the new Courier Building would be fully exposed to view.

Plans for the new building were prepared by Fort Collins architect Albert Bryan, who designed the 1903 Carnegie Library, 1904 Unity Church, and the 1905 remodel of the Northern Hotel. The Courier reported on 7 December 1904 that the \$2,000 construction contract had been awarded to Hess Brothers, a popular local company.

STAFF'S COMMENTS:

This project is also subject to the City's Development Review process, which conducts a separate Conceptual Review at which staff provides comments. The following comments were provided to the applicant by Historic Preservation staff on September 28, 2020, based on the code requirements contained in Fort Collins Municipal Code Chapter 14, Article IV, which includes the Secretary of the Interior's Standards and Treatments for Historic Resources, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> and the Old Town District Design Standards <https://www.fcgov.com/historicpreservation/pdf/old-town-design-standards.pdf> with page numbers for easy reference.

1. Rooftop additions should be set back by at least one bay or one-half the length of the existing historic building.

- a. Set the addition on 243 Jefferson Street back by one-half the length of the existing historic building. *The addition appears to meet this, apart from the solar shade.*
- b. Rethink the fixed solar shade; if a fixed solar shade is necessary for the project, it would need to be set back to begin one-half of the length of the existing historic building.
- c. If retained, the solar shade would need to be designed to be more transparent and inconspicuous.

Relevant Standards:

- SOIS: Recommended (p. 101, Roofs):
 - Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.
- SOIS: Recommended (p. 159, New Exterior Additions):
 - Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.
- OTDS: Standard 3.32 (p. 63):
 - Design an addition or secondary structure to be subordinate to the historic building. Place a rooftop or upper-story addition to the rear, to minimize visual impacts from public streets.
 - Please note illustration on p. 63 showing placement of rooftop addition.

2. Make the additions as subordinate and inconspicuous as possible by lowering the height of the additions on both buildings to be at or lower than the height of the existing roof of the historic building at 237 Jefferson Street. This will be even more important if solar panels are proposed to be added to the roofs.

Relevant Standards:

- SOIS: Recommended (p. 101, Roofs): Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.
- SOIS: Recommended (p. 159, New Exterior Additions): Designing a compatible rooftop addition for a multi-story building, when required for a new use ... that is inconspicuous when viewed from surrounding streets.

- OTDS: Standard 3.22: (p. 59):
 - Preserve the historic roofline on a historic structure. Maintain the perceived line and orientation of the roof as seen from the street.
- OTDS: Standards 3.31 (p. 62) and 3.32 (p. 63):
 - Design an addition or accessory structure to be compatible with the historic structure. Design an addition or secondary structure to be visually subordinate to the historic building.

3. Railing around front deck should be transparent. The solid wall on the side of the front deck should instead continue the open rail design of the front elevation or use a transparent material.

- OTDS: Standard 4.8 (p. 75):
 - A railing shall be simple in design.
 - The railing shall be transparent in its overall appearance. One shall be able to see through to the building.

4. Materials. The rolling garage door should be made to be as transparent as possible, and contain the minimal number of dividers and structural elements necessary. (See code sections cited above about transparency). More comments on materials will be provided as material selections are made.

5. Alterations/Additions to Rear Elevations:

While I need more information to fully assess the changes to these elevations, I do not anticipate any significant issues. While the buildings' appearance from the alley is important to the District, alleys are usually the preferred location for additions. I will need photographs of the existing windows and doors, to better evaluate their historic age and materials, as well as your choice of materials for the addition.

ATTACHMENTS

1. Secretary of Interior Rooftop Additions
2. 243 Jefferson Conceptual Plans (updated 10-20-20)
3. 243 Jefferson Architectural Inventory Form
4. 235-237 Jefferson Architectural Inventory Form
5. Applicant's Photos
6. Staff Presentation (updated 10-20-20)
7. Applicant's Responses to Requests for Additional Information (added 10-20-20)
8. Old Town Design Standards Excerpt (added 10-20-20)

REHABILITATION

ROOFS

RECOMMENDED

NOT RECOMMENDED

Alterations and Additions for a New Use

<p>Installing mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features.</p>	<p>Installing roof-top mechanical or service equipment so that it damages or obscures character-defining roof features or is conspicuous on the site or from the public right-of-way.</p>
<p>Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.</p>	<p>Changing a character-defining roof form, or damaging or destroying character-defining roofing material as a result of an incompatible rooftop addition or improperly-installed or highly-visible mechanical equipment.</p>
<p>Installing a green roof or other roof landscaping, railings, or furnishings that are not visible on the site or from the public right-of-way and do not damage the roof structure.</p>	<p>Installing a green roof or other roof landscaping, railings, or furnishings that are visible on the site and from the public right-of-way.</p>



[17] New wood elements have been used selectively to replace rotted wood on the underside of the roof in this historic warehouse.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED

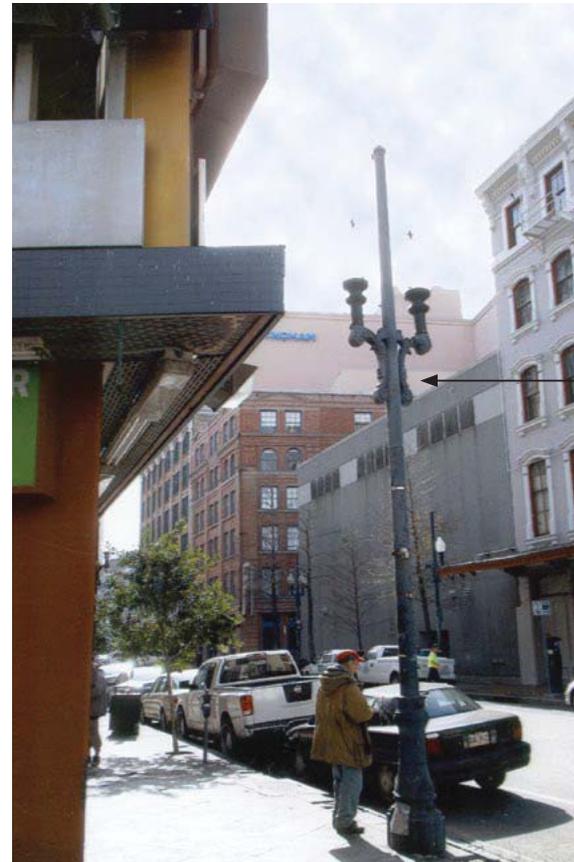
NOT RECOMMENDED

Rooftop Additions

Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Constructing a rooftop addition that is highly visible, which negatively impacts the character of the historic building, its site, setting, or district.

[63] (a) A mockup should be erected to demonstrate the visibility of a proposed rooftop addition and its potential impact on the historic building. Based on review of this mockup (orange marker), it was determined that the rooftop addition would meet the Standards (b). The addition is unobtrusive and blends in with the building behind it.



NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED

Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.

NOT RECOMMENDED

Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character.

Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district.

Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.



[64] **Not Recommended:** It is generally not appropriate to construct a rooftop addition on a low-rise, two- to three-story building such as this, because it negatively affects its historic character.



226 Remington
Unit #3
Fort Collins, CO 80524
phone 970/234-6630
www.r4architects.com

In Association with:
Vilow View, LLC Owner

243 Jefferson St
Fort Collins, CO 80524
Phone: 970-688-6224
Contact: Sami Cheyan
Email: samiche@gmail.com

TBD General Contractor
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Structural Engineer
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Mech. & Plumb. Engineer
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Electrical Engineer
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Planning & Entitlement
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Civil Engineer
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Interior Design
Address
City, State, Zip
Phone #
Contact -
Email -

TBD Interior Design
Address
City, State, Zip
Phone #
Contact -
Email -

Issued No.	Description	Date

243 Jefferson Addition

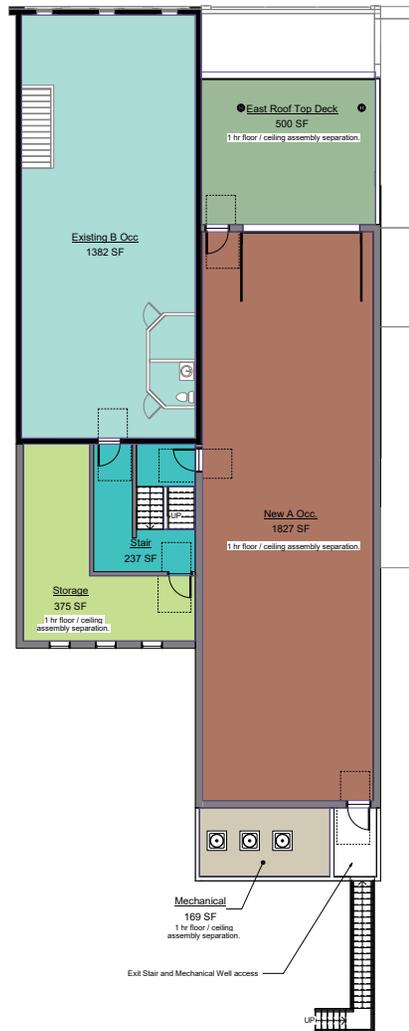
Concept Design

Project No.: 2020-23 Drawn by: JDO
Reviewed by: MR

Code & Area Analysis

Scale Accordingly @ Reduced

Drawing Number
A0.2
r4architects.com



② 02 - New Const Code 2nd Floor Plan
1/8" = 1'-0"

Project Description:
The project will consist of a new, 2nd floor addition above the existing building located at 243 Jefferson Street. This will consist of new 'A' assembly occupancy space including a small rooftop deck.

There will also be an addition to the property at 237 Jefferson Street as well. This addition will include men's and women's restroom, accessible stair enclosure and exit corridor from the existing building.

Square Footage:
1st Floor New Construction:
Accessory (Stair & Restrooms) = 633

2nd Floor New Construction:
A Occupancy = 2227
S1 Occupancy = 375
Accessory (Stair / Corridor) = 237

1st Floor sqft = 633
2nd Floor sqft = 2,639
Total Sqft = 3,272 SF

Plumbing Systems:
2702 sqft (A & S1 Occupancies)
Tables & Chairs 1/15 sqft = 180 occupants

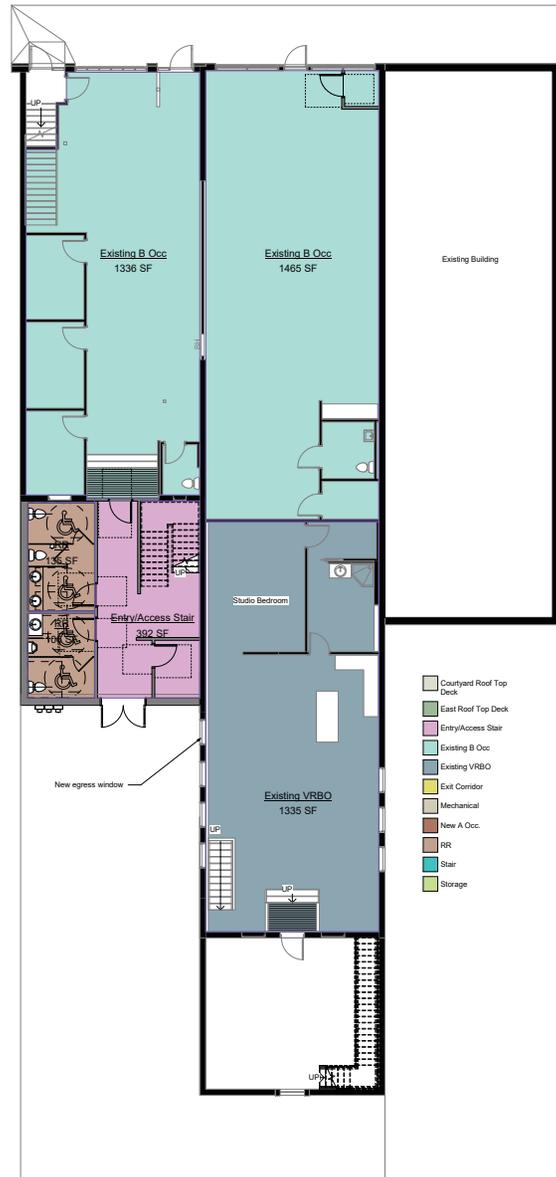
Plumbing Fixtures
MWC = 1125
WWC = 1165
Lav = 1000
DF = 1500

M = 90 occ
W = 90 occ

MWC = 0.72
WWC = 1.3
Lav = 45 ea.
DF = 1

Fire Separation:

- New 2nd floor assembly space will be fully sprinklered
- New 2nd floor assembly space will be separated use
- 1 hour floor/ceiling assembly between new 2nd floor Assembly Space and existing B occupancy below
- 1 hour walls at first floor exit corridor and exit stair enclosure
- 1 hour exterior wall assemblies on property lines



① 01 - New Const Code 1st Floor Plan
1/8" = 1'-0"

- Courtyard Roof Top Deck
- East Roof Top Deck
- Entry/Access Stair
- Existing B Occ
- Existing VRBO
- Exit Corridor
- Mechanical
- New A Occ.
- RR
- Stair
- Storage



In Association with:
Villow View, LLC Owner
243 Jefferson St
Fort Collins, CO 80524
Phone: 970-688-6224
Contact: Sami Cheyan
Email: samiche@gmail.com

TBD General Contractor
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Structural Engineer
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Mech. & Plumb. Engineer
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Electrical Engineer
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Planning & Entitlement
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Civil Engineer
Address
City, State, Zip
Phone #
Contact: -
Email: -

