

HISTORIC RESOURCES

• Preservation Program Plan •

An Element of the Comprehensive Plan • City of Fort Collins, Colorado

Historic Resources Preservation Program Plan

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City of Fort Collins, Colorado

APRIL 1994



Looking north at College and Linden in about 1907



Looking north at College and Linden in 1964



Looking north at College and Linden in 1992



Credits

We would like to gratefully acknowledge the assistance of many Fort Collins City staff, community leaders, history and historic preservation experts, businessmen and women, and citizens whose guidance helped this project immensely.

Special thanks go to the members of the Landmark Preservation Commission for their ongoing participation and guidance.

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Mission

of the Historic Resources Preservation Program

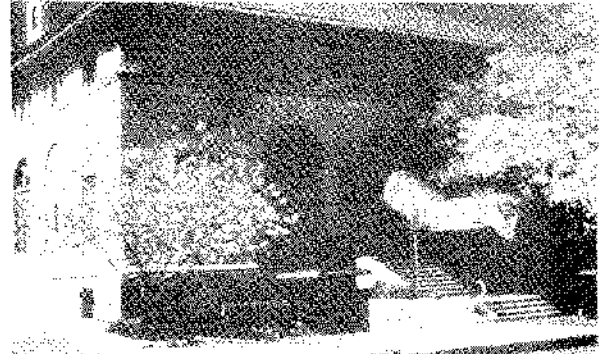


The Linden Hotel

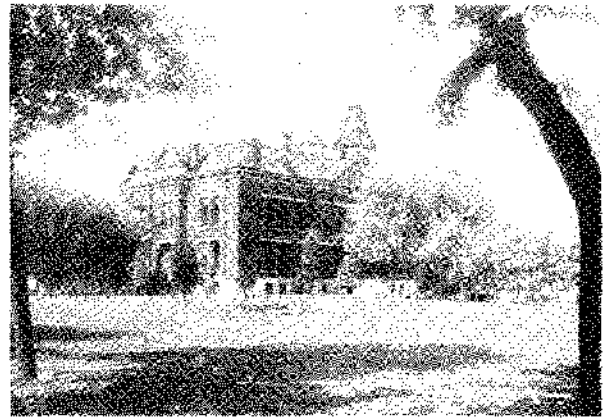
Historic Preservation is a goal which involves the active protection of the community's physical heritage. This includes not only buildings, but landscapes, parks and thoroughfares. Sometimes it involves the public sector, as when public sentiment endorses the preservation and restoration of an important landmark; more commonly, it is a consequence of individual actions; and often it is the result of several people and organizations coordinating their efforts to attain a common goal. While there are national organizations involved in preservation, historic preservation is essentially achieved at the local level and goals vary from community to community according to local values.

Just over fifty years ago, to use a common threshold for regarding resources as historic, Fort Collins was a small community of not quite 14,000 people on less than three square miles. Since then, the City has experienced steady population growth and spatial expansion. In each of the three decades since 1950, the City's land area doubled in size while the City's population increased at an average annual rate of five to seven percent. During this era, new residential neighborhoods were constructed and new shopping areas established. Also during this time period, some important buildings were destroyed. Now and then, buildings perceived as possessing sentimental value were saved, either publicly as when the old Post Office was converted to an art gallery, or privately, as was the case with the old Fire House on Walnut Street in downtown.

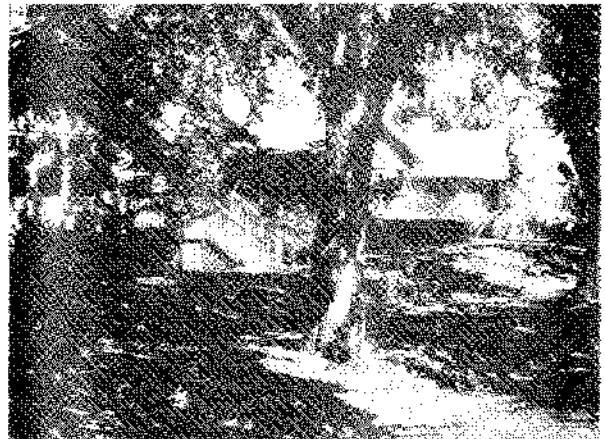
Unlike many of the communities along the Front Range of the Rocky Mountains, Fort Collins has been fortunate to preserve many of its original structures and neighborhoods. Many of the original buildings that form the "small town" character of Fort Collins still remain. The restored trolley on West Mountain Avenue, as well as the national, state and locally designated historic districts and sites, attest to the unique quality of our community. Fort Collins, like many hundreds of other communities across the nation, has now come to the point where we recognize both the economic and aesthetic appeal of saving our historic buildings. These tangible elements define the individuality of Fort Collins and thus provide the context for understanding our heritage. These physical features are unique to our past; they cannot be duplicated. Once they are gone, they are gone forever. This does not mean that everything should be frozen in time. Historic preservation recognizes that the uses of buildings evolve over time, and that evolution sometimes requires physical changes. Those changes, however, do not have to carelessly or callously disregard the character of the structures.



Old Post Office



Old postcard (no date), Larimer County Courthouse



Residential Neighborhood

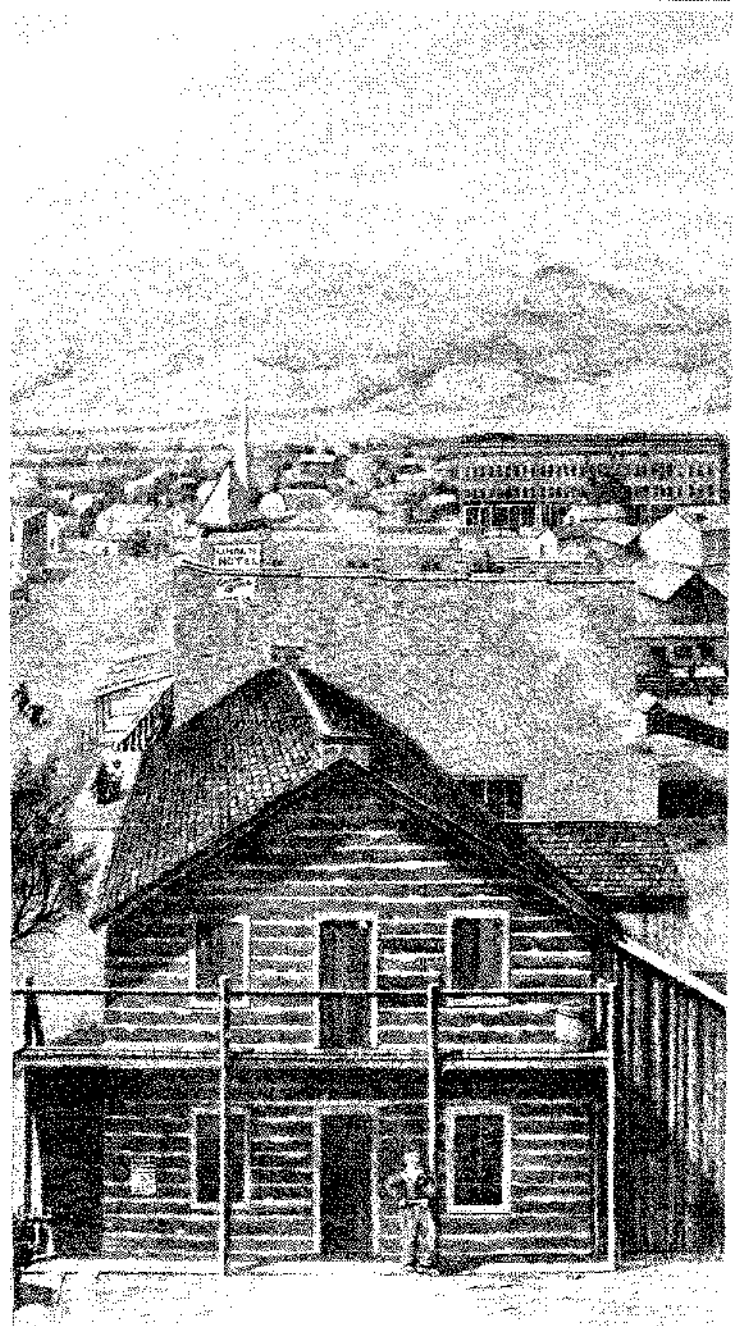
In Fort Collins, there is a public sector role in preserving our heritage, but it best succeeds when it coordinates its efforts with the private sector. Preservation is best accomplished primarily by those with a stake in the resource, such as the owner or tenant. The City of Fort Collins feels an obligation to safeguard remnants of its historical past from vandalism, neglect, and inappropriate redevelopment. This Plan sets forth a strategy by which the concerted efforts of both the public and private sector will be directed. The strategy includes offering financial incentives, technical assistance, information and guidance for those who wish to engage in historic preservation. Seeking out the existence of unknown resources and examining the relative significance of known ones will be important objectives of the Program. Regulation will continue to be a preservation tool where appropriate. Lastly, local landmark designation is the culmination of education, incentives and regulatory improvements and is the means by which Fort Collins will ensure the preservation of the community's historic resources. **The Mission of this Plan is to enhance the quality of life in Fort Collins by the preservation of historic resources and inclusion of heritage in the daily life and development of the City and community.**



Downtown streetscape

Introduction

to Historic Preservation



FT. COLLINS IN THE EARLY EIGHTIES.

Historic Preservation in the United States ·
Identification of Historic Resources ·
Protection of Historic Resources ·
Issues in Historic Preservation



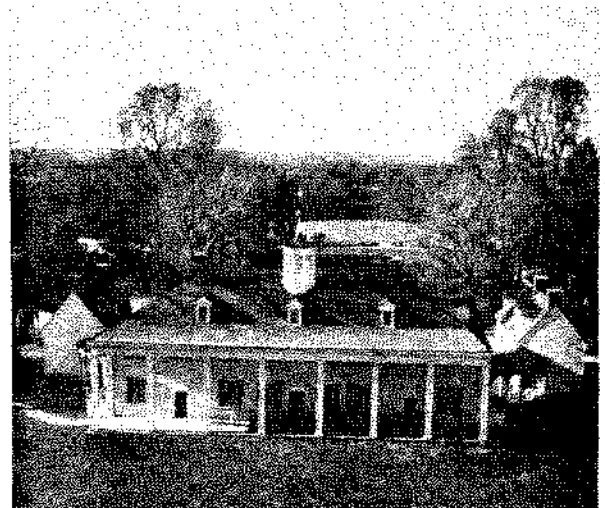
The Stone Lion

Historic Preservation in the United States

For many years, historic preservation in the United States was limited to the purchase and restoration of sites of historic events or homes of important historic persons. Washington's Mount Vernon, Lincoln's Illinois home, and Independence Hall in Philadelphia are familiar examples. On a national level, the Antiquities Act of 1906 and the National Historic Sites Act of 1935 gave the federal government the authority to protect historic resources that had been designated as nationally important. The National Historic Sites Act established the National Historic Landmarks designation program. Many of these landmarks were demolished by the building and modernization boom that followed World War II, as well as by the development of the interstate highway system and urban renewal during the 1960's. Thus the National Historic Preservation Act (NHPA) was passed in 1966 to prevent further destruction of our heritage. This Act established a federal and state preservation program that was to be administered jointly by the states and the National Park Service. One section established the National Register of Historic Places, the official list of the Nation's cultural resources worthy of preservation. Section 106 of the NHPA established a state and federal review process of all proposed federal actions that might impact cultural resources listed in the National Register of Historic Places or that may be potentially eligible for the National Register. The National Environmental Policy Act of 1969 required historic preservation to be considered in the evaluation of environmental impacts. Executive Order 11593 (1971) required federal agencies to develop procedures to protect important historic properties owned by the federal government. The Archaeological and Historic Preservation Act of 1974 authorized the Secretary of the Interior and other federal agencies to preserve or salvage sites affected by federal projects, including the use of project funds. The Economic Recovery Tax Act of 1981 created a three-tiered tax credit for investment in old and historic buildings, favoring certified historic structures. The Tax Reform Act of 1986 revised the incentives of the 1981 Act, which was generally agreed to have been the most successful and extensive preservation measure to date. The incentive to preserve was substantially reduced in the 1986 revision and preservation activity significantly lessened.

The National Historic Preservation Act of 1966 was implemented by each state through a State Historic Preservation Office. Heritage Conservation and Recreation Service Funds were administered through this office and could be used for planning, design, and construction of projects for sites listed in the National Register of Historic Places. This fund source was practically eliminated during the first Reagan administration. In order to make the

National Level



Mount Vernon

1906	Antiquities Act
1935	Historic Sites Act (National Historic Landmarks designation)
1966	National Historic Preservation Act (National Register of Historic Places)
1969	National Environmental Policy Act
1971	Executive Order 11593
1974	Archaeological and Historic Preservation Act
1981	Economic Recovery Tax Act
1986	Tax Act revision

Summary of protection legislation

State Level

greatest impact with the limited preservation funds available, the Certified Local Government program was established in 1980 by the National Park Service. This program encourages preservation activity at the local level and shares the responsibility for funding activities with local governments. Certified Local Governments are required to enact a historic preservation ordinance, to establish a historic preservation commission, and to report annually on the program's preservation activities. Local preservation commissions are invited to provide comments on any federally funded project affecting a property listed in the National Register in the local area. Cities that are Certified Local Governments are qualified to seek limited federal historic preservation funds which are administered by the State Historic Preservation Office. In many states, these federal dollars are the only preservation funds available. The state and federal preservation agencies can direct funding to local efforts that have the broadest impact on preserving resources such as identification of historic resources and the evaluation of significance through surveys and historic contexts, and development of design standards to guide local historic preservation commissions in reviewing exterior alterations to locally designated landmarks.

Many states, including Colorado, maintain a State Register of Historic Places and record data on historic resources on a computer database. State Historic Preservation Offices are also responsible for evaluating National Register nominations and historic preservation projects applying for federal tax credits. Individual states undertake a broad variety of preservation programs that are related to other state activities such as tourism, economic development, and education. Some states also provide incentives for preservation, such as grants, design and planning assistance, support of the Certified Local Governments, co-sponsorship of preservation events, and in a few cases, tax credits for rehabilitation of historic properties.

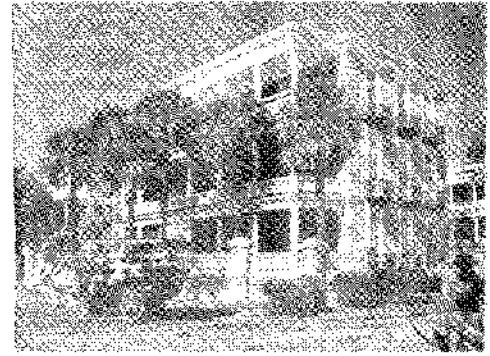
Local Level



Classic revival worker's neighborhood in Ann Arbor, Michigan, now protected through citizen efforts to obtain designation

During the 1920s, historic preservation involved significant architectural and historical sites. Interest in preserving buildings led preservationists to create methods to preserve geographic areas of important old buildings known as historic districts. While the purchase and restoration of an individual building might be within the financial means of a small preservation organization, protection of multiple buildings required resources on a greater scale. An alternative to purchase was public protection of historic buildings and districts based on established standards and guidelines for appropriate building alterations, maintenance, and repairs which would depend upon enactment of local historic preservation ordinances as authorized by state enabling legislation.

The first local preservation ordinance was adopted in 1931 in Charleston, South Carolina. In 1936, an amendment to the Louisiana constitution authorized New Orleans to enact an ordinance to protect the Vieux Carré area. The ordinance itself was passed in the following year. San Antonio, Texas, adopted an ordinance in 1939 and Georgetown, Washington, D.C., in 1950. By 1957, eleven communities in the southeast and northwest had enacted historic preservation ordinances; by 1965, that number had grown to fifty-one, including some midwestern and western communities. In 1975, a National Trust for Historic Preservation study found 421 active historic preservation commissions across the country. A Supreme Court decision in 1978, *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978), validated local regulation and protection of historic resources, and this encouraged more communities to enact ordinances. By 1983, there were over 1,000 preservation commissions nationwide.

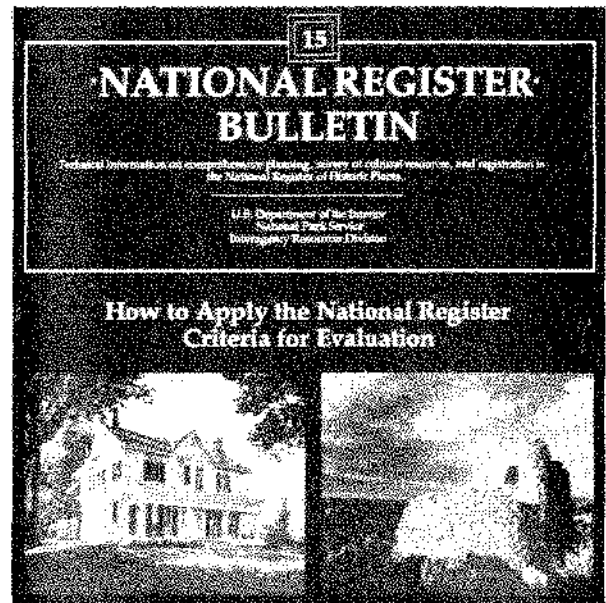


Charleston, S.C.

Identification of Historic Resources

The early efforts of historic preservation focused on important buildings or sites that were highly valued by the community, or in some cases, by the nation. Many of these became part of the national preservation program as National Historic Landmarks. As interest in historic preservation grew, additional historic properties were targeted for historic preservation and the National Register of Historic Places was established to recognize and record these significant resources. Efforts and funds of federal, state, and local agencies were directed to discover and evaluate all potentially significant historic resources through historic resource surveys. The reason for undertaking a local historic resources survey is to gather the information needed to plan for the wise use of a community's resources.

Additionally, the National Register of Historic Places heightened awareness of historic preservation. Historic resources which were relatively unknown, yet reflected the development of local communities, were now targeted for research, evaluation, and protection. Also, resources such as mining and lumber camps, emigrant trails, and ranching structures on state and federal land presented increasing management problems for the various agencies. Therefore, local, as well as state and federal agencies, needed a system for managing these resources.



Mormon Trail



Downtown Crested Butte, Colo.

Thus in the late 1970s, the National Park Service began developing methods and procedures to more effectively address the management of historic properties; this process is called "Preservation Planning." The purpose of this planning process is to influence and respond to change as that change affects significant historic resources. Change is usually social or economic in nature and is most often evident as modifications or revisions to existing land use patterns. Preservation planning is a way of setting priorities. These priorities are developed from a background study of historic contexts in a community. Historic contexts had been developed by the National Register to evaluate properties for National Register nominations. Since the National Register of Historic Places was developed as a planning tool for historic preservation, the National Park Service expanded the concept for planning purposes. Historic contexts then became a framework for organizing what is known about a class of resources in order to be able to systematically evaluate historic property types and prioritize preservation actions with respect to the properties. Historic contexts became equivalent to a background study for a standard land use plan.

In the late 1980s the National Park Service required all of the states to complete a historic preservation plan based on developing historic contexts, and encouraged the development of these plans by the Certified Local Governments. Many of the eastern states and local communities have completed their historic preservation plans; the western states and local communities are now in the process of developing plans.

Protection of Historic Resources

National Level

Although national historic sites and districts are recognized as America's most important cultural resources, this recognition does not place many real restrictions on the properties. The Section 106 Review process as outlined in the NHPA does require review of potential effects to significant resources when federal money, permits, or ownership are involved. This does not necessarily mean the historic resources will be protected, but does ensure these resources will be considered and efforts made to mitigate any impacts.

When privately-held properties are listed in the National Register, they may qualify for various preservation incentives. Most notable of these are federal historic preservation tax credits. Qualifying for these tax credits requires that the renovation plans be certified by the National Park Service and is available only for commercial properties. The integrity of the historic rehabilitation is protected for a period of time during which any changes may

mean a portion of the tax credit must be repaid. Also, donations of historic conservation easements of properties certified as historic structures can result in tax advantages for some taxpayers. However, because of the requirement for oversight of the historic conservation easement in perpetuity, it can sometimes be difficult to find an organization that can accept such donations. Appraising the value of the donated easement is also difficult.

There are some federal historic preservation grants administered through the state historic preservation offices, grants through the National Trust for Historic Preservation, and grants for education, interpretation, and research through the National Endowment for the Arts and the Humanities. These funds are limited, and frequently require matching funds. The application process is extremely competitive. They are rarely available to private historic preservation projects and are most likely to be directed toward planning efforts rather than "bricks and mortar" projects. Because listing in the National Register bestows national historic and/or architectural significance on a property, such designation would make application for funds more attractive to the granting agency.

Although some historic properties can be used as museums, the great majority of historic properties cannot be preserved in this way. A productive use is the best way to ensure historic buildings are preserved. Contemporary use of historic buildings require alterations such as elevators, energy-efficient windows, insulation, and meeting local building code requirements including access for those who have disabilities. Determining how to make these alterations without damaging historic integrity requires sensitive design and the application of well-thought out standards and guidelines.

In 1979, The Secretary of Interior developed Standards for Historic Preservation Projects, and Guidelines for applying the standards. The Standards and Guidelines were intended to help property owners in preparing projects, and for State Historic Preservation Offices and the National Park Service in evaluating how a project might impact the integrity of the resource. In order to qualify for federal tax incentives, a project would have to be found in conformance with these Standards. During the period of time when there were more grant funds available for preservation projects, as well as favorable tax incentives, there was a significant degree of federal control over preservation of historic resources because there were so many participants. Today, with very limited federal preservation funds, and a change in tax incentives that made preservation less attractive, this control has been significantly diminished.



Office buildings at F.E. Warren AFB, Cheyenne, a National Historic District

State Level

State preservation programs are varied and are mandated by the National Historic Preservation Act. Common elements found in state programs include: Enabling legislation for local historic preservation; a state historic preservation program that includes surveying and maintaining a statewide inventory of historic properties (frequently called a State Register of Historic Places); nomination of properties to the National Register of Historic Places; review of federal and federally funded projects, and in many cases, for state and state funded projects, for their impacts on historic properties; certifying historic buildings for tax incentives; maintaining a state historic preservation plan; and providing technical assistance and guidance to federal, state, and local governments, organizations, and individuals. Colorado's preservation program incorporates these elements.

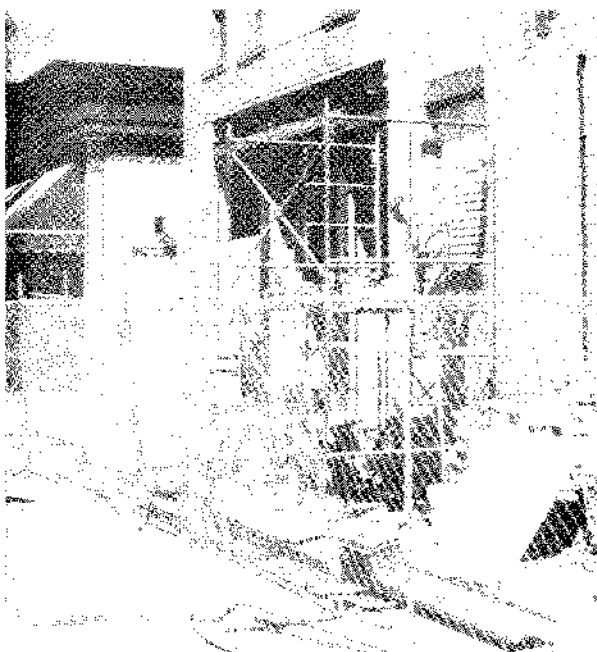
Some states provide incentives for preservation which often take the form of tax credits, abatement, and deductions. Participation in these incentive programs commits the owner to preserving the historic property and most frequently are triggered by improvements which must preserve the integrity of the resource in order to be approved. Colorado has a tax credit program that applies to both commercial and residential properties.

Beyond the direct control states may exert over historic resources, there are also less direct controls such as allocation of pass-through funds, oversight of local preservation programs receiving funding, and the Certified Local Government program. However, state preservation programs probably have the greatest influence on preservation of historic resources through the planning and technical support they provide to local preservation commissions.

Local Level

Local government is where historic properties can be most effectively protected. Local ordinances can include provisions which require local approval of exterior alterations to locally designated buildings as well as authority to deny or delay demolition. Because this decision is usually made by the local elected officials, the community must support preservation or there will not be political support for denials of demolition.

One of the problems with local efforts has been variation in local programs. Too often well-meaning preservation commission decisions have not protected historic resources because of a lack of knowledge on the part of the commission. To address this problem and to create a better partnership among local, state, and federal preservation organizations, the Certified Local Government program was created. The objectives of this program are to implement appropriate state or local legislation for the designation and protection of historic properties, to establish a qualified historic preservation review commission, to maintain a system for the survey and inventory of historic properties, and to provide for adequate public participation in the local historic preservation program.



Welch Block, downtown Fort Collins

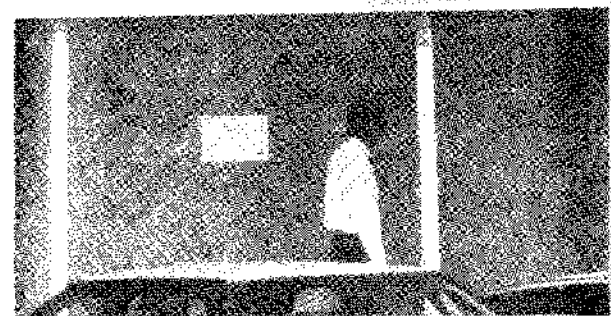
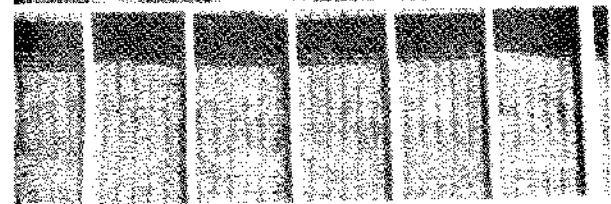
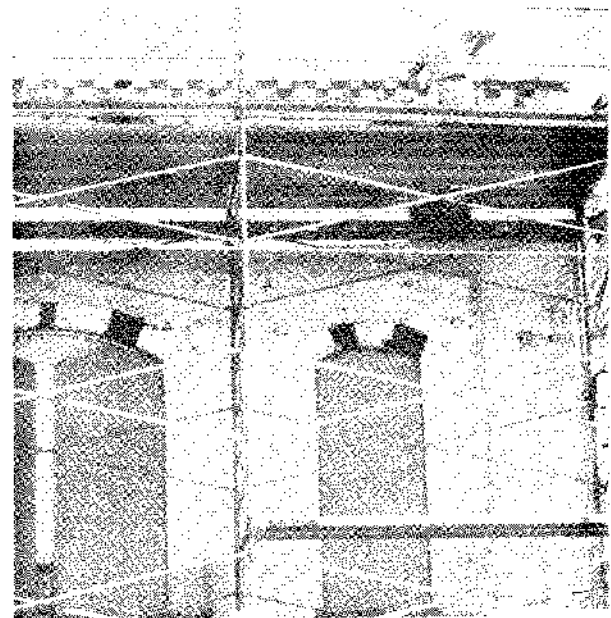
Through the Certified Local Government program, the State Historic Preservation Office provides expertise, technical support, and funds to local governments. In exchange, the state will ensure there is a legally defensible historic preservation ordinance and administrative procedures; a historic preservation commission with specified qualifications; staff support for the commission, and a work program that addresses the objectives of the Certified Local Government program. The local preservation program also benefits the State Historic Preservation Office by providing local review of impacts of state and federal actions; of National Register nominations; of projects applying for federal tax credits, etc. Thus the program is of mutual benefit to federal, state, and local historic preservation agencies by making the most of limited financial resources. Thirteen Colorado communities are Certified Local Governments including the City of Fort Collins.

There are also many local governments that have their own established preservation programs that are not participants in the Certified Local Government program. Some of these programs offer extensive protection for the local historic resources while others offer very little protection. However, the range of ways in which local governments protect historic resources are similar whether the community is a Certified Local Government, a large city with a professional preservation program, or a small town with limited resources. Methods of protection usually are related to how important the resources are considered to be by the community. Protection methods include:

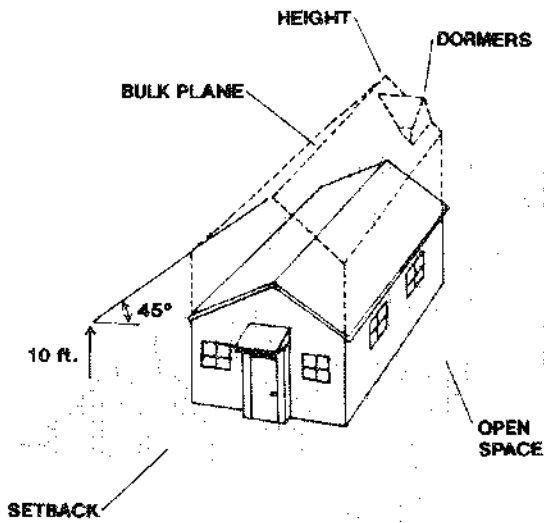
· Designation of Individual Landmarks or Districts -- This is usually done through the action of a City Council or County Commission. Most frequently, the local historic preservation commission must review and approve any alterations to locally designated structures. Preservation of the historic and architectural integrity of the structure is the intent of this review.

· Design Review -- In areas that are not designated as local landmarks, yet where the historic character is important to the community, such as the original downtown, the design review process encourages preservation of historic architecture and character. Frequently, participation by the property owner is voluntary and is tied to incentives such as low-interest loan programs or zoning incentives.

· Facade Improvements -- Low-interest loans and grant funds can be targeted to the renovation of facades of historic buildings with design guidelines to direct changes in a historically appropriate manner. This allows the most visible and recognizable part of the building to be preserved. These efforts are frequently part of a broader economic revitalization effort in which historic character makes a valuable contribution.



Facade improvements and design review notice, downtown Fort Collins



Example elements that can be defined in bulk standards (Denver)

· *Discretionary Development Review* -- Special use review, site plan review, height review, non-conforming use review, and Planned Unit Development review are examples of discretionary review techniques. Preservation of historic elements may be a criteria for approval.

· *Zoning* -- Building bulk standards, and permitted and conditional uses in zoning districts with historic properties, may be defined in such a way as to encourage preservation of historic buildings. However, this limited measure of protection depends on identifying historic preservation as a purpose of the zoning district, because it is much more common for zoning standards to encourage redevelopment of existing buildings that results in demolition and loss of historic integrity.

· *Codes* -- Bringing historic buildings into conformance with contemporary building codes, fire and life safety codes, mechanical and electrical codes, and requirements for improved access for persons who have disabilities, is difficult, expensive, and, in many cases, can severely damage historic and architectural integrity. (Alternative ways of satisfying code requirements that protect the public health and safety have been tested over time and have been codified to protect city building officials from liability in granting variances to code requirements.) The Uniform Building Code (UBC) has provisions to vary code requirements for historic buildings, but the code gives very little guidance about the specific variations and latitude in variation that a building official can accept while still protecting the health and safety of the public. The 1991 Uniform Code for Building Conservation (UCBC) for historic buildings was developed to provide building officials with guidance in varying and waiving code requirements. The UCBC has been adopted in communities with a high percentage of designated historic buildings, for example, Central City, Colorado.

· *Incentives* -- A broad range of incentives have been developed over the years as a method of both encouraging property owners to preserve their properties and to compensate them in some way for the additional burden of doing so. At one end of this range are such measures as plaques marking designated landmarks while at the other end are financial incentives such as property tax abatement, low-interest loans and grants. Although plaques and other kinds of public recognition are common, they offer little real compensation for additional regulations.

Land use regulations are another way to provide incentives. For example, some cities allow transfer of development rights from a historic building with more development potential than can be accommodated by preserving the building. In some zoning codes, floor area bonuses are granted if a historic building is preserved. Also, certain uses may be permitted in historic preservation projects that are not otherwise allowed in the underlying zoning district as a means of encouraging reuse of a historic structure. These incentives can be important considerations in the feasibility of preserving a historic building, but alone would not be likely to tip the scales toward preserving a building versus constructing a new one.

Financial incentives have had more impact on preservation than any other type of incentive. By far the most successful of these programs was federal rehabilitation tax credits for rehabilitation of historic buildings provided by the Economic Recovery Act of 1981. In 1986, the Act was amended which substantially reduced its attractiveness to property owners, and now it is an incentive that relatively few property owners can take advantage of. Preservationists lobby legislators each year to reestablish the rehabilitation tax credits. There are a few state tax credit programs, including Colorado's, which apply more broadly but are more limited in the amount of tax credit a property owner may take.

A property tax credit and property tax freeze are other tax incentive measures used as preservation incentives. Sales tax waivers or rebates on materials for preservation projects is another type of financial incentive. Some communities have established low-interest loan programs and grant programs for qualifying preservation projects. However, most communities have limited funds for this type of incentive. Sometimes funds from another program, such as the Community Development Block Grant (CDBG) program, may be combined with preservation goals and directed toward providing historic housing, toward purchase of a building for public use, or to the costs of appropriate rehabilitation of historic buildings. As a general rule, although there are many incentives a community might provide to encourage preservation, tax incentives are very well-received, equitable, and easy to administer.

Issues

in Historic Preservation

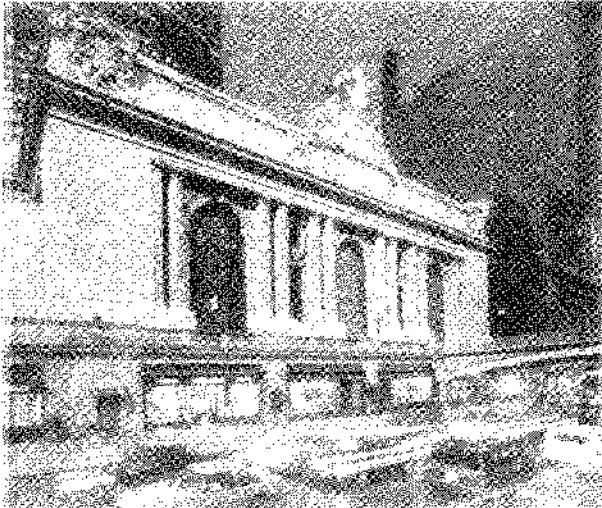
Benefit to the Community Versus Rights of the Property Owner

There are general categories into which most historic preservation issues fall. The following is a broad discussion of the most common issues.

This issue is at the heart of historic preservation where restrictions on a historic property are allowed by local regulations. This issue has become known as the so-called "takings" issue, or at what point regulations become so restrictive as to violate the Constitution's Fifth Amendment prohibition against "taking" private property rights for public use without just compensation. This issue has been the subject of much litigation, and local officials are increasingly attentive to the latest legal decisions related to land use regulation.

"Takings" law, in recent years, has been the subject of many decisions of the United States Supreme Court, and this body of law has, understandably, been evolving over the decades. Generally, courts which are faced with determining when a right has been injured or destroyed have developed a two-step inquiry to determine whether a taking has occurred. First, the courts require that the regulation must have as its purpose a legitimate state interest and that the regulatory means chosen by the government must substantially advance the intended state interest. Essentially, there must be a "nexus" between the regulatory requirement and the legitimate government interest. Secondly, the courts must determine whether there remains a reasonable economic or beneficial use of the property when viewed as a whole, after the imposition of governmental regulation. If the court determines that the state interest sought to be promoted is a legitimate one and that a nexus exists between the regulation and the legitimate government interest, then the court must determine whether the regulation allows for some reasonable beneficial use remaining in the property when viewed as a whole. If a reasonable beneficial use remains when viewing the property as a whole, the courts have generally found that no taking has occurred.

Takings questions often present pitfalls and difficulties for local governments and are complex in nature. The foregoing analysis is only a "nutshell" of takings law and is not intended to be comprehensive on the topic.



Penn Central- subject of 1978 Supreme Court ruling upholding historic preservation as a valid component of police power.

Appointed Lay Commissions Versus Professional Expertise

Most historic preservation commissions are appointed by an elected body, and in some communities, include representatives of specified professions or interests, such as architecture, engineering, real estate, or history. Smaller communities rarely have a large enough pool of citizens to specify that an appointment represent anything beyond an interest in history. While history is certainly an important aspect of historic preservation, commissioners are faced with many difficult issues for which knowledge of history is little help, such as evaluating alterations of historic buildings for impacts to integrity, identifying and addressing threats to historic buildings, creating a legally defensible record of commission actions, technical preservation issues, etc. There is rarely any historic preservation planning, design, or technological expertise among commissioners, staff or elected officials, except in larger communities such as Fort Collins. The issue is how can lay commissioners make informed, technically appropriate decisions without expertise or expert support staff? This issue frequently arises locally in design review of alterations to landmarks. A frequent complaint of applicants is that the decisions of local landmark commission are arbitrary, capricious and without basis in fact.

This is a problem nationwide, and there are various solutions. The Certified Local Government Program is one in which expertise, training, well-established administrative structure, and direction to undertake certain kinds of projects are geared toward providing commissioners and City staff with historic preservation expertise. There are a number of private, non-profit historic preservation organizations, such as the National Trust for Historic Preservation, Preservation Action, the Alliance of Historic Preservation Commissions, and Preservation Law Reporter, that are excellent sources of information. The use of design guidelines for the review of alterations to historic properties also helps to lessen the criticism of subjectivity. However, guidelines are meant to provide guidance and continuity of decision-making, and do not eliminate the need for informed judgement and evaluation.

Many communities seek redevelopment, greater intensity of use or establishment of new uses in their older areas, and devise zoning regulations to encourage these results. Land values are likely to increase based on the direction encouraged by zoning regulations, which makes it more likely that some kind of physical redevelopment will occur. Because of the nature of redevelopment, it is very difficult to preserve historic buildings under the pressure of increased land values and intensification of uses. Redevelopment of older areas has been viewed as progress by many communities. More recently, the losses caused by redevelopment have become clear to communities and the impacts of redevelopment on adjacent areas have become more noticeable. Some communities have begun to respond to these impacts by implementing more sensitive land use regulation, refinement of zoning standards, historic preservation ordinances, incentives, etc.

Redevelopment Potential of a Historic Site Versus its Value to the Community in its Existing State of Development

Control of Demolition Through Ordinance



Demolition of Rhodes House

Potential for Appropriate Reuse of a Historic Structure in Relationship to Zoning

The right of an individual to do as he or she wishes with privately owned property is a strongly held American value. This value has become more limited over time by acceptance of broader public objectives relating to health, safety, and welfare; however, local government is usually reluctant to place more restrictions on property than are absolutely necessary.

Local preservation programs have tried various measures to ensure preservation of historic resources short of imposing restrictions on private property. The result of this approach has been the loss of many historic buildings in communities across the country because aside from the purchase of the property or of easements for preservation purposes, the only measure that has ensured complete protection are local regulations. Over the past 50 years, landmark Supreme Court decisions on government regulation of private property provided a legal basis that encouraged more and more local governments to protect historic structures through regulations. Historic preservation ordinances that require approval of changes to historic landmarks and allow demolition to be delayed or denied are now well-established in law.