TBD Interior Design
Address
City, State, Zip
Phone #
Contact: -
Email: -

Issued No.	Description	Date

243 Jefferson Addition

Concept Design

Project No.: 2020-23 Drawn by: Author
Reviewed by: Checker

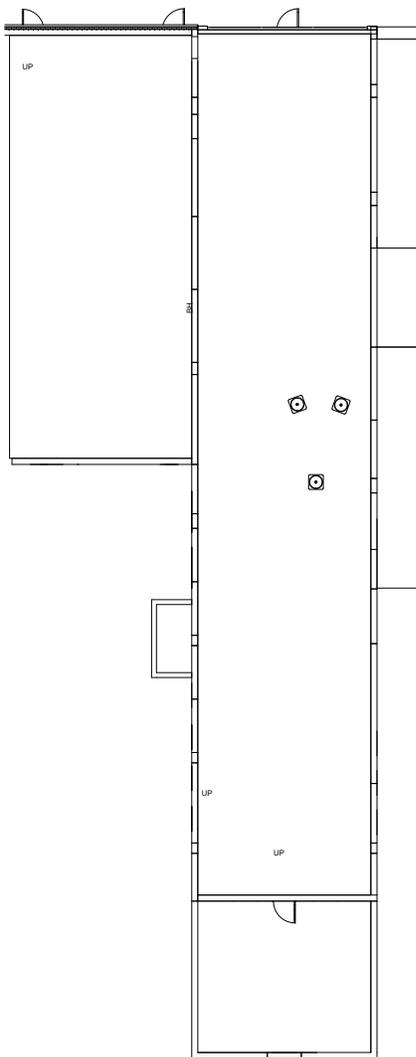
Existing Floor Plans

Scale Accordingly if Reduced

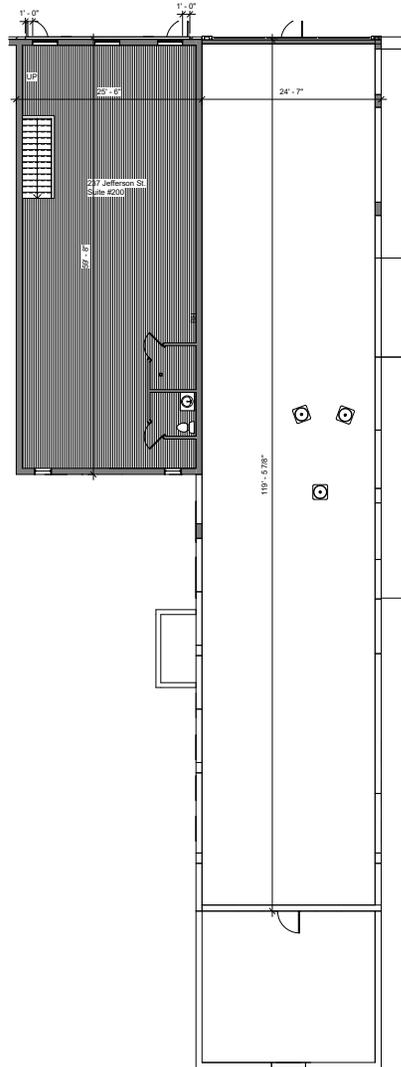
Drawing Number

A1.0

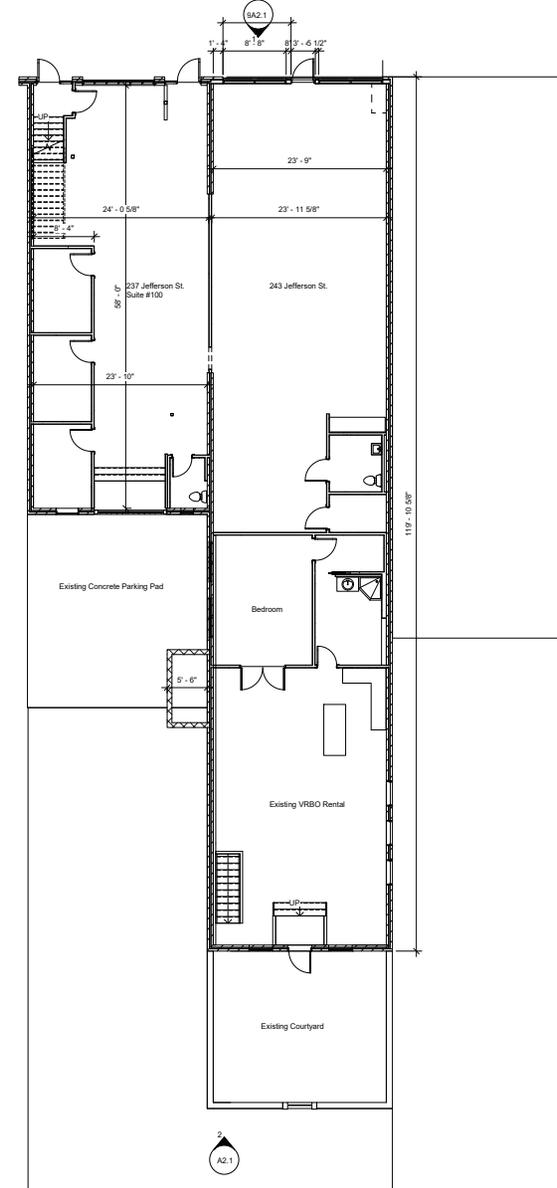
r4architects.com



① 03 - Existing Roof Plan
1/8" = 1'-0"



② 02 - Existing Second Floor Plan
1/8" = 1'-0"



① 01 - Existing First Floor Plan
1/8" = 1'-0"





226 Remington
Unit #3
Fort Collins, CO 80524
phone 970/224-6630
www.r4architects.com

In Association with: **Owner**

Willow View, LLC
243 Jefferson St
Fort Collins, CO 80524
Phone: 970-688-6224
Contact: Sam Chesler
Email: sam@willowviewllc.com

TBD **General Contractor**

TBD **Structural Engineer**

TBD **Mech. & Plumb. Engineer**

TBD **Electrical Engineer**

TBD **Planning & Entitlement**

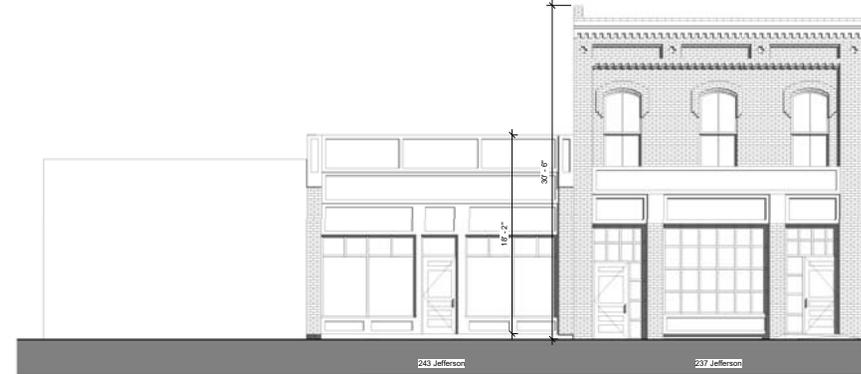
TBD **Civil Engineer**

TBD **Interior Design**

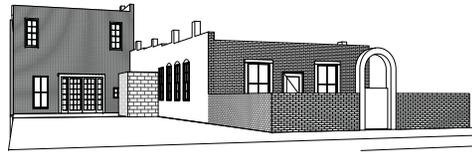
TBD



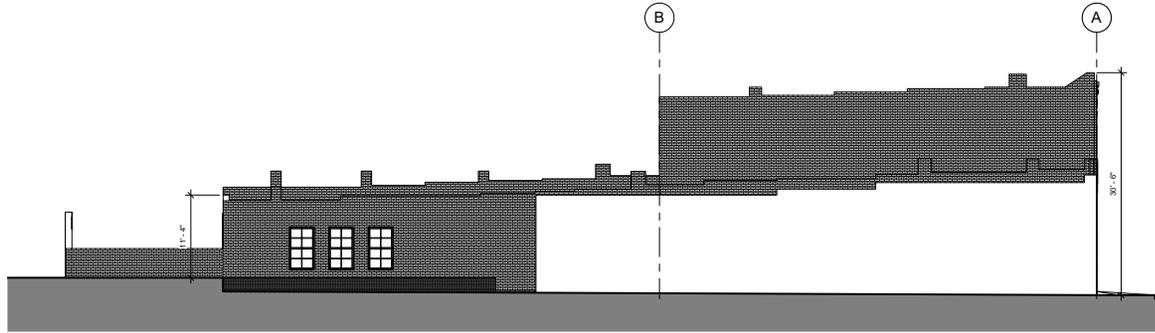
2 Existing Southeast Building Elevation
3/16" = 1'-0"



1 Existing Northeast Building Elevation
3/16" = 1'-0"



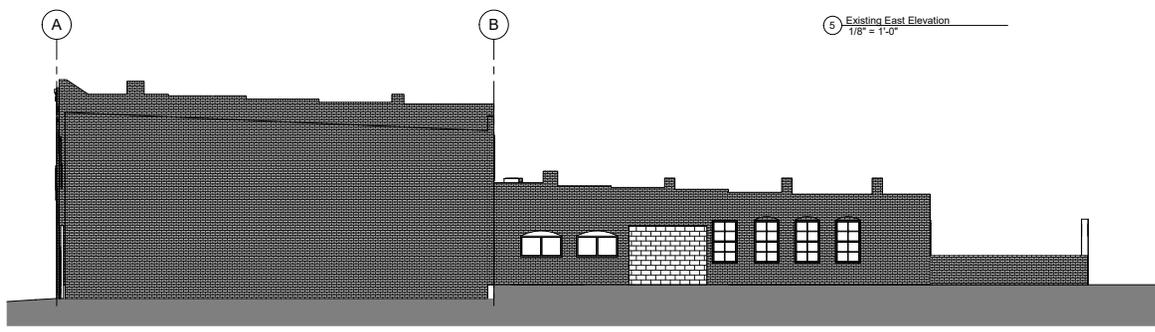
4 Existing Courtyard 3d



5 Existing East Elevation
1/8" = 1'-0"



3 Existing Jefferson St. 3d



6 Existing West Elevation
1/8" = 1'-0"

243 Jefferson Addition

Concept Design

Project No.: 2020-23 Drawn by: Author
Reviewed by: Checker

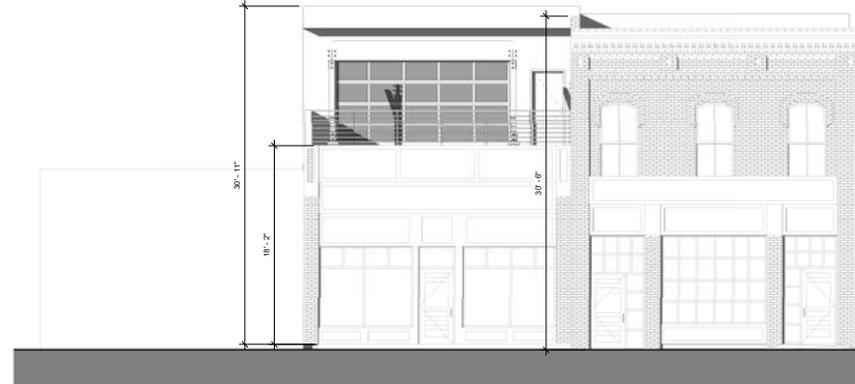
Existing Exterior Elevations

Scale Accordingly @ Reduced
Drawing Number
A2.1

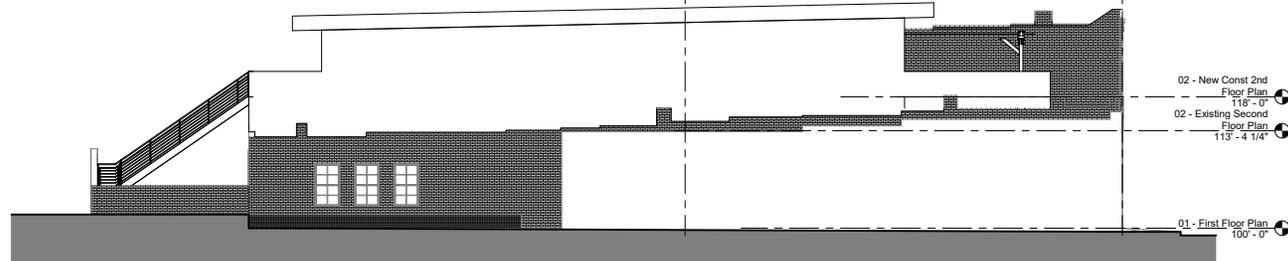




2 Southeast Building Elevation
3/16" = 1'-0"



1 Northeast Building Elevation
3/16" = 1'-0"



6 East Building Elevation
1/8" = 1'-0"

In Association with:
Willow View, LLC Owner

243 Jefferson St
Fort Collins, CO 80524
Phone: 970.488.6224
Contact: Sami Chekan
Email: samiche@gmail.com

TBD General Contractor

TBD Structural Engineer

TBD Mech. & Plumb. Engineer

TBD Electrical Engineer

TBD Planning & Entitlement

TBD Civil Engineer

TBD Interior Design

Issued No.	Description	Date

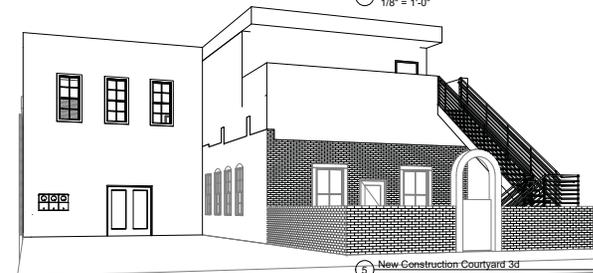
243 Jefferson Addition



3 New Construction Jefferson St 3d



4 New Construction Jefferson St 3d #2 - From Union Sidewalk



5 New Construction Courtyard 3d

Concept Design
Project No.: 2020-23 Drawn by: Author
Reviewed by: Checker

New Elevations and 3d

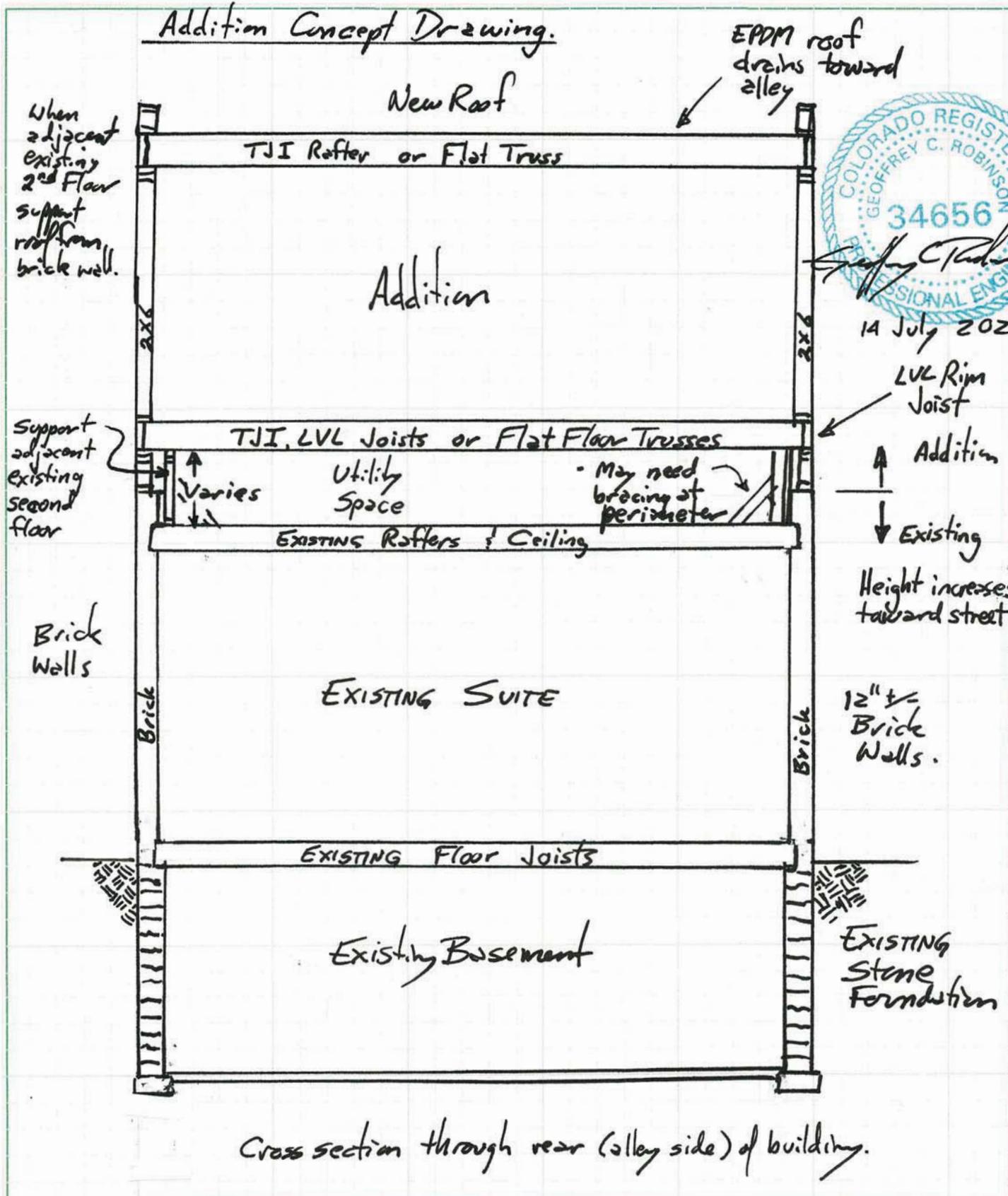
Scale Accordingly @ Reduced
Drawing Number
A2.2
r4architects.com

Robinson Engineering, Inc.
319 S. Grant Avenue
Fort Collins, Colorado 80521
(970) 217-4960 office / (970) 797-2649 fax
RobEngInc@gmail.com

Project: Cherian / Willow View Addition
243 Jefferson Street
Fort Collins

Date: 8 July 2020

20-033



Official Eligibility Determination

(OAH P 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

(Page 1 of 13)

I. Identification

1. Resource Number: **5LR462.17**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Courier Publishing & Printing Company Building**
6. Current Building Name: **Not Applicable**
7. Building Address: **243 Jefferson St.
Fort Collins, CO 80524**
8. Owner Name & Address: **Forge LLC
345 Pascal St.
Fort Collins, CO 80524**

II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
SE 1/4 of the **SW** 1/4 of the **SW** 1/4 of the **NW** 1/4 of Section **12**
10. UTM Reference Zone: **13** Easting: **493656** Northing: **4493155**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (photorevised 1984)** Map scale: **7.5'**
12. Lot(s): **NW ½ of Lot 5** Block: **13**
Addition: **Fort Collins Original Townsite** Year of Addition: **1873**
13. Boundary Description and Justification: **This property consists of parcel #97122-12-002, and is defined by a lot and block description. It includes the land and built resources that are historically associated with it and remain in place there today.**

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 2 of 13)

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **25' x 130'**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Brick, Stucco**
18. Roof Configuration: **Flat Roof**
19. Primary External Roof Material: **Unknown**
20. Special Features: **Segmental Arch, Chimney**
21. General Architectural Description: **Facing toward the northeast onto Jefferson Street, this one-story masonry commercial building has a long narrow 25' x 120' rectangular plan. This includes the original building, along with an early rear addition. Its brick walls, exposed on the sides and rear, are laid in running bond coursing. The flat roof is bordered by low masonry parapet walls.**

Northeast (front): The façade fronts directly onto the concrete sidewalk paralleling Jefferson Street and features a single storefront flanked by brick pilasters. With its height and wood construction, the design of the storefront evokes that of a false front building. However, the building dates from the early 1900s and is predominantly masonry rather than wood frame. It is not truly a pioneer era building. Centered in the symmetrical storefront, the main entrance contains a wood panel door with a single light, along with a transom light above. This is flanked by pairs of large single-light windows topped by horizontal bands of four smaller transom lights. Wood kickplates are below each set of windows. Three levels of horizontal wood panels span the width of the wall above the storefront.

Southeast (side): Much of this wall abuts an adjacent one-story commercial building and is only exposed to view toward the rear. There the brick wall of the original building holds a 36-light glass block window with a sandstone sill and brick segmental arch lintel. The southeast wall of the early rear addition holds three two-over-two double hung sash windows with wood frames, sandstone sills, and brick segmental arch lintels. Rising above the parapet is a short square brick chimney.

Southwest (rear): The rear wall of the building is also the southwest wall of the early addition. While the corners of the building retain their brickwork, the space between them is clad in stucco. Centered in the wall is an entrance that contains a wood door with ten-lights, along with a storm door and a single-light

Resource Number: **5LR462.17**Address: **243 Jefferson St.**

Architectural Inventory Form

(Page 3 of 13)

transom. The entry is flanked by metal-framed windows, each of which consists of a four light awning, below which are two fixed lights. Wood shutters are fixed to the wall on either side of the windows.

Northwest (side): Much of this wall abuts the adjacent two-story Stover & Deaver Block and is only exposed to the rear. There the brick wall of the original building holds a two-light window set in an original opening, with a stone sill and brick segmental arch lintel. To the southwest of that is a small non-historic concrete block addition with a shed roof and a slab door that faces toward the southwest. Near the original building's southwest corner is a two-over-two double hung sash window with a wood frame, stone sill and flat header. The northwest wall of the early rear addition holds three two-over-two double hung sash windows with wood frames, sandstone sills, and brick segmental arch lintels. Rising above the parapet along this side of the building are four short square brick chimneys.

22. Architectural Style / Building Type: **Early Twentieth Century Commercial**

23. Landscaping or Special Setting Features: **This property is located on the southwest side of Jefferson Street, three properties northwest of Linden Street. It is situated in the northern area of the downtown commercial district and is surrounded by commercial buildings in all directions. Directly behind the building is a small open courtyard enclosed by a brick wall and wood gate. Beyond this, the rest of the property that extends to Old Firehouse Alley consists of a gravel parking lot.**

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1905**

Source of Information: **"Evolution of a Newspaper," *Fort Collins Courier*, 29 March 1905, p. 1**

26. Architect: **Albert Bryan**

Source of Information: **"Evolution of a Newspaper," *Fort Collins Courier*, 29 March 1905, p. 1**

27. Builder/Contractor: **Hess Brothers**

Source of Information: **"City and Country," *Fort Collins Courier*, 7 December 1904, p. 5**

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 4 of 13)

28. Original Owner: **Fort Collins Courier**
- Source of Information: **“Evolution of a Newspaper,” *Fort Collins Courier*, 29 March 1905, p. 1**
29. Construction History: **The masonry building on this site was constructed in 1905 with a 25'-wide façade along Jefferson Street and a depth of 95'. In 1908, this was expanded toward the rear with a 25' x 35' brick addition.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce – Business/Professional**
32. Intermediate Use(s): **Commerce – Specialty Store**
33. Current Use(s): **Commerce – Business/Professional
Domestic – Single Dwelling**
34. Site Type(s): **Newspaper Office; Printing Plant; Contractor Shops; Tire Shop; Residence**
35. Historical background: **On 7 August 1879, the editor of the *Fort Collins Courier* reported that he had examined a sketch of the façade for a new business block that would be erected for merchants William C. Stover and John Deaver on Lot 7 and the northwest half of Lot 5 in Block 13. Construction of the two-story Stover & Deaver Block began early that month and was completed in October. Three bays wide, the building had a footprint of 75' x 58', with each storefront occupying 25' of frontage along Jefferson Street. It was designed to contain three main-floor stores with commercial or residential occupants above. The building's addresses, from northwest to southeast, were 235, 237 and 243 Jefferson Street. A complete description and history of the Stover & Deaver Block, including additional references, is found in a separate site form (5LR462.16).**

One of the Stover & Deaver Block's early occupants, originally housed in the middle bay at 237 Jefferson Street during the mid-1880s, was the *Fort Collins Courier*, owned since 1886 by the Courier Printing & Publishing Company. The newspaper then moved next door into the southeast bay at 243 Jefferson Street and remained there into the early 1900s. In November 1904, the *Courier* staff temporarily vacated the premises and moved into space at 212 East Mountain Avenue. The bay was demolished over the following weeks to make room for a new building that would house the newspaper offices and printing plant on the same narrow lot.

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 5 of 13)

Plans for the new building were prepared by Fort Collins architect Albert Bryan, who designed the 1903 Carnegie Library, 1904 Unity Church, and the 1905 remodel of the Northern Hotel. The *Courier* reported on 7 December 1904 that the \$2,000 construction contract had been awarded to Hess Brothers, a local company that was busy erecting a number of commercial, residential and public buildings around town. The firm launched work on the site immediately with the goal of completing the project in early 1905.

The Courier Printing & Publishing Company evidently wanted the offices and printing plant to be located on the same level rather in a two-story facility. To accommodate this, the new building would be one-story in height with a footprint of 25' x 95'. According to the December 7 article, the space would house the "business office, manager's office, editor's room, and job, composing and press rooms, supplied with modern conveniences in addition to a fire proof vault." A basement beneath the rear area of the building would provide additional space for paper storage and the heating plant. Abutting the Stover & Deaver Block on the northwest for the first 80' of its length and with no building to the rear or on the adjacent lot to the southeast, much of the new Courier Building would be fully exposed to view.

Construction proceeded rapidly and Hess Brothers had to advertise for additional bricklayers to keep up with the project's ambitious schedule. Hess Brothers also brought in subcontractors to handle specialized elements of the project. These included J. G. Blair, who oversaw the stone and brickwork, along with painting and decorating by the Fort Collins Wall Paper Company. The lumber was acquired from the Corbin Black Lumber Company, the bricks were manufactured by the Fort Collins Pressed Brick Company, the roof was installed by the Denver Elaterite Company, and the metal ceiling came from the Penn Metal Ceiling Company of Colorado Springs.

On 11 January 1905, the newspaper wrote that "the new *Courier* building is well advanced toward completion and soon the office force will be hiking back to their new old quarters." The building was finished on February 14 and the staff returned to work under the direction of editor Ansel Watrous and business manager Carl Anderson. In a large front-page article titled "Evolution of a Newspaper," the *Courier* reported the following about its new building:

The Courier is now nicely settled in its new building, erected on the site of the old one on Jefferson street, and is ready to receive company, either old or young, rich or poor, pretty or plain, with business or without it – but those with business preferred. Though not given to boasting, we cannot let the opportunity pass without saying in all sincerity that we believe we now have the nicest, coziest, best arranged, most convenient and comfortable, and, at the same time, the best equipped printing office in Northern Colorado. These are not vainglorious declarations, made without due consideration of their weight, but are statements susceptible of proof. Sceptics are cordially invited to come in, look us over and be convinced.

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 6 of 13)

The newspaper took advantage of the opportunity to install the latest technology in its new printing plant. This came in the form of a Mergenthaler linotype machine, which the *Courier* claimed was the only one in Larimer County. Along with this, the firm installed a new power press, folding machine, paper cutters, stitching machines and a numbering machine. Other equipment included staplers, cabinets, news cases, imposing stones and case racks.

By 1908, the *Courier* had already outgrown its new building and management determined that an expansion of the facility was necessary to alleviate crowding in the composing and press room. Prominent Fort Collins architect Montezuma Fuller was engaged to prepare plans for a rear addition and the contracting firm of Jones & Bull was hired to complete the work. Finished before the end of the year, the brick structure added another 35' of length to the building. With the extra space, the *Courier* was better able to handle its newspaper output along with its booming book and job printing business. The job department handled the printing of items such as posters, pamphlets, stock certificates, invitations, programs and business cards. At the rear of the building, the new addition housed the circulation department and quarters for the waiting newspaper boys. The rest was occupied by the bindery along with increased floor space for the composing room and typesetters. The basement was also expanded to enlarge the stock room.

The *Courier* Printing & Publishing Company remained in this building through early 1919, when it moved into a larger facility on the southwest corner of Remington Street and East Mountain Avenue. With this change, the building at 243 Jefferson Street entered a new phase of its existence. The next occupant was the Pennock Motor Company, owned by former Bellvue resident Arthur E. Pennock. The firm offered automotive repairs and occupied the building during the early 1920s. Around 1925, it housed the Colorado Pipe & Supply Company and the Pennock Electric Company. The occupants later in the decade were welder W. M. Farrell and an auto repair shop operated by L. B. Tilton.

The building was vacant in the early 1930s and then occupied in 1937 by a tire sales firm known as Stevens Brothers. Owned by Floyd and Cecil Stevens, the company remained there for many years. During World War II it was joined by OK Rubber Welders, which offered used tire retreading. The firms also occupied the adjacent space to the northwest at 237 Jefferson Street. Starting around 1962, both of these spaces became Stevens Tire Service. The building continued to be used for automotive service and tire sales into the 1990s.

Since the late 1970s, the *Courier* Building has been a contributing element of the Old Town National Register Historic District and the Old Town Fort Collins Landmark District. After languishing for several decades and suffering from deferred maintenance and haphazard remodeling efforts, the building has experienced renewal and rehabilitation in recent years as it is occupied by a new generation of owners and both residential and commercial tenants.