An important consideration in the preservation of historic buildings is that they be continuously occupied and used and that the use be similar to the original use of the building. However, many important historic buildings were designed and constructed for uses that are no longer economically viable. These buildings can be very difficult to adapt to a contemporary use, especially when preservation of the historical and architectural integrity is the objective. Evaluating the appropriateness of alterations to adapt a historic building to a new use requires balancing the importance of allowing a historic building to continue its life as a contributing element of the community with the point at which the required alterations carelessly, callously, or irreversibly change the historic character of the structure. The balance point may be different in each case. It is not always possible to meet both objectives under traditional zoning systems. Examples include adapting a historic school or church located in a residential zoning district to an office or business use, or adapting a historic government building located in a commercial zoning district to a residential use.

Communities have responded to this issue in different ways. The best approach in these situations is to allow flexibility in the zoning regulations to permit economically viable land uses to occur that would not otherwise be allowed in the zoning district. It is also important that impacts generated by the new land use be adequately mitigated. Land use regulation techniques such as special use review and planned unit developments have been successful in encouraging these results.

It is a common perception that the cost of rehabilitating an existing structure is more than new construction, and this can certainly be true; however, there are specific factors that contribute to the cost differential that can be controlled, and in combination with an incentive program, can make preservation economically competitive with new construction. Some of the factors that influence costs of preservation projects include: difficulty in obtaining financing because projects are usually atypical; lengthy city approval processes, also because projects are atypical; complex design processes to accommodate a building program within an existing building configuration, rather than creating a building configuration in response to the building program; complexity of conforming to code requirements; unknown conditions discovered during the construction process; difficulty of working around and connecting new construction to the old; cost of appropriate building materials to blend new with old; and architects', engineers', and contractors' lack of technical preservation knowledge.

These factors can be addressed through an aggressive education effort aimed at design and contracting professionals, banks, city staff, and the business community; investment in preservation expertise (particularly in the design and construction phases); adoption of building and zoning codes that encourage preservation; providing technical preservation support, and offering financial incentives to help offset additional labor and materials costs. Some of these factors can be addressed by local government and some must be the responsibility of the private sector. However, the more information and incentive the local preservation program can provide, the less preservation will be dismissed as an option.

Building codes, fire and life safety codes, mechanical, plumbing and electrical codes, and access codes for people who have disabilities all have developed in conjunction with changes in technology and the public's perception of government responsibility for public health, safety and welfare. This has been related to new construction, and not until the tax incentives of the Economic Recovery Tax Act of 1981 which created a historic preservation building boom did the applicability of these codes to older buildings become an issue. Section 104(f) of the Uniform Building Code (UBC) provides the authority to building officials to vary code requirements for locally designated historic buildings. However, the Code requires that unsafe conditions must be corrected and a situation may not be made any more hazardous by the variation in the Code. This can be a far reaching exception for improvements to historic buildings. However, building officials in some communities have not been willing to allow renovations that do not conform to the code requirements that impact safety. Without training to guide them on how to achieve safer conditions in alternative ways or to evaluate if the existing hazard has been made better or worse, few building officials have been willing to risk endangering public safety.

Cost of Preservation Versus Cost of New Construction

Building Code Requirements That Make Preservation Difficult and More Costly

Limited Knowledge of Technical Preservation in the Contracting and Design Professions

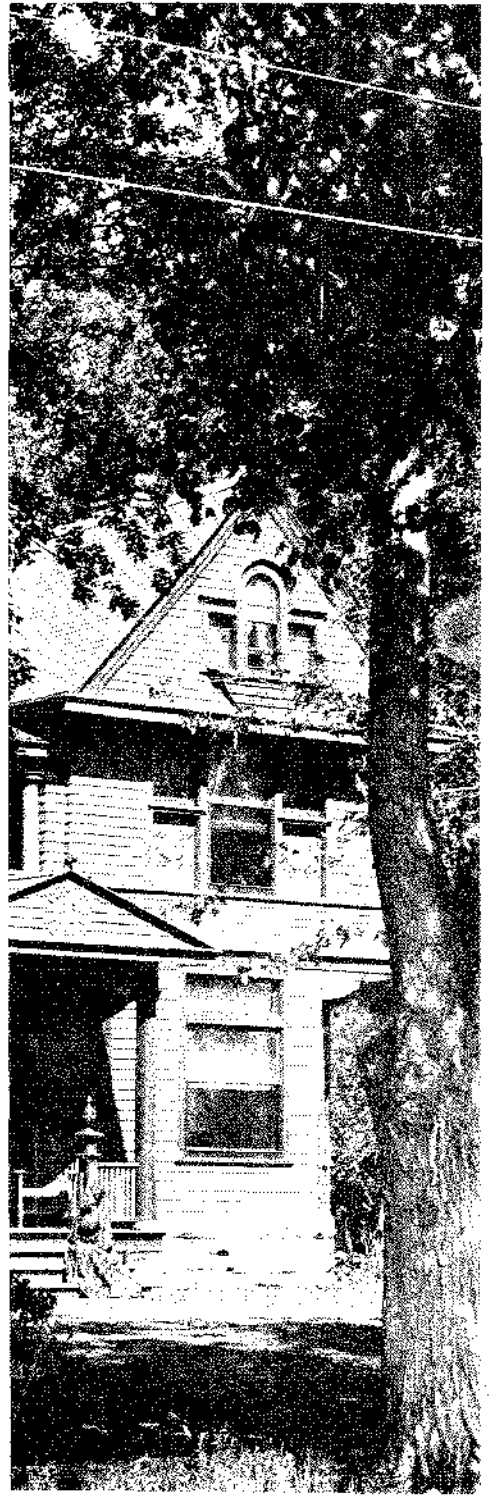


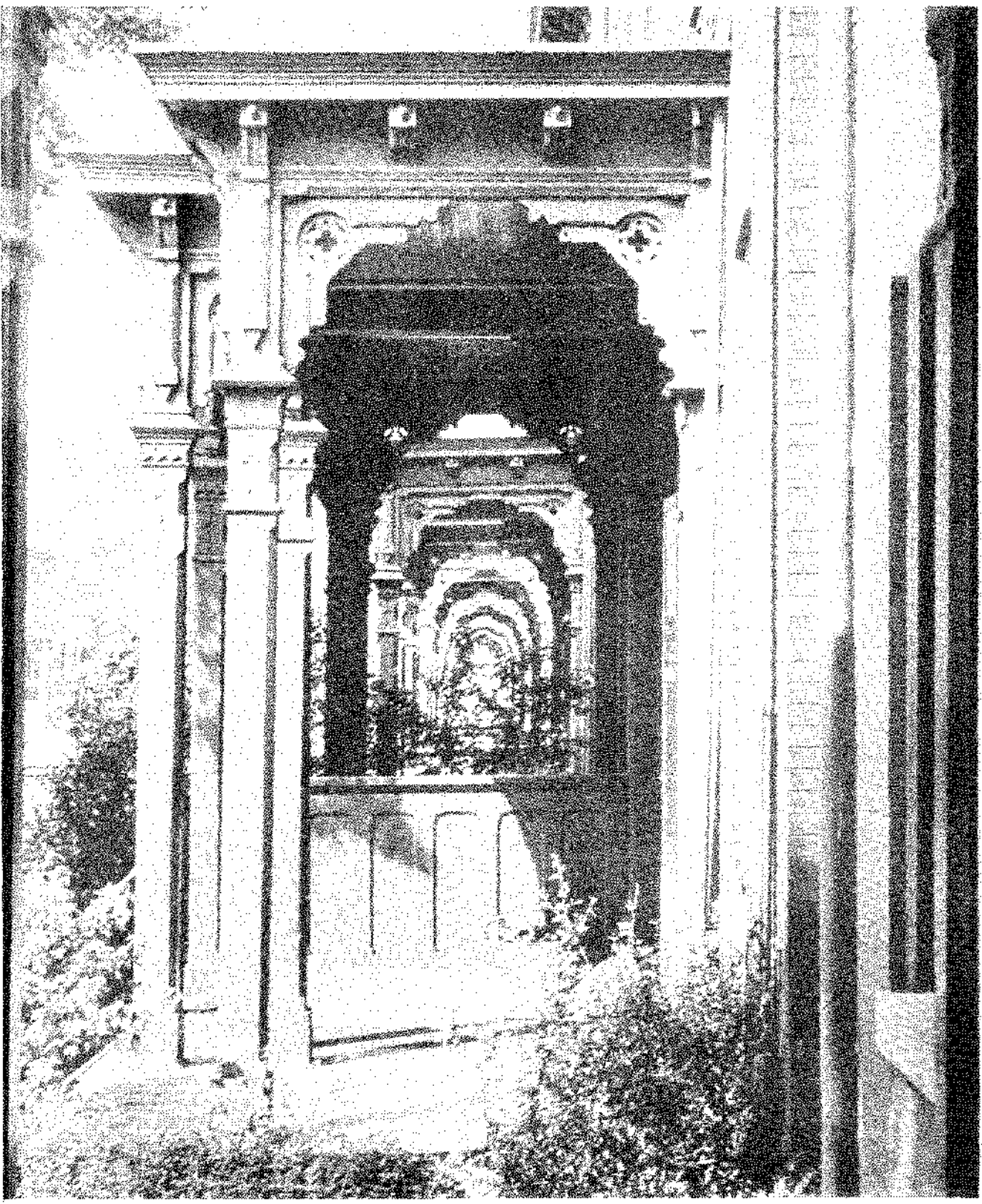
When it became clear there was a conflict between code and historic preservation objectives, more extensive evaluation of alternative ways of achieving both objectives resulted in the development of the Uniform Code for Building Conservation (UCBC). The UCBC Section 104(f) applies to locally designated landmarks, while the UCBC is intended to guide rehabilitation of existing buildings, including historic buildings.

Architecture, engineering, and building contracting primarily have been concerned with new buildings. Altering existing buildings rarely had to be sensitive to the character or building fabric. Few private developers/builders had experience in evaluating the cause and effect relationship of deterioration of old buildings to make appropriate repairs. Many times cosmetic improvements reverted back to the same deteriorating condition because the cause of deterioration was not addressed. There was little real knowledge of historic building materials including how to repair, replace, and match them. Mechanical, electrical, and plumbing systems were replaced entirely without regard for the damage done to original building materials and systems. This lack of knowledge by the entities responsible for designing, estimating costs, and constructing projects, resulted in significant destruction of irreplaceable historic resources, although not necessarily intentional. Costs and the scope of work were estimated inaccurately, and unforeseen conditions affected not only costs but schedules. When a higher standard of technology and sensitivity was required, few architects, engineers, or contractors were prepared to respond. At the present time, there are qualified experts nationally, but the expertise has not extended very far into the local professional design and construction fields.

Benefits

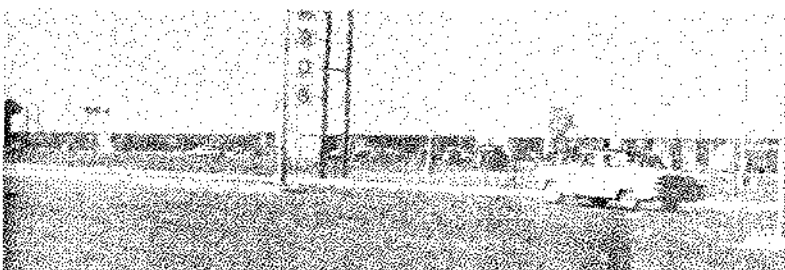
of Historic Preservation





A community's historic buildings represent the tangible links to the past and are the physical embodiment of the unique character created by historic development and events. Although historic preservation has long focused on saving buildings, preservation recently has been more broadly attractive for its economic benefits of community revitalization and tourism. Maintaining the continuity between the past and the present offsets the rapid pace of change of the late 20th century and the anxiety citizens feel at not being able to predict even the near future. The scale and texture in the detail of historic buildings is an important counterpoint to the anonymity of contemporary development. The sense of longevity and knowledge of the unfolding of community history fosters important civic pride that in a large way encourages citizen involvement in the community from improvement of personal property, to voluntarism, to charitable contributions, and most fundamentally, to participation in decisions that shape the future of the community.

The image of the downtown, as remodeled in the 1950s and 1960s, is one that most Americans can identify with. They identify with it because it is ubiquitous -- as familiar to New Englanders as to Texans, to Georgians as to Minnesotans. In the post-World War II rush to modernization, most communities covered at least some of their original downtown buildings with aluminum and plastic, rendering one downtown indistinguishable from another. At the same time, homes of historically important people were destroyed to be replaced by modern buildings. Before long, the physical continuity of the community history was dislocated, and residents lost the sense that they were connected to the past in any real way. This was perceived as less of a loss and more as a positive move toward modernization when prosperity caused economic and physical expansion with up-to-date shopping centers springing up on the periphery of town on established automobile routes along with suburban housing developments all made accessible by the automobile. Downtown, the heart of the community with retail shops, offices, and local government, was abandoned in favor of suburban development with shiny, new buildings surrounded by parking lots. Some older neighborhoods around the downtowns also became less desirable.



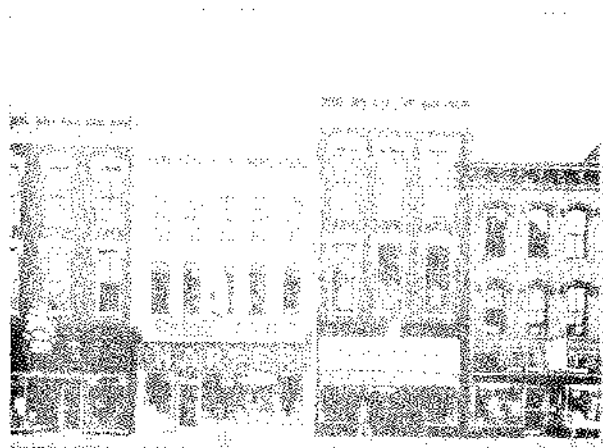
New University Mall, Fort Collins, 1964

Preservation of Community Heritage and Identity

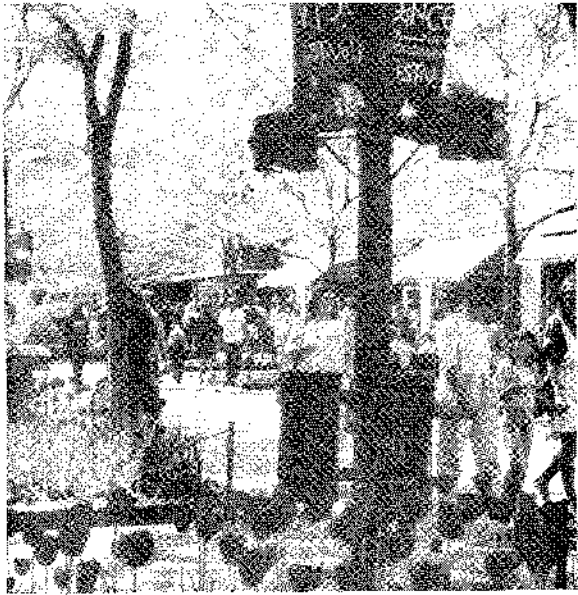


Main Street U.S.A.

Role in Economic Development and Revitalization Through the Preservation of Community Character and Uniqueness

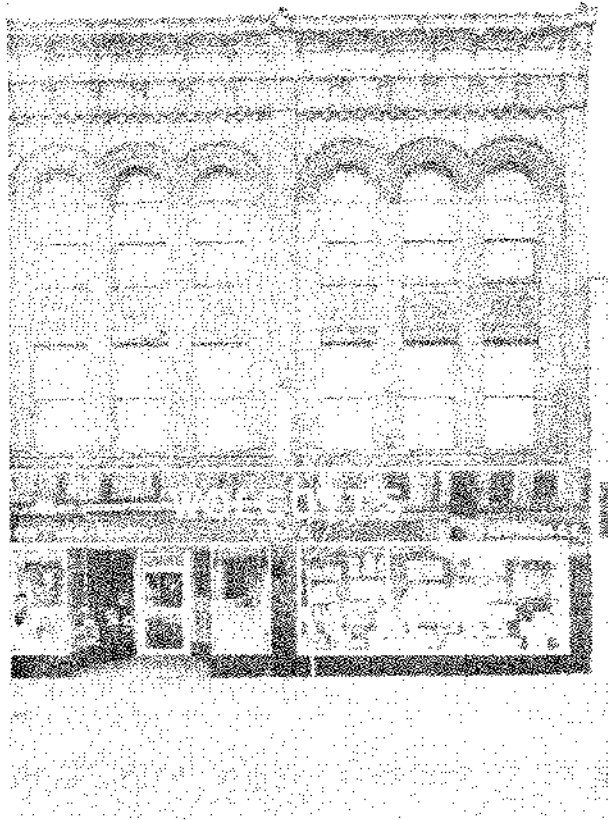


Typical modernization of Main Street USA



Boulder Mall

Cities are beginning to struggle with the consequences of urban growth and sprawl, including the cost of providing basic municipal services, increased traffic congestion, and deterioration of air quality and quality of life. Historic downtowns and residential areas now are being seen as opportunities to address these serious problems. This is made more attractive because the character of historic downtowns and residential areas strikes a responsive chord in the community. The sense of continuity and well-being historic buildings and areas provide is a vital source of common purpose in addressing community problems. The charm of historic buildings can attract retail shoppers, businesses, and residents back to the heart of the city. This results in rehabilitation of aging housing and deteriorating neighborhoods, renewed economic activity in the downtown, and the opportunity to expand the existing economic base through tourism.



Restoration in downtown Corning, New York

Preservation of Neighborhood Integrity



Commercial buildings near downtown neighborhoods

In many communities, older residential areas became less desirable as the population shifted to newer, suburban development. These older areas became locations for rental housing and aging housing stock. This encouraged changes in use and density; multi-family housing, business and commercial uses encroached into residential areas that were less stable. This trend eroded the integrity of many residential neighborhoods. The concentration of rental properties and increased density with all the related problems made these areas less desirable for reinvestment and led to deterioration of buildings, major alterations of historic residential buildings, and demolition.

As the historic preservation movement gathered momentum in the 1960s and 1970s, the results of earlier efforts in the Georgetown section of Washington D.C.; in Charleston, South Carolina; and the Vieux Carré of New Orleans, charmed and intrigued visitors from all over the country. Americans came to value the character of old buildings that they did not find in new construction, and they valued them for living in and working in, not just as museums to the past. Public officials began to understand historic preservation could serve as a catalyst for revitalization of deteriorated neighborhoods. In many cases, revitalization could be targeted to younger families, who could invest limited dollars in deteriorated areas and invest large amounts of their own labor and vision to create quality and affordable residences. As more people took advantage of this type of opportunity, sometimes aided by public incentives, historic neighborhoods reestablished their vitality and viability.

Historic preservation as a means to reestablish neighborhood integrity has not been universally accepted. Not all communities experienced the degree of deterioration that spurred reinvestment opportunities. Not all communities had the kind of historic resources that were viewed as opportunities. For example, many early neighborhoods in Western towns were made up of modest wood-frame vernacular cottages. The architecture was not grand, the size was small, and the infrastructure was old. For the most part, these neighborhoods served as areas of affordable housing. While these areas did not undergo radical changes, they were not perceived as particularly valuable and were always threatened by small incremental changes. As federal preservation dollars targeted identification of historic resources, communities became more aware of and better informed about buildings and neighborhoods that had previously been taken for granted. As the historic value became known, various incentives, such as tax waivers and abatements, low-interest loans and grants, allowed historic neighborhoods to be preserved and restored. Frequently, this resulted in making the neighborhood a more desirable place to live, and in this way protected otherwise defenseless historic resources.



1890 Queen Anne Style, (left); 1888 Stick Style (right) houses, St. Paul



West Side Fort Collins houses

Relationship to Environmental Protection



Conservation of resources is an issue that has gained increased support since the 1960s as a result of concerns about overpopulation, diminished soils productivity, polluted water, toxic waste, and loss of natural areas. Citizens have clearly demonstrated their individual and collective concern for the environment including a willingness to contribute to the preservation of the environment, for example, by recycling aluminum cans and paper. From this, it is not a great leap to value the recycling of old buildings. Tearing down a historic building to replace it with another makes an impact in two ways; first, by neglecting buildings before their usefulness has ended takes from the generation that provided the resources to produce the original building; and second, by using resources today in the new replacement buildings that might be saved for tomorrow, takes from future generations faced with increasingly scarce resources.

Historic preservation and environmental protection had an uneasy relationship during the 1970s when efforts to improve energy efficiency of buildings and the use of solar energy devices were in conflict with preservation of historic buildings. Over time, however, more sensitive design solutions were developed to upgrade energy performance of historic buildings while keeping historic and architectural integrity intact.

The concurrent recognition of the importance of the core city in addressing the various problems of urban sprawl, of the potential for reusing old buildings for contemporary uses, and of the widespread support for recycling and other environmental issues has been important to developing broad national support for historic preservation.

Economic Benefits of Historic Preservation



Trimble Court, downtown Fort Collins

For many years preservationists have used the argument that preserving historic buildings increases property values and enhances economic activity as a means to generate financial and political support for historic preservation. Although this argument has been based on examples of other communities where this has been the outcome, there has been no objective method to predict and quantify this result. Historic preservation has been inaccurately viewed as the antithesis of the progress and change that some communities pursue. Aesthetic regulations in general, and historic preservation in particular, are wrongly perceived as detrimental to the economic interests of property owners, and focus on the notion that such regulations prevent a property owner from generating as much return from property ownership as they might in the absence of regulation. Many local governments have responded by ignoring the cultural, aesthetic and historical benefits of preservation for the more immediate concerns of economic development.

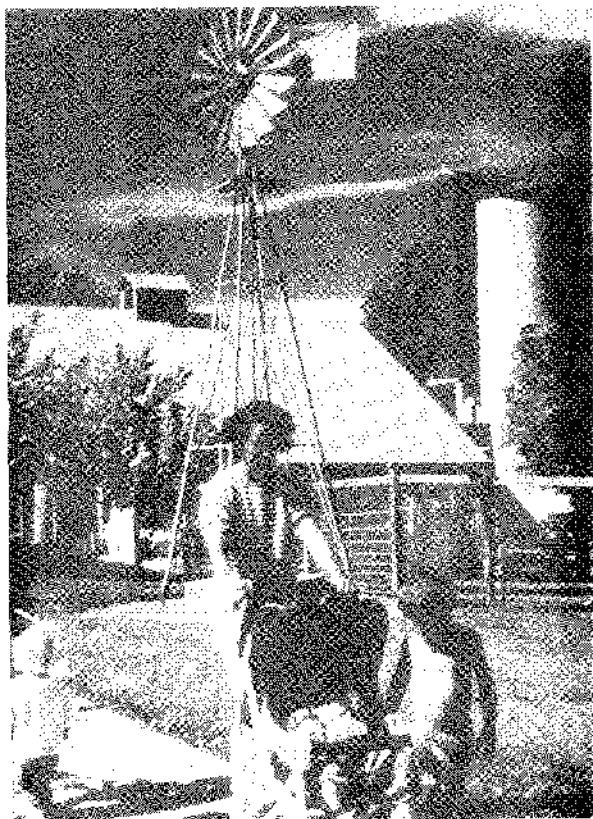
The costs of aesthetic regulation to individual property owners have been better documented than the benefits, and although there are clearly many community benefits, they are not necessarily distributed equitably throughout the private sector. For historic preservation to demonstrate its economic benefit in an objective way to both individual property owners and to broader community interests, the economics of preservation must be quantifiable. Until recently, a method for quantifying these values had not been devised. However, using funding from the National Trust For Historic Preservation's *Critical Issues Fund*, the Government Finance Research Center of the Government Finance Officers Association has developed a methodology for quantifying the economic benefits of preservation. The intent was to clarify the economics of preservation so advocates can make reasonable and specific arguments, and elected policy makers can make more informed decisions.

Based on analysis of hundreds of historic rehabilitation projects encouraged by federal tax credits, some general relationships between \$1,000,000 in new construction and \$1,000,000 in rehabilitation of historic buildings have been established:

- \$120,000 more dollars will stay in the community with rehabilitation than with new construction;
- Five to nine more construction jobs will be created by rehabilitation than by new construction;
- Four and seven-tenths (4.7) more new jobs will be created with rehabilitation than with new construction;
- Household incomes in the community will increase \$107,000 more with rehabilitation than new construction; and
- Retail sales in the community will increase \$142,000 as a result of \$1,000,000 invested in rehabilitation, which is \$34,000 more than the same investment in new construction.

* Source: Donovan D. Rypkema of the National Trust For Historic Preservation on May 16, 1992, at a Preservation Week workshop in Boise, Idaho.

Cultural Tourism



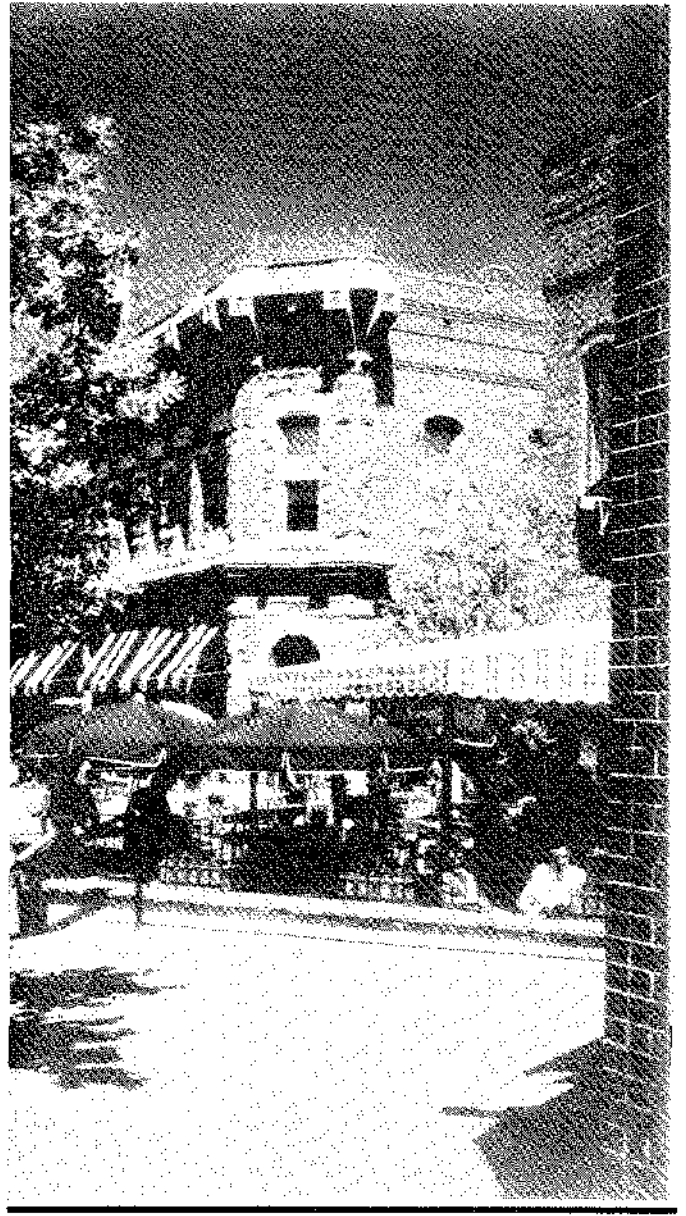
The Farm at Lee Martinez Park

In addition to quantifying the primary economic benefits, there are other positive impacts, that although secondary in nature, have economic benefits that are hard to measure because they are marginal or incremental, such as the economic revival of the downtown and stabilization of residential neighborhoods. Nevertheless, these benefits can make an enormous contribution to community quality and are considered part of the preservation equation.

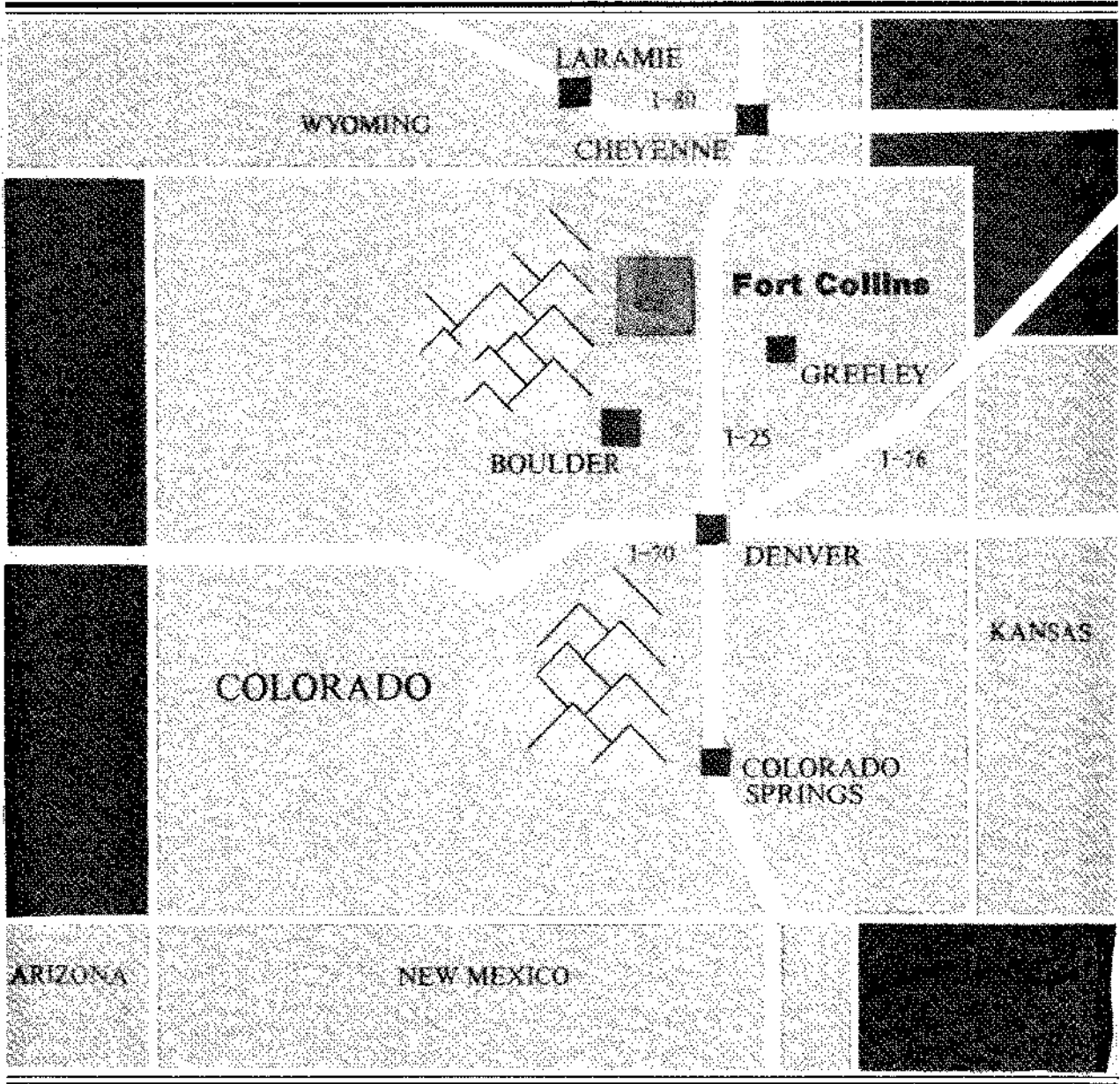
Tourism also plays an important economic role in many communities and historic preservation is frequently viewed as a tool to enhance economic activity in communities where there is little existing tourism activity. In researching the Colorado tourism market, the Colorado Tourism Board has determined one of the most important reasons tourists visit Colorado and other states is to visit historic sites and related museums and cultural resources. This appears to be the case in Fort Collins with 80,000 trolley riders by June 1992; an annual increase in Museum visits from 36,000 in 1991 to an estimated 42,000 in 1992; and an increase of an estimated 5,000 visitors to the Avery House in 1992 from 4,500 visitors in 1991. Because the cultural heritage of a community is important for a variety of reasons, many local governments have undertaken cultural plans to develop and enhance cultural resources. Historic resources and their preservation are key elements of such plans.

Historic Preservation in

Fort Collins



History of Fort Collins ·
History of Preservation in Fort Collins ·
Current Fort Collins Historic
Preservation Program ·
Foundation for Historic Preservation in
Fort Collins ·
Policy Issues for the Future



History of Fort Collins

Fort Collins is the northernmost of Colorado's Front Range cities. It is located 65 miles north of Denver on the Cache la Poudre River. Fort Collins was incorporated in 1873 and has continued to grow and develop. The population was nearly 90,000 according to the 1990 census. Understanding historic development patterns of the community is important in identifying the characteristics that distinguish Fort Collins from other Front Range cities and farming communities. These characteristics form the basis for the Historic Resources Preservation Program.

Just when it was that man first came into Larimer County is of course impossible to determine with any certainty. Most archaeologists would agree that the area probably was inhabited 13,000 to 15,000 years ago by early Native Americans. Little is left of the material culture of these peoples, mostly stone tools and a few bones, but their culture was probably richer than is indicated by the few pieces of evidence that have withstood the ravages of time. One very important archaeological site in Larimer County is known to date from this early "palco-indian" period, the Lindenmeier Site. Archaeological studies indicate that it was occupied between 11,000 and 11,500 years ago. The site was probably used repeatedly as a meeting place and campsite.

Sometime between 1650 and 1700, the use of the horse was introduced to Northern Colorado. Originally brought into Mexico by the Spanish in the 16th century, the use of the horse spread rapidly northward. With this new mobility, many Native Americans took up the old nomadic, buffalo hunting style, now much easier on horseback with bow and arrows.

And so, when white men began to encroach on the area in the early 1800's they found the Arapahoe and Cheyenne Indians holding almost complete dominion over the plains area. The Cache La Poudre valley seems to have been their favorite hunting grounds. They spent a good part of the hunting season along the river and their tepees were familiar sights to the early explorers and emigrants. Their camping grounds were mainly on both sides of the river near the mouth of the Boxelder Creek and at or near Laporte. Antoine Janis said he found 150 Indian lodges at Laporte when he located there in 1844. In the mountains the Utes reigned supreme, with some Shoshoni in the far northern mountains, bordering Wyoming. The foothills area was in dispute, claimed by both sides.

Native American Settlement



Antoine Janis with Indian friends

History of Development in Fort Collins

The earliest white settlement in what is now Larimer County was related to the fur trade. There were fur trappers' cabins and camps in many places. The Cache la Poudre Valley became a popular route for many travelers. The national fur trade reached its height in the 1830s; however, when the Fremont expedition came to the area in 1843, most of the trappers were gone.

Increased westward travel by emigrants during the 1850s and the gold rushes brought more and more people to Larimer County. An estimated 100,000 gold seekers fanned outward from the Denver area and the Larimer County area became a route to gold camps as well as an agricultural supply center. In 1859, a company of French Canadian families established a settlement called Colona near present day Laporte. The company built 50 log houses, a grocery, and a saloon. A ferry across the river attracted immigrants to this location.

Various Native American tribes used the area as hunting grounds, but no tribe dominated, which meant less resistance to settlement than what occurred in other parts of the region. However, threats to travelers in other parts of Colorado, by both Native Americans and outlaws, caused the establishment of military posts and military expeditions to stop hostile actions. In the summer of 1862, Camp Collins, named for the Lt. Col. W. O. Collins, was established along the Cache la Poudre River to house cavalry companies responsible for patrolling the stage route and escorting coaches and settler parties through the area. A spring flood in 1864 forced relocation of the camp, and a more advantageous location was selected. The new post was known as Fort Collins, and was the site of the future community of Fort Collins.

By 1866, threats to the trails and settlers had been greatly reduced, and Fort Collins was of little use. In 1867, President Johnson ordered it abandoned. The area of Fort Collins known as Old Town had been surveyed and platted that year in expectation that the land upon which the Fort was situated would be available for settlement. Old Town extended from the river south to Mountain Avenue and west from Riverside to College Avenue.

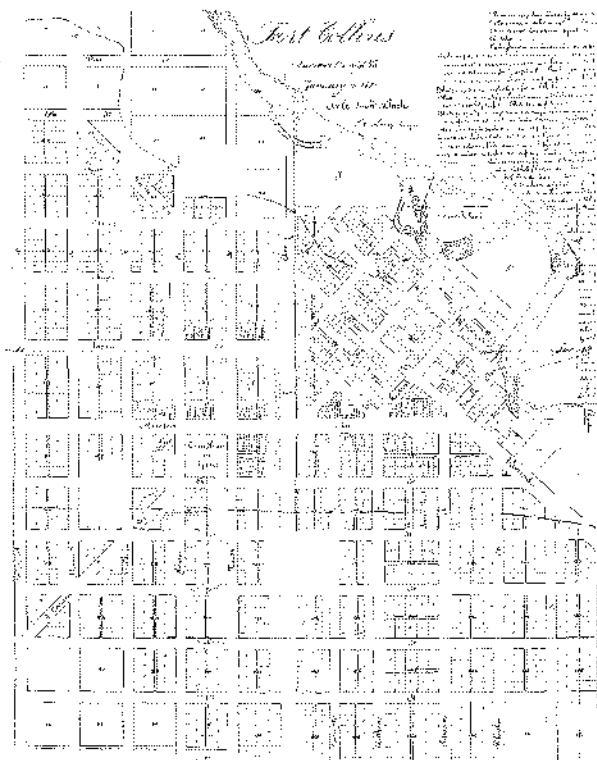
Many of the early settlers of Fort Collins were soldiers who claimed lands after the post closed. The earliest buildings were constructed of logs and/or sod. Businesses, such as a mercantile store, drugstore, mills and brick yards, flourished. In 1868, the seat of Larimer County moved from Laporte to Fort Collins. The availability of bricks and sawn lumber from area sawmills meant that log and sod structures gradually gave way to solid brick and wood-frame buildings.

The colony movement and the success of agriculture were important factors in the growth of Fort Collins. By 1869, the value of agricultural products was nearly as great as that of mining. When the area's agricultural potential became evident, land development companies and local communities began promoting the region for settlement. Building the transcontinental railroad accelerated settlement of the west. Railroads offered immigrant colonists special rates, and the colony movement became very popular by the 1870s.

The Fort Collins Colony was a scheme developed by businessmen from Greeley, which had one of the most successful colony ventures in the region. The Fort Collins Colony was planned to both spread the benefits of the Greeley colony and to make a profit on the sale of land. Colony lands encompassed three thousand acres adjacent to Old Town, and when the military reservation officially opened to settlement in 1872, a new era of development began.



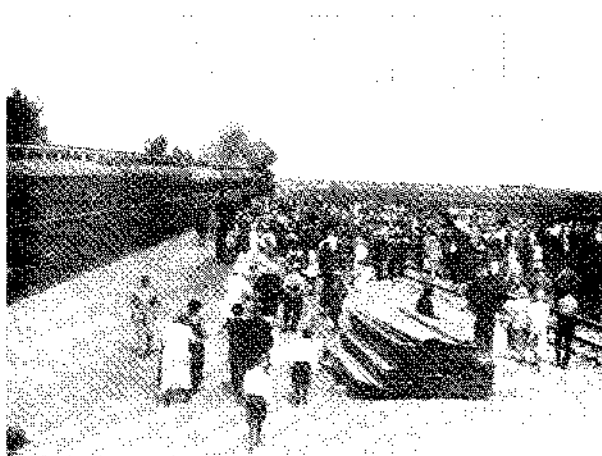
Sugar beet farming



1873 plat



Typical street today



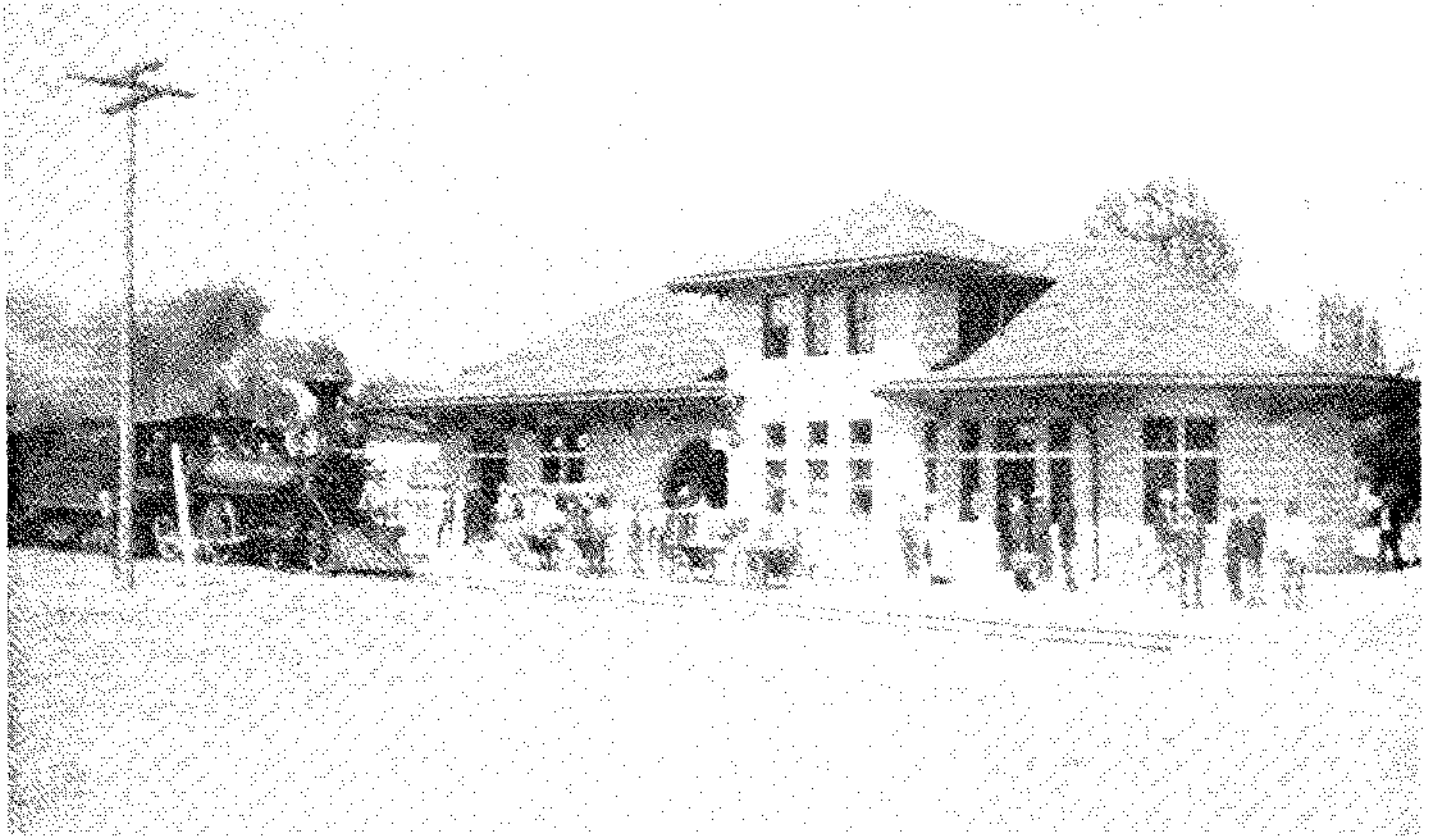
Opening U.P. branch to Buckeye in 1924

The original survey of the townsite established 400-foot square blocks, 25-foot by 90-foot business lots, and 50- and 100-foot by 190-foot residential lots. The amount of open land allowed streets in the townsite to be very wide; College and Mountain were 140-foot in width, Laporte 150-feet, and all other streets were 100-foot wide. The streets of the new section of town were laid out in grid fashion, with major roads following section lines. This was in contrast to Old Town, which had been laid out parallel to the river. The wide streets and grid street pattern remain as an important distinguishing characteristic of Fort Collins.

The founders of Fort Collins attempted to provide for what they viewed as necessary for the future development of their community. Outlying farms were sold in tracts of 10-, 20- and 40-acre parcels, and locations for a college, schools, churches, hotel, county buildings, parks, a zoo, and a cemetery were set aside to encourage development of these important community uses. Founders also emphasized what type of person they wanted to attract and announced their intention to establish superior educational facilities rather than saloons or gambling halls.

The Colony stimulated population growth and an associated building boom. The most common type of business buildings of the time were wood-frame false fronts, some of which were made more elaborate with decorative cornices and with board and batten or clapboard siding. By 1873, when the town of Fort Collins was incorporated, brick and stone commercial buildings began to transform the town from a frontier outpost to a Victorian community. When the railroad reached the region, stone detailing of brick buildings were sometimes replaced with ornate cast iron fronts and metal cornices. Pre-railroad era residential buildings were simple wood-frame, front or side gables, with clapboard siding, stone foundations, and tall narrow, double-hung windows. The style was vernacular, meaning it had no particular stylistic influences. This type of residential architecture continued to be common in Fort Collins until World War II, because it did not require formal architectural knowledge or skilled craftsmanship.

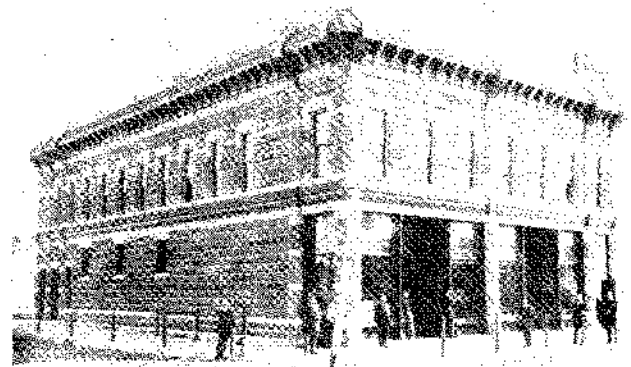
Arrival of the railroad in Fort Collins had an impact similar to that of other western communities. The railroad provided access to materials, markets, and population, and in Fort Collins, stimulated architecture, agriculture, business, and immigration, which had been stagnant after the initial burst of activity in 1873. False front commercial buildings were replaced by architectural designs developed in the East and then established in the western towns by trained builders and architects. Building materials related to this architecture could be obtained at a reasonable cost by rail. Many public buildings and facilities were built in response to development stimulated by the railroad, such as a city hall, fire station, public water system, an electrical plant, and a telephone system.



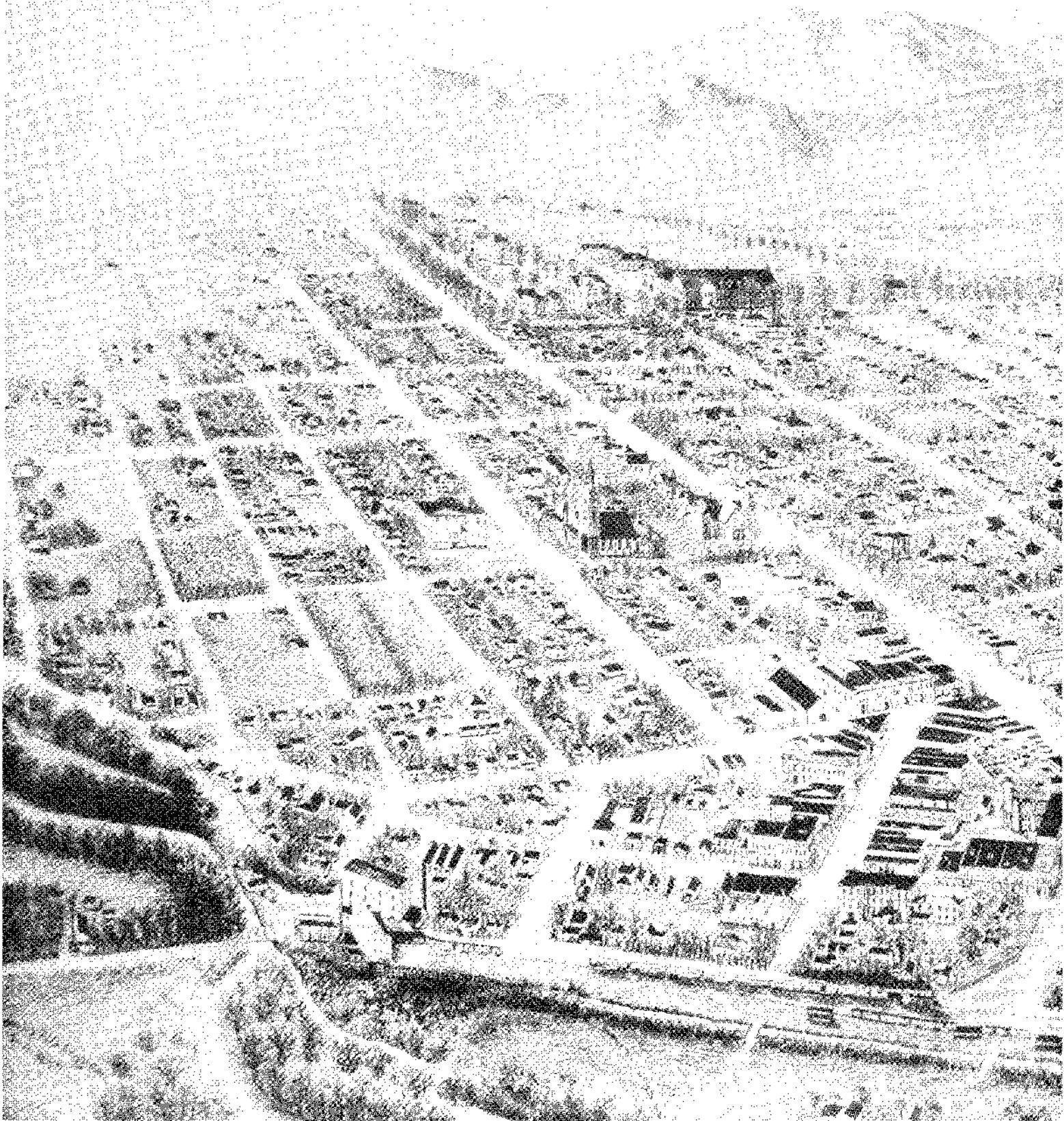
C&S passenger depot on Laporte Street (razed 1953)

By the mid-1880s, many of the blocks in the original 1873 plat had some development on them. The most heavily developed area extended from Willow Street on the northeast to Olive Street on the south and from approximately Howes Street on the west to Lincoln Avenue and Whedbee Street on the east. Railroad tracks ran generally north-south along Willow Street and along Mason Street. The commercial area generally extended from Jefferson Avenue in the northeast to the intersection of College Avenue and Mountain Avenue to the southwest and to College Avenue and Laporte to the west. The principal industrial area was on the northeastern edge of town and in the northern area along the railroad line. The heaviest concentration of groceries, dry goods, restaurants, hardware, drugs, jewelers, laundries, printers, furniture, carriage and harness supplies, saloons, and hotels was in an area bounded by Jefferson between Pine and Chestnut, Linden between Willow and Mountain, and College between Mountain and Walnut. This area also had residential development.

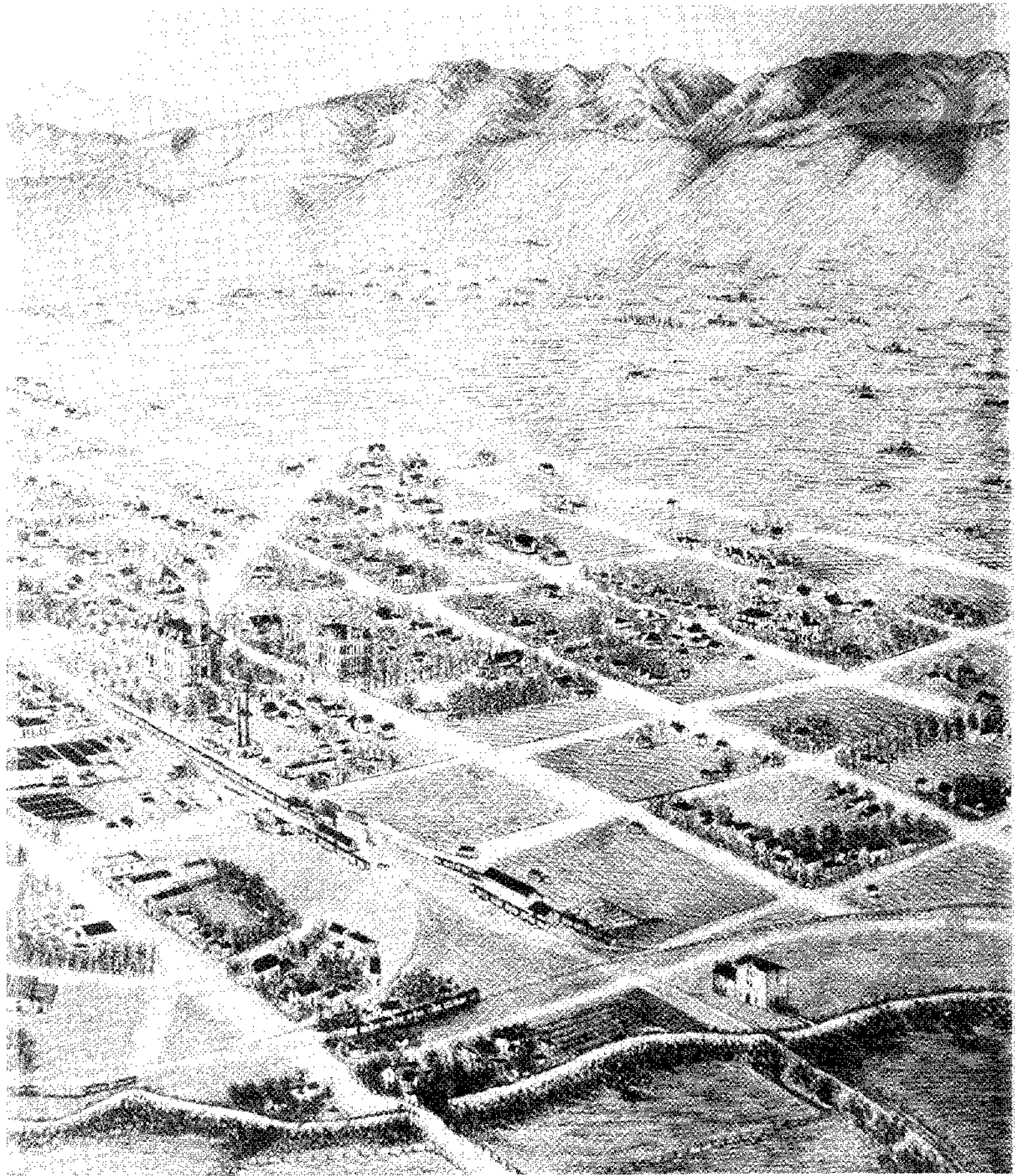
By the end of the century, the commercial area had expanded with vacant lots and residential buildings replaced by commercial structures. The business area expanded onto the block south of Mountain Avenue and further north along College Avenue. A number of large public structures such as the courthouse, schools, and many of the Agricultural College buildings had been completed. However, many blocks in the old parts of town remained unoccupied.

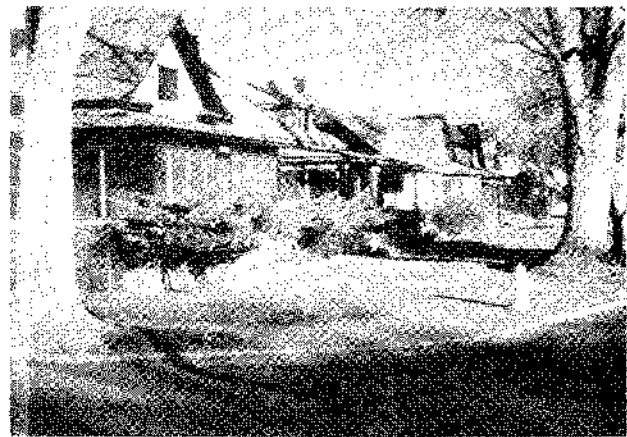


Miller Block - typical of character of downtown blocks



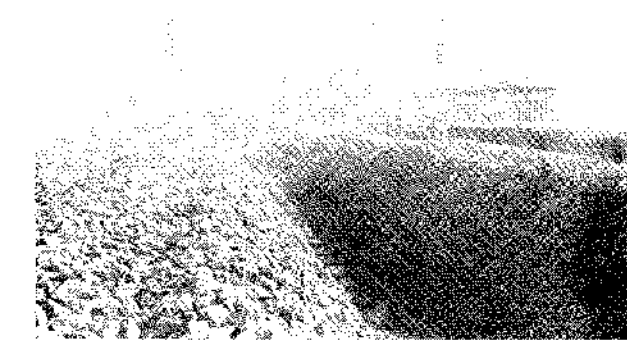
Fort Collins in 1899, painting by M.D. Houghton





Loomis Addition

Residential areas were added to the original 1873 townsite prior to 1900 and were separated from the commercial and industrial areas. Early development activity included the Lake Park Addition to the southeast, east of College Avenue between Elizabeth and Pitkin, and the Loomis and West Side additions to the west. The Loomis Addition was bounded by Laporte, Whitcomb, Mulberry and Washington. The West Side Addition was bounded by Elm, Whitcomb, Laporte and Ward. Access to materials by rail, arrival of eastern styles with architects and builders who were attracted by the building boom, and new mail-order pattern books offered property owners greater choice than the vernacular architecture of prior years. By the mid-1890s, residential areas of Fort Collins were principally to the south and west of downtown, with smaller areas to the northeast between Jefferson Street and the river.



Sugarbeets

The first part of the twentieth century was a time of prosperity and growth for Fort Collins. The sugarbeet industry stimulated the steady progress Fort Collins made during the previous twenty-five years. Construction of the Fort Collins sugarbeet factory on Vine Street made an immediate impact on the community when it was completed in 1904. Hundreds of people were employed for four months of the year, real estate prices in the area increased, construction boomed, jobs were created, new businesses were attracted to the area, and the population increased dramatically. In response, City services also expanded including a new public water system, library and gas company. Two of the earliest outlying developments, Buckingham Place and Anderson Place, were built for worker housing for the sugar factory. As residential areas were laid out, they were annexed to the City. With the annexation of Buckingham Place in 1906, the City boundaries crossed the Poudre River for the first time.



Great Western Sugar beet factory

The first decade of the twentieth century was one of substantial downtown development. By 1909, the downtown area had expanded to the northeast, west, and south, from approximately 43 to 74 acres. The arrival of the Union Pacific railroad along the north side of Riverside and Jefferson streets caused the demolition of many of the community's oldest buildings. This made future commercial expansion to the north less desirable. By 1925, the commercial area was about 76 acres in area and had expanded to the west along Mountain Avenue and south along College Avenue.

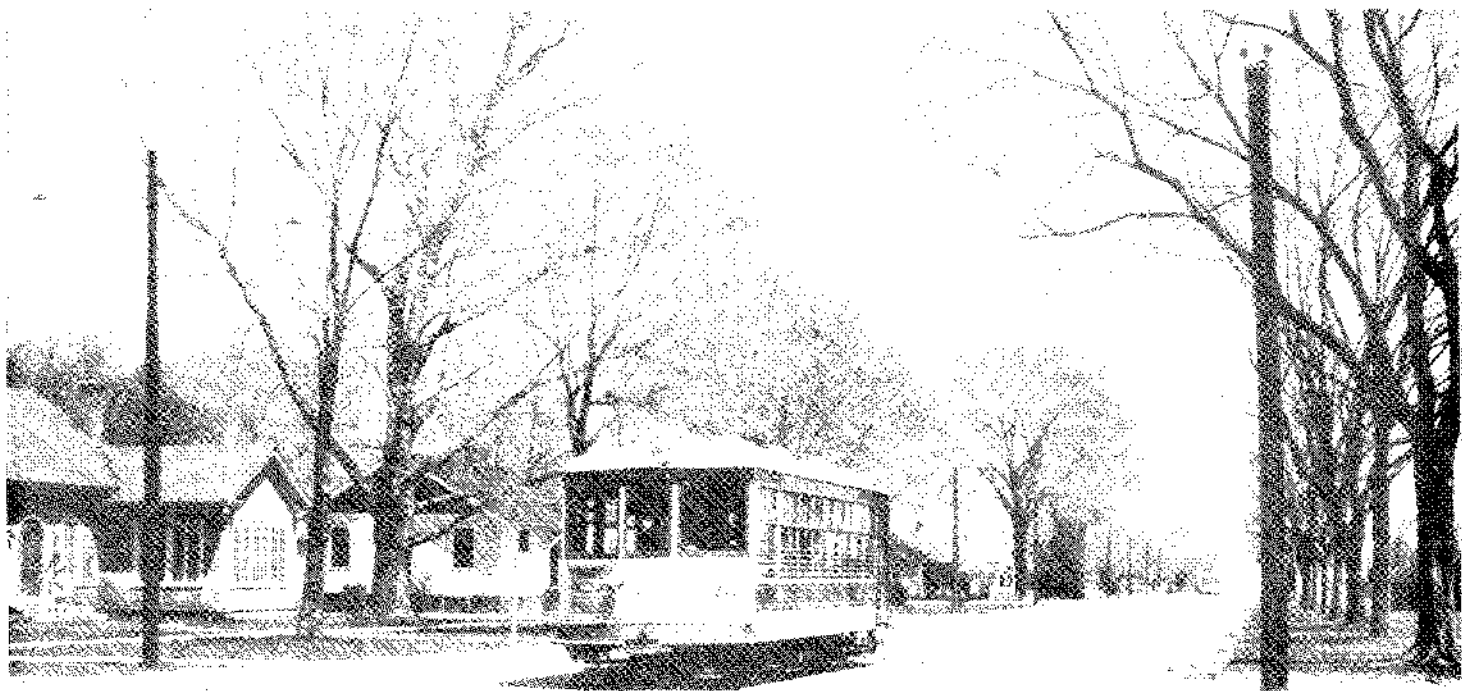


Day of sale of houses along north side of Jefferson street

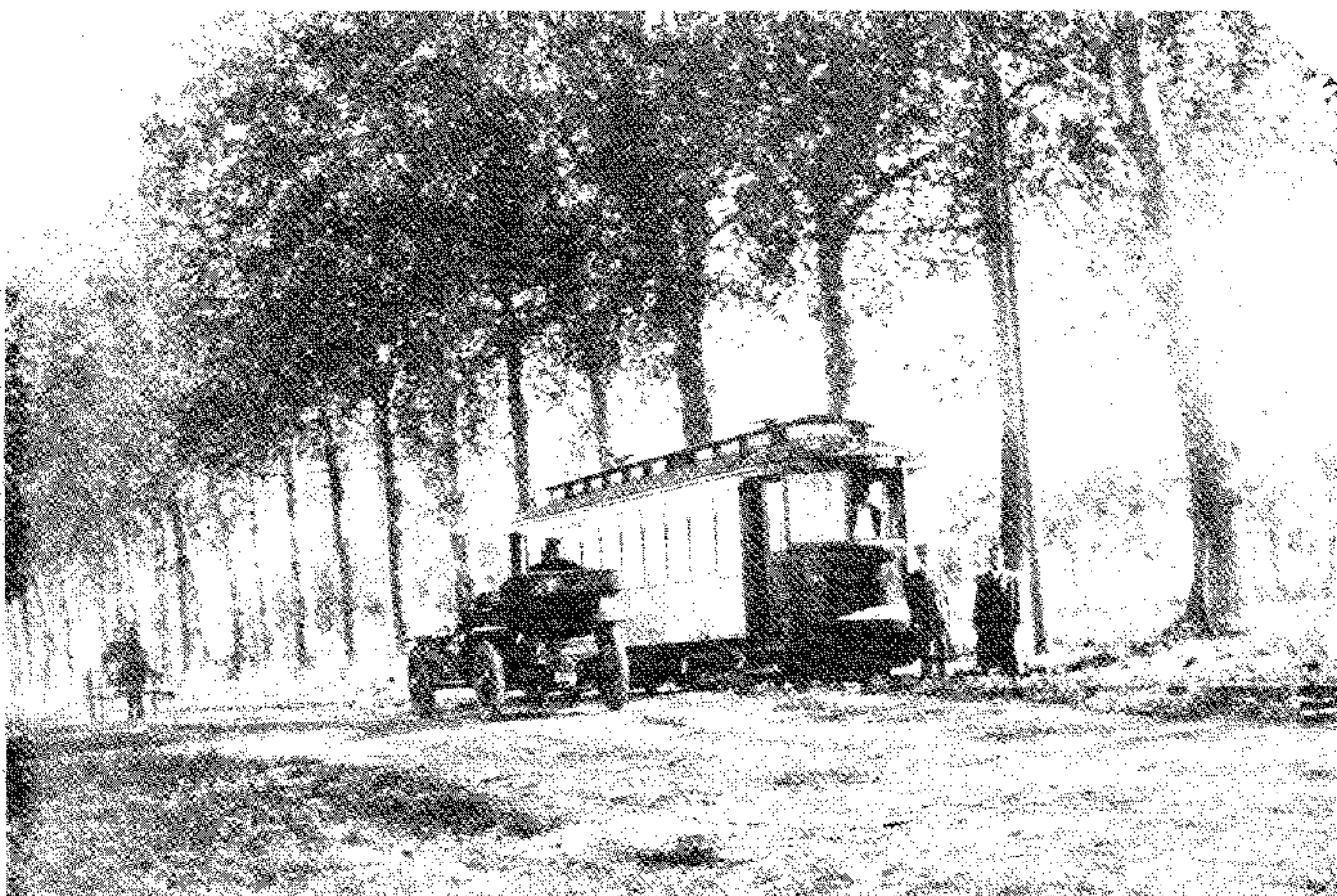
A streetcar system began operating in Fort Collins in 1907 and the radial lines that extended from downtown to the western and southern periphery of town were important factors in shaping future residential and commercial development. Most real estate activity occurred on the west side of town with a number of lots platted along the West Mountain Avenue corridor prior to the streetcar. Streetcar suburbs were created to attract stable, middle-class families to modest-sized lots, with transportation to the downtown by streetcar. In this way, the streetcar generated the outward growth of the city.



Streetcar in City Park



Streetcar on Pitkin at Remington



Streetcar on road to Lindenmeier Lake about 1911

After World War I, the agricultural economy experienced hard times. Prices for agricultural commodities fell after World War I, and the industry suffered. A period of relative prosperity followed when prices finally stabilized. During this time period, the local economy was helped by the discovery of oil and gas north of Fort Collins. A small boom in oil and gas related development and tourism materialized. The oil and gas field did not prove to be as significant as hoped, and by 1930 the oil and gas industry was gone. The stock market crash in 1929, adverse weather conditions and weak agricultural markets brought on nationwide depression that lasted until World War II and affected Fort Collins as deeply as it did other agricultural communities.

By 1925, the business district extended from Willow Street on the northeast, west to Howes, south to Mountain Avenue and south along both sides of College to Olive. This expansion encroached on and displaced nearby residential areas. Few residential uses remained in the downtown by this time, and retail, commercial, service and financial uses were most prevalent. Property north of Jefferson Street and along Mason Street and the railroad lines north of Laporte Avenue were popular for industrial and transportation-related uses.

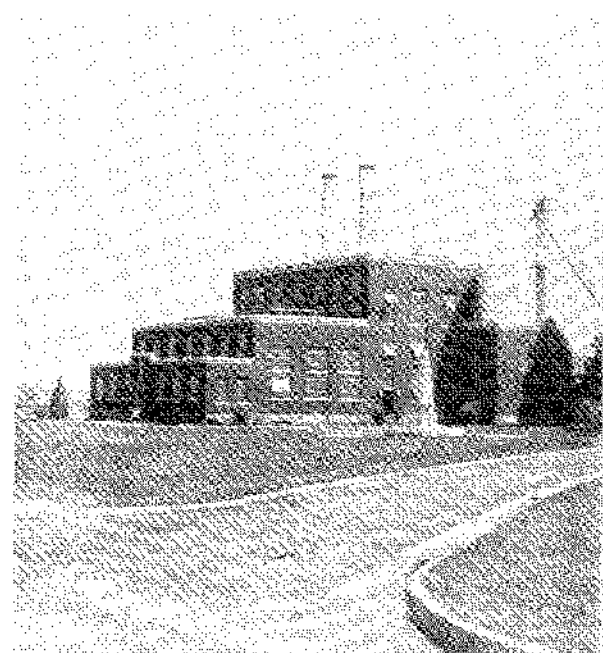
During this time period, mass production allowed the automobile to become an influential element in the American way of life. From the 1920s to the present, the automobile was the primary influence on development patterns in the community. However, the popular street railway system provided continuous service, supported by referendums in 1932, 1934, 1938 and 1950, until increased reliance on automobiles, the post-World War II suburban explosion, and competition from buses all contributed to declining ridership. The system ceased operation in 1951.

With Los Angeles leading the way in 1909, many small communities passed zoning laws by the 1930s, primarily to protect residential areas from the encroachment of business and industrial land uses. Fort Collins adopted a comprehensive zoning plan and map in 1929 with six categories of allowed land uses within the city. It was not until 1954, however, that a planning board was created to administer the zoning plan.

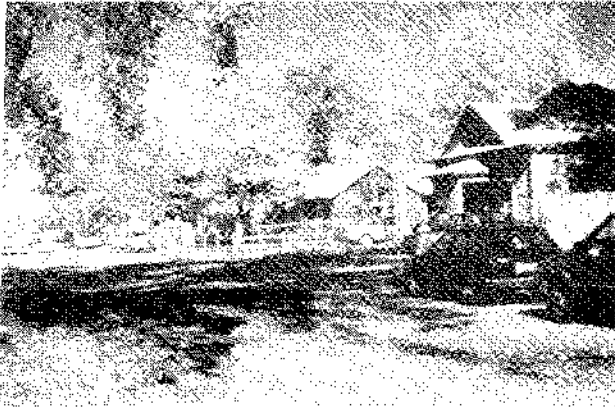
There was little development and construction activity in the community during the depression years. One of the largest projects of this time was the municipally-owned power plant which was constructed in 1935 on North College Avenue. Most residential growth in this period occurred in the 1920s, with little activity in the 1930s. Most of the area annexed was along the western boundary and was relatively flat and barren. The area was subdivided into a grid of streets and small-to moderate-sized lots. In many cases, the developer completed the plats, then sold lots to small builders or individual buyers, rather than developing the entire subdivision as is more common today. This practice was responsible for a greater variation in architecture than had



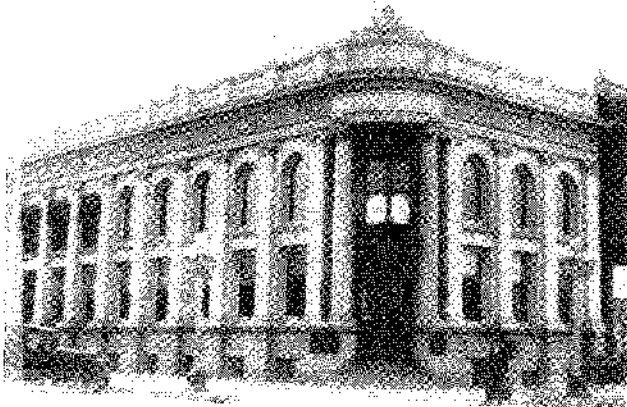
1937 street scene



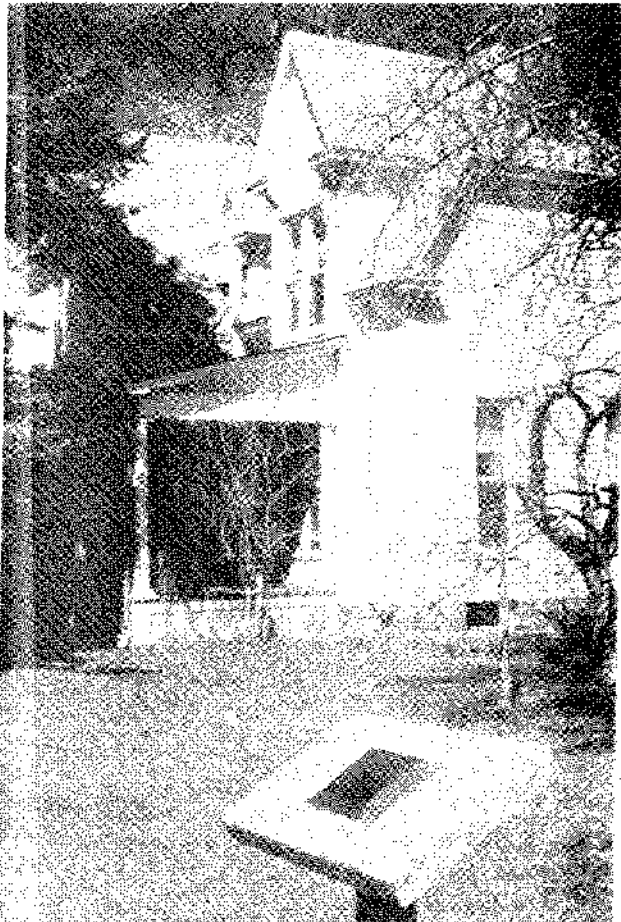
New Power Plant



Alta Vista subdivision today



First National Bank (demolished 1961)



Hoffman House, 426 E. Oak Street

previously existed. Also during this era, the Alta Vista subdivision in the northeast part of the city was platted and developed by the Great Western Sugar Company to provide housing for sugar workers in order to create a more stable labor force. There was relatively little development in Fort Collins from the 1930s until after World War II. The extent of what is considered the historic downtown and residential areas was well-established by the 1930s.

History of Preservation in Fort Collins

After World War II, the entire country was looking to the future, to prosperity, and to new technology. Few communities were interested in looking backward to their history. Across the country, many historic buildings were "modernized" or demolished and in Fort Collins as in other communities, there was general rejection of the "old." Resulting local losses included the removal of the streetcar line (1951), the demolition of the Larimer County Courthouse (1957), the First National Bank (1961), and various residences, schools, and churches in the downtown area (see Appendix A -- Demolished Structures).

Interest in protecting historic resources spread slowly across the country from the southeast and northeast, with resulting enactment of local historic preservation ordinances. The general awakening of the country in the mid-1960s to the value of protecting the environment created broader interest in historic preservation. In response to the demolition of several important structures, Fort Collins adopted in 1968 its first historic preservation ordinance and established the Landmark Preservation Commission to oversee the ordinance. The Commission's responsibilities were to preserve significant historic structures through local landmark designation and to regulate exterior changes to the designated landmarks.

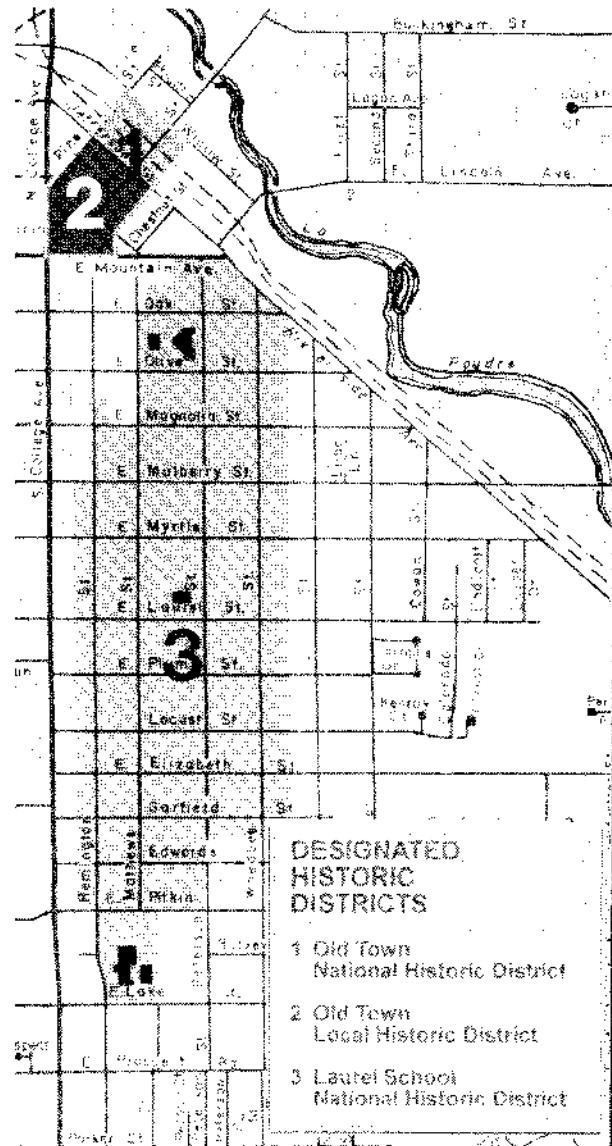
In 1969, the Landmark Preservation Commission designated the first five local landmarks. The Old Fort Site was the first locally designated landmark in 1969. In 1986, however, the Old Fort Site designation was rescinded since the area designated was determined not to be the actual fortsite and the integrity of the site had been substantially altered by new construction. In 1974, the Fort Collins Centennial-Bicentennial Council attempted unsuccessfully to sponsor the rebuilding of the original military fort and subsequently turned their attention to identifying and honoring 24 historic residences, churches, schools and business blocks with plaques which still exist today.

In 1975, the Landmark Preservation Commission was replaced by the Cultural Resources Board, which was given responsibility to address matters relating to historic landmarks, with a sub-committee responsible for designations and to oversee the community museum and other cultural activities. In 1977, the *Goals and Objectives* document of the Comprehensive Plan identified goals related to preservation of historic resources. These goals are still embodied in the Landmark Preservation ordinance.