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 7 of 13)

36. Sources of information:

Ahlbrandt, Arlene and Kathryn Stieben. *The History of Larimer County, Colorado, Volume II*. Dallas, TX: Curtis Media Corporation, 1987.

Architectural/Historical Component Form, 243 Jefferson Street, Fort Collins, Site #5LR462.17, 1 November 1982.

Building Permits for 243 Jefferson Street, City of Fort Collins, Building Permits Book (Box BP-1), Fort Collins Museum of Discovery, 1937-1949.

Fort Collins City Directories. Various Publishers, 1902-1970.

Fort Collins Courier

"The Courier office has been removed...", 13 December 1883, p. 8.

"A New and Improved Form," 27 December 1883, p. 3.

"The Courier," 28 July 1898, p. 24.

"Courier Office Removed," 23 November 1904, p. 11.

"City and Country," 7 December 1904, p. 5.

"City and Country," 14 December 1904, p. 6.

"Wanted," 21 December 1904, p. 11.

"New Homes for New People," 4 January 1905, p. 4.

"City and Country," 11 January 1905, p. 6.

"City and Country," 15 February 1905, p. 6.

"Evolution of a Newspaper," 29 March 1905, p. 1.

"Courier Building Extended 35 Feet," 23 December 1908, p. 8.

"State Auditor Stone...", 8 July 1919, p. 5.

"Pennock Motor Co.," 5 August 1919, p. 3.

"Notice," 30 November 1921, p. 3.

"Arthur Pennock Weds Iola Oglesby Tuesday," 21 July 1922, p. 2.

Larimer County Assessor, Real Estate Appraisal Records, 243 Jefferson St. #97122-12-002, Fort Collins, Colorado.

Photographs of the Stover & Deaver Block and the Courier Building, Collection of the Archives of the Fort Collins Museum of Discovery, c1884 (#H02448 & #H05309), 1950 (#243Jef50B), 1969 (#241Jef69), 1969 (#243Jef69), 1979 (#H25091), 1983 (#H09650), 1996 (#H16896).

Preservation Planning File for 243 Jefferson Street, City of Fort Collins.

Rocky Mountain Collegian

"The Weekly Courier," 1 October 1900, p. 16.

Sanborn Fire Insurance Maps, Fort Collins, Colorado, 1886-1960.

Resource Number: **5LR462.17**Address: **243 Jefferson St.**

Architectural Inventory Form

(Page 8 of 13)

Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919. Fort Collins History and Architecture, Fort Collins History Connection. Accessed Online at www.history.fcgov.com.

Swanson, Evadene Burris. *Fort Collins Yesterdays*. Fort Collins, CO: Published by the Author, 1975 and 1993.

Watrous, Ansel. *History of Larimer County*. Fort Collins, CO: Courier Printing & Publishing Company, 1911.

VI. Significance

37. Local landmark designation: **Yes**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Commerce / Communications / Architecture**

40. Period of significance: **1905-1919 (Commerce and Communications)
1905 (Architecture)**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **Constructed in 1905, the Courier Building was erected to replace an earlier two-story commercial building that had been located on this site. The new one-story masonry building housed the offices and printing plant of the Courier Printing & Publishing Company, which had occupied the previous building since the late 1880s. The firm not only published the *Fort Collins Courier*, but also provided job printing services to the community.**

Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 9 of 13)

When completed, the new building was said to hold the first Mergenthaler linotype machine in Larimer County. In 1908, the facility was expanded to accommodate the company's growing business. The *Courier* remained there through early 1919, when it moved into larger quarters in the downtown district.

During the 1920s, the building at 243 Jefferson Street was primarily occupied by auto repair shops. From the 1940s through the end of the century, it housed a shop that sold new tires and offered retreading service. In recent years, these types of shops have mostly disappeared from Jefferson Street and the building has reverted to lighter commercial uses. Today it appears to have office space in the front with a residence to the rear. The building continues to convey its historic age and appearance, meriting its status since the late 1970s as a contributing element of the historic landmark districts within which it is located.

In light of the National Register criteria, this building is eligible under Criterion A in the areas of Commerce and Communications for its association with the early twentieth century development of Fort Collins' downtown commercial district and for its use from 1905 to 1919 as the offices and printing plant of the Courier Printing & Publishing Company. It is also eligible under Criterion B in the area of Communications for its association with Ansel Watrous. In addition to working as the newspaper's longtime prominent editor, Watrous authored the foundational *History of Larimer County*, which was published in 1911 by the newspaper company. Finally, the building is eligible under Criterion C as a good example of the Early Twentieth Century Commercial style of architecture. The Courier Building continues to be a contributing element of the Old Town Fort Collins Landmark District.

43. Assessment of historic physical integrity related to significance: The historic commercial building on this property was constructed in 1905 and expanded toward the rear three years later. Despite changes in its use over the past century, it has experienced few alterations. The façade has essentially remained the same since the early 1950s and may even date back earlier than that. The most noticeable changes were made in the mid-1990s to the rear residence. These have included stuccoing of southwest wall, installation of a walled patio, and reconstruction of the original southeast windows.

In relation to the aspects of integrity, the building exhibits a very good degree of integrity, retaining most of its architectural features dating from its original construction and early expansion. Conveying its historic age and use, the Courier Building continues to serve as a contributing element of the Old Town National Register Historic District and the Old Town Fort Collins Landmark District.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

Resource Number: **5LR462.17**Address: **243 Jefferson St.**

Architectural Inventory Form

(Page 10 of 13)

45. Is there National Register district potential? **Yes**

Discuss: This property is associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and already constitute an established National Register district. It is situated within the Old Town Fort Collins National Register District and the locally-designated Old Town Fort Collins Landmark District.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **Yes**

VIII. Recording Information

47. Photograph numbers: **#1516-1520 / #3680 / #3792-3793 / #3806-3809**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Historic Resources Survey of Jefferson Street, Fort Collins, Colorado.**

49. Date(s): **11 September 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

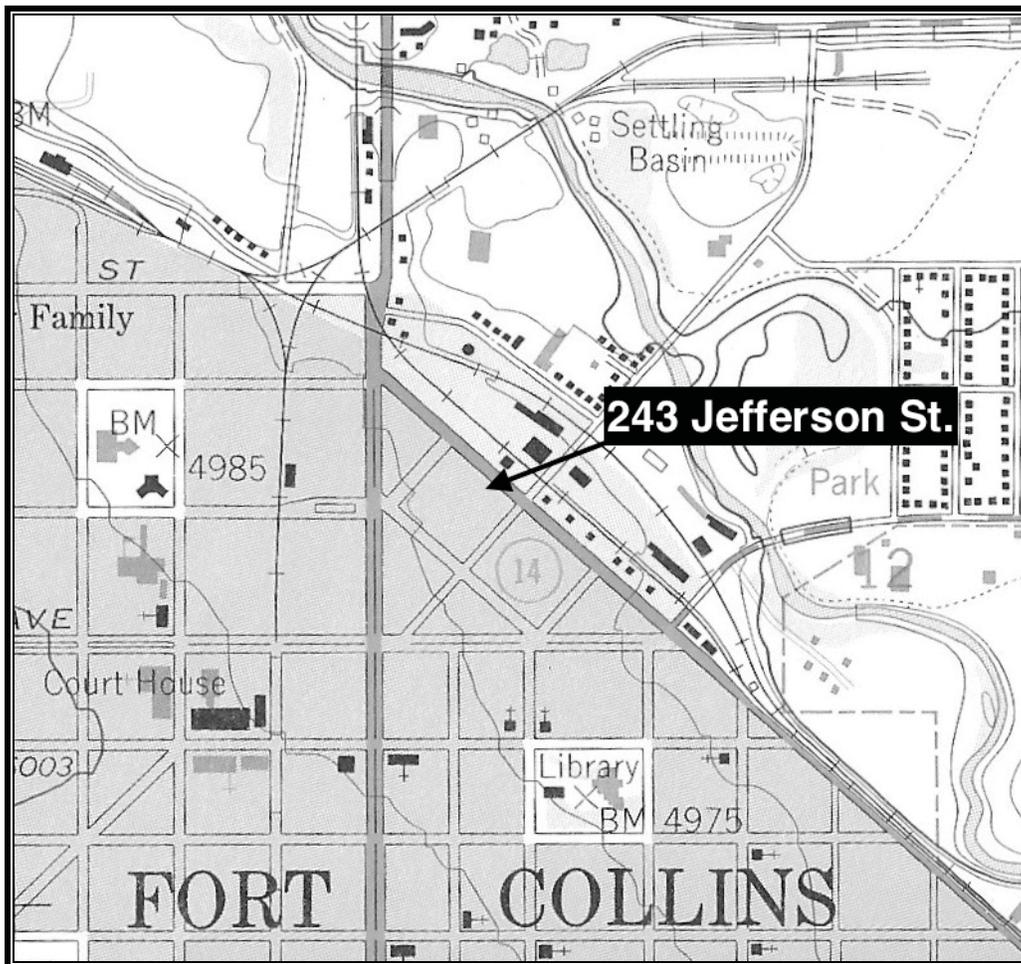
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

Architectural Inventory Form

(Page 11 of 13)

Site Location Map

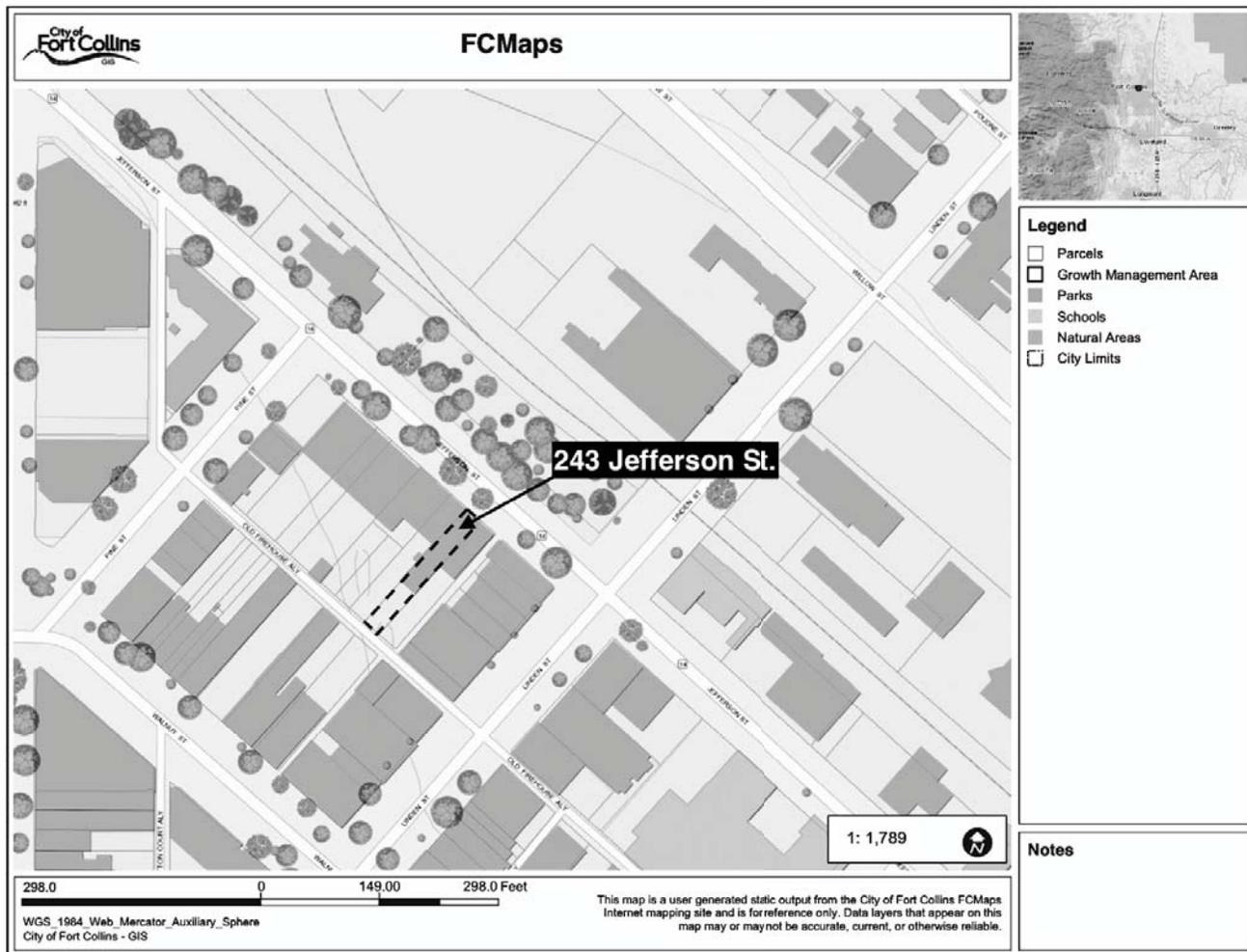


**USGS Fort Collins 7.5' Topographic Quadrangle Map
1960 (revised 1984)**

Architectural Inventory Form

(Page 12 of 13)

Site Diagram



Resource Number: 5LR462.17

Address: 243 Jefferson St.