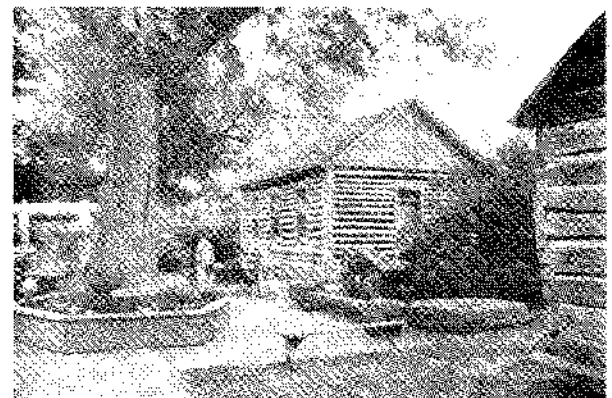
During the 1970s, twelve properties were listed in the National Register of Historic Places, a largely honorary recognition of national historic significance. Seven properties were designated as local landmarks, putting their preservation under the control of the City's Landmark Preservation ordinance. In the mid-1970s, a proposal to extend Remington Street through Old Town would have demolished several historic buildings from the original townsite. A group of concerned citizens and the City's first Preservation Planner formed the Old Town Planning Committee. This Committee was successful in preventing Remington Street from being extended through Old Town. In 1978, the Old Town Historic District was listed on the National Register of Historic Places. In the following year, the Old Town Historic District was designated as a local historic district. The Old Town Planning Committee continued its involvement, and with the assistance of the City's Planning Department, developed an area plan for the district and prepared design guidelines to review proposed changes to historic buildings and signs in the historic district. The *Historic Old Town Plan* was adopted in August 1980 as the City's first neighborhood plan. In 1981, the City adopted design guidelines for review of changes in the area. It became clear that a separate group was needed to deal with design review for local landmarks. The Landmark Preservation Commission was reestablished and given decision-making authority for design review. The Cultural Resources Board retained the function of recommending local designations.

The City used its capital improvement program, *Designing Tomorrow Today*, during the 1970s, to move the Museum to the Carnegie Library, and to purchase the Avery House for a house museum. A historical park was developed around the Museum to include the historic Boxelder School, the Antoine Janis Cabin, and the Auntie Stone Cabin. During the 1980s, the Cultural Resources Board successfully nominated the Laurel School Historic District to the National Register of Historic Places, and also designated the first local landmark without the consent of the owner, the old Post Office at Oak Street and South College Avenue.

Staffing for the Landmark Preservation Commission was initially from the Building Inspection Division, with emphasis on code compliance. In 1984, the Planning Department formalized its involvement in the City's support of historic preservation by creating the Historic Preservation Program, staffed by a full-time



Downtown districts



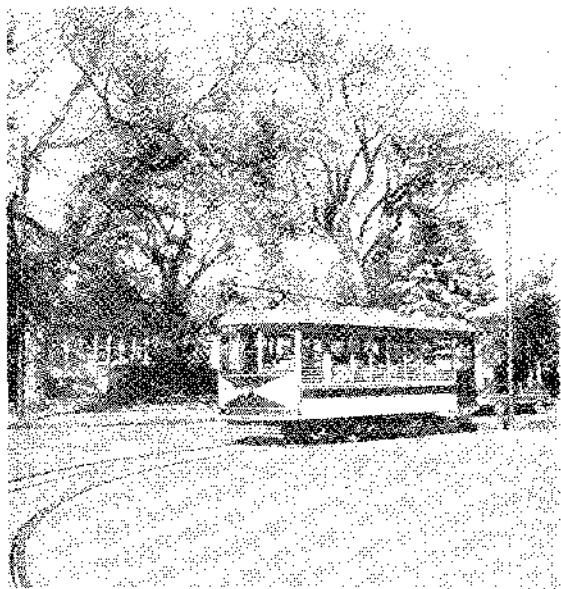
Cabins preserved at the museum

senior planner and a half-time preservation specialist. The program concentrated on improving design review, identifying and recording data on historic resources, and on creating awareness of the need for and value of historic preservation. In 1988, a City Council-sponsored Boards and Commissions Review Subcommittee recommended that the landmark designation functions of the Cultural Resources Board be transferred to the Landmark Preservation Commission in the interest of improving the responsiveness of citizen advisory boards. The Landmark Preservation ordinance was revised to give the Landmark Preservation Commission the responsibility for landmark designations. Also in 1988, *A Strategic Plan For the Fort Collins Historic Preservation Program* was prepared which established a five-year work plan for the Landmark Preservation Commission to follow.

There were many successful efforts to preserve historic resources in Fort Collins during the 1980s and early 1990s, including: renovation of important Old Town buildings, including the Whitton Block, Miller Block, McPherson Building, H.A. Craft Building, and the H.C. Howard and J.L. Hohnstein Blocks; renovation and furnishing of the Avery House; acquisition of the Avery Carriage House; acquisition of the McHugh House by the Local Development Company; preservation and/or renovation of properties by the private sector, including the Arthur House, Edwards House, Reed-Dauth Building, Kissock Block, Stover-Bosworth Building, 100 block of West Mountain, Poudre Valley Bank Building, Old Firehouse, Bernard Block, Post Office, Union Pacific Depot, 205 South Meldrum, Blaine Hotel, Opera House Galleria, Forney Estate, Emerson House, and the T.H. Robertson House; preservation and exterior stabilization of the waterworks building; six successful nominations to the National Register of Historic Places, and; thirteen local landmark designations including the City-owned Power Plant and Streetcar Barn.

Other community programs have enhanced historic buildings although not specifically directed to do so, such as investments by the Local Development Corporation and Community Development Block Grant funds in downtown projects. The Fort Collins Municipal Railway Society collected private funds and volunteers to restore Trolley Car #21 and tracks to run it on West Mountain Avenue. Car #21 is listed on the National Register of Historic Places and is a local historic landmark.

Even with these many successes, there have been occasional community controversies related to demolition of historic buildings (refer to Appendix A - Demolished Structures in Fort Collins). In 1991, the City Council allocated funds for the development of a comprehensive historic preservation program to be completed and implemented in 1992-1993. The Historic Resources Preservation Program Plan is the product of that undertaking.



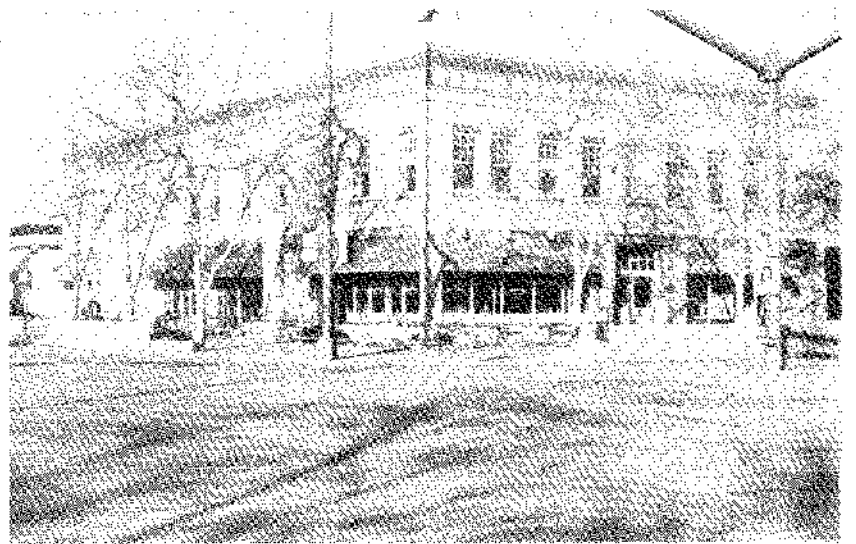
Restored Streetcar #21



H.A. Craft Block



McPhearson Block



Welch Block / Woolworth Building



H.C. Howard Block

J.L. Hohnstein Block



T.H. Robertson House



Edwards House



Reinholtz/Forney House



McHugh I House (Andrews/Harris/McHugh House)



Cunningham Corner Barn

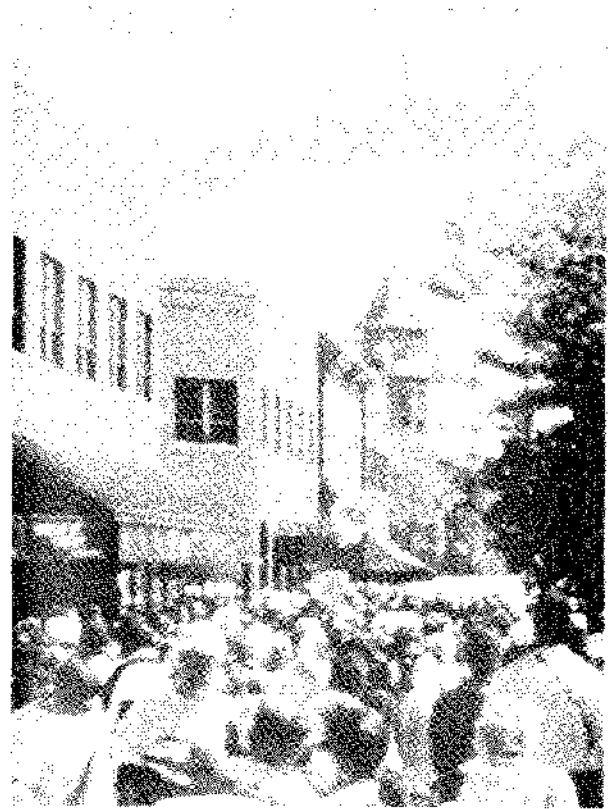
Current

Fort Collins Historic Preservation Program

The Fort Collins Historic Preservation Program began in 1968 and as has been typical of historic preservation programs across the country, has undergone many changes. The purpose of historic preservation in Fort Collins is embodied within Chapter 14 (Landmark Preservation) of the City Code and includes the following objectives:

- Designate, preserve, protect, enhance and perpetuate those sites, structures, objects and districts which reflect outstanding elements of the City's cultural, artistic, social, economic, political, architectural, and historic heritage;
- Foster civic pride in the beauty and accomplishments of the past;
- Stabilize or improve aesthetic and economic vitality and values of such sites, structures, objects and districts;
- Protect and enhance the city's attraction to tourists and visitors;
- Promote the use of outstanding historical or architectural sites, structures, objects, and districts for the education, stimulation and welfare of the people of the City;
- Promote good urban design; and
- Promote and encourage continued private ownership and utilization of such sites, structures, objects or districts now so owned and used, to the extent that the objectives listed above can be attained.

This is the legal basis for historic preservation in the City of Fort Collins. The ordinance offers significant protection for the community's designated landmarks. The ordinance allows the City Council to deny demolition or inappropriate alterations; to delay for 180 days the issuance of a building permit for alterations to a building under consideration for designation as a landmark; to designate a property without the owners' consent; to integrate planning and historic preservation; and to review signs, as well as other exterior alterations to landmarks or buildings in a local historic district.



Landmark Preservation Ordinance (Chapter 14)

Landmark Preservation Commission

The Commission is composed of seven members appointed to four-year terms. The Commission functions as a design review body and is responsible for local landmark designations. Membership requires certain expertise and an effort is made to appoint commissioners with training, experience, and knowledge in architecture, landscape architecture, architectural history, structural engineering, general contracting, urban planning, mortgage lending and commerce. While a balance between professionals and lay persons is sought, technical expertise in reading site and building plans and ability to visualize the physical reality of the constructed project is important. The Landmark Preservation Commission undertakes a variety of activities as part of the annual work program, including local landmark designations, design review of projects in locally-designated historic districts or to locally-designed landmarks, Preservation Week activities as part of National Historic Preservation Week, Certified Local Government activities, and education of the public regarding historic preservation. The Commission also undertakes other projects and activities which vary from year to year as opportunities are presented.

Land Use Planning and Regulations

Fort Collins uses an array of techniques to plan for and regulate land use, including; neighborhood and corridor plans; zoning, annexation and subdivision regulations; and the Land Development Guidance System. Some of these techniques are policy planning documents which guide both public and private land use decisions while others are codified regulatory measures. Many laudatory community goals and policies are incorporated in the policy planning documents including preservation of historic resources. Some of these plans include implementation actions. However, there is a gap between the preservation goals in these plans and the regulatory means to implement the goals.

Locally Designated Landmarks

In Fort Collins, as in most communities, official designation of sites and buildings as local landmarks is the best method to ensure preservation. In designating a landmark, the historic, architectural, or geographic significance of the resource is evaluated. The Landmark Preservation Commission can consider such factors as historic importance, architectural importance and/or geographical importance in making a decision on local designation. The final decision is made by the City Council.

In Fort Collins, as is true of most communities, designations are primarily brought to the Commission by the owner. Landmark designation can impose significant restrictions on a property and the City has been understandably reluctant to impose them without the agreement of the property owner although the owner's consent is not legally required. In Fort Collins only one landmark has been designated without the consent of the owner, the old Post Office. Designation of a historic district, on the other hand, rarely has the support of all property owners. However, in the past, the City has been reluctant to designate a district

without a high percentage of support and frequently district boundaries end up being based more on property owner support than quality of resources.

Most preservation commissions, and Fort Collins is no exception, find design review of alterations is their most contentious and controversial responsibility. Fort Collins has one locally-designated historic district, Old Town which is also a National Register Historic District, and another National Register Historic District, Laurel School. Old Town has been an important element in the downtown revitalization effort. The *East Side Neighborhood Plan* proposed local designation for the Laurel School Historic District. The *West Side Neighborhood Plan* recommended further evaluation of historic resources for potential districts. Such designations are the most effective way to preserve these historic resources. However, along with greater protection comes greater requirements of the Landmark Preservation Commission for design review and for staff support.

The Fort Collins Historic Preservation Program has existed in its present form since 1984 when the reorganization of responsibilities between the Landmark Preservation Commission and the Cultural Resources Board gave the Landmark Preservation Commission the authority to recommend designations of landmarks and historic districts. In 1988 the *Strategic Plan For the Fort Collins Historic Preservation Program* was completed to provide a focus and five-year work program for the administration of the program. Issues identified by this plan included:

***Strategic Plan For the Fort Collins
Historic Preservation Program (1988)***

Design Review

1. A more effective design review process was needed, particularly for signs;
2. Stricter enforcement of approved design review applications was necessary;
3. The program required adequate staffing to provide thorough and complete design review;

Design Guidelines

4. The goals and expectations of commission members, property owners, and tenants of the Old Town Historic District were not clearly defined;
5. The Historic Old Town Design Guidelines did not provide adequate direction;

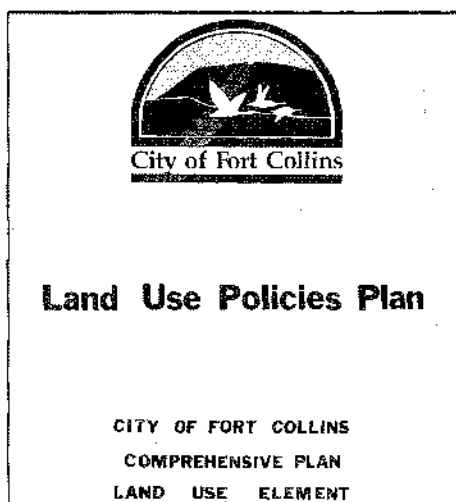
Program Administration

6. A new program focus was needed to better serve local preservation efforts;
7. A sense of continuity in staffing the program was missing;
8. Additional sources of program funding and potential staffing were needed;
9. The future of the preservation program beyond the next two years was unknown;

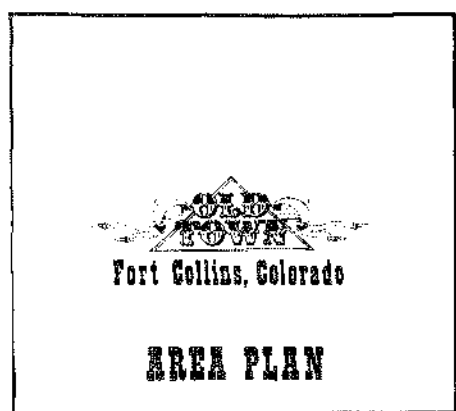
Public Awareness

10. City officials and staff were not informed about the responsibilities of the historic preservation program and LPC; and
11. Coordination between various groups interested in or involved in preservation activities had not been accomplished.

A work program was developed to address these issues and included: Fort Collins becoming a Certified Local Government; completion of a historic resources inventory; establishment of an administrative review for sign requests; analysis of public policies, codes, and standards for their support of preservation goals; establishment of local incentives for preservation; incorporation of a historic preservation element in the Comprehensive Plan; and proceeding with designations of districts. Since the completion of the 1988 Plan, Fort Collins has become a Certified Local Government and received several grants from the Colorado Historical Society for preservation projects. The preliminary work on the identified historic contexts has been completed and an initial survey of selected historic resources has been completed. An administrative sign review process has been instituted. And, a closer working relationship with the City's Building Inspection and Zoning staff has been developed. The implementation of the balance of the work program has not been completed.



Land Use Policies Plan (1979) - This Plan is less specific in terms of historic preservation than the *Goals and Objectives* document. However, this document was primarily designed to address issues of growth at the periphery of the community and did not address in much detail the existing developed areas of the community wherein most of the City's historic resources exist. Many of the land use policies are in response to issues of neighborhood integrity. In historic residential areas, preservation of both neighborhood integrity and historic resources can be the result of the same policies. The Plan does contain policies which encourage infill development that may conflict with preserving historically important buildings. These conflicts have been resolved to some extent in the adoption of land use and historic preservation policies in subsequent plans for the Eastside, Westside and Downtown neighborhoods.



Historic Old Town Area Plan (1980) - This Plan sets forth goals and policies to be used in the revitalization of the Historic Old Town District. The Plan contains specific policies and actions for preserving its historic image; pedestrian and vehicular traffic; parking; economic revitalization; and land use. One of the products of this Plan was the preparation of Design Guidelines for Historic Old Town (1981). Some recommended actions in the Plan include providing linkages to the Poudre River; alleyway improvements; upgrading public improvements, including undergrounding of overhead utility lines; and developing an ongoing community preservation education program.

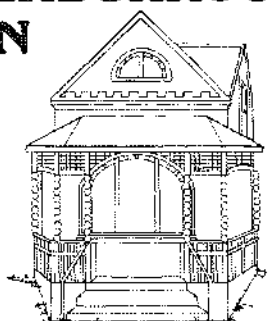


Poudre River Trust

LAND USE POLICY PLAN
Downtown River Corridor

Poudre River Trust Land Use Policy Plan (1986) - The goal of this Plan is the revitalization of the downtown river corridor through policies related to mixed use development, recreation, natural resources and historic, educational and cultural interests. A number of historic resources were identified in the river corridor, and a number of actions were recommended to preserve these resources including conducting historic surveys; developing demolition criteria; encouraging local designations; and creating an "interpretive" trail combining historic and natural resource interests. Little implementation of preservation recommendations has occurred since adoption of this Plan.

EAST SIDE NEIGHBORHOOD PLAN



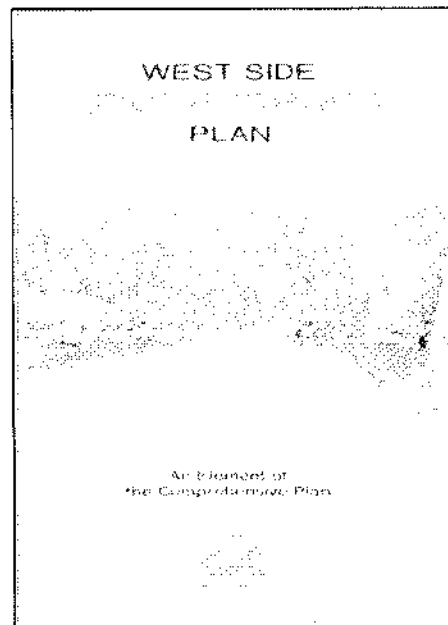
AN ELEMENT OF
THE COMPREHENSIVE
PLAN OF THE CITY
OF FORT COLLINS

FORT COLLINS, COLORADO

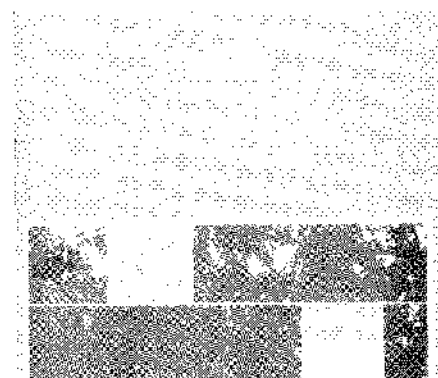
Eastside Neighborhood Plan (1987) - This Plan seeks to enhance and preserve the quality of life in the Eastside Neighborhood and to promote a balance of residential and non-residential uses. The Plan includes specific policies that are both directly and indirectly targeted at preserving historic resources. A specific element of the Plan was a commitment to implementation. In 1991, a major rezoning of the area was completed which will help protect the area from the encroachment of undesirable land uses and development. Changes to the zoning, however, did not offer specific protection for historic resources. The funding for acquisition and development of a proposed Eastside Neighborhood Park has been approved. Some recommendations of the Plan have not

been completed such as local designation of the Laurel School Historic District; survey of historic resources; transportation recommendations; and control of parking impacts from adjacent downtown activity.

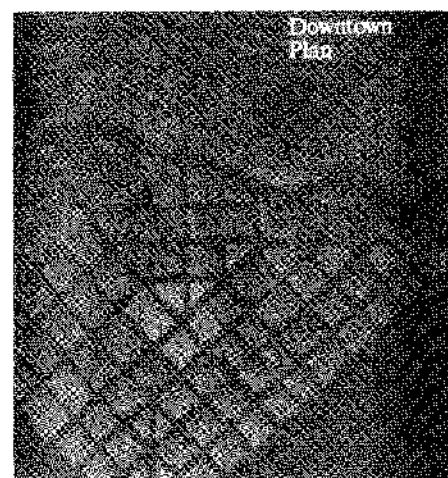
Westside Neighborhood Plan (1988) - The Westside Neighborhood is composed of the oldest residential areas of Fort Collins. The implementation of the Plan can significantly impact very important historic resources. The Plan notes that if the quality of life and character of the Westside Neighborhood is lost it will be impossible to recreate. The Plan includes a variety of policies and implementation actions that seek to preserve the historic resources of the area. In 1991, a major rezoning of the area was completed which will help protect the area from the encroachment of undesirable land uses and development. Changes to the zoning did not offer specific protection for historic resources. The Plan notes the importance of historic resources and specified implementation actions for identifying and designating them. Other recommended actions in the Plan, but not yet implemented, include discouraging demolition of residential buildings; creating financial and other incentives to encourage rehabilitation; establishing a loan program for residential rehabilitation; designation of important buildings and districts as local and/or national landmarks; and providing public improvements.



Parks and Recreation Master Plan (1988) - This Plan contains a goal to provide a balanced open space system which includes historical sites. Opportunities exist in the acquisition and development of parks and open space to integrate historical buildings and sites. Some local successes includes the preservation of the Nelson Farm Milk House; renovation of the barn on Rogers Park; and the preservation of the Lee Martinez farmhouse and associated buildings in Martinez Park. The purchase and development of parks in the core residential neighborhoods, such as the proposed Eastside Neighborhood Park, can also contribute to neighborhood preservation and revitalization.



Downtown Plan (1989) - This Plan clearly recognizes the importance of historic buildings to the revitalization of the downtown area and particularly notes several well-known landmarks as important focal points. A study prepared by Ross Consulting Group of Denver to provide market information about the downtown area, identified the uniqueness created by its many historical buildings as an essential ingredient for success and identified opportunities that could support preservation of historic buildings in order to create a focus for the downtown area. One of the major policies of this Plan is to "preserve and enhance the historic and architectural values of downtown" and the Plan recommends that this be accomplished by protecting important structures, sites, and districts; being sure that new building construction and renovation is sensitive to the historic character of downtown; integrating the trolley; providing public improvements; and increasing public awareness of historic preservation.



The Plan also provides a list of actions that should be taken to implement these policies. These actions include establishing a subdivision near the downtown where significant buildings threatened with demolition may be moved; packaging and distributing guidelines for historic building renovations; establishing design review criteria for exterior signage and building construction/renovation; establishing an incentive program to encourage renovation of historic structures; and local and national designations of eligible structures and districts within the downtown area.

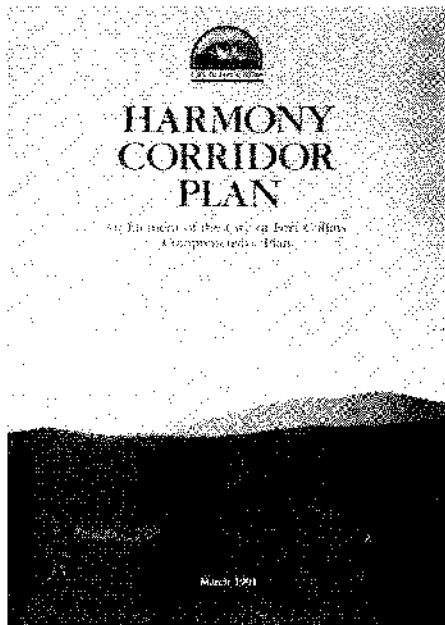
Although the policies of the Downtown Plan specifically recognize the importance of and support for preservation, the emphasis of the Plan is on attracting retail, business, and government users to the downtown, enhancement of economic activity, and making public improvements to enhance traffic flow, parking, and streetscapes. So while historic resources are valued in the Plan, preservation as an objective is secondary to economic development.

In 1991, the Downtown Development Authority commissioned a study on downtown development and zoning. The purpose was to look broadly at issues of downtown development. The most recent draft includes some strategies for implementing incentives and requirements for historic preservation.

Harmony Corridor Plan (1991) - The Plan recognizes that the historical heritage of the area is one of the interesting elements that make the Harmony corridor unique. The Plan notes the existence of historic resources, but has only limited policy that supports "efforts to preserve the historical heritage." The Plan recognizes that the existing historic buildings may eventually be lost to development. However, the Plan suggests that the historic heritage they represent can be preserved in a variety of ways. Encouraging property owners to have the historical significance of their structures documented is suggested in the Plan.

Natural Areas Plan (1992) - While the focus of this Plan is on natural areas, there are many potential opportunities for cooperation with regard to the Poudre River area, agricultural lands, and educational programs.

Fort Collins Area Transportation Plan (Underway) - This Plan is in the process of being completed and can impact historic resources. For example, avoiding channeling undesirable traffic into the core residential neighborhoods can contribute to neighborhood stabilization and revitalization; or, the widening or positioning of streets may cause the removal and/or negatively influence historic sites and districts. Opportunities exist to coordinate and merge transportation and historic preservation objectives and activities. For instance, the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) recognizes historic preservation as an eligible transportation enhancement activity, and may be a factor to be considered in the future development of area-wide transportation plans and programs.



**City of Fort Collins
Natural Areas
Policy Plan**

**An Element of the
Comprehensive Plan**

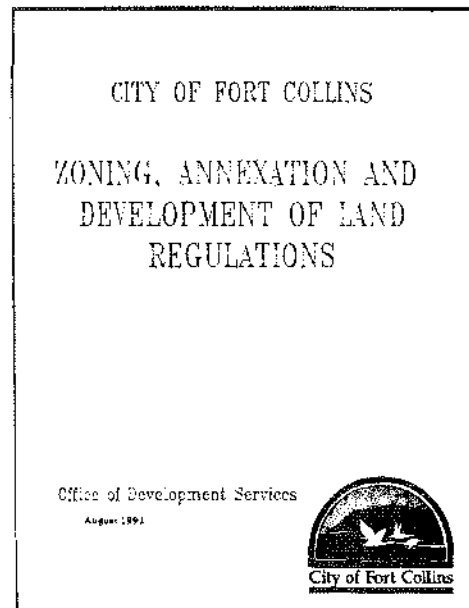
Zoning and Annexation Laws -- An evaluation of Fort Collins' development requirements indicates many places where regulations can impact the preservation of historic resources to some degree, generally by making it possible to change the historic development pattern and historic uses. There are refinements that might be considered in the relevant zoning district requirements that could make the result of changes conform better to the underlying pattern. However, there are few changes that would strongly support the preservation of historic resources that would still be in conformance with the purpose of the zoning districts. When land is developed or redeveloped through the Land Development Guidance System rather than use-by-right, there is more scrutiny of land use compatibility and historic preservation criteria. Land is annexed to the City of Fort Collins generally without the imposition of many conditions of annexation.

Land Development Guidance System (LDGS) -- The intent of the LDGS is to allow flexibility in development and by evaluating each project on its own merits, to provide for more sensible development. The basis of evaluating development proposals is a consistent set of criteria that are intended to be equally effective for infill development as they are for newly developing areas. The recent rezoning of the eastside and westside neighborhoods require development proposals to be processed in this system or through special site plan review procedures. The LDGS offers opportunities to be more protective of historic resources and for citizen participation.

The Land Development Guidance System has criteria relating to historic preservation, but they are difficult to apply. At the present time, protection of historic resources is just one of many development responses that could result in the approval of a development proposal. Part of the old core of the community has received national historic district designation. Some other structures are designated landmarks. However, the development process continues to come upon other buildings and places that many in the community find to be of historic value. It is often arbitrary and too late to impose historic preservation restriction in the midst of a development review process. Frequently, recognition that a structure is historically important comes too late in the process.

The recent audit of the LDGS indicated that the crisis and frustration that ensues would be greatly reduced if the City had a more comprehensive set of priorities and a general approach to deal with such issues. However, the LDGS may prove to be a minor tool in implementing preservation policies since most conflicts occur outside the LDGS review authority.

Relationship to Zoning, Subdivision and Annexation



Urban Growth Area Agreement- The basic premise of the Agreement is that the urban growth area is an appropriate location for urban development under prescribed conditions intended to make such development conform to City standards in the eventuality of annexation. These conditions do not consider preservation of historic resources. Larimer County has no program for designation and protection of historic resources.

Policy Issues for the Future

To determine attitudes toward historic preservation in general and the Fort Collins program in particular, a series of interviews with Fort Collins citizens, including the Landmark Preservation Commission, were conducted. Included among those who were interviewed were representatives of organizations or interests which impact historic preservation, elected and appointed officials, City staff, and citizens with an interest in banking, government, education, business, real estate, architecture, and historic preservation. In general, those interviewed considered themselves "very involved" in historic preservation. Responses to interview questions pointed to a very positive future for preservation, and one that potentially could have broad community support. Everyone interviewed stated that they were familiar with the City's preservation efforts, but were evenly split over whether or not these efforts had much effect. Comments indicated that planning efforts, in general, fall short in implementation, and citizens are very concerned that the City does not have a vision for the future, including preservation, with a true commitment to achieve such a vision.



West Side Neighborhood Porch

The Landmark Preservation Commission (LPC) noted the issues they are confronted with in carrying out their responsibilities. They were similar to those identified in the *Strategic Plan* (1988). Design review issues focused on the inordinate amount of time the LPC spends on design review, including the problems of incomplete submissions, inadequate review time to resolve issues, and reluctance of applicants to change their completed plans. They also noted the lack of property owners' awareness of the rules and regulations, and the fact that designers/developers are not knowledgeable in appropriate historic design. Inadequate enforcement of approved designs is also a specific issue the LPC identified. And lastly, the LPC noted the need for thorough training of both new and existing members, including interpretation and application of design guidelines and standards. Design guideline issues are limited to the need to update the Old Town Guidelines. Public policy issues can be grouped into two areas of concern: historic preservation needs to be better integrated into goals, policies, and implementation of City plans and regulations; and enforcement and compliance of conditions for approval of alterations to landmark buildings needs improving and this depends, in part, upon having a better informed City staff.

Neither the public nor elected and appointed officials are fully aware of the value of historic preservation to the community, and thus preservation has a relatively low priority. Groups who have an interest and could promote preservation are loosely organized and not politically active. There have been few designations, without which the demolition of historic buildings cannot be prevented, and proposed demolitions are decided in crisis situations.

What the program makes up in terms of existing policy, it lacks in implementation. While the existing program has done an excellent job in providing what services it can given its existing, limited resources, it is not sufficient to meet existing or future customer demands. Staffing for the program has been reduced over the years due to other competing demands for staff resources. If the Program described herein is to be successful, additional resources will be required, especially in terms of additional staff. Establishing historic preservation as an important priority relative to other City programs and services is an important first step.

Landmark Preservation Commission

Public Awareness

Program Administration

Identification of Historic Resources

In the past decade, Fort Collins has completed extensive survey work to identify historic resources. Survey forms, completed earlier in the decade, are not as complete as more recent forms and some areas remain unsurveyed. Fort Collins has more information on its historic resources than many other communities. However, as is typical of many communities, the framework for evaluating the significance and degree of integrity of historic resources, known as historic context, is missing for a systematic designation program. Further surveying will be necessary to expand the historic contexts currently being developed to address structures that are thought to be under potential threat.

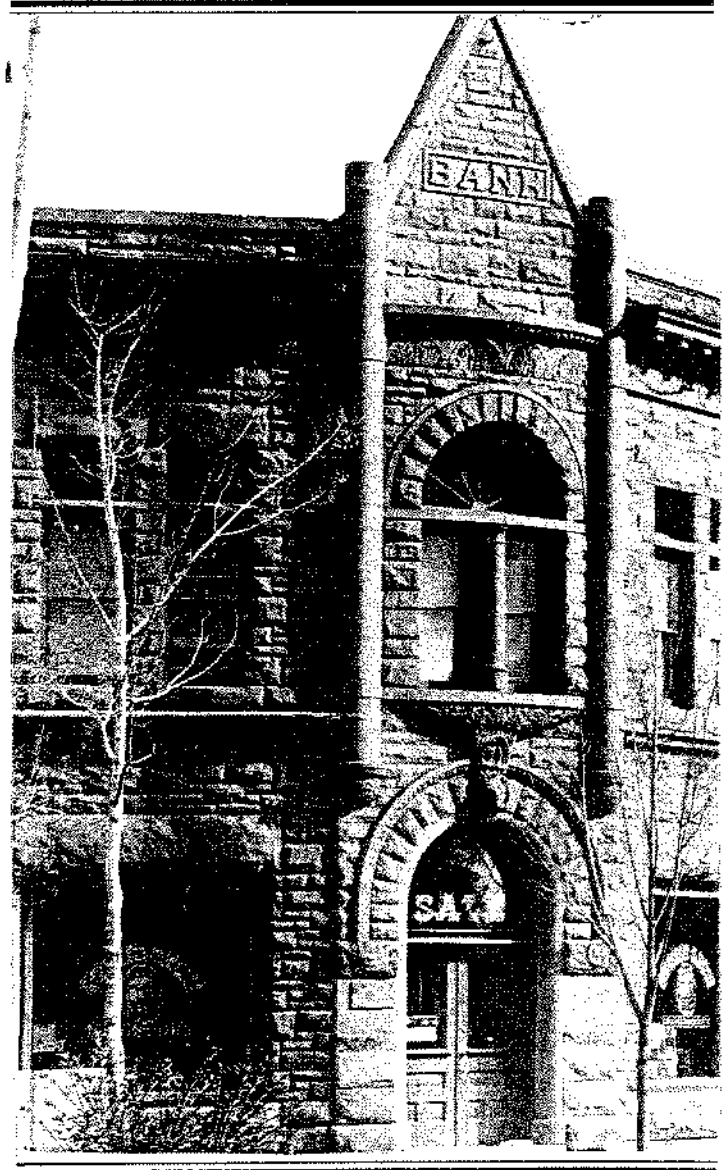
Designations

Locally designated historic landmarks and districts are the backbone of a preservation program. However, Fort Collins has relatively few designated landmarks and districts for a community with a historic preservation program that has been in place for almost 25 years. Efforts by the LPC to increase the number of designations have not been successful. The reasons for this are thought to be general lack of appreciation of the value of historic resources, lack of owners' knowledge of what restrictions designation would or would not place on private property, lack of financial incentive, and lack of staffing to process designations. The lack of support for historic preservation was identified as one of the major obstacles that the historic preservation program must overcome. Interviews with citizens reveal a significant degree of awareness of historic preservation, but this is accompanied by the feeling that preservation should not include many restrictions. Awareness and knowledge can be improved through education efforts; however, an important aspect of this effort is developing support that will translate into political support, as well as individual support for undertaking historic preservation projects. Developing acceptance by owners of restrictions on their historic properties will be a longer term effort.

Crisis Reaction to Proposed Demolitions

The weaknesses of the Fort Collins' historic preservation program come to focus when demolition of a historic property is proposed. The community is generally not knowledgeable of the value of saving and using the building, the owner is not willing to be restricted in redevelopment of the property and the local heritage groups do not turn out in organized support to influence the decision. If there is no unified public will to save the resource, opinion is polarized and a crisis results. The community loses through this process, and it is this situation that the Fort Collins' City Council and Landmark Preservation Commission proposes to address by developing and implementing the Historic Resources Preservation Program.

Historic Resources Preservation Program



Approach to Historic Preservation ·
Benefits of the Historic Resources
Preservation Program ·

Approach

to Historic Preservation

On August 21, 1990, the City Council adopted Resolution #90-104, directing the Landmark Preservation Commission (LPC) and City staff to prepare for subsequent presentation to the City Council, a process and criteria for evaluating historic buildings in the City "to determine if the restoration and/or preservation of such buildings would serve a valid public purpose." The resolution also directed that the LPC and City staff present to City Council a procedural mechanism for effecting the preservation of these structures.

This necessitated a comprehensive appraisal of the Fort Collins program which has consisted primarily of regulation. During the preparation of the Historic Resources Preservation Program Plan, it became obvious that the scope of an effective preservation program is much broader than just regulations or public purchase of threatened structures. It must involve participation by the private sector through the coordination of a variety of techniques and incentives where the business community and individual property owners can be brought into a community-wide preservation effort. For these reasons, the Historic Resources Preservation Program (HRPP) will alter and broaden the approach of the existing program.

This Plan is intended to serve three basic functions. The first is to offer a process for identifying which resources should be eligible for protection and incentives. The second is to recommend what incentives and legal techniques would be appropriate in Fort Collins to accomplish historic preservation. Finally, the Plan documents and communicates the reasons for the choice of implementation strategies that have been recommended.

The programs and actions recommended in this Plan are intended to encourage preservation by those with a stake in the resource -- the owner or tenant. The City's role, we believe, should be to offer information, technical assistance, guidance and incentives for those who wish to engage in historic preservation. In other situations, the application of the City's regulatory powers to protect historic resources may be appropriate -- for example, the designation of historic landmarks and districts. There may be other times when public sentiment endorses the public purchase, preservation and restoration of an important and threatened landmark, like the Avery House.

Appendix E -- Neighborhood Outcomes, describes some of the intended outcomes or results of the program, including but not limited to successful renovations, landmark designations, and implementation of the various neighborhood plans. Preserving and restoring important buildings and sites helps to build bridges between the past, the present, and the future. Saving our threatened buildings demonstrates that the City of Fort Collins places value in and respect for its roots and history.

The Historic Resources Preservation Program has been subjected to public scrutiny through public meetings, personal interviews, meetings with Boards and Commissions, and holding requisite public hearings. The elements of the Historic Resources Preservation Program, in order of priority are:

· Survey, Identification, and Prioritization of Historic Resources.

Preservationists are often asked whether every old building must be saved. The answer is clearly no. However, which ones should be saved and which ones should not depends on an evaluation of how important a part of the community heritage each resource is. Because Fort Collins has come to realize that some of their most important historic buildings are not the recognizable landmark buildings everyone knows, there has been well-founded concern that important buildings will be lost because there is no knowledge of their historic value.

The National Park Service has established a preservation planning framework for determining priorities as they apply to historic resources. As a Certified Local Government, Fort Collins has adopted this framework, as outlined below.

Preservation Planning Process

Stage I. Develop Historic Contexts

- IA. Create Historic Overview
- IB. Identify Property Types
- IC. Identify Historic Resource Base
- ID. Identify Threats
- IE. Determine Treatment Methods
- IF. Establish Goals and Objectives

Stage II. Integrate Historic Contexts' goals and priorities into annual work program and Historic Preservation Plan

Stage III. Integrate goals into broader planning process

- IIIA. Develop Implementation
- IIIB. Communicate goals to planning entities

The basic premise of the Preservation Planning Process is that cultural resources -- as indicators of the societies which produced them -- have resulted not from a random series of isolated events but have followed discernible geographical and chronological trends which can be defined thematically in a "historic context". Paralleling this is the concept that material cultural remains -- Indian campsites, emigrant trails, or Victorian homes--are the physical means to acknowledge and interpret the cultural tenets, values, skills, lifestyles, and intentions of their creators. Material cultural resources, as inestimably important indicators of man's occupation of the land, are therefore worth preserving for the understanding of Fort Collins' heritage.

Stage I - Develop historic context. A historic context is a body of information about historic properties organized by theme, place, and time. A single historic context describes one or more important aspects of the historic development of an area relating to history, architecture, archeology, engineering, and culture. A context may be based on:

1. One or a series of events or activities.
2. Patterns of community development.
3. Associations with the life of a person or group of persons that influenced the destiny and character of a region or a stage of physical development.
4. Evolution of a building form and architectural style.
5. Use of a material and method of construction that helped shape the historic identity of a community.
6. Research topic or site type that will expand our knowledge and understanding of an area's development, past cultural affiliations, and human activities and interpretation where written records are lacking.

The geographic area selected may relate to a pattern of historic development or political division, or it may relate to the present day division of planning jurisdictions. This information may occur within obvious chronological stages of development or just a specific time period.

All of the historic contexts together make up the history or prehistory of the area broken down into a series of historically meaningful segments, each segment being a single historic context. Grouped together as a set, the historic contexts form a comprehensive summary of all aspects of the community's history and prehistory.

Fort Collins' historic contexts are:

- a. Euro-American Exploration and the Fur Trade c.a. 1540-1858
- b. The Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864
- c. Establishing the City: Old Town and New Town, 1867-1877
- d. The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900
- e. Sugar Beets, Streetcar Suburbs, and the City Beautiful, 1900-1919
- f. Post World War I Urban Growth, 1919-1941
- g. Post World War II Urban Growth, 1942-Present

The following standardized approach for developing historic contexts will be used in Fort Collins:

Create a Historic Overview

A historic overview consists of researching and writing the historical background of a historic site or project area by describing broad trends in settlement, cultural change, economic life, technology, architecture, etc. as appropriate.

Identify Initial Property Types

Fort Collins' tangible historic resources are linked to a historic context through the concept of a property type. A property type is a grouping of individual properties based on a set of shared physical or associative characteristics. Physical characteristics may relate to structural forms, architectural styles, building materials, or site type. Associative characteristics may relate to the nature of associative events or activities, to associations with a specific individual or group of individuals, or to the category of information about which a property may yield information. Initially a list of property types associated with the historic theme are developed to assist in identifying the historic resource base. For example:

AGRICULTURE: FARMING PROPERTY TYPES

Sites: Farm Sites
Cultural Landscapes

Structures: Farm Houses
Barns
Corrals
Outbuildings
Stock Watering Facilities/Ponds
Silos
Fences
Granaries

Artifacts: Barbed Wire
Tools, Equipment
Machinery Parts
Habitation Materials: Toys, Crockery, Bottles, etc.

Identify the Historic Resource Base

A survey of properties within the defined geographic area and historic context is performed to identify the associated historic properties. These properties are evaluated to determine their historic significance for Local Landmark Designation and for the State or National Register of Historic Places. The Secretary of Interior's "Standards for Identification and Evaluation" state two requirements for properties listed in the National Register:

1. Properties must possess significance based on one of the following National Register criteria:
 - A. Associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. Associated with the lives of persons significant in our past; or
 - C. Embody the distinctive characteristics of a type, period, or method of construction that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Have yielded, or may be likely to yield, information important in prehistory or history.
2. Properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association.

These properties may be significant on the local, state, or national level. Properties that have achieved significance within the last 50 years are not eligible for the National Register unless they are determined exceptionally significant. For other criteria considerations and exceptions please refer to National Register Bulletin #16. Criteria for Local Landmark designation and the Colorado State Register of Historic Places are very similar to the National Register criteria. Copies of these designation criteria and National Register Bulletin #16 are available from the Fort Collins Planning Department Office.

After the survey and evaluation process is completed, the initial historic property types are reviewed and redefined according to the new resource information. Therefore through the development of historic contexts based on thematic historical research and defined property types, a more viable framework for decision-making is formed. Decisions can be made as to the relative importance and integrity of actual properties within the same theme, period, and geographic area.

Identify Threats to the Historic Resources and the Opportunities for Preservation

Historic resources are, for the most part, interwoven into our natural and built environment. They are not set apart or immune from the economic, social and political changes which affect all land and property. As these trends are identified and understood, Fort Collins' historic preservation program and policies can be better designed to respond to those trends.

Determine Appropriate Preservation Treatment

Specific actions can be taken to preserve a property which includes three existing mechanisms: physical treatment, regulatory measures, and preservation incentives.

Determine Goals and Priorities

Establish goals and priorities to provide the greatest possible protection for the properties within the historic context. These goals and priorities are divided into three categories: identification, evaluation and protection/treatment. The recommendations for these categories could include additional research and survey; individual or historic district designation as a local landmark, or to the State or National Register of Historic Places; neighborhood preservation; design guidelines for a commercial area; designation of open space protection to a historic farm property; or incentives such as grants for restoring properties, etc. Therefore the goals and priorities for various eligible properties will be different; and there will be various protection methods applied to each individual property or property type.

Stage II - Integrate historic context's goals and priorities into the annual work program and Historic Resources Preservation Program Plan. Historic contexts are similar to a background study used for a standard land use plan. After the data is collected for developing the historic contexts, possible effects to the properties are identified and preservation actions with respect to the significant resources are prioritized. These goals and objectives can be incorporated into the City's Historic Resources Preservation Program Plan and annual work program.

Stage III - Integrate the goals and priorities of historic contexts into broader planning processes. Implementation procedures are developed to achieve the goals and priorities of preservation planning. The planning process is continuous and there needs to be procedures for implementing, monitoring, and evaluating the Plan and its historic contexts. These procedures need to address the implementation of the Plan within the Planning Department, other departments within the City, heritage groups, etc. The core documents for implementation are the historic contexts, the annual work program and the Historic Resources Preservation Program.

· *Education.* This element of the HRPP requires an outreach effort of the broadest scope designed to place preservation of Fort Collins' historic resources at the forefront of the community's attention. Outreach efforts will focus on: students; neighborhoods; heritage groups; developers; businessmen and women; architects and engineers; the media; City staff; elected and appointed officials; Poudre R-1 School District staff; Colorado State University; and any other groups that can be identified as having an interest in historic resources.

While identifying the resources is the critical first step in a preservation program, if only a few people are informed of the identified resources it will do little to instill a preservation ethic in the community. Many broad educational outreach programs are unsuccessful because the same general information is conveyed to everyone contacted. Outreach efforts to the various groups will require varied approaches to

tailor information to their particular focus on Fort Collins issues. For example, preservation information can be presented to neighborhood groups as an important element in quality of life and stability of neighborhoods, to developers and business interests as being economically advantageous and a marketable commodity, and eventually, to elected officials as the focus of significant community support and interest. In this way, disparate elements of the community can be encouraged to view preservation of historic resources as supporting their own special interests.

· *Incentives.* The HRPP recommends the development of a package of incentives recognizing the fact that an incentive for a residential property owner to preserve a residential building may be quite different from the type of incentive required by a commercial property owner. The most effective incentives are usually financial and take the form of low-interest loans, grants, tax credits, sales tax waivers and rebates, etc.. Another quantifiable financial incentive that has been used as an argument for preservation, is increased property value. Preservation interests have recently realized that more resources can be preserved by presenting persuasive economic arguments than by appealing to a developer's appreciation of heritage. A recent Critical Issues study for the National Trust for Historic Preservation developed a means to analyze the economic impacts of preservation and this can be a potent tool for encouraging preservation.

Conforming with requirements of the building, mechanical, plumbing, electrical, handicapped access, and fire and life safety codes places a financial burden on redevelopment of historic buildings. Various alternative methods of protecting the health and safety of the public have been developed in the last decade to allow preservation and renovation to support one another. In many cases, these have been codified to help building officials determine what waivers or alternatives are acceptable and which are not. Variations from building code requirements can be powerful incentives for preservation.

There are innovative land use regulations such as transfer of development rights, density bonuses, and special use review procedures for adaptive reuse of historic buildings which can act as incentives to a greater or lesser degree depending on such things as the real estate market, the degree of growth that is acceptable to the community, and the emphasis on economic development and/or downtown revitalization. A related incentive is providing technical information. Deteriorating buildings seem more threatening to those who are unfamiliar with its causes and mitigation measures. Many historic buildings are torn down because they are unwittingly viewed as too damaged to salvage. Rarely is this the case, but advice is necessary to convey this fact.

A permanent plaque system for designated landmarks and other types of community recognition can be incentives. However, these are more effective in a community that has established support for historic preservation.

· *Plans and Regulations.* Important historic resources should be legally recognized in public planning. Area plans should continue to address historic resources in a meaningful way. Since it is probably not practical to update existing plans, the Historic Resources Preservation Program Plan and any subsequent additions should serve as the more definitive policy guide. The Landmark Preservation Commission should be actively involved in the preparation, review, update and implementation of the Comprehensive Plan as it relates to historic preservation.

The development review process should involve the comments of the LPC during the conceptual plan stage when historic resources are nearby or within a proposed development. Developers should be encouraged to use the flexibility of the Land Development Guidance System to achieve the purposes of the HRPP. Consideration of historic resources should also be a factor in the initial zoning and development review processes. In addition, innovative land use controls should be explored, such as density bonuses. Finally, the City should consider adopting the Uniform Code for Building Conservation (UCBC).

With a real commitment to preservation of historic resources incorporated into all land use documents and development regulations, it may be possible to both institutionalize concern for historic resources and encourage more sensitive treatment of those resources in the development review process and in public projects undertaken by the City. However, this will only impact projects with some aspect that channels them into a special site plan review process. Only local landmark designation can insure complete protection. The identification, education, incentives, and regulations are all intended to create a climate of appreciation for historic preservation that will lead to increased designations of historic landmarks and historic districts.

· *Local landmark designations.* The culmination of education, incentives and regulatory refinements is increased designations of landmarks and historic districts. This is the best and most practical means by which Fort Collins can assure the ongoing preservation of the community's historic resources. The HRPP includes a recommendation to implement a new program known as the Historic Resources of Merit. This program is intended to expose the public to lesser known historic resources in the community and would attach no requirements. The program provides an opportunity to publicize preservation in a positive and interesting way.

The Plan also recommends that the LPC and City staff be more active in pursuing local landmark designation of important structures and sites. A list of targeted sites and districts is provided in this Plan. And finally, the Plan recommends that the City provide direct financial support to owners of historic properties who wish to pursue local landmark designation.

· *Administration.* The successful implementation of the Historic Resources Preservation Program Plan will require an ongoing commitment on the part of the City. A fundamental challenge of the Historic Resources Preservation Program will be to secure the necessary resources to fund the program. The Plan proposes a 7-year program of implementation. Overall coordination will be achieved through the City's Planning Department but will require the coordinated effort among City departments, various boards and commissions, Poudre R-1, Colorado State University, local heritage groups, and volunteers.

The strategy for implementation includes developing every year, an annual work program and budget to determine which program elements are to be undertaken, financial resources and support personnel needed, planning studies necessary, etc. for presentation to City Council as part of the City's annual budget preparation process. State and federal grants for historic preservation will be an important source of revenue for implementation of the program. Interdepartmental coordination will require continuous communication and education among the many City departments and the boards and commissions with responsibilities that may impact historic resources in order to integrate historic preservation into community decision-making processes. Lastly, the Landmark Preservation Commission should undertake to expand their knowledge of historic preservation and their ongoing training should be part of the City's commitment to a more effective historic preservation program.

There are many detailed steps recommended to carry out these efforts, as well as others. These steps are described in detail in the next chapter of this Plan and in Appendix D -- Action Charts.

Benefits

of the Historic Resources Preservation Program

Chapter 14, Landmark Preservation, of the Fort Collins' City Code states:

“It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of sites, structures, and districts of historical, architectural or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people.

It is the opinion of the City Council that the economic, cultural, and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and by ignoring the destruction or defacement of such cultural assets.”

This statement is the declaration of policy for the preservation of historic landmarks and, except for local landmark designation, leaves unspecified the broad range of activities that precede the ability to protect a historic resource. The purpose of the Historic Resources Preservation Program is to bring the protection of as many historic resources as possible under the City code. It also recognizes that preservation is best accomplished by those with a stake in the resource, such as the owner or renter.

In general terms, the Program is based on the identification of historic resources and their significance to Fort Collins. Many of the most important sites and buildings are well-known to most residents. While the lesser-known resources are being surveyed and identified, education, incentives and regulations target better known landmark buildings and the most recognizable historic districts. Further identification will involve historic resources whose value and significance will require more extensive education of the public and whose preservation will require means other than designation such as incentives and land use regulations.

This approach extends protection to more resources as they are identified and depends on education and incentives to encourage participation in the program. It is likely that there will be resources that will not be protected in any real way through the program. However, the intent is to initially effect the greatest control over the most important and most threatened buildings and sites, and later to work to extend protection as broadly as possible.

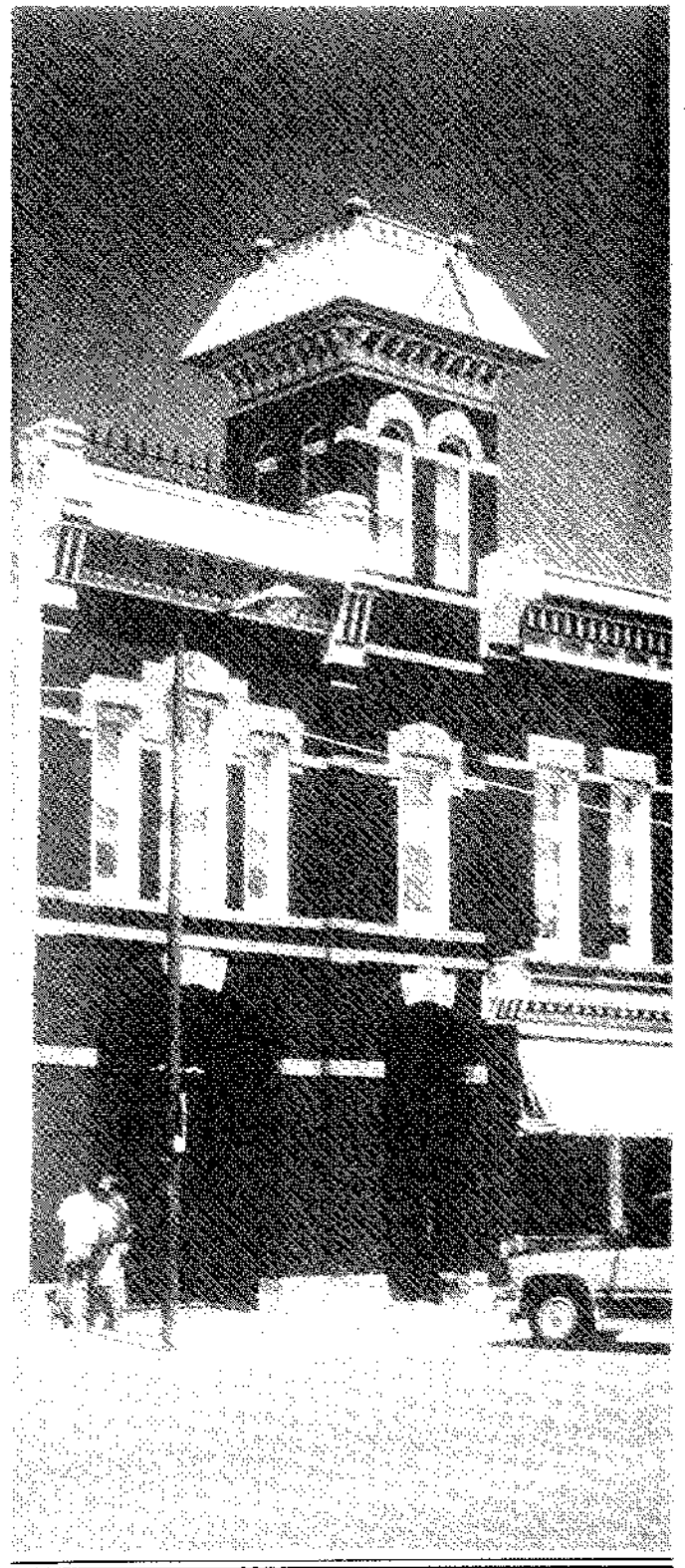
The adoption of the Historic Resources Preservation Program Plan allows the community to agree on what is important and how it should be protected so there will be no unexpected demolition. Crisis situations may be avoided. As a result, public and private resources can be targeted to the most important problems and opportunities.

Through the Plan, the community presents a unified vision. The Plan enables the public and private interests engaged in development to anticipate decisions of the City. It can help to persuade both private developers and the public by suggesting specific objectives and actions.

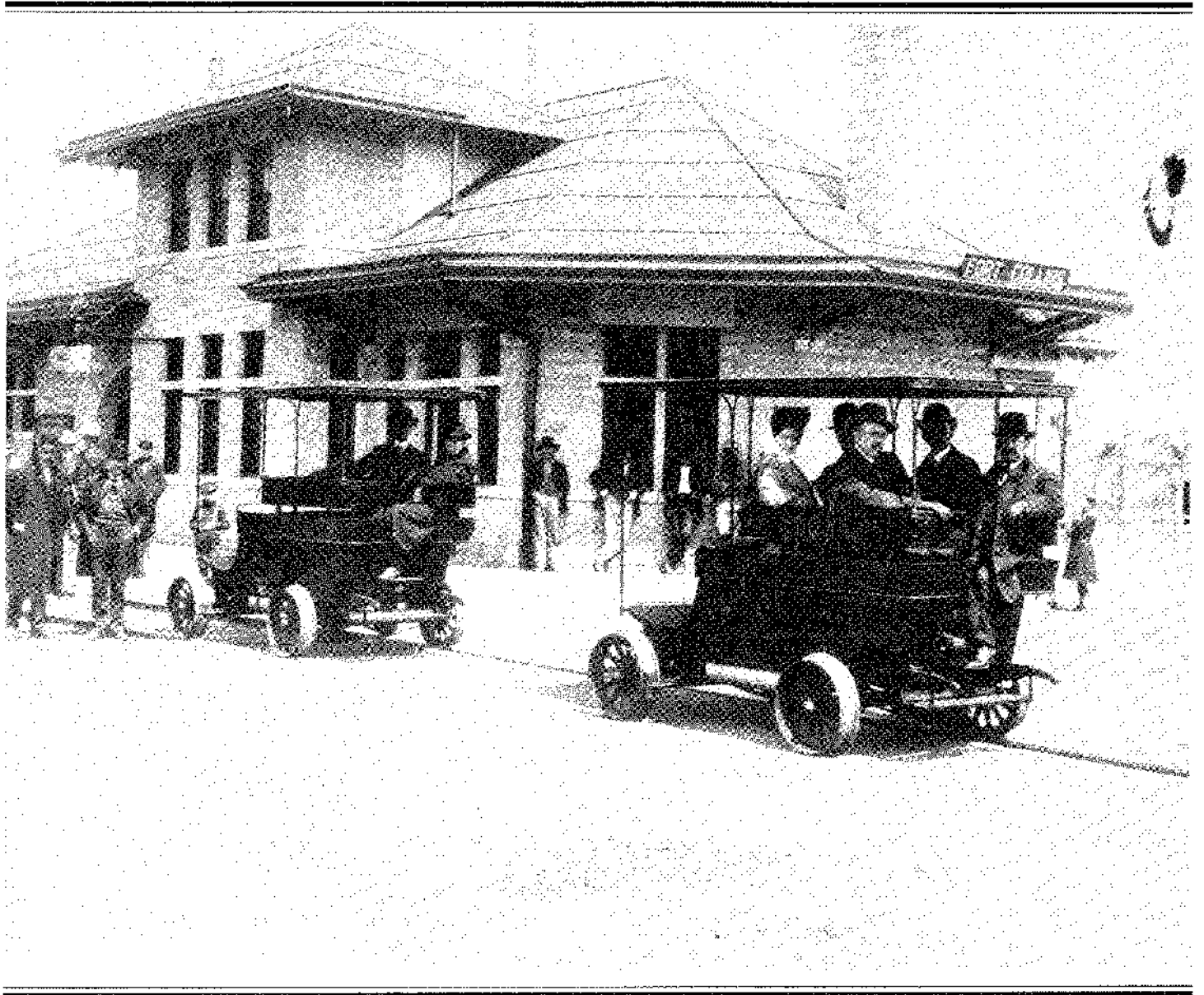
The process of preparing the HRPP has provided the opportunity for the City to receive the advice from many different people and groups interested in the future of the community. The planning process enabled them to offer their suggestions in a studied, comprehensive form rather than on a piecemeal, ad hoc basis. The Plan can be of great educational value for decision-makers and anyone who reads and uses it. It can create interest in historic preservation and offer factual information on present conditions and trends as well as draw attention to possibilities for the future. The interest and discussions generated from the HRPP can create needed momentum. Other benefits to the community are the preservation of the community's heritage and achievement of community goals, such as enhancement of the downtown as a vital center of economic activity, and increased property values and quality of life in the older areas of Fort Collins.



Action Plan



Survey, Identification and Prioritization ·
Education and Awareness · Incentives ·
Planning and Regulation · Landmark
Designation Program · Administration ·
Conclusion



I. Survey, Identification, and Prioritization

Goal: To determine what historic resources are within the Urban Growth Area, how significant these resources are, the nature and degree of threat to their preservation, and methods for their protection.

I.A. Historic Contexts

Historic contexts are the framework for identifying, evaluating, and prioritizing historic resources. Preservationists are often asked whether every old building must be saved. The answer is clearly no! However, which ones should be saved and which ones should not depends on an evaluation of how important a part of the community heritage each resource is. Communities have realized that some of their most important historic buildings are not the recognizable landmark buildings everyone knows; thus there is well-founded concern that important buildings will be lost because there is no knowledge of their historic value. The development of historic contexts is therefore highly important to protecting historic resources.

Identification

Many communities have completed a reconnaissance survey of their properties over 50 years old. While that effort usually revealed some identifiably important buildings, there was little historic information about the kinds of vernacular architecture common to western cities and about residents or businesses occupying the buildings. This is the problem Fort Collins faces. The City over the years has been a target for a considerable amount of reconnaissance survey work. This work has been completed by private consultants and CSU students. The areas surveyed are:

- CBD (excluding Old Town) -- contains approximately 300 structures. Many buildings remain unsurveyed.
- Old Town -- contains approximately 38 structures. Surveys were completed as part of the Old Town National Historic District designation.
- Laurel School Historic District -- this area contains approximately 665 structures. Surveys were completed as part of the National Historic designation. However, the information is incomplete to support a local landmark designation of individual structures, or as a local district.

- Holy Family Neighborhood -- contains approximately 600 structures. Surveys are incomplete.

- 1992 Survey - approximately 132 structures from throughout the community were surveyed as part of the development of the Residential Architecture and CBD historic contexts. In addition, 12 known agricultural properties and four schools were included in the survey.

Since most of the information on the survey forms is incomplete, except for the 1992 survey, Fort Collins' first priority is developing historic contexts which provide the historical background for evaluating these historic resources and prioritizing their preservation treatment. At present, general historic contexts for Fort Collins have been identified for the following chronological periods and themes:

- a. Euro-American Exploration and the Fur Trade c.a. 1540-1858
- b. The Colorado Gold Rush, Early Settlement, and the Creation of Fort Collins, 1844-1864
- c. Establishing the City: Old Town and New Town, 1867-1877
- d. The Railroad Era, Colorado Agricultural College, and the Growth of the City, 1877-1900
- e. Sugar beets, Streetcar Suburbs, and the City Beautiful, 1900 -1919
- f. Post World War I Urban Growth, 1919-1941
- g. Post World War II Urban Growth, 1942-present

These historic contexts are not complete, and need to be added to as more thematic research and surveys are completed. Additionally, historic overviews have been written for the following areas as a part of neighborhood surveys and National Register nominations:

- Residential Architecture: 1867 - 1940
- Central Business District Development: 1862 - 1940
- Old Town Historic District
- Holy Family Neighborhood
- Westside Neighborhood
- Poudre River - Water Resource Development
- Laurel School Historic District

More information needs to be added to these overviews as surveys are completed in the specific geographic areas. Therefore, the Landmark Preservation Commission has prioritized the following geographic areas and themes for completing historic contexts and surveys:

- Agriculture - All resources associated with agriculture within the Urban Growth Area including the Poudre River
- Central Business District
- Eastside Neighborhood
- Westside Neighborhood, particularly the west side of College Avenue, and West Mountain Avenue
- City Park Neighborhood
- Holy Family Neighborhood
- East Elizabeth Street Neighborhood

When many people think of historic preservation they think of fine old buildings. However, the same concern for identification and protection of historic buildings should be extended to the history and resources of the ancient Asiatic pioneers who hunted in the area thousands of years ago and to their Native American descendants. Archaeological projects can be significant and rewarding, revealing otherwise unobtainable information about our past and contributing to the community's understanding of itself. Little is known about what archaeological resources remain in the Fort Collins area because they are buried in the ground or are very hard to see on the surface. Identifying them requires background research to identify the most likely places to look, and fieldwork to determine whether resources really exist in the expected locations. More research, including historic context and survey work, needs to be undertaken to identify and protect these historic resources.

Evaluation

Historic resources within historic contexts are evaluated for significance according to local, state and national criteria. As Fort Collins' historic resources are evaluated, they are categorized according to the following designations:

A. National Register of Historic Places

These are sites, buildings, objects, associated multiple properties, and districts that are either listed on the National Register of Historic Places or that have been determined eligible for listing. National Register properties are distinguished by having been documented and evaluated according to uniform standards. The Secretary of Interior's National Register criteria for evaluation and documentation standards are used by every State and Territory and by Federal agencies to identify important historic properties worthy of preservation.

B. State Register of Historic Places

These historic resources have been determined eligible for or are listed on the State Register of Historic Places by the Colorado Historical Society. Colorado's State Register of Historic Places was established in 1975. The criteria for inclusion in both the State and the National Registers are similar. National or State Register designation, however, provides little real protection for historic resources.

C. Local Landmark Designation

The City's Landmark Preservation Ordinance has specific criteria for determining the significance of local resources. Resources receiving local designation may also be eligible for the State or National Register. However, the local designation process provides more protection and is a relatively simple process. Therefore, the first priority for significant historic properties will be to seek local landmark designation.

D. Historic Resources of Merit

These properties have been determined eligible for local, state or national designation; however, they have not gone through the formal designation process. When a property is determined eligible, the owner is sent a certificate of Historic Resource of Merit, as well as a packet of information on local, state and National Register designation. Hopefully, the owner will pursue designation and the financial incentives which are available for designated properties.

E. Historic Conservation Areas

These are overlays of historic areas that define geographical boundaries of historic resources. The conservation area may be defined by neighborhood, age, cultural landscape, or by property types such as commercial, residential or agricultural/industrial conservation areas. The definition of these areas is intended to signal historic importance, which may include a mixture of landmarks, districts, sites, and buildings; and/or historic areas without enough historical significance or integrity to qualify as a historic district, but which retain historic features that contribute to the quality of the neighborhood and community. This can be used as a preservation planning tool for protecting the historic character of a community.

F. Resources in the Urban Growth Area

These are resources that will not be under the direct jurisdiction of the Fort Collins' preservation program until annexation; however, it will be in the City's interest to encourage the preservation of identified resources to the extent possible. The methods of encouraging preservation in the City program may not be applicable to resources outside the city and some alternative approaches for these resources may be warranted.

Prioritization of resources for protection

One of the primary objectives of the Historic Resources Preservation Program is to offer a process for determining which historic resources are worthy of preservation and to suggest measures for their protection. National Register Bulletin #24 states that the National Park Services does not recommend establishing preservation priorities by numerical evaluations. "The experience of the National Park Service suggests that the complexities inherent in historic resource evaluations and the number of other factors that must be considered in establishing preservation priorities do not lend themselves to simple numerical formulas. Case-by-case evaluation of resources may provide a more accurate assessment of the significance of resources and thus a more realistic basis for planning decisions". Therefore, the National Park Service created the methodology of developing historic contexts to properly determine the significance, threats, protection methods, and priorities for the property types within the historic context.

For the purposes of the Historic Resources Preservation Program, priorities will be established first through an objective evaluation of the historic importance of a structure or district; and secondly, by an assessment of need for preservation protection resulting from existing or future actions or conditions that may adversely affect the historic interest of a property. Furthermore, during this process, decisions concerning the application of preservation protection measures will be made.

The diagram on the following two pages shows the general relationship of historic importance and the need for protection ("Preservation Necessity") to various protection measures.

Protection measures have been identified for historic resources of varying priority. Level **6** represents a group of measures that would apply to high priority resources; lower levels include measures that apply more broadly, including corresponding lower priority resources. (See the diagram on the next page.)

High
Priority
Resources



Level **6**

- Colorado Historical Fund Grant (Emergency Funds)
- local property tax rebate program
- Development fee waiver
- Loan pool

Level **5**

- Revolving loan programs for residential and commercial property
- Rehabilitation grant program
- Federal funding sources
- State tax credits

Level **4**

- Local sales tax waiver on construction materials
- Provide letters of support for CHS grant
- Awards
- Plaques
- Design Assistance Program
- Colorado Historical Fund Grant

Level **3**

- Preservation Assistance Response Team
- Landmark designation (non-consensual)

Level **2**

- House moving
- Historic Conservation Area
- Demolition ordinance
- Federal tax credits
- Building Codes/Uniform Code for Building Conservation
- Federal mortgage programs
- Design guidelines
- Historic Resources of Merit Program
- Local Landmark Designation
- Local Landmark Designation Assistance Program

Level **1**

- Technical information and assistance
- Resource Book
- Notification Program for Owners
- Workshops and seminars
- Zoning incentives
- Annexation, Zoning, and LDGS
- Public Attention
- K-12, CSU, displays, tours, resource book, and library
- Comprehensive Plan

Low
Priority
Resources

Resource Priority

and

Corresponding Measures For Protection

Key

Historic Importance

Preservation Necessity

MOST IMPORTANT/MODERATE

5 4 3 2 1 — Protection Measures

MOST IMPORTANT/HIGH

6 5 4 3 2 1

MOST IMPORTANT/MODERATE

5 4 3 2 1

MOST IMPORTANT/NONE OR LOW

4 3 2 1

IMPORTANT/HIGH

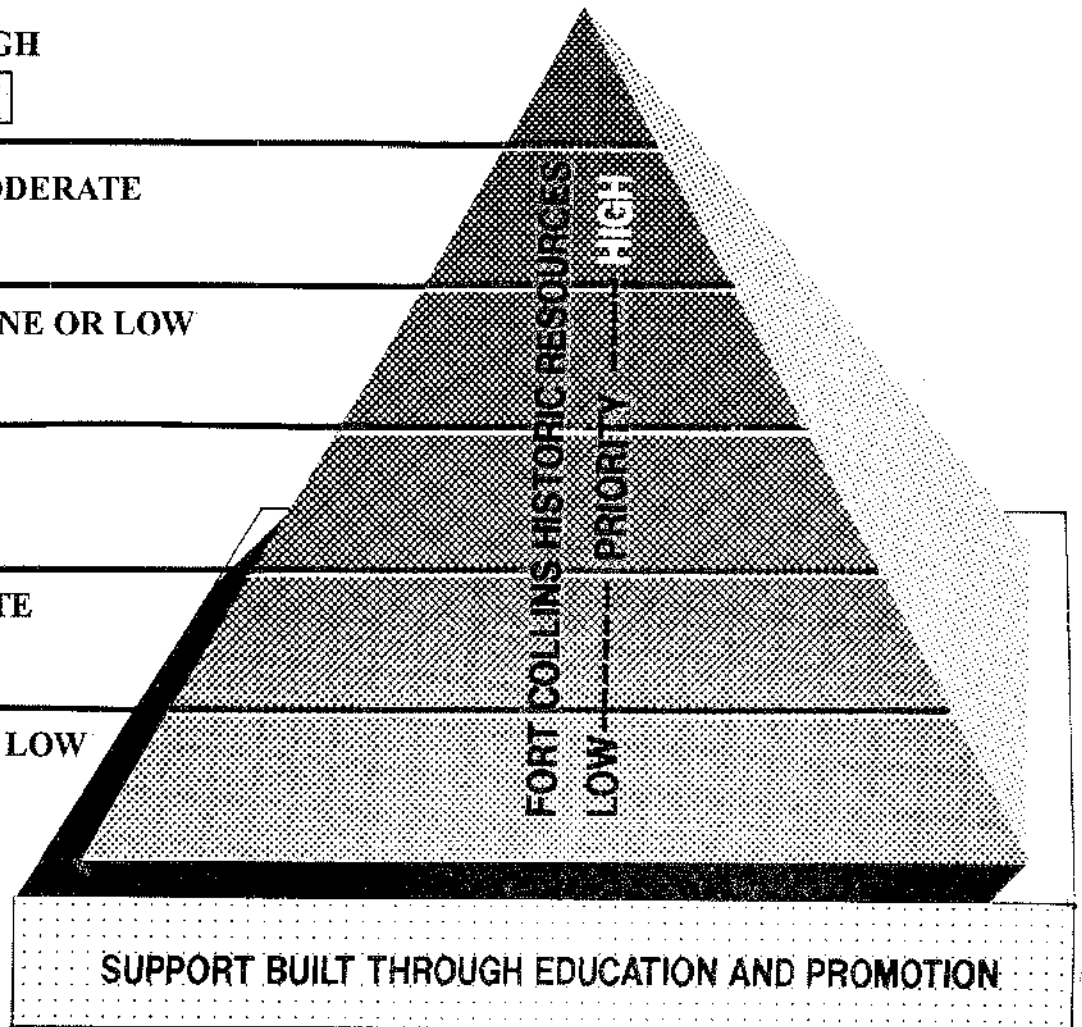
3 2 1

IMPORTANT/MODERATE

2 1

IMPORTANT/NONE OR LOW

1



Evaluation and prioritization will be completed with reference to and/or as part of the preparation of a historic context and/or during the survey of individual structures. Evaluation and prioritization will be made by the Landmark Preservation Commission with recommendation from City staff.

The evaluation of historic resources and prioritization of measures for their protection is a continuous process. For example, newly-identified resources will be added as more historic context and survey work is completed. The status of historic importance and/or preservation necessity may change over time. Also, new protection measures may be identified. **A partial list of structures for which survey, evaluation and prioritization has been completed is provided in Appendix B.** An effort should be part of the annual work program to update and reevaluate this list.

The following procedures will be used to determine priorities:

1. Sites, Buildings, Objects, Multiple Properties, or Districts (including contributing buildings) designated as a **Local Landmark** will be eligible for the following protection measures, although priority for receiving the assistance will be determined by the level of threat to the property. (See criteria for Determining "Preservation Necessity").

Level 6

Colorado Historical Fund Grant (Emergency Funds) (See Action III.E)
Local property tax rebate program (See Action III.A.3)
Development fee waiver (See Action III.B)
Loan pool (See Action III.C)

Level 5

Residential property revolving loan program (See Action III.D.1)
Commercial Property revolving loan program (See Action III.D.2)
Affordable housing revolving loan program (See Action III.D.3)
Rehabilitation grant program (See Action III.E)
Federal funding sources (See Action III.F)
State tax credits (See Action III.A.2)

Level 4

Local sales tax waiver on construction materials (See Action III.A.4)
Provide letters of support for CHS Grant (See Action III.E)
Awards (See Action II.H)
Plaques (See Action II.I)
Design Assistance Program (See Action III.H)
Colorado Historical Fund Grant (See Action III.E)

Level 3

Preservation Assistance Response Team (See Action IV.F)

Level 2

House moving (See Action IV.J)
Historic Conservation Area (See Action IV.I)
Demolition ordinance (See Action IV. G)
Federal tax credits (See Action III.A.1)
Building Codes/UCBC (See Action IV. E)
Federal mortgage programs (See Action III.D.4)
Design guidelines (See Action IV.H)

Level 1

Technical information and assistance (See Action II.B)
Resource Book (See Action II.O)
Workshops and seminars (See Action II.L)
Zoning incentives (See Action III.G)
Annexation, Zoning and LDGS (See Action IV.C)
Public attention activities (See Action II.A)
K-12, CSU, displays, tours, resource book, and library (See Action II)
Comprehensive Plan (See Action IV.B)

2. Sites, Buildings, Objects, Multiple Properties, or Districts (including contributing buildings) listed in the **State or National Register** will be eligible for the following protection measures, although priority for receiving the assistance will be determined by the level of threat to the property. (See criteria for determining "Preservation Necessity").

Level 6

Colorado Historical Fund Grant (Emergency Funds) (See Action III.E)
Loan pool (See Action III.C)

Level 5

Affordable housing revolving loan program (See Action III.D.3)
Federal funding sources (See Action III.F)
State tax credits (See Action III.A.2)

Level 4

Provide letters of support for CHS Grant (See Action III.E)
Awards (See Action II.H)
Plaques (See Action II.I)
Colorado Historical Fund Grant (See Action III.E)

Level 3

Preservation Assistance Response Team (See Action IV.F)

Level 2

Local landmark designation (See Action V.B)
Local Landmark Designation Assistance Program (See Action V.C)
House moving (See Action IV.J)
Historic Conservation Area (See Action IV.I)
Demolition ordinance (See Action IV. G)
Federal tax credits (See Action III.A.1)
Building Codes/UCBC (See Action IV. E)
Federal mortgage programs (See Action III.D.4)
Design guidelines (See Action IV.H)

Level 1

Technical information and assistance (See Action II.B)
Resource Book (See Action II.O)
Workshops and seminars (See Action II.L)
Zoning incentives (See Action III.G)
Annexation, Zoning and LDGS (See Action IV.C)
Public attention activities (See Action II.A)
K-12, CSU, displays, tours, resource book, and library
Comprehensive Plan (See Action IV. B)

3. **Historic Resources of Merit** have been determined eligible for the National Register or Local Landmark Designation. However, they have not gone through the formal designation process. They will be eligible for the following protection measures, although priority for receiving the assistance will be determined by the level of threat to the property. (See criteria for determining "Preservation Necessity").