Architectural Inventory Form

(Page 13 of 13)

Current Photographs



**Front of the Building at 243 Jefferson Street
View to the Southwest**



**Rear of the Building at 243 Jefferson Street
View to the Northeast**

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

(Page 1 of 15)

I. Identification

- 1. Resource Number: **5LR462.16**
- 2. Temporary Resource Number: **Not Applicable**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **Stover & Deaver Block**
- 6. Current Building Name: **Not Applicable**
- 7. Building Address: **235-237 Jefferson St.
Fort Collins, CO 80524**
- 8. Owner Name & Address: **Stewardship LLC
229 Jefferson St.
Fort Collins, CO 80524**

**Forge LLC
345 Pascal St.
Fort Collins, CO 80524**

II. Geographic Information

- 9. P.M. **6th** Township **7 North** Range **69 West**
SE 1/4 of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section **12**
- 10. UTM Reference Zone: **13** Easting: **493655** Northing: **4493170**
- 11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (photorevised 1984)** Map scale: **7.5'**
- 12. Lot(s): **Lot 7** Block: **13**
Addition: **Fort Collins Original Townsite** Year of Addition: **1873**

Resource Number: **5LR462.16**Address: **235-237 Jefferson St.**

Architectural Inventory Form

(Page 2 of 15)

13. **Boundary Description and Justification: This property consists of parcels #97122-12-041 (previously #97122-12-007) and #97122-12-004, defined by a lot and block description. It includes the land and built resources that are historically associated with it and remain in place there today.**

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **50' x 58'**
16. Number of Stories: **2**
17. Primary External Wall Material(s): **Brick, Stucco**
18. Roof Configuration: **Flat Roof**
19. Primary External Roof Material: **Unknown**
20. Special Features: **Segmental Arch, Chimney, Glass Block**
21. **General Architectural Description: Facing toward the northeast onto Jefferson Street, this two-story masonry commercial building has a 50' x 58' rectangular plan. Resting upon a sandstone foundation, it is constructed with brick walls laid in running bond coursing. Its flat roof is bordered by low masonry parapet walls. The building standing there today represents the northwest two-thirds of its original 75' frontage along Jefferson Street. Its southeast exterior wall was originally an internal firewall, and the exposed upper area retains visible evidence of the previous roof joists and roofline.**

Northeast (front): The façade fronts directly onto the concrete sidewalk paralleling Jefferson Street, and one storefront is present in each of its two bays. The northwest storefront is addressed as 235 Jefferson Street, and it is flanked by brick pilasters. A slightly off-center main entrance contains a wood panel door with a divided light, along with four transom lights above. Northwest of the entry is a large window panel consisting of twenty-four small fixed lights set in and divided by wood framing, with a seven-light transom above and a wood kickplate below. This is actually a fixed overhead shop door that dates from the 1950s, if not earlier. Southeast of the entry is another window panel consisting of eight smaller fixed lights with two larger lights above, all set in and divided by wood framing. This also has a wood kickplate below. A wood sign panel spans the width of the wall above the storefront.

The southeast storefront is addressed as 237 Jefferson Street, and it is flanked by brick pilasters. This holds two entries, one at either end of the storefront. Each contains a wood panel door with a single light, along with three sidelights

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 3 of 15)

and an eight-light transom above. The northwest entry is also sheltered by a new canvas awning. Centered between the entrances is a large window panel consisting of twenty-four small fixed lights set in and divided by wood framing, with a wood kickplate below. This is actually a fixed overhead shop door that dates from the 1950s, if not earlier. The opening for this large set of windows indicates that it once held an overhead shop door. It is also flanked by brick pilasters. Wood sign panels span the width of the wall above the storefront.

The second floor is also divided into two bays. These are also flanked and divided by brick pilasters. Each bay holds three two-over-two double hung sash windows with wood frames, wood sills, and shaped brick segmental arch lintels. The upper wall is ornamented with brick dentil banks, corbelling, crosses, and recessed panels. In 1982, a horizontal metal bar was installed across the upper wall at 235 Jefferson Street to stabilize the facade.

Southeast (side): This wall abuts an adjacent one-story commercial building and is only exposed to view above its roofline. The former interior brick firewall there that now serves as an exterior wall exhibits physical evidence of the southeast building segment that has been removed. The brick wall is largely blank and partially covered with what appears to be faded white paint.

Southwest (rear): The entire rear wall is clad in stucco over the original brickwork, and it has been remodeled in stages since the late 1980s. The northwest bay (235) holds a pair of wood panel doors with what appear to be multiple faux lights and a twenty-four-light glass block window. These are set into a larger infilled opening that may have once held an overhead shop door. Adjacent to the door is a four-over-four double hung sash window with a wood frame set in an arched opening. Above these is a canvas awning, along with two four-over-four double hung sash windows with wood sills on the second floor. The upper floor is reached by way of non-historic wood stairway with a single flight that accesses an entry at the building's southwest corner. This holds a door with multiple lights, along with a transom above.

The southeast bay (237) holds a pair of eighteen-light doors with flanking six-light sidelights, all set in wood frames. A tall four-light window to the northwest appears to be located in a former pedestrian entry space. Above these, the upper floor holds two four-over-four double hung sash windows set in wood frames.

Northwest (side): This side wall abuts the adjacent two-story Vandewark Block and is not exposed to view.

22. Architectural Style / Building Type: **Nineteenth Century Commercial**
23. Landscaping or Special Setting Features: **This property is located on the southwest side of Jefferson Street, about halfway between Pine Street and Linden Street. It is situated in the northern area of the downtown commercial**

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 4 of 15)

district and is surrounded by commercial buildings in all directions. Directly behind the northwest part of the building is a small courtyard enclosed by a brick wall and metal gate. An open concrete patio is behind the southeast part of the building. Beyond these, the rest of the property that extends to Old Firehouse Alley consists of a gravel parking lot.

24. Associated Buildings, Features or Objects: **Not Applicable**

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1879**
 Source of Information: **"Home Matters," Fort Collins Courier, 25 September 1879, p. 3**
26. Architect: **George W. King (presumed)**
 Source of Information: **"Home Matters," Fort Collins Courier, 7 August 1879, p. 3**
27. Builder/Contractor: **Tenney, Colpitts & King**
 Source of Information: **"Home Matters," Fort Collins Courier, 7 August 1879, p. 3**
28. Original Owner: **W. C. Stover & John Deaver**
 Source of Information: **"Home Matters," Fort Collins Courier, 7 August 1879, p. 3**
29. Construction History: **The building on this site was constructed in 1879 with a 75'-long façade along Jefferson. This was shortened to 50' when the southeastern third of the building was demolished sometime around 1905.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce – Specialty Store**
32. Intermediate Use(s): **Commerce – Specialty Store
 Commerce – Warehouse
 Commerce – Business/Professional
 Domestic – Multiple Dwelling**

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 5 of 15)

33. Current Use(s): **Commerce – Specialty Store
Commerce – Business/Professional**
34. Site Type(s): **Retail Stores; Newspaper Office; Apartments; Auto Service Garage; Yoga Studio; Secondhand Store; Junk Dealership**
35. Historical background: **On 7 August 1879, the editor of the *Fort Collins Courier* reported that he had examined a sketch of the façade for a new business block that would be erected for merchants William C. Stover and John Deaver on Lot 7 and the northwest half of Lot 5 in Block 13. The design was declared “a model of neatness and simplicity.” In the short article, it was also announced that the structure would be built by the contracting partnership of Tenney, Colpitts & King. John F. Colpitts was a prolific and highly regarded Fort Collins builder who provided plans and general contracting services for numerous residences, public buildings and commercial blocks, including several on Jefferson Street.**

At the time, the only Tenneys in the area were brothers Rollin and Melvin, who were primarily employed as stockmen. The King listed was likely George W. King, a local carpenter reported by the newspaper to have prepared the building sketch. While not an architect, he may have been responsible for its design, possibly in conjunction with his partners. The firm of Tenney and King, whose shop was located on Walnut Street, completed the carpentry work on the prominent Tedmon House Hotel, built in 1880 on the northwest corner of Jefferson and Linden.

William C. Stover was born in 1841 in Virginia and in 1860 headed west across the plains to the Colorado frontier. He first settled in the Big Thompson Valley and after engaging in the mercantile business there for a decade moved north to Fort Collins. There he established a general store in the former Old Grout building on the southwest corner of Jefferson Street and Linden Street. In 1878, Stover became a co-founder of the Poudre Valley Bank. He remained bank president until 1893 and was involved in numerous other commercial enterprises. Stover also served on the Fort Collins city council. He died in 1908 and is buried in Grandview Cemetery.

John Deaver was born in Virginia during the late 1830s and arrived in Denver in 1860. He headed into the mountains and spent several years mining and then operating a sawmill in the vicinity of Black Hawk and Central City. In 1870, Deaver relocated to Larimer County and operated a livestock ranch. After several years, he moved into Fort Collins and managed a livery stable. Deaver then launched a business on Linden Street that he operated as the Boss Feed Store. In 1879, he partnered with William Stover on the development of the Jefferson Street building known as the Stover & Deaver Block. After selling his feed store the following year, Deaver returned to livestock ranching in the mountains. When he died and where he is buried remain uncertain.

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 6 of 15)

Construction of the two-story Stover & Deaver Block began in early August 1879 and progressed at a remarkably rapid pace. By late September, the brick walls were standing and the finishing touches were completed the following month. Three bays wide, the building had a footprint of 75' x 58', with each storefront occupying 25' of frontage along Jefferson Street. The building was designed to contain three main-floor stores along with commercial and/or residential occupants on the upper floor. For some time, the second story was occupied by dwelling units, although that appears to have ceased by 1920. The building's addresses, from northwest to southeast, were 235, 237 and 243 Jefferson Street. Today just 235 and 237 remain standing as they did when constructed in 1879.

235 Jefferson Street (northwest bay): The building's first occupant was the Boss Feed Store, owned by John Deaver. Previously located on Linden Street, the business sold feed, grain, hay, flour and meal. In its new location, the store occupied the northwest bay at 235 Jefferson Street and this space remained a feed store through the end of the century.

In August 1880, sheep rancher Martin Vandewark partnered with merchant Charles Evans to purchase the business from John Deaver along with the building in which it was located. Rather than changing its name, the new owners continued to operate it as the Boss Feed Store. In January 1881, the partnership dissolved and Martin continued on as its sole owner. One year later, in January 1882, he acquired the adjacent vacant lot to the northwest that was located between the Boss Feed Store and the Jefferson Block. Martin had a two-story commercial building erected on that property, which was completed in April 1882 and became known as the Vandewark Block. (A biography of Martin Vandewark, discussion of this adjacent building, and additional references are found in the site form for 229-231 Jefferson Street, 5LR462.15).

Martin sold the Boss Feed Store in March 1882 while the Vandewark Block was under construction. Exactly one year later, in March 1883, he reacquired the business. In January 1884, he purchased a local farm machinery and implement dealership known as Scott & Powers. This made him the sole agent in Fort Collins for McCormick products. He also took in a partner, A. C. Gordon, and changed their firm's name to Vandewark & Gordon. In addition to feed products and farm machinery and implements, they began selling a complete line of wagons, carriages, and buggies designed for various uses. The most highly regarded of these were built by the Studebaker Company.

Requiring additional space for their growing business, Vandewark & Gordon kept the feed store in the Stover & Deaver Block and expanded into the adjacent Vandewark Block, where they placed their carriages, wagons, buggies and farm implements. A. C. Gordon left the firm in January 1886 and Martin continued alone, operating out of the two adjacent buildings through the late 1890s. Throughout this period, the business remained a primary destination for anyone in the Fort Collins area looking to buy feed, farm implements, or a variety of

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 7 of 15)

four-wheeled, horse-drawn conveyances. In March 1898, Martin and his wife Catherine left on an extended vacation back east, including a visit with his family in western New York. His final advertisement for the business on Jefferson Street appeared in the *Fort Collins Courier* that same month. When they returned later that year, Martin sold the firm and retired to a 160-acre farm in the Harmony District south of Fort Collins.

The new owner of the feed store was the Poudre Valley Trading Company, managed by S. F. Stewart. The enterprise occupied the space through 1909, along with the adjacent space in the Vandewark Block. In 1900, the firm constructed a warehouse on the rear of the property, extending from the back of the building at 235 Jefferson Street all the way to the alley. One story in height, it was of wood frame construction with iron cladding. This was expanded over the next few years to occupy much of the space behind both 235 and 237 Jefferson Street. The warehouse was used to store wagons and farm implements. In January 1902, the company and building were sold to J. N. Counter of Wray. However, five months later he sold them to A. J. White of Monte Vista. Although the Poudre Trading Company operated for several more years, it does not appear to have survived beyond 1909.

Between the mid-1910s and mid-1920s, the space at 235 Jefferson Street was vacant. Around 1925 the shed was used to store junk, most likely by a scrap metal dealer who occupied the space at 237 Jefferson Street (they might have also occupied 235 Jefferson Street around 1925). Around 1930, the space held United Hatcheries, a business that apparently provided chicks to farmers and anyone else wishing to raise poultry. The entire building seems to have sat vacant during the Great Depression of the 1930s.

By 1940, the space at 235 Jefferson Street was occupied by an auto mechanic named Arlie Fritz, who evidently used it for repairs. This launched the bay into its next phase of use, which continued into the late twentieth century. During the 1940s, the occupants were Peter Brevig's auto repair shop and a radiator repair shop operated by Warren Zenor. Finally, from around 1950 into the early 1980s, the bay held Haxton's Auto Service & Supply, which used the adjacent spaces in the Stover & Deaver Block and Vandewark Block for general repairs and more specialized auto electric service.

237 Jefferson Street (central bay): The middle bay was occupied from around 1884 to 1886 by the offices of the *Fort Collins Courier*. According to the fire insurance map from 1886, hand printing was also done there. The space was vacant around 1890 and then used to store wagons during the middle of the decade, most likely by Martin Vandewark's firm in the adjacent space to the northwest. During the very early 1900s, it was used as a hay warehouse. The bay then housed a second hand store and junk business that remained there from around 1909 to 1917. During the mid-1920s, it was occupied as a lumber warehouse. After sitting vacant during the Great Depression of the 1930s, the

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 8 of 15)

space housed Stevens Brothers (later Stevens Tire Service) and OK Rubber Welders from the 1940s into the 1950s. By the late 1970s, it had become Marlen's Tire Service, which remained there through the 1990s.

243 Jefferson Street (southeast bay - demolished): The southeast bay in the Stover & Deaver Block was occupied during the 1880s by a harness shop. This was followed by the *Fort Collins Courier's* printing shop, which remained there from the 1890s through the 1910s. However, the two-story bay was demolished in 1904 to make room for a new one-story building that the newspaper had constructed in that area of the property. The full story of the building at 243 Jefferson Street is found in the separate site form for that site (5LR462.17).

Since the late 1970s, the Stover & Deaver Block has been a contributing element of the Old Town National Register Historic District and the Old Town Fort Collins Landmark District. After languishing for several decades and suffering from deferred maintenance and haphazard remodeling efforts, the building has experienced renewal and rehabilitation in recent years as it is occupied by a new generation of owners and both residential and commercial tenants.

36. Sources of information:

Architectural/Historical Component Form, 235 Jefferson Street, Fort Collins, Site #5LR462.16, 1 November 1982.

Fort Collins City Directories. Various Publishers, 1902-1970.