Level 3

Landmark designation (non-consensual) (See Action V.B)
Preservation Assistance Response Team (See Action IV.F)

Level 2

Historic Resources of Merit Program (See Action V.A)
Local landmark designation (See Action V.B)
Local Landmark Designation Assistance Program (See Action V.C)
House moving (See Action IV.J)
Historic Conservation Area (See Action IV.I)
Demolition ordinance (See Action IV. G)
Federal tax credits (See Action III.A.1)
Building Codes/UCBC (See Action IV. E)
Federal mortgage programs (See Action III.D.4)
Design guidelines (See Action IV.H)

Level 1

Technical information and assistance (See Action II.B)
Resource Book (See Action II.O)
Notification Program for Owners (See Action II.J)
Workshops and seminars (See Action II.L)
Zoning incentives (See Action III.G)
Annexation, Zoning and LDGS (See Action IV.C)
Public attention activities (See Action II.A)
K-12, CSU, displays, tours, resource book, and library (See Action II)
Comprehensive Plan (See Action IV. B)

4. **Historic Conservation Areas** are intended to signal historic areas, which may include a mixture of districts, sites, objects, and buildings; and/or historic areas without enough historical significance or integrity to qualify as a historic district, but which retain historic features that contribute to the quality of the neighborhood and community. They will be eligible for the following protection measures, listed in groups that correspond to levels of threat, or "Preservation Necessity". (See criteria for determining "Preservation Necessity").

Level 3

Landmark designation (non-consensual) (See Action V.B)
Preservation Assistance Response Team (See Action IV.F)

Level 2

Historic Resources of Merit Program (See Action V.A)
Local landmark designation (See Action V.B)
Local Landmark Designation Assistance Program (See Action V.C)
House moving (See Action IV.J)
Historic Conservation Area (See Action IV.I)
Demolition ordinance (See Action IV. G)
Federal tax credits (See Action III.A.1)
Building Codes/UCBC (See Action IV. E)
Federal mortgage programs (See Action III.D.4)
Design guidelines (See Action IV.H)

Level 1

Technical information and assistance (See Action II.B)
Resource Book (See Action II.O)
Notification Program for Owners (See Action II.J)
Workshops and seminars (See Action II.L)
Zoning incentives (See Action III.G)
Annexation, Zoning and LDGS (See Action IV.C)
Public attention activities (See Action II.A)
K-12, CSU, displays, tours, resource book, and library (See Action II)
Comprehensive Plan (See Action IV. B)

5. Structures over 50 years old may have historic significance and are potentially eligible for the local, state or national designation. To promote the identification and protection of significant resources within this category, these structures are eligible for the following protection measures, listed in groups that correspond to levels of threat, or "Preservation Necessity". (See criteria for determining "Preservation Necessity").

Level 3

Landmark designation (non-consensual) (See Action V.B)
 Preservation Assistance Response Team (See Action IV.F)

Level 2

Local Landmark designation (See Action V.B)
 Local Landmark Designation Assistance Program (See Action V.C)
 House moving (See Action IV.J)
 Historic Conservation Area (See Action IV.I)
 Demolition ordinance (See Action IV. G)
 Federal tax credits (See Action III.A.1)
 Building Codes/UCBC (See Action IV. E)
 Federal mortgage programs (See Action III.D.4)
 Design guidelines (See Action IV.H)

Level 1

Technical information and assistance (See Action II.B)
 Resource Book (See Action II.O)
 Notification Program for Owners (See Action II)
 Workshops and seminars (See Action II.L)
 Zoning incentives (See Action III.G)
 Annexation, Zoning and LDGS (See Action III.C)
 Public attention activities (See Action II.A)
 K-12, CSU, displays, tours, resource book, and library
 Comprehensive Plan (See Action IV. B)

Determining "Preservation Necessity" (or Threat)

"Preservation necessity" (or threat) is defined as the need for preservation protection efforts, both private and public, resulting from some existing or future action or condition that may adversely affect or alter the existing special architectural or historic interest of a property. For the purpose of determining preservation necessity, alteration to features of the property's location, setting or use, may be relevant depending on a property's significant characteristics and will be considered. Preservation necessity will be based on an evaluation of the negative effects of an existing or future action or condition that may diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association. This evaluation will include the following criteria.

1. Improper physical alteration or rehabilitation to all or part of the structure. An improper alteration or rehabilitation may include any new additions to the structure.

- (None) Not at all.
- (Minor) To a small degree - this is a structure which apparently does not need any repair, other than surface repair. Alterations, if any, to the features of the structure do not significantly diminish its historic importance.
- (Moderate) To a moderate degree - refers to structures where alterations have diminished its historic importance but could be corrected.
- (High) To a high degree - refers to structures which have been significantly altered or the historical features have been covered up which have resulted in the loss of some or all of its significant historic characteristics.

2. Neglect including but not limited to physical destruction, damage from vandalism or natural processes of a property resulting in its deterioration or destruction.

- (None) Not at all
- (Minor) To a small degree - this is a structure which apparently does not need any repair, other than surface repair.
- (Moderate) To a moderate degree - refers to structures with one or more significant defects presently constituting a dangerous, unhealthy or unsightly habitat which could be corrected and made sound.
- (High) To a high degree - refers to structures which are no longer safe or adequate for use.

3. Existence of adverse physical, visual, audible or atmospheric conditions that are external to the historic resource which are out of character with the structure, incompatible to its continued use and/or will alter its setting. For example, high volumes of heavy truck traffic adjacent to historic buildings could create negative physical, audible and atmospheric conditions (noise, fumes, vibration, etc.)

- (None) Not at all
- (Minor) To a small degree - one or more conditions are present but they do not adversely effect the structure or its setting, but can be reasonably mitigated.
- (Moderate) To a moderate degree - one or more conditions are present that significantly effect the structure or setting and will eventually lead to its destruction or demolition.
- (High) To a high degree - one or more conditions are present that significantly effect the structure or setting, and will eventually lead to its destruction or demolition.

4. **Adopted and approved plans, policies, regulations or programs isolate the property from or alter the character of the property's setting** when that character contributes to the property's historic importance and eligibility for landmark designation. Adopted and approved plans, policies, regulations or programs may also directly or indirectly affect the liveability, economic viability or integrity of a historic resource. Affects may occur at the same time and place as the plan, policy, regulation or program is implemented or they may occur later than or at a distance from the location of the undertaking. For example, a type of threat might be caused by new traffic patterns which could affect the economic viability of a commercial historic district.

- (None) Not at all
- (Minor) To a small degree - one or more conditions are present, but they would not be harmful to the structure.
- (Moderate) To a moderate degree - one or more conditions are present which could lead to significantly diminishing the liveability, economic viability, or integrity of the structure.
- (High) To a high degree - one or more conditions are present which is likely to lead to the destruction or demolition of the historic structure.

5. There may be other **conditions or threats that are special or particular** to certain structures or settings which may adversely affect the preservation of the resource, including but not limited to absentee landlords; growth and expansion of the University; parking problems; school abandonment policies; state and federal tax policies; and lack of financing for historic structure rehabilitation.

- (None) Not at all
- (Minor) To a small degree - one or more conditions are present but they do not significantly affect the character of the structure or its setting.
- (Moderate) To a moderate degree - one or more conditions are present which significantly effect the structure or its setting, but can be reasonably mitigated.
- (High) To a high degree - one or more conditions are present that significantly effect the structure or setting, and will eventually lead to its destruction or demolition.

Action Steps

I.A.1 -- Delineate all currently surveyed historic resources into categories of historic importance and preservation necessity. Include a statement of the reason for placing them in one category or another for future LPC, staff and City Council. Update Appendix B.

I.A.1.1 -- Incorporate this information into the computerized data base and devise a means for mapping the resources.

I.A.1.2 -- Update the listing of resources by category each year as new historic context and/or surveys are completed.

I.A.2 -- Undertake and complete historic contexts and surveys in order of priority.

I.A.2.1 -- Reexamine priorities in each annual work program to change priorities as circumstances change.

I.A.2.2 -- Prepare grant request to the Colorado Historical Society for funding to survey highest priority area, or some reasonable portion of the area, depending on how many structures are in the area and amount of funding granted.

I.A.2.3 -- Develop a standardized request for proposals for professionally qualified surveyors of historic architectural resources. This should include a description of qualifications, of the work to be undertaken, of the standard of performance required, the project schedule, and the product expected. The description of the area to be surveyed and number of buildings to be surveyed can be specified for each survey.

I.A.2.4 -- Establish a schedule for consideration of updating surveys. To a large degree, areas that have been professionally surveyed will not change enough to require updates of surveys. However, there may be areas where redevelopment activity, or neighborhood stabilization projects might cause circumstances to change enough to require an update of the survey. As areas that were developed less than 50 years ago get older, surveys should be prepared for these properties. As the Historic Resources Preservation Program increases awareness of historic preservation, more local historic districts may be contemplated, and this could require an update of the survey, possibly with some more extensive research on the limited area. Circumstances change in unforeseen ways over time even with the best planning; a five-year period after the last priority area is surveyed is a reasonable interval after which the LPC should consider updating surveys in developing the annual work program.

I.A.2.5 -- Use existing heritage groups to channel their information on the history of sites, buildings, persons, events, etc. into surveys, development of historic contexts and other similar projects. This requires establishing consistent communication such that the LPC will be informed of what kinds of information heritage groups have access to, and heritage groups will know what information the LPC is seeking.

I.A.2.6 -- Establish a process for getting basic research completed by volunteer sources. The specific nature of the research should be specified by the LPC and City staff, and the volunteer should either be a qualified researcher or should be supervised by an LPC member or City staff. Training of volunteers will be necessary to insure consistent quality in surveys. Possible sources of volunteer researchers might be heritage group members or graduate students in the Colorado State University Historic Preservation Program.

I.A.2.7 -- Arrange to place copies of surveys and historic contexts in the public or CSU libraries, with an announcement on a library bulletin board or similar location.

I.B. Create a Computer Database

Using information developed through surveying, historic contexts and other research, historic buildings can be recorded in a database. This information can be triggered by a building permit application, by a demolition permit application, by a development review application or by a public works project. In this way, the knowledge that a development or construction activity will affect an identified historic resource will be known in time to mitigate the potential negative results of the proposed action.

One of the most pervasive threats to historic buildings that are not well-known landmarks are routine applications for building permits that are approved without knowledge of the historic value of the building. Such projects often unknowingly obliterate the historic character or even demolish the building. In many of these cases, the same project could be approved, while at the same time preserving the historic character of the building. Alternatives to demolition can be proposed, with consultation, appropriate incentives may be proposed to preserve the building, a new location may be found, or as a last resort, the building can be documented. None of this can be attempted if there is no way of flagging proposed activities that affect these historic resources.

A database of historic buildings can also be an important element in historic preservation planning such as in landmark designations, outreach and education, etc. The database can be a means of integrating specific historic sites with other kinds of land use plans and regulations such as LDGS review, preparation of neighborhood plans, etc. The database can be used to notify City staff that they are reviewing a project that affects a historic property and may warrant special consideration or procedures in both the review and in subsequent inspections. The fact that work must conform with approved design plans can be noted in this way.

The information in the database can be organized in such a way that it can be sorted by address, by age, by property type, by zoning district, by degree of threat, by local designation, by eligibility for national or local designation, etc. The information can be mapped on a computer mapping system such as G.I.S., and might be coordinated with a county-wide mapping system.

Design of the database and retrieval system will depend upon both the uses to which information will be put, and on the software computer system to be used. This is an area where some professional consulting support would be beneficial.

Another important consideration is the process that follows the identification of historic resources associated with a building permit or development application. The first level of determination might be simply whether the proposed action would have a potential adverse effect on the historic resource, or whether it would have no adverse effect. A short time period for review at this level would be the goal. If an adverse effect was determined, a second review period and procedure would be required. This second review might specify some basic research to determine whether the property is represented in the historic context, its significance, its integrity, its eligibility for national or local designation, etc. If the property has not been evaluated by the historic context, some further historic research may be required. However, the design of the data base should attempt to record such information for each property listed in the data base to make this review as efficient as possible. If the building is found to be significant, the next step requires devising a strategy to mitigate the adverse effect, and to negotiate with the applicant for cooperation and support. If this is impossible to achieve, an attempt to find a new location is an alternative, and finally obtaining the opportunity to document the building would be a last resort.

This same procedure would be followed by both private and public projects. The database will also be an important consideration in preparing or updating new area or corridor plans, revising land use regulations, changing zoning, and in developing capital improvements programs. A significant effort will be necessary to integrate historic preservation into the planning processes of other City departments. Periodic training on historic preservation considerations for staff in other departments will be critical.

Action Steps

I.B.1 -- The LPC and staff will define objectives of a computer database and mapping system. This will include the kind of information to be included in the database, the potential for adding or updating information at a future time, how this information will be retrieved and used, how the database will be integrated with other departments, and some idea of the review procedures.

I.B.1.2 -- Establish simple review procedures, time schedules for review, and incentives and regulations that can be used to encourage preservation, or mitigation of damaging impacts for historic resources identified by the database. The intent is to identify the project affecting a designated or non-designated historic resource, and to establish a short period to determine the project impacts, then attempt to devise a mitigation strategy.

I.B.1.3 -- Establish a periodic training program for City staff that will potentially interact with historic resources. Include a fail safe method to ensure no project, either public or private, proceeds without checking the database to determine any effects on historic resources.

I.B.1.4 -- Evaluate ways in which the database information can be applied to the preservation and education programs. Incorporate these as tools in the implementation of these elements of the program.

I.B.1.5 -- Investigate possible methods of computer mapping of historic resources, including cooperation with Larimer County. A system that is compatible with the other City maps would be most useful. It is important to link historic resources with zoning districts and with infrastructure maps in such a way that any proposed changes to these systems would immediately show how and where they would impact historic resources.

II. Education and Awareness

Goal: To raise the level of awareness and understanding of and appreciation for the value of historic resource preservation in contributing to the quality of life in Fort Collins.

II.A Public Attention

One of the most important tasks for preservationists is to take the initiative in portraying historic preservation in a positive light. In Fort Collins, like most communities, historic preservation labors in relative obscurity until a controversy arises, and in the crisis situation, lack of knowledge and understanding create negative publicity. This negative publicity is usually the most memorable thing about the controversy. The way to turn this situation to a positive one is through a concerted public education and marketing effort. This must be a joint effort of private and public organizations. Every heritage group in the community will be called upon to participate with the Landmark Preservation Commission and City staff, along with the Chamber of Commerce and other business groups to promote preservation.

Action Steps

II.A.1 -- Publicize all historic preservation events including those put on, or sponsored by the City, the Heritage Roundtable, the Colorado Historical Society, the National Trust for Historic Preservation, Library, Museum, etc. Events that occur on a regular basis build a following over time and media coverage is easier to encourage as the event is institutionalized. Preservation Week is an example of this type of event. When a variety of events occur on a regular year-round schedule, the public gets used to seeing notices of historic preservation activities and begins to anticipate their occurrence.

II.A.1.1 -- Compile a list of preservation events, and events related to the history of Fort Collins, of the area, or specific historical topics of general interest. Arrange the events by calendar date. Determine a desirable events schedule, such as one event in each month, an event at each important holiday, the anniversary of an important historic occasion, or concentration of events in the summer.

II.A.1.2 -- A special effort should be made to target "opinion leaders," and through them, specific audiences. Such opinion leaders include teachers; historians; editors; writers; broadcasters; political leaders; businessmen; realtors; bankers/mortgage lenders; community group leaders; public relations professionals; and youth leaders. Audiences should include high school and college students; young marrieds; the over-the-25-years-of-age group; and senior citizens. Programs should be tailored to achieve the maximum effect with each group.

II.A.1.3 -- Identify ways to inform the public of the events calendar and of upcoming events, by:

- A simple newsletter published by private heritage groups;
- Public access cable television community events listings;
- Community events listings in the *Coloradoan*, *Collegian* and the *Triangle Review* newspapers;
- Press release for events of interest to the broader community; follow up with a phone call to appropriate reporter;
- Newsletter or similar publications of organizations unrelated to historic preservation, but to whom an event might have interest, such as a workshop on preservation tax credits in the newsletter of the Downtown Business Association. Some other examples include the City's newsletter and the Planning Department newsletter;
- Posting on bulletin boards where those with an interest in history and preservation would be likely to visit, such as the Museum, Library, and the History Department at CSU; and
- Announcements and bulletin boards at primary and secondary schools for events of interest to youth, especially in conjunction with the historic preservation K-12 education program.

II.A.1.4 -- An effort should be made to insure that information about Fort Collins' historical attractions are distributed to motels and hotels, travellers' rest points along highways, bus depots, and airports. Perhaps such an effort can be a joint venture with the City's Visitors and Convention Bureau.

***II.A.2* -- Publicize incentives for historic preservation.**

II.A.2.1 -- Develop a simple fact sheet on incentives that is inexpensive to reproduce. Use the fact sheet as an enclosure in mailings to owners of historic properties and/or use as a handout in presentations to interest groups and at historic preservation events. A fact sheet could be given to anyone requesting a building permit or development review for buildings over 50 years of age or other specified category of historic resources.

II.A.2.2 -- Prepare articles for the *Coloradoan*, *Collegian* or the *Triangle Review* on incentives for preservation. Such an article might be of interest during tax time, or in conjunction with special magazine supplements on building, remodeling, financial planning, neighborhoods, downtown business, etc.

II.A.2.3 -- Prepare articles for the *Coloradoan*, *Collegian*, and the *Triangle Review* on successful renovation projects using local economic incentives. Invite members of City Council, City staff and other community leaders on a bus tour of successful renovation topics.

II.A.3 -- Publicize landmark designations of buildings.

II.A.3.1 -- Continue to give property owners a Certificate of Recognition, a handshake from the Mayor, and a few words of appreciation at the meeting where the designation ordinance is approved by the Council.

II.A.3.2 -- Once each year conduct a ceremony to honor designations, perhaps with a plaque, along with a photographic display of all designated landmarks. A good time to do this is during Preservation Week.

II.A.3.3 -- Prepare an article for the *Coloradoan*, *Collegian* or the *Triangle Review* on some designated landmarks; include comments from property owners regarding why they chose to landmark.

II.A.3.4 -- Prepare a "how-to" video on undertaking local and national landmark designation.

II.A.4 -- Miscellaneous Publicity

II.A.4.1 -- Prepare articles periodically that show how important historic preservation is in other communities and the broad benefits the community realizes from preservation. Some possible topics include: the Greenways/cultural parks in the state of New York; the Fredricksburg, Virginia, case study illustrating a method for determining the benefits of community preservation; the effectiveness and fiscal impact of tax incentives for historic preservation; neighborhood stabilization; the economic benefits of preservation; downtown revitalization; etc.

II.A.4.2 -- Compile existing photographs and histories on important historic buildings in Fort Collins that have been demolished into a videotape presentation, with narrative. Update the Planning Department's historic preservation video. Provide copies of both to the Library to be checked out by patrons. Search out opportunities to show the videotapes at events and to organizations.

II.A.4.3 -- Investigate the possibility of a historic preservation program for public access cable television. There are many topics that could be the focus of such a program, but the direction will come from the cable television producers. The LPC will need to respond to whatever opportunity presents itself. However, general planning of some topics, personalities and resources that could be part of a cable television production should be undertaken by the LPC before making a proposal. Consultation with a cable television media professional would help in preparing to effectively sell the cable television companies on the value of a historic preservation program.

II.A.4.4 -- Prepare short, informative brochures or "fact sheets" on critical preservation issues targeted to selected interest groups, such as realtors and homeowners. Some possible topics include a description of the benefits of preservation, including the economy and tourism; a description of regulations that apply to landmark structures and districts; histories of neighborhoods, etc.

***II.A.5* -- Develop a Positive Relationship With Media**

II.A.5.1 -- The Chairperson of the LPC and City staff should meet with the editors of the *Triangle Review*, *Collegian*, *Coloradoan*, and Columbine Cablevision to present the elements of the Historic Resources Preservation Program, and to solicit support for the Program's effort to create a good working relationship with the media.

Interviews conducted as part of the Historic Resources Preservation Program indicate that most Fort Collins residents depend on local newspapers for information on community issues and events, and because of this, it will be an important effort of the LPC to develop better, more positive coverage of preservation issues by them, and by cable television. At first, it may be helpful to present preservation issues in relationship to economic development, increased property values, etc., rather than as a cultural issue. This may take time, and more than one meeting. It is possible that the Mayor might participate in a preliminary meeting to indicate the City's support of the Program and of preservation.

II.A.5.2 -- Designate one member of the LPC, as a yearly assignment, to coordinate preparation of press releases for preservation events, neighborhood meetings related to survey results, panel discussions, presentations, etc. To begin this effort, the LPC member should make informal contact with the reporters who would be assigned to cover preservation topics, in order to provide a general explanation of the preservation program, provide printed information on the Program, and give some preliminary information on the kinds of events and program implementation that will be upcoming during the year.

It would be helpful to consult with a media expert for recommendations on how to prepare the most effective press releases. From time to time, there may be other media to which press releases should be sent. However, the objective of this effort is to develop better support for preservation issues in the local media that have been identified as important sources of information in Fort Collins, and this is where the effort should be concentrated.

II.A.5.3 -- Meetings with the editors of the three newspapers should pave the way for publication of Guest Opinions, preservation articles, a periodic column on preservation, and letters to the editor /related to a specific event or issue. Local preservationists could be called on to write letters to the editor to provide positive information to the public on any preservation issue. A demonstration of public interest may be necessary to getting support for guest opinions, articles, etc.

II.A.5.4 -- The LPC should prepare a list of topics, with an order of priority for publication, and ask members to prepare drafts of articles of the first several topics to be ready to take advantage of any opportunity. Identify the length most likely to be accepted for publication; for example, letters to the editors are usually limited to 200 to 300 words, while guest opinions may be up to 500 words. Articles are of varying length, but will be restricted in length until reader interest is demonstrated. Follow-up letters to the editor from local preservationists on positive preservation coverage should be organized ahead of publication whenever possible to demonstrate reader interest.

II.A.6-- The community has not yet fully capitalized on the tourist interest its history and architectural heritage could generate. Among Fort Collins' prominent events and historical attractions are the birthplace of water resources management and development, and western frontier exploration and settlement. The Trolley, Old Town, Linden Hotel, Laurel School Historic District, Old Fort site, Museum, Poudre River, and other buildings and sites are some of the resources, if well advertised, that could be part of the "must-visit" sights for visitors and history lovers.

II.A.6.1 -- Work with the City's Convention and Visitor's Bureau to identify how historic preservation can be integrated with efforts to attract tourists.

II.A.6.2-- Organize a workshop on "heritage tourism" that includes representatives from the National Trust for Historic Preservation, Downtown Business Association, Downtown Development Authority, Convention and Visitor's Bureau, Chamber of Commerce, hotels and motels, etc.

II.B Technical Information and Assistance

One of the best opportunities for historic preservation is through enlightened property owners. There is growing concern about the increasing number of inappropriate alterations to older buildings that are adversely affecting the integrity of many of the community's historic buildings and neighborhoods. There are also many property owners who want to learn more about how to fix up/paint up their homes or places of business while respecting its historic character.

Each year, the City's historic preservation program devotes a considerable amount of its time and resources in meeting with citizens on an individual basis to discuss problems and solutions. However, this approach is labor intensive and reaches only a few. New opportunities should be explored to involve a larger and broader audience including holding workshops and providing publications for the general public. Although rehabilitation of historic buildings should be the focus of these workshops and publications, the principles and techniques apply equally as well to buildings not recognized as historic. The classes and publications therefore may hold widespread interest among a broad range of homeowners.

Action Step

II.B.1 -- Continue to provide technical assistance on an individual basis. However, additional opportunities should be explored and implemented to reach a broader audience including but not limited to:

- Using construction projects that demonstrate renovation techniques;
- Providing classes in rehabilitation for homeowners and design professionals; and
- Providing publications that focus on rehabilitation issues, including maintenance.

II.C *Preservation Week*

Preservation Week is an established national event that has a significant history in Fort Collins. This event should be a high profile, positive occasion for preservation, and presents many opportunities for educating the public. The events held during Preservation Week may be different from year to year, depending on what preservation efforts are being undertaken, and planning the events should be one of the highlights of the City's historic preservation annual work program. Several considerations in planning these events are:

- A. Involve local preservationists and heritage groups to the greatest extent possible.
- B. Give out plaques for the year's designated landmarks in a public ceremony. The Mayor or a Councilperson could hand the plaques to property owners, with press coverage.
- C. Walking tours of surveyed areas, presentations of popular preservation information, such as historic paint schemes, financial incentives, etc. are all events that are well-received by the public.

Action Step

II.C.1 -- Continue to make Preservation Week an important community event to publicize and recognize historic preservation in Fort Collins.

II.D *Historic Preservation in K-12 Education*

The extent of this effort is dependent on the cooperation of individual teachers, the K-12 education program, and the school district administration. At the present time, copies of a historic preservation unit for the fourth grade developed by the Fort Collins Planning Department are filed in the public library and each school library for use by teachers who are interested. This unit is not used much because teachers are unfamiliar with the topic as is the general population.

Action Steps

II.D.1 -- Establish an ongoing working relationship with representatives of Poudre R-1 to find ways to integrate historic preservation into the K-12 curriculum. Assign an LPC member(s) as liaison between the LPC and the School District.

II.D.1.1 -- One approach could be to develop a one-time presentation on preservation for primary school, junior high school, and for senior high school students in consultation with individual classroom teachers who want to enrich their students. This could be an annual presentation, and include a field trip, handouts, photographs, etc.

The intent of this preliminary effort is to establish historic preservation as part of the curriculum for each grade level, in some way. By doing this, those who are trained in educating students will be able to take over the institutionalization of preservation teaching, the success of such an effort will be less dependent upon untrained volunteers, and will be done on a more regular basis than could be anticipated with volunteers. This longer term effort requires ongoing consultation and collaboration with classroom teachers and the school district to build understanding of the importance of historic preservation and how it can fit into the curriculum with which they are more familiar.

Some topics of interest for various age groups that could be part of K-12 preservation units might include: history and architecture of Fort Collins; what is preservation and why do we need to save old things; stewardship of historic resources for future generations; environmental reasons for preserving buildings; historic architecture/town development as an elective in senior high schools; and preservation technology presentations by CSU professors or graduate students to generate interest in the hands-on aspects of preservation.

Heritage education has been a focus of the National Trust For Historic Preservation, and their *Information Series* includes "Preservation Education: Kindergarten Through Twelfth Grade," by Ellen G. Kotz, which presents a comprehensive list of educational programs that cover a variety of disciplines relating to historic preservation that can be used to develop different skills or teach different concepts. The National Trust regional office in Denver can be helpful in providing examples of heritage education programs around the country that the School District can evaluate on a professional level.

II.D.1.2 -- In conjunction with a presentation on historic preservation, a contest for classroom students might be developed. If interest can be encouraged, this might be developed into a Preservation Week event for children, with publicity for the contest and the winners.

II.D.1.3 -- Participate in the development of an education program at the Museum. After school classes and summer programs for children of varying ages have the potential of presenting historic preservation topics to school age participants in a way that is very informative and interesting at the same time. This program could offer opportunities for student internships in the historic preservation graduate program at Colorado State University.

II.E Historic Preservation at Colorado State University

The historic preservation graduate program in the History Department at Colorado State University offers the opportunity for productive collaboration between the graduate program and the Historic Resources Preservation Program. Also, students and faculty in the University's Construction Management Program and the Center for Stabilization and Re-use of Important Structures could play a valuable role in future preservation efforts. The work of the Stabilization Center includes, for example, helping Colorado communities organize, formulate, and implement strategies for stabilization of important historic structures that are in jeopardy and beyond the reach of traditional rehabilitation programs.

The graduate program of the History Department has an internship. The graduate program has an emphasis on history and historic research, and to the extent that preservation technology is offered, it is in the Construction Management Program or Stabilization Center.

Colorado State University has the potential to offer one of the best preservation programs in the country because of the hands-on opportunities for graduate students that would be available through the Historic Resources Preservation Program. There would be opportunities in research, planning, architecture, education, public administration, technology, etc. These are opportunities not often available to graduate students in historic preservation, and almost never in the same location as the university program. The CSU graduate program is not developed to the extent that it could take advantage of many of these opportunities, except at the initiative of an individual student. A significant commitment by the University would have to be made to develop the graduate program to the degree that the University and City preservation programs could be of mutual support. However, this presents one of the most exciting opportunities in historic preservation, and the LPC might delegate a representative(s) to investigate the potential support for development of the graduate program.

Action Steps

<p><i>II.E.1</i> -- Establish an ongoing working relationship with representatives of Colorado State University to find ways for productive collaboration regarding historic preservation. Assign an LPC member(s) as a liaison between the LPC and the University.</p>

II.E.1.1 — Develop a list of projects and job descriptions for internships for historic preservation graduate students. Individual professors should be informed of this list so they can advise students that they may identify as qualified and interested. Arrange to post the list where graduate students will see it. Provide a contact person and phone number.

II.E.1.2 — Attempt to institutionalize the internship program as part of the graduate program, even if the graduate program itself is not developed any further. Internships offer students real experience that will be invaluable in obtaining employment in the field of historic preservation. It is to the benefit of both the graduate program and the City program to enhance an internship program.

II.F Heritage Group Network (Historic Fort Collins)

Heritage groups and their extended networks can offer support to historic preservation activities. Currently, there are over 55 local heritage groups representing several thousand individuals. These groups and organizations need to be more organized and involved. A more organized coalition could be a very strong political interest group that could lobby for support of historic preservation, and whose numbers and interest could encourage more attention to and participation in preservation issues. An organized group could also perform many important functions in the implementation of the Historic Resources Preservation Program including but not limited to assisting in the survey and identification of historic resources, education and promotion efforts, incentives, and landmark designations. Private, non-profit groups also have access to grants and resources that are otherwise not available to the public sector. Discussions are underway by some private citizens to create a private non-profit "umbrella" organization known as "Historic Fort Collins" similar to ones already established in Denver and Boulder. The Landmark Preservation Commission should support this effort.

Action Step

II.F.1 -- Support efforts to create an "umbrella" non-profit preservation group; delegate a member of the LPC as a liaison to the group.

II.G Historic Preservation Displays

Action Step

II.G.1 -- Develop a series of displays to interest the public in historic preservation issues. Displays could include such things as: photographs of locally-designated landmarks; historic preservation award winners; Preservation Week activities; historic preservation successes; photographs of demolished historic buildings; a calendar of historic preservation events; school and museum education program projects, etc.. These displays could be placed in City Hall, the Library, the Museum, vacant storefront display windows, schools, etc.

II.H Awards

This is an inexpensive but rewarding effort to expose the public to lesser-known historic resources in the community or for just rewarding "good behavior." This program attaches no requirements or restrictions, but calls attention to resources in a positive way. This also provides an opportunity to publicize preservation in an interesting format.

Action Steps

II.H.1 -- Continue the successful "Friends of Preservation" program. Since 1985, over 30 awards have been presented by the Landmark Preservation Commission. The awards are given to organizations or persons active in or who have made contributions to historic preservation activities in Fort Collins during the previous 12 months. These awards are presented during Historic Preservation Week. Winners should be recognized at a City Council meeting.

II.H.2 -- Continue the successful "Outstanding Historic Renovation Awards" program. This program was begun in 1991. It is intended to recognize examples of outstanding design and renovation of locally landmarked structures. It is applicable only to properties which have been reviewed under the City's Landmark Ordinance. Each of the winners is presented an Award of Merit by the Landmark Preservation Commission. Winners should be recognized at a City Council meeting or in some other public forum.

II.I. Plaques

Action Step

II.I.1 -- Identification of designated landmarks with permanent plaques describing the significance of the structure is a relatively low-cost action that instills community pride in the property owner and also marks the landmark for future generations. A plaque should be provided for every individual landmark that is designated with a description of the historic significance of the structure. The plaques should be mounted on an appropriate location on the landmark by trained personnel.

II.J Notification Program For Owners of Historic Properties

Many owners of historic properties know nothing about the significance of their old building. Such knowledge is often a source of pride and is an effective education tool.

Action Steps

II.J.1 -- Implement a program for notification of owners of historic properties.

II.J.1.1 -- Based on the most recent survey information, notify owners of historic resources determined to be eligible for listing in the National Register of Historic Places as an individual landmark, or as a contributing building in a historic district. Notify owners by mail with a standardized packet of information on the Historic Resources Preservation Program, on incentives for local landmark designation, on the designation procedure, calendar of preservation events, etc. Follow the notification up with a telephone call and invitation to a neighborhood meeting related to survey results, or to a LPC meeting, if a neighborhood meeting is not scheduled.

II.J.1.2 -- Notify owners of properties determined to be eligible for local landmark designation, or targeted for local landmark designation. This includes individual landmarks or historic districts. Provide a similar or identical packet of information as in *II.J.1.1*. Do similar or identical follow up telephone call and invitation to a meeting.

II.J.1.3 -- Develop a gift certificate to be redeemed for historic preservation information of general interest to be included in packets of information. Examples of such information include historic paint schemes, local historic walking tour brochures, historic architectural styles of Fort Collins, or a calendar that incorporates photographs and descriptions of Fort Collins historic landmarks. When the certificate is redeemed, take the opportunity to informally discuss the property and its potential.

II.K Communication with City Council

Action Steps

II.K.1 -- Keep City Council informed of progress and the successes of the Historic Resources Preservation Program.

II.K.1.1 -- Provide brief updates, perhaps semi-annually, on progress of the Historic Resources Preservation Program. A more detailed update should be provided annually. For special positive accomplishments, provide a separate update. The update is for information purposes only. However, occasionally, the LPC may request a City Council resolution, or a commendation to a citizen for preservation activities, etc. This should include a process for City Council members to ask questions (on the information provided in the updates) and have them answered

II.K.1.2 -- Keep the Council-appointed liaison informed of the progress of the Program by sending him/her LPC meeting minutes and other pertinent information. Consider appointing a liaison from the LPC to each of the members of Council. The responsibility of the liaison will be to provide a point of contact on a continuous basis and to coordinate and discuss ideas and interests.

II.K.1.3 -- Organize a bus tour for the City Council, members of Boards and Commissions and City staff. Select an area of the community that best exemplifies the benefits of preservation -- buildings that have been saved and adapted for new uses such as affordable housing or commercial enterprise. Create a historical tour map for all participants. Invite spokespersons to participate who have special knowledge of rehabilitation tax credits and the aesthetic and economic benefits of historic preservation.

II.L Workshops and Seminars

Action Step

II.L.1 -- Organize presentations and panel discussions on various aspects of historic preservation for presentation to boards and commissions, service clubs, sign companies, Downtown Business Association, Chamber of Commerce, Downtown Development Authority, realtors, architects, builders, environmental groups and neighborhood groups, churches and business associations. LPC members could focus on a specific area of interest and expertise and do presentations in that area. Contact the Colorado Historical Society for information on the types of outreach workshops and seminars their staff routinely conduct. This type of educational effort needs to have interest and participation encouraged, and will most likely be related to another aspect of the Historic Resources Preservation Program. Scheduling and publicizing preservation workshops and seminars should be part of the annual schedule of preservation events and should be related to other Program elements, as appropriate.

II.M. Attitudinal Survey

Action Step

II.M.1 -- Develop an attitudinal survey on historic preservation in Fort Collins after the Historic Resources Preservation Program has been established to assess public support for preservation, the degree to which the Program is succeeding, and if efforts need to be redirected or intensified in the following year's work program. The LPC should outline the questions for which they would like information, and then get assistance from the City staff who do research and evaluation in designing an appropriate questionnaire, and in evaluating the responses.

II.N Tours

Action Steps

II.N.1 -- Tours are an inexpensive but effective way to attract attention to historic preservation. They can be both fun and informative. Significant historical themes, for example, water resource development, can be developed into historic interpretation tours. Some of these tours can be walking or bicycling tours, but most will be driving or bus tours. Other tours could be developed around agriculture, the sugar beet industry, transportation, education, industry and business, early lifestyles, the Native American culture, etc. It is imperative, however, that thorough historical research be undertaken before any tours are initiated.

II.N.1.1 -- Work with the Library, Museum, Convention and Visitors Bureau, and local heritage groups to identify potential tour themes.

II.N.1.2 -- Develop one or more maps identifying historical theme tours and important tourist attractions in the Urban Growth Area.

II.N.1.3 -- Publish theme tours (routes and narratives), perhaps as newspaper publications.

II.O Resource Book

This is an excellent way to network among preservationists. A catalog or "yellow pages" could be prepared that lists local builders, craftpersons, manufacturers and suppliers, artists, etc. that deal in services and goods related to the rehabilitation and preservation of historic buildings. This catalog could also include names and phone numbers of persons who have renovated a home and would be willing to share this experience with others. This would be a good project for the private heritage groups.

Action Step

II.O.1 -- Encourage one of the private heritage groups to prepare and publish a booklet on local resources for rehabilitating historic structures.

II.P Identify Historic Preservation as Part of the Broader Environmental Ethic

More and more communities concern themselves with recycling and conservation of resources, and preserving historic building can be an important aspect of this concern. Part of a public relations campaign for historic preservation could be related to the investment of energy and resources in existing buildings. This investment can be quantified, and might be a graduate thesis topic for a historic preservation degree.

Action Steps

II.P.1 -- Investigate the possibility of having a historic preservation graduate student quantify the energy and resource investment in a historic building versus new construction. Consider the development of a model for quantifying this investment for any historic building.

II.P.1.1 -- Make the results of this study a part of a preservation public relations efforts to join forces with the environmental movement. Focus on this during Preservation Week, or during the annual preservation awards.

II.Q. Historic Preservation Library

Action Steps

II.Q.1 -- Locate, identify, and catalogue all information that has been developed to support preservation in Fort Collins over the years. There is an enormous amount of information on historic resources available from the Planning Department. However, this information is scattered, unidentified, and difficult to use in its current form. Consider hiring an intern to create this library.

II.Q.2 -- Support the ongoing efforts of the Public Library and Museum to be the primary center for historical information and research in Fort Collins.

III. Incentives

Goal: To encourage private sector preservation and rehabilitation of historic resources

The Preservation movement has recently moved into a new era, one characterized by a search for new, effective state and local incentives to generate more rehabilitation of historic structures. Three reasons are generally articulated to explain the need for incentives. First, incentives are necessary to compensate owners of historic buildings burdened by historic preservation laws. Second, incentives are sometimes necessary to counter economic forces. Third, incentives are necessary to assure systematic rehabilitation of historic buildings -- the best protection is new investment that lengthens the economic life of an historic building.

No one preservation incentive can address all three of these reasons. An assortment of incentives is necessary in any well-designed program. The following incentive package is structured to assure flexibility in use and to allow developers wishing to rehabilitate historic buildings, a return on equity investment competitive with alternative real estate investments.

III.A Tax Credits

Action Steps

III.A.1 -- Federal Tax Credits. The Tax Reform Act of 1986 provides for a 20% tax credit for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes; and a 10% tax credit for the substantial rehabilitation for non-residential purposes of buildings built prior to 1936 (the 10% credit is *not* available for rehabilitation of certified historic structures or those located within a registered historic district). Residential rental property qualifies for a straight-line depreciation period of 27.5 years, and non-residential for 31.5 years for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Because each individual project is different, those who apply for federal tax credits should consult with their own tax advisors on the applicability of tax credits to their situation. However, there are application requirements that must be known before a project is undertaken, related to establishing the historic value of the property, and the acceptability and documentation of proposed alterations to the historic structure. Information on these issues is an important contribution the Fort Collins Historic Resources Preservation Program can provide.