Fort Collins Courier

- "Home Matters," 7 August 1879, p. 3.
- "Home Matters," 14 August 1879, p. 3.
- "Home Matters," 25 September 1879, p. 3.
- "J. Deaver & Co.," 30 October 1879, p. 2.
- "Business Houses and Business and Professional Men in Fort Collins, Colo., Jan. 1, 1879," 8 January 1880, p. 2.
- "J. Deaver & Co.," 25 March 1880, p. 2.
- "New Firm," 12 August 1880, p. 3.
- "Home Matters," 21 October 1880, p. 3.
- "Notice of Dissolution," 6 January 1881, p. 4.
- "Boss Feed Store," 13 January 1881, p. 4.
- "Home Matters," 2 June 1881, p. 3.
- "Gone on an Excursion," 21 July 1881, p. 3.
- "Home Matters," 18 August 1881, p. 3.
- "Home Matters," 1 September 1881, p. 3.
- "Code Summons," 20 April 1882, p. 3.
- "Dress Maker," 20 April 1882, p. 1.
- "Home Matters," 31 May 1883, p. 3.
- "Home Matters," 13 December 1883, p. 5.

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 9 of 15)

- “A New and Improved Form,” 27 December 1883, p. 3.
- “The Courier,” 28 July 1898, p. 24.
- “Farmers and Feeders,” 7 September 1899, p. 3.
- “Poudre Valley Trading Company,” 8 February 1900, p. 3.
- “The Poudre Valley Trading Company...,” 8 November 1900, p. 5.
- “Notice to Beet Raisers,” 11 April 1901, p. 8.
- “Poudre Valley Trading Co.,” 4 July 1901, p. 9.
- “City and Country,” 9 January 1902, p. 8.
- “Poudre Valley Trading Co.,” 23 January 1902, p. 2.
- “Today’s News,” 21 May 1902, p. 9.
- “City and Country,” 7 December 1904, p. 5.

Larimer County Assessor, Real Estate Appraisal Records, 235-237 Jefferson St. #97122-12-041 (previously #97122-12-004 and #97122-12-005), Fort Collins, Colorado.

Photographs of the Stover and Deaver Block, Collection of the Archives of the Fort Collins Museum of Discovery, c1884 (#H02448), 1950 (#229Jef50A), 1950 (#243Jef50A), 1969 (#229Jef69), 1969 (#241Jef69), 1983 (#H09654), 1996 (#H16896).

Preservation Planning File for 235-237 Jefferson Street, City of Fort Collins.

Sanborn Fire Insurance Maps, Fort Collins, Colorado, 1886-1960.

Swanson, Evadene Burris. *Fort Collins Yesterdays*. Fort Collins, CO: Published by the Author, 1975 and 1993.

Watrous, Ansel. *History of Larimer County*. Fort Collins, CO: Courier Printing & Publishing Company, 1911.

VI. Significance

37. Local landmark designation: **Yes**
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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 10 of 15)

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

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

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

40. Period of significance: **1879-1909 (Commerce)**
1879 (Architecture)

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **Constructed in 1879, the Stover & Deaver Block emerged during the early town-building era when the south side of the 200 block of Jefferson Street experienced the construction of a series of two-story masonry commercial buildings. Throughout its historic period prior to fifty years ago, this building housed a relatively modest number of retail and service businesses. The most significant of these historic uses were two consecutive enterprises that sold feed products, farm implements, and wagons, carriages and buggies, between the late 1870s and early 1900s. The southeast bay of the building was removed in 1904 and replaced with another building that is recorded separately (see 5LR462.17).**

The Stover & Deaver Block declined between the 1910s and 1990s, when it housed a junk business, second hand store, and auto repair shops. During a few historic periods, it sat vacant and was used as warehouse space. Around the World War II era, the storefronts were remodeled to accommodate the auto repair shops, and the building currently reflects both its original and later historic appearances. In recent years, the repair shops have mostly disappeared from Jefferson Street and the building has reverted to lighter commercial uses such as a yoga studio. Today it continues to convey its historic age and appearance, meriting its status since the late 1970s as a contributing element of the historic landmark districts within which it is located.

In light of the National Register criteria, the building is eligible under Criterion A in the area of Commerce for its association with the early development of Fort Collins' downtown commercial district and for its use from 1879-1909 as a sales facility for feed products along with farm implements and horse-drawn conveyances. Although associated with prominent merchant, banker and community leader William C. Stover, the building was constructed by him as an investment. Consequently, it does not appear to be eligible under Criterion B. The building is eligible under Criterion C as a good example of the Nineteenth Century Commercial style of architecture. The Stover & Deaver Block continues to be a contributing element of the Old Town Fort Collins Landmark District.

Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 11 of 15)

43. Assessment of historic physical integrity related to significance: **The historic commercial building on this property was constructed in 1879 and remained intact through 1904, when its southeast bay was demolished and replaced with the adjacent one-story building at 243 Jefferson Street. By 1950, the lower façade on the remaining central and northwest bays had been remodeled to accommodate new uses as auto repair shops. This work most likely took place in the 1940s following World War II. The upper façade on these bays has remained intact from the building's original date of construction. The rear exterior wall has experienced several modifications that have occurred since the late 1980s. Review of photographs from around 1950 shows that the building has changed little since that time.**

In relation to the aspects of integrity, the building experienced the loss of one-third of its original design and massing twenty-five years into its existence. Its current size reflects how it has appeared for more than a century, far longer than it did in its original condition. With two-thirds of the building surviving to the present day, the early demolition of the southeast bay reflects a historic alteration that is now simply part of its history. Despite this change, the building that stands on this site exhibits a good degree of integrity. It retains many features dating from its original construction, combined with others that date from the period just after World War II. Conveying its historic age and use, the Stover & Deaver Block continues to serve as a contributing element of the Old Town National Register Historic District and the Old Town Fort Collins Landmark District.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**
45. Is there National Register district potential? **Yes**

Discuss: **This property is associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and already constitute an established National Register district. It is situated within the Old Town Fort Collins National Register District and the locally-designated Old Town Fort Collins Landmark District.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **Yes**

VIII. Recording Information

47. Photograph numbers: **#3681-3691 / #3810-3812**

Resource Number: **5LR462.16**Address: **235-237 Jefferson St.****Architectural Inventory Form**(Page 12 of 15)

- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Historic Resources Survey of Jefferson Street, Fort Collins, Colorado.**
49. Date(s): **11 September 2017**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

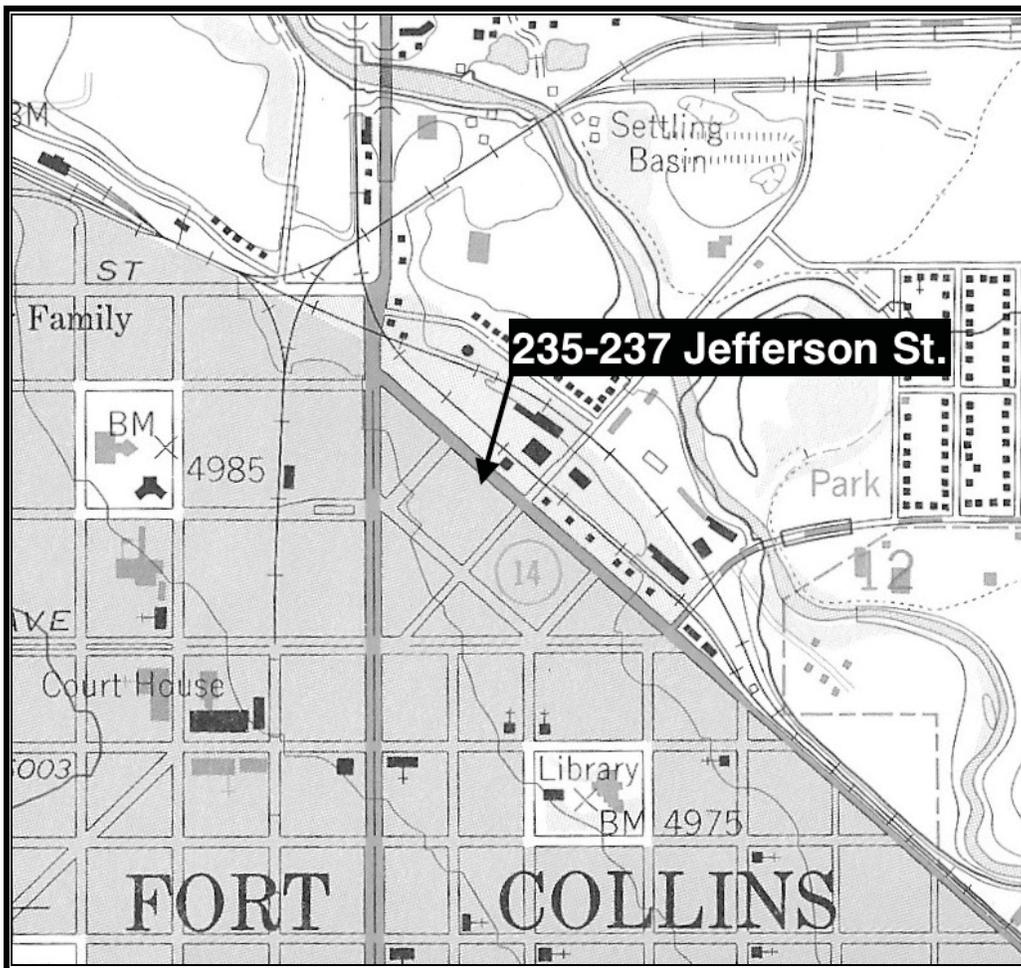
Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 13 of 15)

Site Location Map

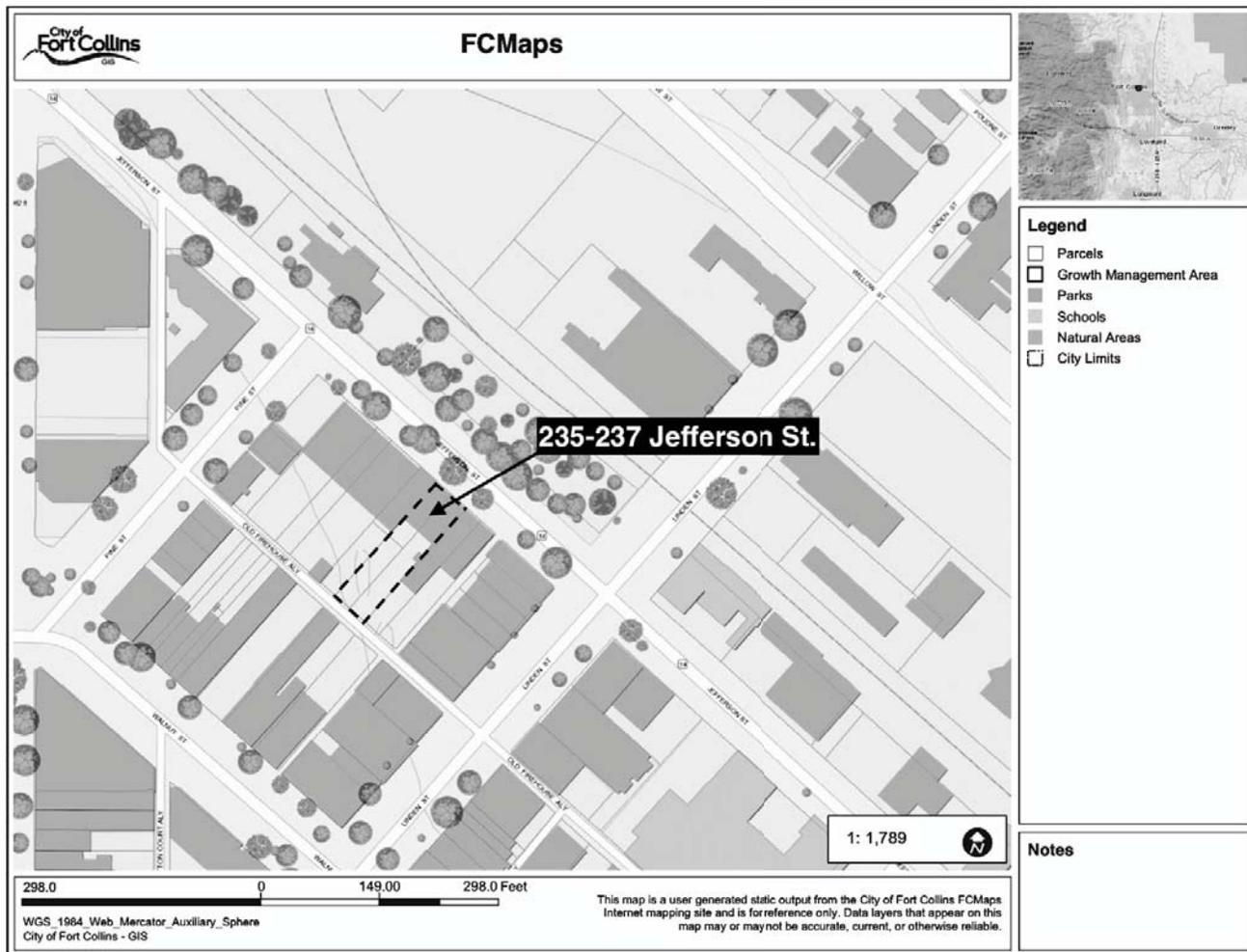


**USGS Fort Collins 7.5' Topographic Quadrangle Map
1960 (revised 1984)**

Architectural Inventory Form

(Page 14 of 15)

Site Diagram



Resource Number: 5LR462.16

Address: 235-237 Jefferson St.