III.A.1.1 -- Establish the Planning Department and the Local History Section of the Library as a contact and a source of information on federal tax credits. Special training of staff in understanding the Federal Tax Credits will be necessary to implement this strategy. This action includes:

- Providing historical and architectural information;
- Maintaining brochures, worksheets, and other information on federal tax credits published and distributed by the National Park Service to provide to interested owners;
- Maintaining current names and telephone numbers of persons in the Colorado Historical Society, the National Park Service, and the Internal Revenue Service who are responsible for preservation projects applying for tax credits; providing this information to prospective applicants; and
- Maintaining a library of information from the Colorado Historical Society and the National Park Service on issues related to federal tax credits.

III.A.1.2 -- Develop a general information handout sheet on available tax credits to use in publicizing incentives for preservation. This sheet would not include details of the federal tax credit program, but would include the basic benefits and procedure, with the local contact person and telephone number. This handout would also include information on state and local tax credit programs.

III.A.1.3 -- Establish an efficient process for photographically documenting the before and after conditions of a federal tax credit project. These photographs can be used for a variety of purposes, including preservation awards, documentation of the impact of financial incentives, to demonstrate the local value of historic preservation, etc.

III.A.2 -- *State Tax Credits.* Colorado has a tax credit program that applies to more properties than federal tax credits and is intended to address costs that owners of historic properties commonly face when improving their property. This program was begun in 1991, and is not well known.

The program offers substantial benefits to both residential and commercial properties with relatively simple application and review procedures. The State tax credit program will be an important incentive to preservation in Fort Collins.

III.A.2.1 -- Establish the Planning Department and Local History Section of the Library as a contact and a source of information on State tax credits, in the same way as for Federal tax credits, and providing similar information to prospective applicants.

III.A.2.2 -- As a Certified Local Government, the City can assume the responsibility of reviewing projects applying for State tax credits and verifying that the completed work conforms to the approved plans, in return for an application fee, which would support the Historic Resources Preservation Program. This establishes local preservation expertise in the review process. However, the review and verification procedures must be clear and efficient, so that encouraging property owners to take advantage of State tax credits does not become a burden to the City's preservation program.

At present, the City has not assumed this responsibility for fear of its administrative burden on an already understaffed program. The benefits and costs of this responsibility should be reevaluated as more resources are provided to support the HRPP.

III.A.2.3 -- Establish a library of information related to undertaking projects qualifying for State tax credits, in the same way as for Federal tax credits. Such information might include appropriate alterations to historic buildings, technical preservation information, past tax credit projects, etc.

III.A.3 -- *Local Property Tax Rebate Program.* The Colorado Constitution limits local governments from either appraising property or setting tax rates at different levels. However, a local government may rebate its share of property taxes that are collected. In a property tax rebate for historic rehabilitation, the City of Fort Collins would refund its share of increased property taxes attributable to improvements made to a landmark structure or one located in a locally-designated historic district for a five-year period. A local property tax rebate program will require an amendment to the City Code.

In a property tax rebate program, when a property owner applies for a building permit, it would be directed to the Assessor's office for review. The Assessor will provide the City a list of landmark properties that have been reassessed due to improvements, along with a certificate that the taxes had been paid. The City would then rebate the increment of taxes related to the improvement(s).

A projection of the liability this might pose to the City can be made by evaluating the improvements made to landmark structures. The assessed value of the original structure would be combined with the total value of the improvement. Because the dollar value of an improvement does not necessarily directly relate to the dollar amount of the increase in value, an appraiser with experience in Fort Collins who is knowledgeable about older buildings, could provide some general guidance on the increase in value related to improvements. The property tax increment related to increased values can be determined for a five-year period. The liability that the City would have undertaken, if such a program had been in place can be calculated for past projects, and used to provide an estimate of the revenues proposed to be rebated. It is important to remember that these are property tax revenues that would not otherwise have been available to the City because without such an incentive, it is much less likely that any improvements resulting in increased property value would have been made. The increased revenues do go to the City after the rebate period of five years has expired. The dollar amounts involved are relatively small, and for reasonably steady activity in a residential historic district, for example, the total five-year rebates are on the order of less than \$10,000.00.

III.A.4-- Local Sales Tax Waivers. Local sales taxes on building materials for improvements to locally designated landmarks and buildings located in a locally-designated historic district involve relatively small amounts of money. However, this is a direct out-of-pocket cost that a property owner can immediately link to preservation of his or her property. Administratively, waiving the tax, rather than collecting it and rebating it, is the most efficient method. This program requires that the building owner and contractor file an affidavit that the building materials will be used exclusively on the landmark structure. Any such building permit will be reviewed by the Planning Department to ensure that the proposed work has been reviewed and approved by the LPC. The plans are then stamped as historic and the building permit is signed by Planning staff. The Building Inspection staff would then simply not collect the sales tax, and would issue a certificate to the owner or contractor to use when purchasing building construction materials to indicate that the sale tax obligation had been met. A local sales tax waiver will require an amendment to the City Code.

- The sales tax waiver would only apply to activities requiring a building permit. Maintenance activities, such as repainting or reroofing, would not, by themselves, qualify for a waiver. This simplifies the administration of the program to the extent that there is very little cost in administering the waiver through the building permit process;
- The sales tax can only be waived on construction materials purchased within the City of Fort Collins, which can help support local businesses;
- Only the City portion of the sales tax may be waived;
- Properties located within locally-designated historic districts would be eligible for sales tax waivers even if they were not contributing structures because they are under the same controls as contributing structures;
- Exterior improvements must be at least 30 percent of the total dollar value of construction materials. This recognizes that interior improvements may be essential to the continued use and/or livability of a structure. However,

it lessens the likelihood of waivers being requested for frivolous improvements. The 30 percent figure relates to the relative value of exterior versus interior improvements for a typical rehabilitation project where the roof is replaced, a dormer added, and a bathroom and kitchen are remodeled; and

- A tier system of lesser waivers for more valuable properties is not appropriate, because the goal of historic preservation is to preserve important historic structures without regard for their assessed value, and offering the same incentive to any eligible property is one means to achieve this goal.

To evaluate the impact to the City of Fort Collins of implementing a sales tax waiver program for building construction materials used to rehabilitate a locally-designated landmark, each project that has involved a local landmark or building in a locally-designated historic district should be reviewed. The review should be done each year, and should include the address, a brief description of the nature of the work undertaken, the dollar value of construction, broken down into exterior and interior cost to the extent possible, and the amount of sales tax paid.

Using this information, a range of estimated annual sales tax waivers can be developed. A cap to the annual liability of a sales tax waiver program might be proposed, and the upper end of the range could be the amount at which the program is capped. It might be useful to project the cost of rehabilitating a large commercial building, determine the sales tax waiver for such a project, and use that amount as the cap. This would allow the sales tax waiver to be used as an incentive for larger projects that would broadly benefit the community.

III.B Development Fee Waivers

Municipalities establish fees for providing services to its citizens which are usually structured in such a way as to recover the cost of providing service to the extent possible. Because historic preservation projects frequently involve redevelopment, the fees required are the same as those required of new construction. Waiving development fees for preservation projects would require that the waived costs be accounted for in the General Fund, and could result in a significant and unpredictable expense to City government.

A draft of the downtown "development/zoning" study prepared for the Downtown Development Authority identifies the need to reevaluate the application and use of the street oversizing fee on downtown development projects. The reasoning is that the improvements anticipated to be installed and paid for by the fee are typically not required in the older, developed areas of the community. Therefore, the study suggests, that the fees should be waived or the money spent on other transportation improvements that would benefit the older parts of town including transit, bicycle, and pedestrian improvements, parking, etc.

Action Step

<i>III.B.1</i> -- The issue of waiving or alternative use of development fees collected on historic structures should be explored.
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III.C Loan Pool

Some communities have been successful in working with traditional commercial banks and other lenders to create a pool of funds available for historic buildings. Lenders are often reluctant to commit funds to historic rehabilitation projects in cities where there have been well publicized failures involving historic rehabilitation efforts. It may take strong public leadership to convince banks to commit a specified amount of financing to an available pool of money, and often one bank can be convinced to participate in the program if it knows that its competitors are also willing to assist. In Fort Collins, the establishment of the Community Development Corporation to acquire the old Post Office is a local example of this strategy. The CDC investment involved several financial institutions, CDBG funds and the Power Plant Visual Arts Center Inc.. The CDC strategy might be applicable to other historic buildings/districts.

Sometimes the biggest impediment to successful rehabilitation of a historic building is high acquisition costs. This is especially true where the building is located in a high-growth area where the value of the land underlying the building exceeds the value of the improvements in their run down condition before rehabilitation. If a qualified rehabilitation developer has to pay full land value price to acquire the property, the investment may be so large when rehabilitation costs are added, that the project is not feasible because not enough mortgage financing can be arranged and the return to equity investors is too low to be competitive. The City can help assure that more historic buildings are rehabilitated by establishing a pool of funds to help acquire such properties and then "write down" the cost of acquisition to a rehabilitation developer. Another purpose of the fund could be to "purchase" a historic building that is in danger of demolition until market conditions improve and a private investor is found.

An example of this process at work involved the historic Chicago Theater. The City of Chicago, working with a private investment group, arranged a plan whereby the developers were able to purchase the theater. The money used by the developers to make the acquisition came from the City in the form of a loan that had to be repaid in terms favorable to the developers. The development group then donated a preservation and conservation easement on the theater and took a charitable gift deduction that exceeded \$12.6 million, in effect, most of the value of the land underlying the historic building. The theater itself had very little value. The investors were able to take a large tax deduction.

In New Orleans, the Preservation Resource Center has developed financing arrangements with a consortium of local banks to assist in renovating homes in the city's historic Lower Garden area. The Center purchases homes in the target area, and provides money to individual property owners through a revolving line of credit, loaned by the consortium of banks. Once the renovation is complete the owner obtains a conventional mortgage from a local bank, repays the Center and takes title to the improved home. This kind of transition loan has been used to overcome the reluctance of banks to make loans on dilapidated structures.

Locally, in 1987, the Local Development Company (LDC) was given \$79,000 of CDBG funds for the purpose of purchasing and renovating buildings for preservation purposes. The funds were used to purchase the historic McHugh House at 202 Remington. At the time of purchase, the house was threatened by demolition. The LDC was able to purchase the house and secure it and preserve it. Market conditions have improved in the downtown area and the LDC has recently sold the home to a private investor. The return on sales will be used for the purchase and/or rehabilitation of another "endangered" historic building.

Action Steps

<p><i>III.C.1</i> -- The City should investigate creating a loan pool with local financial institutions for the purpose of purchasing and/or rehabilitating historic structures, including the establishment of a new and/or expansion of the existing Community Development Corporation (CDC).</p>

<p><i>III.C.2</i>-- The City should investigate creating a fund (or expanding the existing LDC program) for the acquisition of buildings and sites for the purpose of preserving historic buildings for possible resale to private developers. The LPC should assist in identifying potential structures/sites for acquisition.</p>

III.D Revolving Loan Fund

Revolving loan funds have been used as incentives to preserve historic structures since the 1960s. The theory behind such a program is that repaid loans go back into the loan pool, with interest on the loans increasing the loan pool over time. This source of funds can be used to leverage funds from traditional lending institutions. Many communities that participated in the National Trust's Main Street Project used revolving loan funds as a downtown revitalization tool, and in some cases the financial backing came from banking institutions in the community. These funds were primarily targeted to facade improvements, but in other cases, funds can be applied to the rehabilitation of the entire building.

A revolving loan program can be administered in several ways, most commonly through a private non-profit organization, such as a downtown development authority or local preservation foundation. The program can also be administered by a city agency. For example, the City of Deadwood has established a revolving loan program devoted to historic preservation that is administered by the Office of Planning and Preservation. A third alternative is administration of loans by a participating local bank. The circumstance that would allow administration of a local loan program by a bank are unusual, because there are costs to banks in administering loans, which would generally offset any lower-than-prime interest rate that might be forthcoming. At the present time, the banking industry is retrenching from the savings and loan crisis which caused many bank failures, and it is unlikely that banks will participate in many below-prime loan programs in the near future.

The purpose of revolving loan programs is preservation of historic resources, which is carried out in various ways. Some funds are concentrated on facades; some focus on improving life safety deficiencies and stabilization of serious deterioration; some are used to purchase, rehabilitate and resell historic properties with conservation easements and other restrictions; and others are used for any good preservation project that is proposed. There are spinoff benefits to revolving loan programs that go beyond preserving individual buildings, such as stimulating economic development; improvement of aging residential areas; and leveraging of several times the value of the low-interest loan in conventional financing and other kinds of investment.

Nearby Loveland, Colorado, has a program for facade improvements administered by the Downtown Development Authority. The first program was a revolving loan program that loaned City CDBG funds at 6 percent interest, with matching funds from local banks. The attempt was to target small contractors to do the facade work. It was thought that once CDBG funds were loaned and repaid, there would be no further requirement to comply with federal government funding requirements. This was not the case, and federal requirements, such as observance of Davis/Bacon Act, caused costs to exceed expectations by 30 percent. The program was revised to create a City-funded revolving loan for preservation of historic facades. Loans were made for improvements, and a conservation easement was part of the repayment. The cost of \$400 to \$500 per facade per month for four years made the program too expensive for most. Only six facades were improved in this program. The program was subsequently changed to a ten-year system of contributions based on frontage and height of a facade, rather than repayment of a loan. Contributions are \$60 to \$250 per month, and the program is funded in the City's annual budget. The number of facades improved has increased, but the program has had trouble attracting participants. A conservation easement and commitment to maintain the facade in perpetuity is part of this program.

Fort Collins has a non-profit organization, the Local Development Company (LDC), that administers a revolving loan program that includes facade improvements for downtown buildings. Awnings and other improvements can be funded. Over ten years, there have been 140 loans, 60 of which were for facades. Business loans are included in this revolving loan fund. The focus of this loan program is on commercial development, and not on historic preservation.

Many low-interest loan programs are unsuccessful at attracting participants for a variety of reasons, including lack of publicity to make people aware of the program; too complicated for many property owners; the funding available is too limited to do more than make a small contribution to a larger project; and owners of historic properties are not in a position to undertake even a low-interest loan. These factors need to be considered in developing a revolving loan program.

Funding to start a historic preservation revolving loan program can come from a variety of sources, including Community Development Block Grant funds, municipal funds, (if in support of a public purpose) from local lending institutions, and from special revenue sources, such as gaming tax revenues. The impact on actual preservation of historic resources from a revolving loan fund depends to a certain extent on having adequate funds available. However, the program needs to be focused on making the greatest impact with the fewest dollars and needs to be linked to other aspects of the preservation program, for example, to broad participation in the State tax credit program. This can encourage larger preservation projects, more

designations, and provide some assurance that the loan can be repaid, based on the value of the property to be rehabilitated. Funds can go to either commercial or residential properties and will encourage the survival of the State tax credit program by demonstrating the resulting preservation projects. A portion of the funds in the revolving loan program could be set aside from these more typical projects to be loaned under more unusual and unpredictable circumstances, for example to relocate a building threatened with demolition, or emergency stabilization of a building threatened by deterioration.

Action Steps

III.D.1 -- Residential Property Loan Program. Consider establishing a revolving loan program for residential property owners that includes the following:

- Targets the \$5,000 minimum investment for participation in the State tax credit program;
- Is linked to locally-designated landmarks or historic districts;
- Includes both commercial and residential property;
- Establishes an interest rate below Prime Rate;
- Is a fund only for preservation projects, and not part of a revolving loan fund, for which preservation projects compete with many other kinds of projects;
- Is administered by an agency familiar with the goals of historic preservation, for example, within the Planning Department if staff and expertise can be funded; by the Local Development Company if the preservation fund can be administered separately and if preservation expertise can be brought to the evaluation of potential projects. This might be achieved by a collaboration between the Local Development Company, with experience in administering loans, City staff, and a delegate of the LPC;
- Establish conservative goals for participation, with provisions to increase funding as the program is successful;
- Clearly define what kinds of preservation projects will be favored, and clearly linked to the State tax credit program;
- Have an effective marketing plan to encourage participation;
- Is simple to apply for;
- Sets aside a portion of the revolving loan fund for unusual projects of an emergency nature. Carry forward any unused amount to the next year;
- Considers investing \$87,500 in six state tax credit projects and \$12,500 in emergency loans for a total of \$100,000 in loans to start; and
- Considers using consulting expertise in setting up the details of the revolving loan program. This expertise is likely to be available in the local financial community, and could be provided on a volunteer basis.

III.D.1.1 -- Evaluate the revolving loan program annually to determine adjustments to the program to make it more successful. Establish a minimum level of performance after the program has become well known that will be required to continue the program. Establish options for redirecting loan funds if the program is not successful.

III.D.2 -- Commercial Property Loan Program. Consider establishing a revolving loan program that involves preservation as a partner in commercial redevelopment activities in exchange for preservation of historic commercial property. There are a variety of ways that municipalities can finance redevelopment, including: Business Improvement Districts; Community Development Block Grants; Enhanced Sales Tax Incentives; Enterprise Zones; General Improvement Districts; General Obligation Bonds; Lease Purchase Agreements; Loan Interest Rebate Program; Local Economic Development Fund; Municipal Economic Incentive Program; Public/Private Partnership Agreements; Public Mall Act; Sales Tax Revenue Bonds; Special Improvement Districts; Tax Increment Financing; and Certified Development Companies.

Fort Collins may use one or a combination of these methods in the future to encourage redevelopment activity. The downtown has been a focus of attention for redevelopment and planning for many years, and as time passes, the critical value of an economically vital downtown has become clearer. This is an area where the interests of preservation and redevelopment coincide, and preservation could play an important role in shaping redevelopment by acting as a financial partner through a revolving loan program.

One of the limiting factors to establishing such a loan program is the lack of communication among commercial and preservation interests. The Local Development Company has a revolving loan fund for commercial purposes, however, the existence of this program is not well known. The opportunities offered by leveraged preservation dollars with broader economic development dollars are significant, but better communication among potential fund sources is clearly a first requirement.

III.D.2.1 -- Establish a working committee with an LPC member, a member from the City Economic Affairs Division, a member from the Local Development Company, and a member from the Downtown Development Authority to evaluate the potential for incorporating preservation funds in redevelopment activity, on an ongoing basis. Propose a method for formal participation of the LPC in present and future downtown redevelopment activities.

III.D.2.2 -- If the City determines that their financial participation in downtown redevelopment is a cost-effective method of preserving historic resources, develop criteria for providing funds from the revolving loan fund. Consider:

- Obtaining landmark designation or conservation easement (a non-profit group could accept and maintain such easements or responsibility for maintenance can be attached to the property);
- That the intent of participation of the City is to leverage other dollars for preservation;
- Requiring professional technical preservation expertise in repairing deterioration of structures for which money is loaned. This may be provided free as an additional incentive;

- Limiting loan participation to the degree of preservation involved in the project;
- Having the loan administered through the lead agency; and
- Consider using the funds as “seasoning” that would eventually lead to privately financed loans.

III.D.3-- Affordable Housing Loan Program. Consider establishing a revolving loan program that involves preservation as a partner in affordable housing programs in exchange for preservation of historic housing stock. Providing affordable housing is an issue almost every community is struggling with, being faced with elimination of federal dollars for housing. However, there are significant tax benefits to providing affordable housing, and the private sector will likely be an important partner in housing for as long as the tax benefits are in place. Because dispersed affordable housing is the goal, it is more likely that existing buildings may be more attractive options than large multi-family development. The use of preservation funds to ensure preservation of historic resources or to encourage an adaptive reuse of a historic building presents exciting opportunities for partnerships in housing.

III.D.3.1 -- Establish a working committee with an LPC member, a member from the Fort Collins Housing Authority, a member of the City Council, a member from the City's Affordable Housing Board, a member of the DDA, and a member of the City's CDBG Commission to evaluate the potential for incorporating preservation goals in affordable housing. Propose a method for formal participation of the LPC in present and future housing programs.

III.D.3.2 -- If the City determines that their financial participation in affordable housing is a cost-effective method of preserving historic resources, develop criteria for providing funds from the revolving loan fund. Consider:

- Obtaining landmark designation or conservation easement (if a non-profit group is willing to accept and maintain such easements has been established);
- That the intent of participation of the City is to leverage other dollars for preservation;
- Requiring professional technical expertise in repairing deterioration of structures for which preservation funds are loaned. This expertise may be provided free as an additional incentive;
- Limiting loan participation to the degree of preservation involved in the project;
- Having the loan administered through the lead agency, if appropriate; and
- Weigh the potential for adapting hard-to-use, but important historic buildings to affordable housing. When appropriate, actively encourage that result by proactively working with City, developers, and State agencies.

III.D.3.3 -- If the City determines that commercial redevelopment and affordable housing are good targets for preservation funds, the City will have to devote considerable time and attention to this issue. Consider requesting that an appointment to the LPC target financial expertise; delegating a member or subcommittee of the LPC to focus on the loan program; and that training be provided annually related to the appropriate programs. This effort may require staff support related to loans, downtown development, affordable housing, etc.

III.D.4 - Mortgage Programs. The Planning Department could assist local prospective historic home purchases by providing information on the following mortgage programs, including the participating lenders. The LPC might meet with local lenders to encourage their participation in these programs and to discuss lending issues in general.

Federal Housing Authority (FHA) 203-(k) Rehabilitation Mortgage Program. This program allows the financing with one loan the purchase and rehabilitation of owner-occupied one-to-four-family properties. Participating local lenders are backed by HUD to minimize risk. Applicants can borrow up to 97 percent of the final value for as long as 30 years. Rehabilitation money is released as work is completed. 203(k) mortgages are time-consuming to administer and relatively few lenders participate.

Fannie Mae Loans. The Federal National Mortgage Association's (Fannie Mae) Community Home Improvement Loan is aimed at buyers with little cash, but large interest in home improvement. Participating local lenders can loan up to 95 percent of the value of a property after improvements are completed, providing a mortgage and rehabilitation loan in one package. Rehabilitation dollars are released as work is completed. Applicants for these loans may earn a maximum of 115 percent of the area's local mean income; and luxury home improvements are not covered.

III.E Rehabilitation Grant Program

Grants differ from loans because the owner is not required to pay the money back. In the past, Congress has appropriated funds for rehabilitation of historic buildings on the National Register, However, these funds have not been appropriated for the last few years.

Grant funds are available to those who qualify through the Colorado Historical Society Fund, generated by gaming revenues. The amount in the Fund in 1992 was \$1.3 million. It is projected to exceed \$2.5 million in 1993. Grants can be awarded to both public and private entities. There is an emergency funding pool that is separate from the general funding pool. The City will have to sign an application and provide comments on any request by private entities. This program provides funding sources for a broad range of possible projects, and requires City involvement which would allow a State funding source to be coordinated with the objectives of the Historic Resources Preservation Program.

In addition to the State program, a local grant program for rehabilitation is recommended. The local program would be simple to apply for and easy to administer. A local grant program provides the City with the opportunity to show financial support for preservation and enlisting the community's support. The program will benefit current property owners as well as future generations who will benefit from the efforts made by Fort Collins' preservation-minded leaders of today. The program will also create local jobs and increase property values, resulting in generating

additional income for the City. The primary components of the recommended grant program are:

- All grant recipients will be required to match the grant amount "dollar for dollar".
- Grants for \$2500 shall be available for residential property owners; \$5000 for commercial property owners, although larger amounts may be granted at the discretion of the LPC.
- The structure must have local landmark designation or be a contributing structure in a local landmark district.
- Property owners who have previously received grants are eligible, but priority will be given to new applicants.
- The City's portion may only be spent on facades or exterior improvements, including cleaning masonry, repairing cornices, foundations and/or maintaining or reversing modification to the structure's trim, windows, doors, siding, roof, porches, stone walls, paint, and/or steps or stairways.
- In addition to the above, the property owner's match of the grant may be spent on stabilization of the structure, new wiring, heating or plumbing, and/or sprinkling systems in commercial structures.
- Signage, interior remodeling, interior decorating, additions, or adding elements which were not part of the original structure are not eligible.
- All work must comply with the City's Design Guidelines and/or Secretary of Interior Standards for Historic Preservation.
- Building Permits are required and all permit fees must be paid.
- Grants will be awarded in March. The applicants must complete the work, submit an accounting report, and receive payment within 7 months of approval of the Grant.
- The grant recipient will receive the actual cash after all work has been documented, completed and approved, and all receipts have been turned in. There will be a final inspection, and at that time the funds will be disbursed.
- Grant recipients will be required to allow a placement of a sign on their property stating that they are participants in the City's Grant Program.
- The LPC will review all grant applications and award the grants based upon:
 - the efforts to return the structure to its original appearance;
 - the amount spent on exterior work; and
 - the preservation necessity.

Action Steps

III.E.1 -- Establish and fund a small grant program for rehabilitation of landmark buildings. Provide initial funding for the program in the amount of \$25,000 for the first year. The Rehabilitation Grant Program should be evaluated after one year of implementation. If deemed successful, continued funding should be provided. A local grant program will require an amendment to the City Code.

III.E.2 -- The City should work with the Colorado Historical Society to publicize the availability of State preservation funds to private entities and the process for applying for them. LPC members and City staff should proactively encourage preservation projects to seek this source of funding. The local Rehabilitation Grant Program should be coordinated with State grant requests to the extent that grant funds might be used as a cash match under certain circumstances.

III.F Federal Fund Sources

Community Development Block Grant (CDBG)- Although CDBG funds are generally targeted at eliminating blight and providing employment for low and moderate income persons, there are other purposes municipalities devote CDBG funds toward, such as housing. In order to get funding for historic preservation, the project usually has to support other important community objectives. There are a number of ways that CDBG funds can make a positive contribution to historic preservation including historic facade renovation, correction of code violations, acquisition of historic structures and funding public improvements such as streets, utilities and sidewalks. CDBG funds can be used in a variety of ways including direct grants; revolving loans; acquisition of threatened historic structures; funding the difference between standard building materials and materials appropriate to a historic building that are used for a housing rehabilitation project; providing design assistance to develop a rehabilitation proposal that preserves the integrity of a historic building, etc.

Action Steps

III.F.1 -- The LPC should hold a study session with the CDBG Commission to determine the role that historic preservation can play in the City's CDBG program. If preservation is determined to play a significant part, the LPC should pursue a request for CDBG funds.

III.F.1.1 -- The LPC should hold a study session with the Housing Authority to determine the role that rehabilitation of aging housing can play in the City's housing program. If the Housing Authority projects that it will play a significant part in providing affordable housing, the LPC can pursue a request for CDBG funds to bridge the cost gap between standard rehabilitation and historically appropriate rehabilitation. Examples of costs CDBG funds might cover are double-hung windows in place of metal horizontal siding windows, or narrow lap wood siding in place of T-111 wood panels or composition board siding panels.

III.F.1.2 -- The LPC should assess the need that CDBG funds are being targeted to address, and evaluate the suitability of addressing those needs through the adaptive reuse of a historic building, for example, the Power Plant, Linden Hotel, Northern Hotel, or an old school. The LPC should continue to evaluate this potential each year.

Transportation Funds- The Intermodal Surface Transportation Efficiency Act of 1991 specifies that each state spend 10% of its funding through this program for transportation enhancements, of which historic preservation is one. The rehabilitation of the old Trolley Barn is an example of the use of these funds for preservation purposes.

Action Steps

III.F.2-- In a work session, the LPC should determine whether to pursue funds from the Intermodal Surface Transportation Efficiency Act of 1991. If the LPC feels that it warrants further evaluation, delegate one member of the LPC and City staff, to meet with the City's Department of Transportation staff, to better determine the potential for obtaining funds for preservation projects in the City.

III.F.2.1-- If it is determined that such funding is possible, prepare an application for funds for a qualifying project.

III.G Zoning

There are a variety of zoning incentives that have been used in communities to encourage historic preservation. Some are effective only under conditions of blight, or where there is a large difference in the existing development and development potential allowed under the zoning with an adjacent area of sufficiently intense land use that the development potential can be transferred. Generally, zoning incentives are most effective in high growth, high value areas, such as downtown areas in large cities. Density bonuses in allowable floor area ratios for preservation of historic buildings can be an incentive in a downtown commercial area. However, additional floor area may impact the historic integrity of the building by encouraging the addition of a floor or other similar expansion and create a conflict with the objectives of preservation. Additional dwelling units might be allowed on a site with a historic residence. However, in this case, not only can there be impacts to the historic building, but potential impacts to the surrounding neighborhood from additional traffic, parking impacts, reduced open space, and changed neighborhood character. There is considerable information written about the effectiveness and administration of zoning incentives. In Fort Collins, zoning incentives for historic preservation are not likely to be very effective and other strategies should be explored first.

Action Step

III.G.1-- City staff and the LPC should explore innovative incentives in the zoning code for applicability to Fort Collins. Some innovative measures that should be explored includes density bonuses and transfer of development rights.

III.H Design Assistance Program

Providing design assistance can be an incentive to large and small projects. Large projects usually include architectural expertise in completing the design. However, preservation is a specialty area of architecture and not usually part of an architect's professional training. This training can conflict with the objectives of historic preservation, and thus, even projects completed with an architect would benefit from special preservation expertise. Small projects are frequently designed conceptually by property owners and carried out by a contractor with little design or historic preservation experience. These projects can be inappropriate, whereas with some direction at the outset, the same investment can produce a historically appropriate design. The LPC provides design assistance on a regular basis in review of projects in the Old Town Historic District or to locally designated landmarks. However, the LPC has few members trained in design and they are already overburdened. City staff also provides limited design assistance. Their resources are not adequate to provide much assistance other than processing of plans.

Providing preservation design expertise to all projects at an early stage would both produce better projects and be an incentive to preservation by providing more assurance of a project being approved in a timely manner. An important consideration in offering design assistance as an incentive is whether design professionals with preservation experience can be found. It may be possible to retain the services of a qualified preservation design expert for some agreed-upon number of hours per month, for a reasonable cost. This same person might provide design expertise in the review of development proposals where architecture and/or urban design are important concerns. An alternative to this is to employ a design professional as a staff member whose partial responsibility would be to provide design assistance to preservation projects.

Action Steps

III.H.1 -- Implement a design assistance program.
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III.H.1.1 -- Determine whether there is a pool of qualified design professionals to support the design assistance program.

III.H.1.2 -- Determine the number of hours per month the services of design assistance would be required. Develop a list of preservation design professionals and contact them to determine the degree of interest and cost of their service.

III.H.1.3 -- Determine the cost of the same number of hours of a qualified preservation design professional staff member, including benefits.

III.H.1.4 -- Compare the above to determine the most cost-effective way to provide this incentive. This design assistance could also support loan and grant incentives to make sure such proposals are historically appropriate.

IV. Planning and Regulations

Goal: Formally recognize the contribution of historic resources to the quality of life in Fort Collins through planning and regulations.

IV.A Chapter 14, Landmark Preservation

This Chapter of the City Code is the legal basis for historic preservation in Fort Collins and offers the City a great deal of control over historic resources. A few clarifying refinements to Chapter 14 are recommended:

Section 14-1: Definitions -- *Demolition*: some desirable renovation can destroy part of a landmark, yet not damage the essential character and constitute an alteration. On the other hand, at a certain point, changes to a part of a landmark may be extensive enough to constitute demolition. The distinction between demolition and alteration should be clarified. *Landmark or landmark district*: to be a landmark or landmark district under this Chapter, the resources must be officially designated and meet the eight criteria provided therein. It is unclear whether a landmark or landmark district must meet all or some of these criteria. This should be clarified. *Contributing structure in a designated historic district*: there are good reasons for distinguishing contributing and non-contributing buildings when designating a historic district, for instance, they are treated differently by Federal tax credit programs and the review criteria for appropriateness of alterations is different. Consider distinguishing these by definition. If this is done, the distinction between contributing and non-contributing structures should be recognized in Sec. 14-26 Findings and Recommendations of the Commission, and in Section 14-46(b) noting that different review requirements affect non-contributing structures. This should clarify that the review and findings of a hearing should distinguish between contributing and non-contributing structures. *Renovation and Restoration*: these terms are used interchangeably in the Code but are different concepts in preservation and should be clarified. *Report of Acceptability*: this needs to be better defined. The City might consider using a Certificate of Appropriateness, the issuance of which signifies approval by the City.

Sec. 14-5 Standards for Designation: definition of landmark includes the "environment of a group of people" (14-1(5)). Criteria for designation might be broadened to take environment into account as a criteria for designating a landmark since it is part of the definition of a landmark.

Sec. 14-46(b) provides for the review of applications for building permits for designated landmarks and properties located in designated historic districts. The LPC members have noted that this responsibility consumes a great deal of their time that could be better spent on more important matters, such as education and designations. Some preliminary discussions have focused on ways in which the process could be streamlined without compromising the fairness and consistency of the process.

Some possible improvements which have been discussed include:

- Forming a “design review subcommittee” of the LPC with authority to review and approve development applications. It could consist of the appointed design professionals on the Commission and City staff. The work of the subcommittee could be supplemented by a paid, private design professional. Any decision of this subcommittee could be appealed to the entire Commission or the subcommittee could decide to refer a decision to the entire Commission. This would require a change in the City Code.
- Adopt procedures for administrative approval of minor changes to plans approved by the Landmark Preservation Commission.
- Consider amending the Code to allow for administrative approval of certain kinds of building alterations.
- Having more precise criteria on which Commissioners will base decisions. Cripple Creek, Colorado, recently adopted a model ordinance that has precise criteria for alterations, relocation, and demolition. The City of Phoenix, Arizona, also has adopted criteria and definitions for different types of design reviews. The experiences of these communities and others should be reviewed for applicability to Fort Collins.
- Receiving incomplete and inaccurate information from applicants is a continuing problem for the LPC and staff. An effort needs to be undertaken to educate design professionals and potential applicants about the application requirements for design review. The City should review its own instructional materials to be sure that they are clear and complete. Perhaps a “model” application could be developed by the City to show to prospective applicants. The City may also have to take a firm position of rejecting incomplete submissions until the quality of applications improves.
- The two-week staff review process does not allow much time for staff review and revision. Therefore, it is typical that an application is presented to the LPC with many conditions and unresolved issues. The City should assess the pros and cons of a longer review process, for example, four weeks. This would allow more time for staff review and negotiation with an applicant prior to formal LPC review.
- Adding a “consent agenda” section to the LPC agenda which would include non-controversial and routine design review items that require no discussion.

Sec. 14-53 Waiver of conditions based on showing a substantial hardship. The requirement for showing hardship should be formalized in a legal manner. There are many models for the kinds of information and process for objectively demonstrating hardship that can be used for this section. However, the intent is that such a demonstration requires more than an applicant showing that preserving a landmark will cost more than doing the work in a way that damages or demolishes a landmark.

Action Steps

IV.A.1 -- Consider revising Chapter 14 - Landmark Preservation including: Section 14-1, Definitions; Section 14-5, Standards For Designation, and; Section 14-53, Waiver of Conditions.

IV.A.2 -- Consider adopting more precise criteria and improved procedures in Sections 14-46 for making decisions and 14-48 for enforcement.

IV.A.2.1 -- The LPC should form a subcommittee to review and recommend possible amendments to the Code and/or meeting procedures which would streamline the design review process.

IV.A.2.2 -- The LPC and City staff should investigate improvements in the enforcement of this section and the Landmark Preservation Ordinance in general. Some specific issues that should be reviewed are alterations which do not require building permits (such as painting) and temporary signs. Also, consider issuing a "Certificate of Appropriateness" to be given after a design review project is approved and completed according to plan. This Certificate would be filed with the Larimer County Clerk and Recorder.

IV.A.2.3 -- The lack of understanding and awareness of the requirements of the Landmark Preservation section of the Code on the part of property owners and tenants is a concern. Better communication can avoid problems in the future. The LPC and City staff should investigate methods to increase awareness of the code requirements. Some methods might include developing a "preservation packet" of information for new owners/tenants; filing with the County Assessor's Office a notice that certain properties are subject to the code which would show up on subsequent title searches; and/or periodic notice to property owners and tenants.

IV.A.2.4 -- The City staff should update instructional materials and forms for submitting applications for review by the Landmark Preservation Commission.

IV.B Comprehensive Plan

Preservation is integrated to an unusual degree throughout the City's Comprehensive Plan. Area-wide plans should continue to address important historic resources. It is impractical to update existing plans, therefore the Historic Resources Preservation Program Plan and any subsequent additions should serve as the more definitive guide. The Landmark Preservation Commission should be actively involved in the preparation, review, update and implementation of the Comprehensive Plan as it relates to historic preservation. For further discussion of the relationship of the City's Comprehensive Plan and historic preservation, refer to the section of this Plan entitled "Foundation for Historic Preservation in Fort Collins" and the City report entitled "Foundation for Historic Preservation in Fort Collins" (1991).

Action Steps

IV.B.1 -- The Plan for the Historic Resources Preservation Program should be adopted as an element of the City's Comprehensive Plan. The HRPP Plan should be referred to as the guiding document for historic preservation. The City should also recognize past planning activities that serve as a foundation to this Plan. These plans and programs have been coordinated with the HRPP to avoid redundancies, conflicts, or duplication of effort. Adoption of the Plan ensures that the directions are taken seriously. A commitment by the City and the public is necessary to assure that the policies and actions contained in this Plan are realized. This Plan should be monitored and updated on a continual basis.

IV.B.2 -- The LPC should be consulted in the preparation, review, update and implementation of the Comprehensive Plan.

IV.B.2.1 -- Integrate the Historic Resources Preservation Program recommendations for the downtown with recommendations of the "Downtown Land Use Guidance" strategy which is currently under review.

IV.B.2.2-- The LPC, Parks and Recreation Board, and City staff should meet in work session to discuss ways in which historic preservation and the implementation of the Parks and Recreation Master Plan could be mutually supportive. For example, opportunities to relocate historic buildings into parks and open space areas.

IV.B.2.3-- The LPC should be involved in the development of the community-wide Transportation Plan for its impact on historic resources, especially downtown and the older residential neighborhoods. One area of special concern is the impact (fumes, noise, vibration, etc.) of truck traffic on Jefferson Street in the Old Town Historic District.

IV.B.2.4 -- The potential designation of the Poudre River as a National Water Heritage area offers one of the most exciting opportunities for historic preservation and education that Fort Collins has to offer. The City should continue to pursue its designation. The LPC should monitor its progress and once designated, participate in its development.

IV.B.2.5 -- The LPC should continue to be involved in the cooperative project between CSU and the City known as the Landscape Opportunity Study for the Poudre River.

IV.B.2.6-- During 1993, the City will begin to implement new open space programs resulting from the adoption of the Natural Areas Policy Plan and passage of the citizen-initiated 1/4 cent Natural Areas Sales Tax. The LPC, Natural Resources Advisory Board and the Parks and Recreation Board should meet to discuss ways in which historic preservation and implementation of the Natural Areas Policy Plan and 1/4 cent Sales Tax could be mutually supportive.

IV.B.2.7 -- The City should seek out information from the Farmland Trust on preserving open space areas and agricultural lands.