Architectural Inventory Form

(Page 15 of 15)

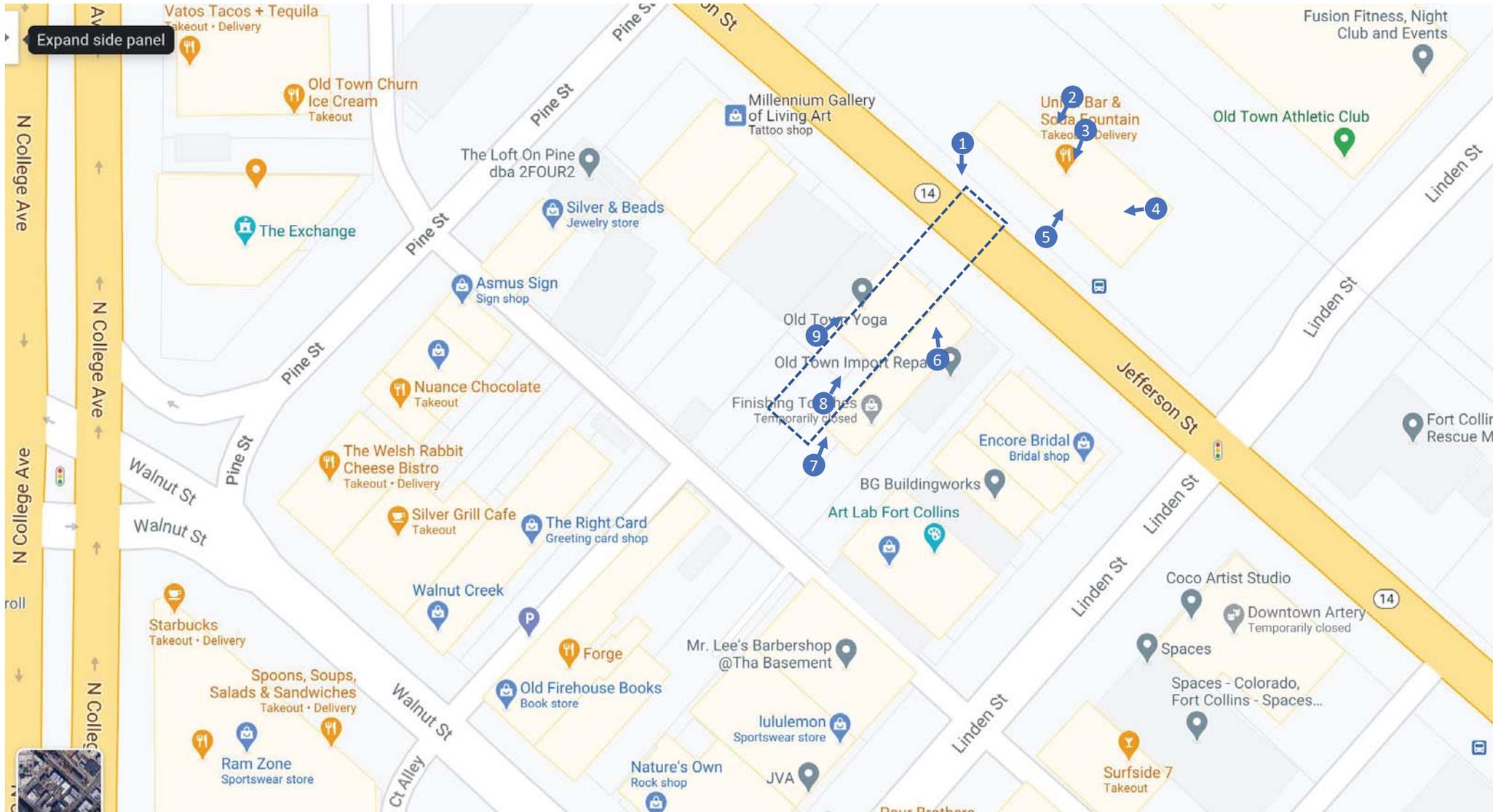
Current Photographs



Front of the Building at 235-237 Jefferson Street
View to the Southwest



Rear of the Building at 235-237 Jefferson Street
View to the Northeast



1













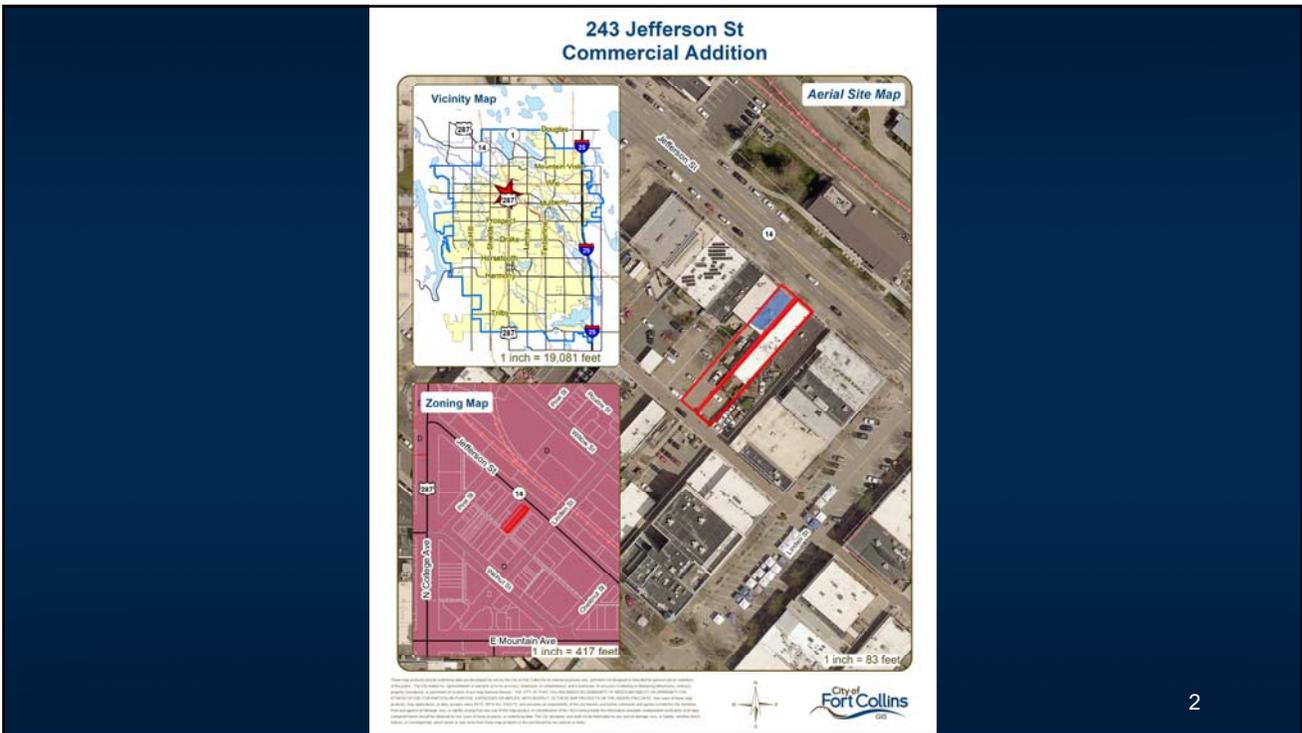








1



2



LPC Role

Conceptual Design Review:

Provide conceptual comments regarding compliance with adopted standards:

- Old Town District Design Standards
- Secretary of the Interior's Standards for Rehabilitation

3

3



Additional Information

- Back walls of both buildings: currently and proposed.
- Existing and proposed dimensions on all plans
- Side elevation plans
- Contextual plans showing relation to adjacent buildings; reference lines
- Conceptual section(s), if available
- Show the addition from eye-level from various perspectives
- Idea of materials
- Discuss the railings around the decks

4

4

235 & 237 Jefferson Street

- 1879 – Stover & Deaver Block
- 2-story brick commercial
- Originally 3 bays wide
- SE third removed 1904

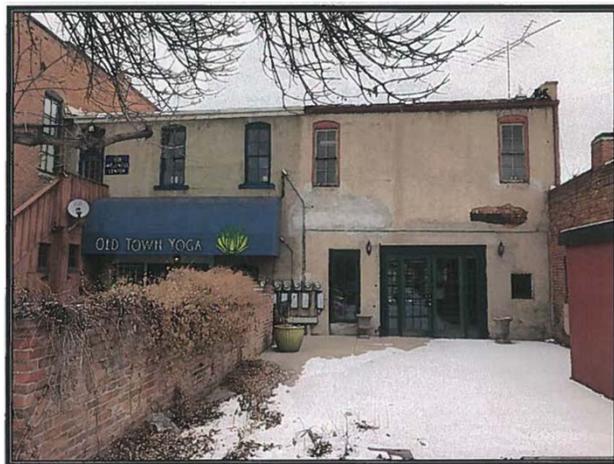


5

5

235 & 237 Jefferson Street

- Rear Elevation 235 & 237
- Stucco parging
- Arched windows
- Multi-light entrance



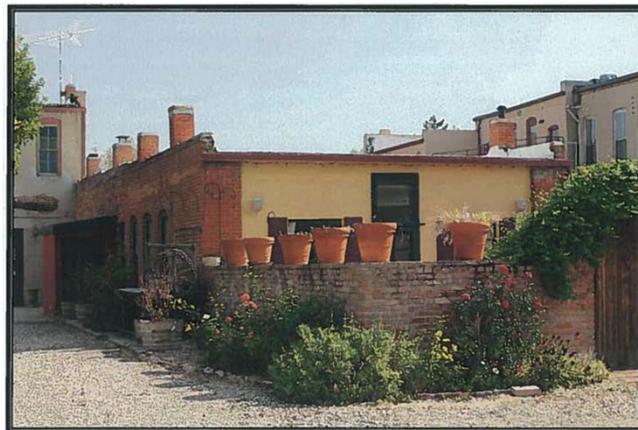
6

6

- 1905 – Courier newspaper
- 1-story brick commercial w/
wood parapet



- Rear Elevation 243
- Early addition to 1905 building
- Brick with arched windows
- Stucco and no-historic door



From: Sunil Cherian
To: [Karen McWilliams](#)
Cc: matt@r4architects.com; [Gretchen Schiager](#)
Subject: [EXTERNAL] Re: 237/243 Jefferson LPC Conceptual Review - Request for additional information
Date: Monday, October 19, 2020 4:25:28 PM
Attachments: [2020.10.19 Jefferson Street Concept Set.pdf](#)

Hi Karen,

Please see comments below (in blue) and attached updated plans. Thx.

Sunil

On Thu, Oct 15, 2020 at 4:56 PM Karen McWilliams <KMCWILLIAMS@fcgov.com> wrote:

Hello, Sunil and Matt -

At the October 14, 2020 Landmark Preservation Commission Work Session, LPC members requested that the following information be supplied for the 237/243 Jefferson Conceptual Review on October 21, 2020. As this is a conceptual review, as much information as possible is requested, but is not required; however, the extent and quality of the comments you receive will be dependent on the information submitted.

Please provide staff (Karen McWilliams and Gretchen Schiager, both copied here) with any information you can by 5 p.m. Monday (Oct. 19) for inclusion in the LPC's Tuesday update packet. Information should be in a digital format. Any information not available on Monday can be provided at the Wednesday evening meeting. The next day (Thursday, Oct.22), staff will need a digital copy of all materials and documents provided, to complete the meeting record.

Please let me know if you have any questions! Best, Karen

Information requested:

- More information on the appearance of the back walls of both buildings currently, and what would change.

Existing elevations and new elevations provided in updated plans. We don't have all the information you are looking for regarding appearance and finish at this conceptual level but will provide that should we be allowed to move forward with the project.

I am in fact looking for guidance on these aspects of the project (please specify your criteria, if any, that have to be met) so that I can provide it to my Architect to take into consideration as we develop detailed design.

-
- Measurements: Both existing and proposed dimensions on all plans

Plans have dimensions in them.

-
- Side elevation plans (both sides)

Included in plans

-
- Contextual plans that show the proposed addition in relation to the buildings on each side; reference lines between the proposed and existing would be very helpful

Visible in plans

-
- Conceptual section(s), if available

Sections not available at this time

-
- Plans or photographs that show the addition from eye-level from various perspectives, including from sides, the back alley, and from across Jefferson Street as it would look standing in front of Union

Several 3-d depictions of the addition provided in updated plans. One is taken from the sidewalk in front of Union.

-
- Please be prepared to discuss idea of the materials on new additions

We have not developed plans for materials yet, but the general idea is to contrast the addition with a sleek, simple and contemporary design. The pergola, as shown, is a placeholder and likely would not be wood as is shown; more likely an aluminum or steel pergola w/ retractable awning shades. We are open to your ideas/suggestions.

-
- Please be prepared to discuss the railings around the decks

Perimeter railings would be an extension of the wall materials with exception of Jefferson Street restricting movement onto the adjacent roof . . . this would be steel.

-

Karen McWilliams

Historic Preservation Manager | City of Fort Collins

kmcwilliams@fcgov.com | 970.224.6078

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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

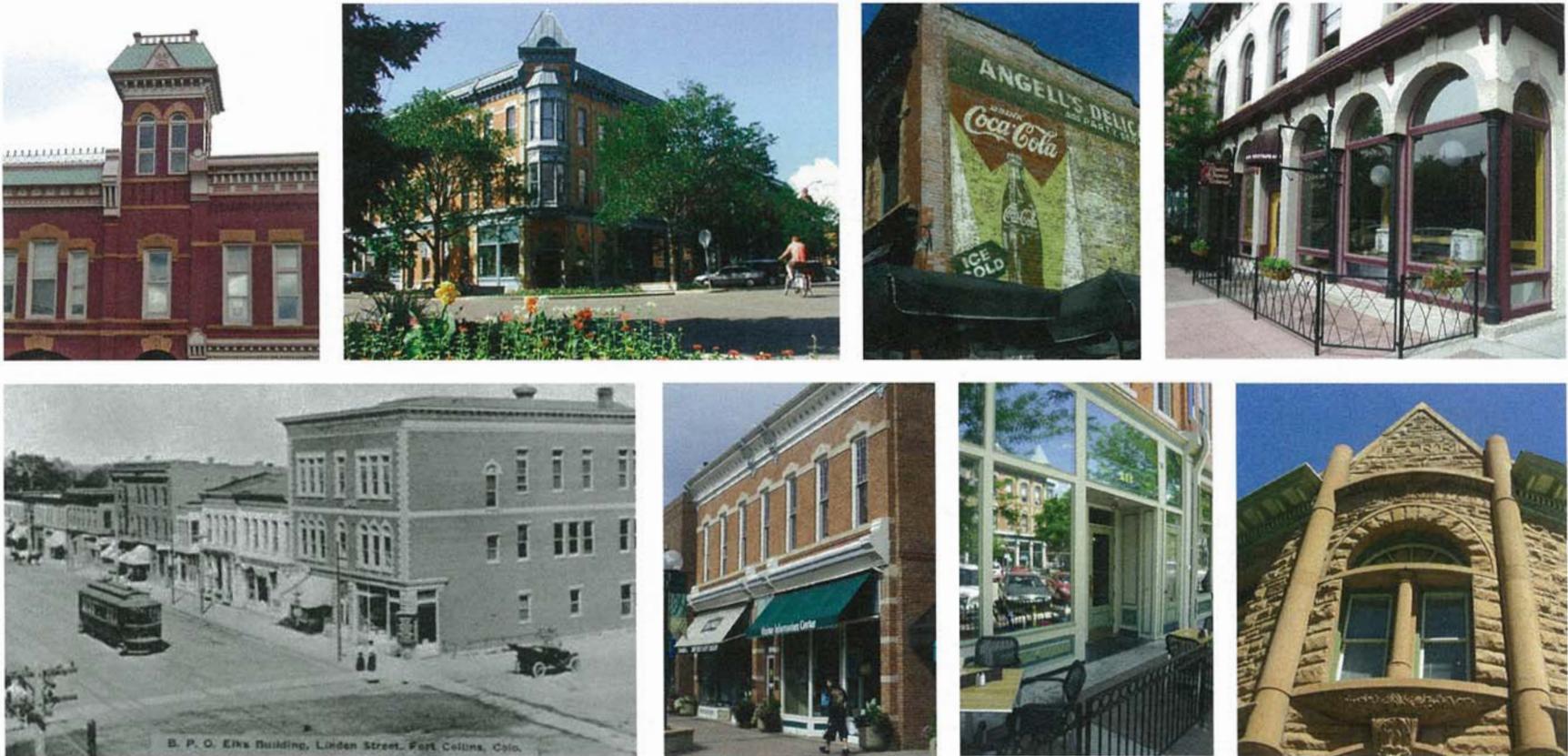
Para integrantes de la comunidad: <https://www.fcgov.com/eps/coronavirus>

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/>

OLD TOWN HISTORIC DISTRICT DESIGN STANDARDS FORT COLLINS, COLORADO



HISTORIC ROOFS

Many roofs in the Old Town Historic District are flat and are concealed from view, where changes may not affect the integrity of the structure. For those that are visible, the form, shape and significant materials of a historic roof help define the character of a historic structure as it is perceived from the public way and shall be preserved.

3.22 Preserve the historic roofline on a historic structure.

- › Maintain the perceived line and orientation of the roof as seen from the street.

3.23 Maintain and repair historic roof materials.

- › Preserve decorative elements, including crests and chimneys.
- › Retain and repair roof detailing, including gutters and downspouts.

EXPOSED HISTORIC FOUNDATIONS

A historic building foundation contributes to the character of a historic structure and shall be preserved.

Altering or replacing historic foundation walls is discouraged. However, it may be necessary to replace historic foundation walls with compatible new materials where the historic foundation is deteriorated beyond repair.

3.24 Maintain and repair a historic foundation.

- › Re-point historic masonry foundations to match the historic design.
- › Design landscaping and other site features to keep water from collecting near the foundation.
- › Do not cover a historic foundation with newer siding material.
- › Do not install windows, window wells or an access door on the front façade of a historic foundation.

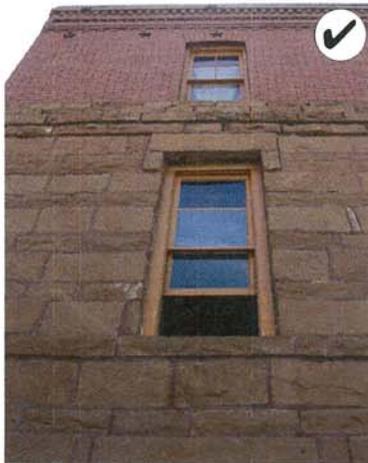
Historic Roof Features

Historic roof features to maintain include:

- › Parapet profile
- › Historic height and profile.
- › Historic materials
- › Historic skylights
- › Parapet crests

Maintenance Tips:

- › Look for breaks or holes in the roof surface and check the flashing for open seams.
- › Watch for vegetation, such as moss and grass, which indicates accumulated dirt and retained moisture.
- › Patch and replace areas with damaged roof material (often, repairing a roof can be much less expensive than complete replacement).



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



Design an addition or secondary structure to be subordinate to the historic building.

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 shall be preserved. However, more recent additions may detract from the character of the building and could be considered for modification or removal.

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

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

3.30 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.

For More Information:

See web link to *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

NEW ADDITIONS AND ACCESSORY STRUCTURES

A new addition or accessory structure that is compatible with the historic building and surrounding historic context may be permitted. It is important to consider its design and placement, as well as its relationship to the surrounding historic context. The design standards for new construction also apply to the design of a new addition or accessory structure.

3.31 Design an addition or accessory structure to be compatible with the historic structure.

- › Design an addition or accessory structure to be visually subordinate to the historic building (It shall not replicate the design of the historic building.)
- › Use materials that are of a similar color, texture, and scale to materials in the surrounding historic context.
- › Design an addition or accessory structure to be compatible with the scale, massing and rhythm of the surrounding historic context.
- › Incorporate windows, doors and other openings at a consistent solid-to-void ratio to those found on nearby historic buildings.
- › Use simplified versions of building components and details found in the surrounding historic context. This may include: a cornice; a distinctive storefront or main door surround; window sills or other features.
- › Do not use replicas of historic building components and details that would convey a false history or that would draw undue attention to the addition.

3.32 Design an addition or secondary structure to be subordinate to the historic building.

- › Place an addition or secondary structure to the side or the rear of the historic structure.
- › Place a rooftop or upper-story addition to the rear to minimize visual impacts from public streets.
- › Do not locate an addition on a primary façade.

3.33 Differentiate an addition from the historic structure.

- › Use changes in material, color and/or wall plane.
- › Use a lower-scale connecting element to join an addition to a historic structure.
- › Use contemporary architectural styles or materials in an addition or a simplified version of the architectural style.

3.34 Do not try to make an addition or secondary structure appear older than it is.

- › Do not replicate historic details; use simplified versions.

3.35 Do not damage the historic fabric of the historic building when adding an addition.

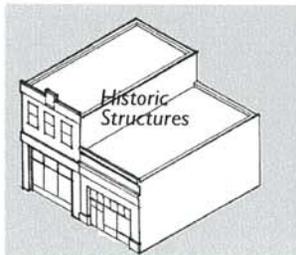
- › Do not damage or obscure significant architectural features of the historic building.

Locating an Addition to a Historic Commercial Structure

An addition to a historic commercial structure shall be subordinate to, and differentiated from, the historic structure as illustrated below.

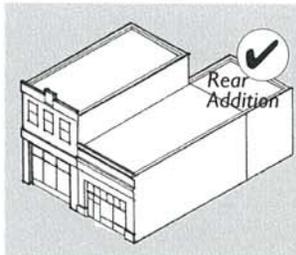
Historic Structure

The one and two-story commercial building illustrated at right are historic.



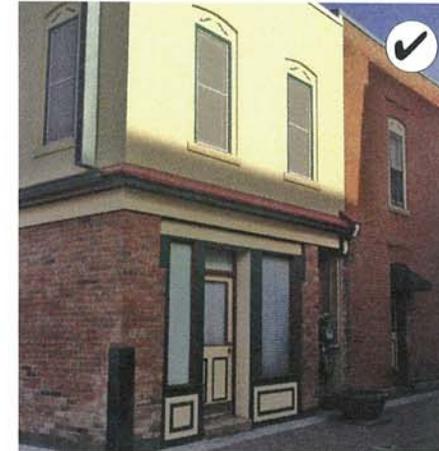
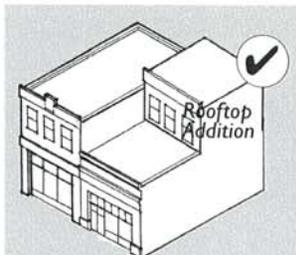
Rear Addition

The rear addition illustrated at right is appropriate.

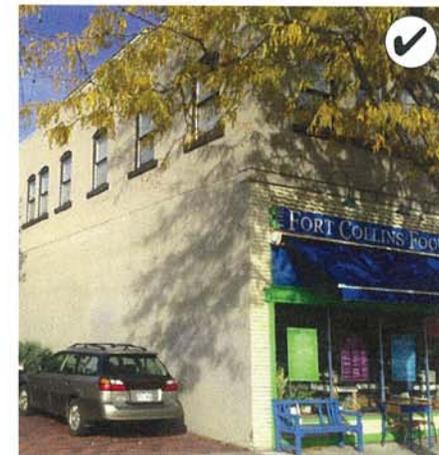


Rooftop Addition

The rooftop addition illustrated at right is appropriate because it is set back from the front façade.



Appropriate addition to the rear of a **contributing structure**. This building addition is located on an improved alley.



Appropriate addition to the front of a one-story **non-contributing structure**.

STAFF REPORT

Landmark Preservation Commission

October 21, 2020

PROJECT NAME

ADOPTION OF THE LANDMARK PRESERVATION COMMISSION'S 2021 WORK PLAN

STAFF

Karen McWilliams, Historic Preservation Manager

PROJECT INFORMATION

The purpose of this item is to discuss and adopt the Landmark Preservation Commission's Work Plan for 2021.

EXECUTIVE SUMMARY

The City's Municipal Code requires boards and commissions to develop work plans identifying goals for the next year. Work plans take effect on January 1. For reference, the LPC 2020 Work Plan is attached.

The Commission should consider a motion for adoption of the 2021 work plan.

ATTACHMENTS

1. Draft LPC 2021 Work Plan (updated 10-20-20)
2. LPC 2020 Work Plan



MEMORANDUM

DATE: October 21, 2020
TO: Susan Gutowsky, Council Liaison
CC: Darin Atteberry, City Manager
Delynn Coldiron, City Clerk
FROM: Meg Dunn, Chair, Landmark Preservation Commission
RE: **Landmark Preservation Commission 2021 Work Plan**

Landmark Preservation Commission (Est 1968):

- The City of Fort Collins is an organization that supports equity for all, leading with race. The Landmark Preservation Commission proactively addresses barriers that perpetuate inequality, to help minimize impacts to historically under-represented and under-resourced community members; and directly supports the City's goals of sustaining an environment where residents and visitors feel welcomed, safe and valued in the community.
- The LPC is a nine-member board, at least 40% of whom must have professional expertise in historic preservation, architectural history, architecture, archaeology, or closely related fields:
 - Architecture (Nelson, Rose); Landscape Architecture (Bredehoft); Land Development (Bello); Historic Preservation (Murray, Wallace, Michell); and Education (Dunn, Knierim).
- The LPC performs the Certified Local Government (CLG) responsibilities for the City of Fort Collins:
 - Enables City to administer preservation regulations on behalf of the state and federal governments; residents to receive 25% Colorado State Tax Credits for Historic Preservation; and City to receive CLG grants for training, surveys, building preservation, and community education;
 - Requires enforcement of 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.
- LPC is the final decision-maker on:
 - Alterations to properties designated on the National Register, Colorado State Register, and as Fort Collins Landmarks; determinations of eligibility for Fort Collins Landmark designation; and allocation of Landmark Rehabilitation Loan funds.
- LPC makes recommendations:
 - To Council on Fort Collins Landmark designations; to the Colorado State Review Board on nominations to the National and State Register; and to Decision Makers on compatibility of developments adjacent to historic properties.
- LPC advises Council on the identification and significance of historic resources, threats to their preservation, and methods for their protection; and advises Council and staff about policies, incentives, and regulations for historic preservation.

Landmark Preservation Commission
2021 Work Plan

2020 Overview:

- Generated **\$227,315** in new sustainable rehabilitation work by providing 12 property owners a total of **\$79,322** in **Landmark Rehabilitation Loans**.
- Completed a comprehensive Historic Structure Assessment of Fort Collins Water Treatment Plant No. 1 at Gateway Park, supported by a **State Historic Fund (SHF) grant**; an intensive level survey of 50 Downtown College Avenue properties, supported by a second SHF grant, is underway.
- Completed the survey and inventory of **1,474 properties** in the 18 months since adoption of the revised historic preservation codes, increasing the number of properties with up-to-date evaluations of eligibility from 227 to 1,701, or **14%** of the City's 50+ year and older building stock (approx. 12,000 buildings total); 60% were evaluated as not eligible, 30% as contributing to a possible historic district; and 10% as individually eligible and a priority for protection.
- Recommended **six** properties for official designation as Fort Collins Landmarks;

2021 Responsibilities and Initiatives:

In 2021, the Landmark Preservation Commission will continue to directly support Council's affirmed values of triple bottom line stewardship and innovation, centered in equity and inclusion. Aligning its strategic objectives with those of City Council, the Commission:

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

- Enhancing the community's **sense of place** by actively working to see **Design Assistance Program (DAP) funding reinstated in the 2022 Budget**. The DAP provides a voluntary, educational means to address the impacts of poorly designed new construction on established character, improving the outcomes of 144 construction projects since 2012 and reducing the number of complaints Council received on this issue by 20%.
- Protecting historic character through landmark designation; and helping to ensure compatible alterations and new development through design review and development review.
- Celebrating historic resources through a **community recognition and appreciation** opportunities, such as the Friends of Preservation Awards; virtual tours; signage and brochures; and partnerships with community history organizations.
- Supporting **affordable housing goals** by retaining and rehabilitating older building stock, promoting more affordable options in housing; and by assisting Housing Catalyst in federal clearance for the sale of properties eligible for federal, state, and local designation.
- Continue to develop a **community-wide survey plan** and identify priorities for historic survey.

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

- Allocating **Landmark Rehabilitation Loans, and promoting State Tax Credits, State Historic Fund grants**, and other financial programs for work to preserve and rehabilitate eligible residential and commercial properties.
- Supporting **Housing Attainability and Affordability** through revisions to the Rehabilitation Loan Program and the Design Assistance Program to **address issues of equity, inclusion, and financial**

Landmark Preservation Commission
2021 Work Plan

need, 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.

Will support the **Environmental Health Key Outcome Area** 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** energy rehabilitation and retrofitting, and resource sustainability through 0%-interest loans, grants, and free professional advice.
- Promoting the Historic Preservation Division's **Costs Calculator**, an on-line tool that enables area contractors and residents to understand the relative costs, longevity and energy trade-offs in material choices.

Will support the **High Performing Government Key Outcome Area** 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.

Planning, Development & Transportation Services

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.