IV.C. Zoning

Action Steps

IV.C.1 Zoning-- The initial zoning that is placed upon a property can be critical to the preservation of historic resources. A more intense zoning district can encourage development that may be economically incompatible with preservation. The Land Development Guidance System (LDGS) was designed to allow for more flexibility in the marketplace to operate but allows considerable opportunity by the City to implement community-wide objectives, for instance, affordable housing, natural resource protection, historic preservation, etc. The LDGS affords a much higher degree of protection than does traditional zoning. In the past, the City has been careful to place a Planned Unit Development (LDGS) condition on properties where issues of community-wide concern are known to exist. The preservation of historic buildings and/or sites should also be considered as a reason for a PUD condition.

IV.C.1.1 -- Consider placing a PUD condition on zoning applications for properties annexed to the City where important historic resources are known to exist.

IV.C.2 Zoning Amendments -- Refinements to zoning standards to support historic preservation are possible. The uses allowed in a zone district are an important issue in the preservation of historic buildings. The original uses for which these buildings were intended may no longer be viable, and adapting such a historic building to a use allowed by the existing zoning may require extensive physical changes that damage the historic integrity. Allowing some flexibility in use can be a powerful incentive to preservation, but an important consideration is control of the impacts of the use on surrounding areas. The scope of the problem is somewhat limited to larger buildings such as school, churches, depots, industrial/agricultural buildings, government buildings, etc. Single-family residential buildings in older neighborhoods are unlikely to require a use other than low-density residential to ensure their survival, unless they are so large as to be very costly single-family residences. Parking requirements can also play a role in encouraging or discouraging preservation of historic buildings. It is possible that on a case-by-case basis, some of these measures could be more appropriately implemented without impacting the historic character of a building or the surrounding neighborhood, which could be accomplished under the PUD process.

Some minor changes to the zoning standards might be considered. An important strategy is to identify and remove barriers to the renovation and rehabilitation which arise through the application and enforcement of the zoning regulations. For example, an action that could be considered are revisions to the zoning code to allow historically appropriate building additions to extend into the minimum yard requirements and maximum building height allowance.

No matter the sensitivity of standards in a zoning district, the areas where conflicts arise are in the transition of one zoning district to another. This is particularly true where commercial areas abut residential areas, and the impacts of commercial activity, such as parking, traffic congestion and pressure to allow business uses, changes the liveability of these residential areas. Fort Collins has revised the zoning of some of these transitional areas in the older core residential neighborhoods to create buffer zoning. These changes are relatively recent and should be monitored by the LPC and Planning staff to evaluate their success.

In 1992, a zoning study was completed for the Downtown Development Authority entitled "Land Use Guidance System for the Central Business District". This study looked broadly at the issues and constraints of downtown development. Historic preservation is noted as an issue in most downtowns with historic buildings and the study offers examples from other communities to make this a positive issue rather than a source of community conflict. The LPC and Planning staff should review this document for its compatibility with goals and programs of the HRPP.

Another area of growing concern is in regards to "scrape-offs" -- demolishing a house to build a larger, more expensive one in its place; and "pop-tops" -- gutting a house and adding a second or third story. Some say that pop-tops and scrape-offs can reinvigorate housing stock, draw people back into the core and shore up the tax base and schools. The bad news is that some of the changes are incompatible with the scale and character of the surrounding neighborhood. This kind of renovation has caught on in Colorado over the past decade. Denver and Boulder have responded to complaints about style and construction with regulations aimed at balancing personal property rights with the good of the neighborhood. Limiting building height or floor to area ratios, adopting design guidelines, or adding special review procedures that include opportunities for citizen input are a few of the options that could be considered. The Planning and Zoning Board, LPC, and City staff should review this issue and make changes to the City's policies and regulations as necessary.

For further discussion of the relationship of zoning and historic preservation, please refer to the City report entitled "Land Use Regulations and Historic Preservation" (1991).

IV.C.2.1-- The LPC and staff should monitor the performance of the recent Eastside and Westside rezoning in terms of its impact on preservation of historic resources.

IV.C.2.2 -- Consider amending the zoning code to allow historically appropriate historic additions/alterations to extend into required setback zones and height allowances.

IV.C.2.3-- Integrate the recommendations of the HRPP with the recommendations for the downtown area as contained in the draft report entitled "Land Use Guidance System for the Central Business District" (1992).

IV.C.2.4 -- Review the issue of "scrape-offs" and "pop-tops" and its impact on the older, core neighborhoods and consider amending the zoning code.

IV.C.3-- *Land Development Guidance System (LDGS)*. The recent audit of the Land Development Guidance System revealed issues about historic preservation and neighborhood compatibility. The audit recognized that the LDGS has criteria relating to historic preservation, but they are difficult to administer. And, while some structures have been designated as landmarks, the development process continues to come upon other buildings that many in the community find to be of historic value. It is often too late to impose historic preservation restrictions in the midst of a development review process. Often, recognition that a structure is historically important comes too late.

The audit report indicated that the crisis and frustration that ensues would be greatly reduced if the City had a set of priorities and general policies to deal with such issues. The report included three specific recommendations for the LDGS, as follows:

- Adopt a new submission requirement to include historic survey of buildings over 50 years old.
- Develop a historic preservation strategy for the City that sets priorities, criteria, and an approach to implementation.
- Consider amending absolute Criteria #15 to also include historic buildings which are "eligible" for local designation.

Also, the preparation of more specific criteria and process for determining neighborhood compatibility was a concern that was identified in the report. A project is currently underway to address this issue. The LPC should monitor this project to be sure that historic preservation issues are considered. However, the LDGS may prove to be a minor tool in implementing preservation policies, since most conflicts occur outside the LDGS review authority.

IV.C.3.1 -- The LPC should be consulted at the conceptual review stage of the development review process or earlier when a development project may impact a known historic resource. The role of the LPC will be to identify the importance of the historic resource, possible incentives for its rehabilitation, and possible options for its reuse.

IV.D Urban Growth Area Agreement

The Urban Growth Area Agreement was developed for the purpose of establishing conditions for the development of the area surrounding the City that was someday expected to annex. These conditions do not consider preservation of historic resources. Also, Larimer County has no program for designation and protection of historic resources.

Action Steps

IV.D.1 -- The City and Larimer County should consider including conditions relating to the preservation of historic structures and/or sites in the Urban Growth Area Agreement.

IV.D.2 -- Support the efforts of Larimer County to develop a historic preservation program for unincorporated areas of the County, including landmark designations.

IV.E Building Codes

Interviews in Fort Collins show that conforming to requirements of the building code, fire and life safety codes, mechanical, plumbing, and electrical codes, and energy codes are very significant disincentives to preservation of historic buildings, as is the case in many other communities across the country. Although codes have been developed to protect the public, they were designed for new construction projects and not for sensitivity to integrity of historic structures, nor for the economic feasibility of retroactively incorporating code requirements. Conformance with

codes is typically triggered by a redevelopment project, and conforming with some of these requirements can literally break a project. The alternative is to allow the building to be used in a deteriorating condition, posing greater hazard to the public as the years go by.

During the 1980s, the Federal tax credits for rehabilitating historic structures encouraged so much construction on historic buildings that code problems were common. The solutions to many of these code problems required ingenuity to preserve the historic integrity of the building which was an objective of the tax credit program. This practical history of code variation has led to the development of a building conservation code for use by building officials which can be especially useful in jurisdictions with little or no experience in evaluating the performance of alternative code conformance measures. It is very important to protect the public safety in any building and because rehabilitation of an old building encourages greater use, this is not an issue to take lightly. At the same time, the costs of fulfilling the requirements of codes developed for new construction is onerous, and relieving that burden can be a strong incentive to preserve historic buildings.

Fort Collins has adopted 1988 versions of the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, and the 1990 National Electrical Code, with a variety of local amendments. Section 104(f) of the Uniform Building Code allows building officials to vary code requirements for historic buildings. However, there is no guidance for the extent to which requirements can be safely varied and consequently, officials are not often willing to vary the requirements. Adoption of the Uniform Code for Building Conservation (UCBC) can provide officials with guidance for code variations. However, few building officials have any familiarity with the concerns of the preservation of historic building systems and materials, making training a very important step in offering code variations as an incentive to historic preservation.

This is an area that needs improvement in almost every community; fortunately, a great deal of evaluation has preceded codification of reasonable variations from code requirements, relieving building officials from determining safe variations on their own. The City's Building Department is currently reviewing the existing codes for possible changes, including the adoption of the UCBC. The LPC should monitor the process and provide advice and comment when needed.

Action Steps

IV.E.1 -- Consider adoption of variations from adopted building and fire and life safety codes for application to designated landmark buildings and buildings in designated historic districts.

IV.E.1.2 -- Identify the most common variations that building officials allows under Section 104(f), and the types of request for variances that have not been approved.

IV.E.1.3 -- Based on information in IV.E.1.2, determine if adoption of the Uniform Code for Building Conservation (UCBC) would offer the best protection of the public and of the City or if limited variations should be codified because very few variations are requested.

IV.E.1.4 -- Adopt the most appropriate version of allowed variation from the adopted codes for historic preservation. Strongly consider adopting the UCBC.

IV.E.1.5 -- If the existing codes are amended by provisions for historic preservation rather than adopting the UCBC, develop a manual that addresses the allowable variations and guidelines for when these might be allowable. Distribute widely.

IV.E.2 -- Establish a training program for code enforcement officials. The intent of such a training program would be improved knowledge of and sensitivity to historic buildings and their preservation. Since building officials actually observe construction, this offers an opportunity to give advice on technical preservation problems and to make sure construction conforms to approved drawings. There are a number of experts specializing in restoration of historic buildings as well as building code research who could be asked to participate in this training program.

IV.E.3 -- Establish as part of the Development Tracking System, the identification of known historic resources and landmark structures.

IV.E.4 -- Conduct a work session with Engineering staff on the potential for varying street, curb, gutter and sidewalk standards for redevelopment in older areas such that it can conform with existing patterns of development.

IV.E.4.1 -- Determine the process for amending or allowing variation in such standards and initiate the process.

IV.F Preservation Assistance Response Team (PART)

A new preservation approach for threatened historic buildings is recommended: the use of a team to assess the reuse potential of a significant historic property which, through obsolescence or deterioration, became a threatened resource. The PART approach is patterned after a special technical assistance program developed by the Midwest Regional Office of the National Trust for Historic Preservation called the Preservation Advisory Services Team. The format of the Team draws upon a network of public and private officials including preservationists, planners, architects, attorneys, real estate and marketing interests, as well as other fields to assist property owners and the City in addressing issues which would have an impact on the future disposition of the historic resource. Each Team will include a City staff person and a member of the Landmark Preservation Commission. The facilitation and coordination of the Team will be by the City Planning Department. The Team should be chaired by the Director of Community Planning and Environmental Services or Planning Director.

The role of the Team is not to guarantee the preservation success or failure of a particular property, but to provide an objective look at the circumstances threatening these properties and to suggest a basis for valid decisions for their future. The Team could be formed to respond to an immediate "crisis" (e.g. demolition); or to find longer term strategies for potential reuse of a historic building threatened by underuse and potential demolition; or to respond to a public initiative or plan that may significantly impact a historic building or site. The subject building could be either under private or public ownership.

Each member of the consulting team would be supplied an information packet prior to consultation. Each packet will contain pertinent information about the structures location, historical significance, and building condition. The Team will visit and inspect the property; and conduct confidential interviews with the property owners, developer, appraisers, realtors, and potential users.

After extensive consideration of the issues, the economics and resulting uses, combined with site visits and interviews, the Team will develop a list of feasible alternatives which may include demolition; doing nothing; public ownership, or; private development, to name a few. The Team will make a recommendation on one or more of the alternatives and prepare an action plan. This information will be presented to the property owner, developer, Landmark Preservation Commission, City Council and the public for review and decision.

Action Step

IV.F.1 -- The LPC and City staff should implement a Preservation Assistance Response Team that would provide an objective look at the circumstances impacting historic properties and to suggest a basis for valid decisions for their future.

IV.G Demolition Ordinance

Currently, Chapter 14, Landmark Preservation, provides that any demolition of any improvement or object which constitutes all or part of a local landmark district be approved by the Landmark Preservation Commission. Also, the Building Department informally contacts the Planning Department of any requests for demolition permit that are not local landmarks. This informal agreement only allows time for staff to document the building before it is demolished.

Many communities have enacted demolition ordinances to delay or prevent demolition of important historic structures from occurring. A demolition delay ordinance is a mechanism whereby demolition permits for certain buildings throughout the community are delayed for a specified period of time in order to allow for consideration of preservation options. Generally, a demolition delay ordinance is triggered by an application for a demolition permit on an historic property.

Traditionally, demolition ordinances delay the granting of a demolition permit for a set period of time -- six months, for example, in order to allow preservation solutions to be considered. This delay period gives the Landmark Preservation Commission (and the Preservation Assistance Response Team) time to contact owners who may not be aware of the property's significance or of the potential benefits of preservation, and to develop alternative proposals or to seek other outside assistance for preserving the structure. Since the ordinance does not prevent demolition, it does not alter the property owner's right to use the property as he/she sees fit.

Generally, the ordinance specifies that certain categories of "historic" properties are automatically included under its provisions. These categories could be all properties over 50 years of age; included in the City's inventory, or; listed in the National or State Register. In most cases, the local preservation commission must review the permit application to determine if the property is one they consider significant. Permits for buildings found not to be significant can then go forward without delay.

In some communities, property owners who either have been denied a demolition permit or do not wish to bother with the permit application process have avoided restrictions on the demolition of historic buildings imposed by preservation ordinances by refusing to maintain landmark buildings. As a consequence of this refusal, these buildings are, in effect, demolished by neglect if they become a health or safety hazard which must be condemned by local health or building officials. A growing

number of municipalities have tried to counter this situation by adopting "minimum maintenance", "anti-neglect" or "affirmative maintenance" provisions in their codes.

Action Step

IV.G.1 -- Consider adoption of a demolition ordinance which delay the granting of a demolition permit for a set period of time. Consider the need for establishing minimum maintenance requirements for locally designated landmark structures and for an anti-neglect provision for non-designated landmarks.

IV.H Design Guidelines

Design guidelines are support material for administering a historic district or historic conservation area. Guidelines provide a common vocabulary and a set of standards for all of the participants in the review process. They offer guidance and direction to applicants who are planning projects, and to the Landmark Preservation Commission who are evaluating projects. The City has adopted design guidelines for the Old Town Historic District. The preparation of design guidelines for the downtown, Eastside and Westside neighborhoods, has been recommended as part of their respective planning documents.

Action Step

IV.H.1 -- The Old Town Historic District Design Guidelines need to be updated. If other historic districts or historic conservation areas are designated through the Historic Resources Preservation Program, design guidelines should be developed immediately to review development proposals.

IV.I Historic Conservation Areas

Creating historic conservation areas could be considered to identify areas as being of historic significance, without designating them as historic districts, so that the Historic Resources Preservation Program can be used to influence historic preservation. The areas would be formally delineated with boundaries and would function similarly to a zoning district overlay zone. Conservation areas could be defined based on similarity of characteristics, such as zoning, age of development, degree of threat from development, building types, etc. Establishing a historic conservation area would allow properties within the boundaries to be identified in a computerized data base. When development proposals, public projects, building permits, etc. affect properties within the boundaries, appropriate education efforts, incentives, and/or regulations can be brought to bear on the project.

Action Steps

IV.I.1 -- In a worksession, the LPC should establish the goals for historic conservation areas and the criteria upon which delineation would be developed.

IV.I.1.2 -- In a study session with the City Attorney's Office and City staff, discuss and evaluate the procedure for implementing historic conservation areas.

IV.I.1.3-- If the decision is to pursue this action, develop a work program for carrying out this effort. The Landmark Preservation Commission believes that special consideration should be given to historic conservation area designation for the ten-block area south of Mulberry Street, north of Laurel Street, between Whitcomb and College Avenue. Implementation will require specifying the degree of control that designation of these areas entails; the review procedure; how other departments will be involved; how incentives will be used, etc. Most preservation programs only offer incentives to properties that are landmarked, so their preservation is relatively assured. Whether or not incentives should be offered to properties in a historic conservation area is an important issue for the LPC to resolve. If so, what kind and under what conditions? If not, what measures to encourage preservation will take the place of incentives?

IV.J House Moving

In many communities, growth and development has led to many historic buildings being demolished or moved. In many instances, great pressure is exerted on city and county governments to support a crash program for preservation. Such unplanned emergency efforts have been wasteful of public support funds and have failed to provide a balanced historic preservation program. In response to the need for careful planning, some communities have developed programs and acquired property whereby private and public organizations may enter into mutually beneficial agreements for the acquisition, relocation, restoration and long-term use of endangered structures. While moving a house is a preferred alternative to demolition, it should only be considered as a last ditch effort to save historic structures.

San Diego, California, for example, created Heritage Park to provide a site to preserve a few of the remaining Victorian homes that were near the downtown. Heritage Park operates not only as a museum, but as a center of commercial and social activity. Another approach was taken in Oakland, California, where a two-block parcel has been preserved for use as office space for non-profit organizations. The project features four buildings that were originally located on the site, while eleven houses were moved from sites throughout the city in order to save them from demolition. In Tampa, Florida, a non-profit housing agency used a Community Development Block Grant to fund the purchase and improvement of a site wherein donated historic homes were relocated. Block Grant funds were used to finance the moving costs, and special mortgage assistance was provided. The homes were sold to low-income families.

Another low cost approach is to provide an active directory of potentially movable houses and available vacant lots which make it easier for those wishing to do infilling. In some states, public utilities are required to defray the cost of temporarily moving utility lines in the way of moving historic homes. Moving utility lines can be very expensive, and helping to defray this cost can make the difference in the economics of a move.

Action Step

IV.J.1-- A subcommittee of the LPC should be formed to review and research options on the subject of house moving as a preservation tool.

V. Landmark Designation Program

Goal: Actively promote property owners to voluntarily designate their properties

The culmination of education, incentives and regulatory refinements is increased designations of landmarks and historic districts. This is the means by which Fort Collins can assure the ongoing preservation of the community's historic resources. The program should consist of:

V.A. Historic Resources of Merit Program

Implement a new program known as the Historic Resources of Merit. This program is intended to expose the public to lesser-known historic resources in the community. This program attaches no requirements or restrictions, but calls attention to resources in a positive way. This also provides an opportunity to publicize preservation in an interesting format of examples of building types, buildings from a specific area, buildings with common historic background, etc. Historic Resources of Merit would also offer good subjects for preservation displays, youth education programs and internships. The recognition of these properties could encourage the owners involvement in preservation. The property owners should become part of a mailing list for preservation activities and events.

A structure, district or multiple listing may be eligible for designation as a Historic Resource of Merit. Evaluation will be made by the Landmark Preservation Commission with recommendation from the City staff. These properties would be eligible for local landmark designation and this would be the first step in the designation process. The owners of the properties should be presented a certificate of recognition, historic photograph and a description of why the property is significant. Designation as a Historic Resource of Merit should be publicized in the local newspaper.

Action Step

V.A.1 - Implement a program known as the Historic Resources of Merit.

V.B. Local Landmark Designations

Locally designated historic landmarks and districts are the backbone of a preservation program. Local landmark designation can prevent unnecessary loss of historic structures through demolition and assure appropriate renovation and rehabilitation. Listing on the National Register of Historic Places is also encouraged but provides little real protection.

The recent enactment of the State rehabilitation tax credit for historic structures has heightened public awareness of and interest in local landmark designation. It is anticipated that voluntary designations will start slowly and gradually increase as the Historic Resources Preservation Program becomes better known in the community, particularly the incentives that might be available. Involuntary landmark designations may be necessary to prevent the demolition of very important historic structures in the community. However, the objective of the Historic Resources Preservation Program is to actively promote property owners to voluntarily designate their properties.

A partial list of structures and districts have been identified which the Landmark Preservation Commission believes should be given special attention and high priority in the City's local landmark designation program including:

- . 136 Laporte Avenue (freight depot)
- . Downtown, including
 - North College Avenue, 100 block (west side)
 - South College Avenue, 100 block (both sides)
 - West Mountain Avenue, 100 block (both sides)
- . West Mountain Avenue Neighborhood (district)
- . City Park Neighborhood (district)
- . Holy family Neighborhood (district)
- . East Elizabeth Street, 700 - 800 block (district)
- . Laurel School National Historic District (local designation)
- . 313 N. Meldrum (Malaby Grocery)
- . Alta Vista Neighborhood (district)
- . The historic Overland Trail
- . 1500 Block of College/Remington (district)
- . Montezuma Fuller designed properties (multiple listing)
- . Bungalow/Foursquare/Revival style properties (multiple listing)
- . 621 S. College Avenue (local designation)

Between 1983 and 1986, the Cultural Resources Board prepared a list of potential historic landmarks and landmark districts (see Appendix F). Only a few of the properties on this list have been surveyed and prioritized in accordance with the processes described in this Plan. However, the Landmark Preservation Commission believes this list is important and the properties contained therein should be given special attention in terms of future survey, prioritization, and landmark designation efforts.

Action Steps

V.B.1 -- Actively pursue landmark designation of buildings and districts, with special attention and priority to the above sites and districts. An active designation program requires staff support for research, preparation of designations, preparation of designation ordinances, and contacts with property owners. It is anticipated that voluntary designations would start slowly, and gradually increase as the Program becomes better known in the community. The gradual increase in designations should allow the staff to develop expertise in completing designations, such that the same staff could be responsible for completing more designations.

V.B.1.1. -- Systematically contact owners of property determined eligible for the National Register, Historic Resource of Merit, targeted local landmarks, and residents of areas where surveys have been completed. General information on the procedure for designation of property as a local landmark, incentives for designation, and survey information can be provided to these property owners to encourage voluntary designations.

V.B.1.2 -- Conduct neighborhood meetings to publicize survey results and contact owners of identified significant resources. Use these meetings as an opportunity to encourage designations of landmarks and districts and to provide educational and incentives information. At the very least, such neighborhood meetings generate more interest in and knowledge of the history of the neighborhood. This is an outreach effort to involve citizens in historic preservation. These citizens then form the basis for participation in the Historic Resources Preservation Program, and of political support for more controversial issues.

V.B.1.3 -- As the program is more successful in attracting designations, evaluate the projected increase in designation requests, and the need for more financial resources including staff support.

V.C. Local Landmark Designation Assistance Grant Program

Any citizen of Fort Collins may ask that the Landmark Preservation Commission consider local landmark designation for property within the city. The information that is necessary for applying for local landmark designation may be available from existing historic contexts and survey materials. In other cases, original research may be required. Original research is time consuming for the inexperienced homeowner. The City recommends but does not require the assistance of a professional historian in preparing and processing the application for local landmark designation. In order to help defray some of the cost of professional assistance, a local designation assistance program is recommended. The primary components of the program are as follows:

- . A "dollar for dollar" match;
- . The maximum amount of the City's match is \$250, although larger amounts may be granted at the discretion of the Landmark Preservation Commission;
- . The structure must be determined eligible for local landmark designation prior to receiving funds;
- . The City's funds and the cash match may only be spent on the services of an experienced preservation historian who shall prepare the appropriate nomination forms for the Fort Collins Landmark Preservation Commission's approval. Services may include research and preparing drafts, revisions, rewrites and attendance and response to questions of the LPC and City Council at the requisite hearings. A written contract for services of a professional historian must be submitted prior to receiving the grant;
- . The applicant must complete the landmark designation, submit an accounting report of actual expenses for City approval, within 4 months of receiving the grant;

- The total amount of dollars shall not exceed \$2500 per year;
- Financial assistance will be provided on a first come, first serve basis; and
- All work must comply with the City's local landmark designation standards.

Action Step

V.C.1 -- Implement the Local Landmark Designation Assistance Program. An amendment to the City Code will be required to implement this program.

VI. Administration

Goal: To secure the resources needed for successful implementation of the Historic Resources Preservation Program

The Fort Collins Historic Resources Preservation Program is administered by the Planning Department, although it will depend on the resources of other City departments, public agencies, heritage groups, and the general public. The Program is currently staffed by a one-half time Historic Preservation Specialist and supervised by the Assistant Planning Director. The LPC also has a part-time secretary to complete meeting minutes.

While interest in preservation has grown over the years and the historic preservation program has assumed new responsibilities, including being a Certified Local Government, the resources of the program have been reduced. In 1987, the City's program had one full-time professional Preservation Planner and a one half-time Specialist, plus secretarial staff. Some of the elements of the Action Plan can be accomplished within existing budgets. However, a successful program will require finding new sources of funding, including the City's Historic Preservation Fund, additional funding from the General Fund and pursuing outside grant sources. A fundamental challenge will be to secure the necessary resources needed for successful implementation of the Program.

VI.A Annual Work Program/Budget

Each year, the Landmark Preservation Commission and City staff should prepare an annual Work Program to implement the goals, objectives, and actions contained in the Historic Resources Preservation Program Plan. Estimated budgets and potential funding sources should also be provided.

Action Steps

VI.A.1 -- Every year, LPC and staff should produce a status report on the implementation of the Historic Resources Preservation Program for presentation to City Council.

VI.A.2 -- Every year, the LPC and staff should develop a detailed work program for the following year. This work program should specify the program elements to be undertaken, resources and support personnel needed, planning studies necessary, etc. for presentation to City Council.

VI.A.3 -- Every year, the LPC and staff should develop an annual budget for the following year, including costs of personnel, publications, training, plaques, and other incentives, etc. for presentation to City Council as part of the annual budget preparation process.

VI.B Grants

Outside grants will continue to be an important source of income for the program. The Planning Department should act as a resource to private property owners and local public agencies for information on grant programs that they might apply for to carry out a preservation project. This would include keeping grant applications, names of contact persons with telephone numbers, and other pertinent information that may be required to provide assistance in obtaining funding.

VI.B.1 -- *Certified Local Government Funds.* Federal funding for local historic preservation is passed through the Colorado Historical Society to Certified Local Governments, and each year another community or two become CLG participants. A small amount of funding is therefore being divided among more and more projects. This may mean that Fort Collins can anticipate fewer dollars in the future. The projects that have been funded are usually historic architectural surveys, historic contexts, and design guidelines. The amount of annual grants is generally from \$2,000 to \$10,000.

VI.B.1.1 -- The City should continue to apply for these funds each year to undertake activities of the Historic Resources Preservation Program.

VI.B.1.2 -- The LPC and City staff should establish a prioritized list of preservation projects for which they will seek funding. This information should be considered in the preparation of annual work program plans and budgets.

VI.B.1.3 -- Prepare grant request to the Colorado Historical Society for funding.

VI.B.2 -- *Private Foundations.* Although this is a potential funding source and one to always monitor, these grants are generally very competitive and are not reliable as a long term funding source.

VI.B.2.1 -- City staff should prepare an annotated list of sources of possible grants for historic preservation, including:

- Historic Preservation Fund Grants (Department of Interior)
- Challenge Grants of the National Endowment for the Arts (NEA) and National Endowment for the Humanities
- NEA Design Arts Program
- Community Development Block Grants (CDBG)
- National Trust For Historic Preservation Grants

Foundations are other sources of grants for historic preservation. Locally, the Gates Foundation, the Boettcher Foundation, and the El Pomar Foundation provide funding for historic preservation, on a project-by-project basis. There are a variety of national foundations that fund historic preservation, usually among other kinds of projects. Because projects are funded based on the extent to which they meet the criteria of the foundation and depend on having available funds, to find the appropriate foundation to which to submit letters of interest or proposals requires research. There are several publications that are of assistance in such an effort, including:

Foundation Directory
National Data Book of Foundations
National Directory of Arts Support By Private Foundations
National Directory of Art and Education Support By Business Corporations

These publications provide enough detailed information that a prospective applicant can determine the likelihood of the specific foundation being interested in funding a specific proposal. Contact persons and phone numbers are included for further information.

VI.B.2.2 -- Establish a working committee of LPC and City staff to evaluate which grant sources should be pursued based upon the annual work program.

VI.B.2.3 -- Submit grant application for funding.

VI.B.3 -- Colorado Historical Fund. The Colorado Historical Fund is a new state-funded grant program established by the passage of the 1991 constitutional amendment legalizing gambling in Central City, Black Hawk and Cripple Creek. The amount in the Fund in 1992 was \$1.3 million. It is projected to exceed \$2.5 million in 1993. Grants may be awarded to both public and private entities. The Colorado Historical Society has the authority to administer the State Historical Fund (SHF). The mission of the Fund is "to foster heritage preservation through tangible and highly visible projects for direct and demonstratable public benefit". The SHF Grants Manual describes and sets the administrative policies, procedures and guidelines for grants. Eligible projects include acquisition and development projects; education projects; and survey and planning projects. There is an emergency funding pool that is separate from the general funding pool. The Fund provides a funding source for a broad range of possible projects and requires City involvement which would allow a State funding source to be coordinated with the objectives of the Historic Resources Preservation Program.

VI.B.3.1 -- The LPC and City staff should establish a prioritized list of preservation projects for which they will seek funding. This information should be considered in the preparation of annual work program plans and budgets.

VI.B.3.2 -- Prepare grant request to the Colorado Historical Society for funding.

VI.B.4 -- Conservation Trust Funds. Each year, each County and each municipality is apportioned a part of the revenues from the State Lottery. This money is expended for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. These funds can also be used for any "historic" purpose.

VI.C Interdepartmental Cooperation

Action Steps

VI.C.1 -- On an annual or semi-annual basis, the LPC should meet informally with other Boards and Commissions that have responsibilities which impact historic preservation, including the Planning and Zoning Board, Cultural Resources Board, Parks and Recreational Board, CDBG Commission, Housing Authority, Zoning Board of Appeals, Downtown Development Authority, and Transportation Board. The purpose would be to share thoughts on issues of common interest.

VI.C.1.1 -- Appoint a liaison from the LPC to each of these Boards and Commissions. The responsibility of the liaison will be to provide a point of contact with the other Boards and Commissions on a continuous basis to coordinate and discuss ideas and interests of mutual concerns.

VI.C.2 -- Establish an annual training session for all relevant City departments and agencies involved in development review. The intent of this training is to familiarize members with philosophies and definitions of historic preservation with the goal of "mainstreaming" preservation in the development review process similar to what has happened with the "environmental ethic." Another goal would be to open and/or create channels of information exchange. Include members of the Landmark Preservation Commission as needed.

VI.C.3 -- Opportunities now exist to improve channels of communication and cooperation between the Museum, Public Library, and the Planning Department to implement mutual objectives and needs including educating the public about the value of local history and historic resources; jointly seeking outside funding; and sharing technical knowledge and expertise. An interdepartmental team should be created to explore these opportunities.

VI.D Landmark Preservation Commission

The implementation of the Historic Resources Preservation Program will depend upon a highly qualified and motivated Landmark Preservation Commission.

Action Steps

VI.D.1 -- The Commission should be provided with opportunities to expand their knowledge of historic preservation. Funding should be provided to permit each member to attend at least one in-state training session. Funding should be provided to permit at least one member to attend an out-of-state national conference or training session each year on a rotating basis. In addition, it is important that members be informed of current developments in the historic preservation field. Membership in the National Trust for Historic Preservation is critical and should be funded by the City.

VI.D.2 -- Attracting qualified applicants to the Landmark Preservation Commission is essential. The Certified Local Government Program requires that at least three members of the Board be professionals in preservation-related disciplines. The goal of the City should be to strive for at least five members being from these professions. An active recruitment program will be necessary to achieve the goal.

VI.D.3 -- Funding should be provided to bring in outside experts for periodic training sessions. Some topics may be of shared concern to other Boards and Commissions. Topics to be considered might include tax incentives, design review, technical preservation, etc. The Colorado Historical Society, National Park Service, and the National Trust for Historic Preservation can be sources of training information. At least two to four training sessions per year should be conducted, preferably during the monthly worksession.

VI.D.4 -- Consider increasing the number of members of the Landmark Preservation Commission from seven to nine. Two additional members may provide additional manpower needed to complete the HRPP work program, expand the opportunity for other citizens to directly participate in activities of the LPC and broaden the representation of the LPC in terms of background and experience.

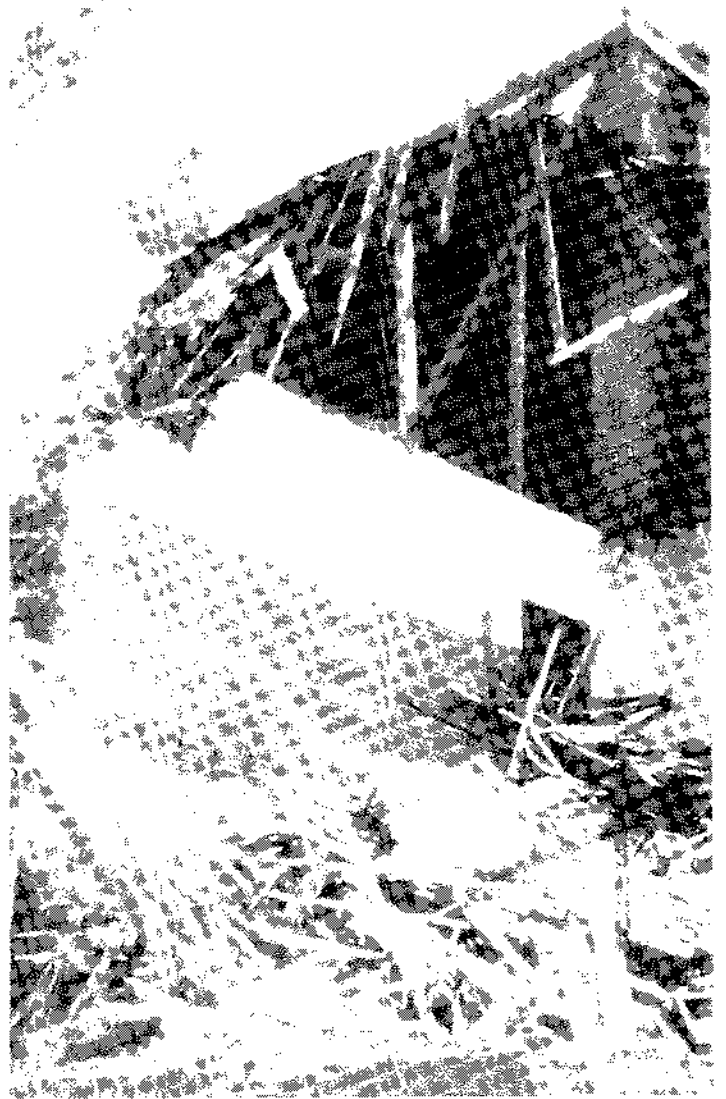
VI.D.5 -- Section 2-278 of the City Code describes the functions of the Landmark Preservation Commission including "all duties relating to preservation of historic buildings as set out in Chapter 14." Although it may be implicit, it is not clear cut that the Commission has the authority to undertake many of the actions recommended in this Plan; for example, developing and promulgating an educational program for historic preservation or making recommendations to the City Council on such actions as may be necessary or advisable to implement the goals contained within this Plan. The members of the Landmark Preservation Commission and City staff should review this Section of the Code and recommend to City Council any necessary changes to clarify the roles and responsibilities of the Commission.

Conclusion

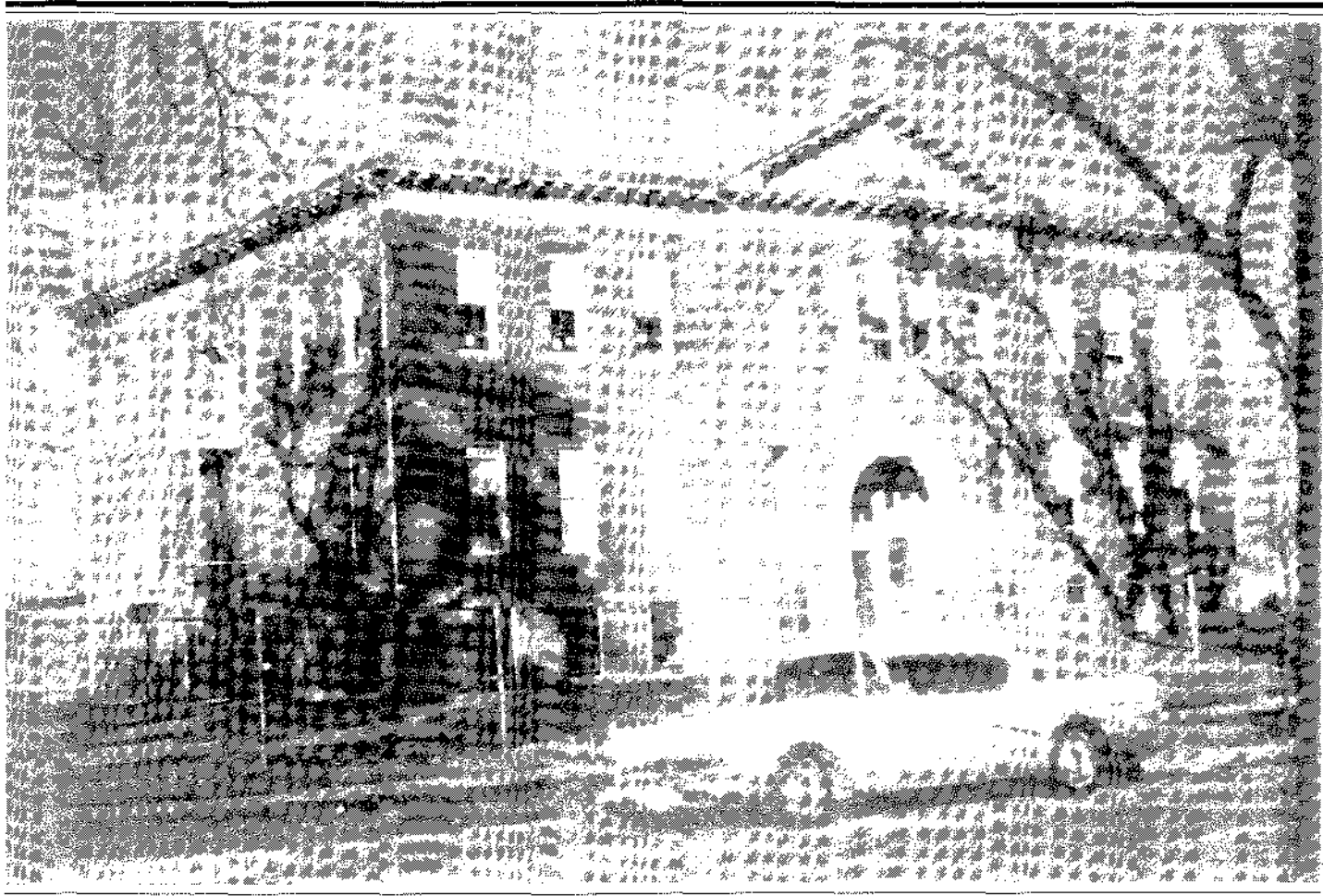
The ultimate objective of implementing the Historic Resources Preservation Program is the preservation of our community's important historic resources and neighborhoods. This will be accomplished by developing broad community support, by educating the public on the importance of preserving the community heritage, by establishing a broad network of groups with an interest in history and preservation, by having informed elected and appointed officials who can make decisions that implement the Historic Resources Preservation Program and target funding to accomplish this, by incorporating historic preservation broadly throughout the land use policies of the City of Fort Collins, and by offering fairness and value to all participants. With broad community support, the hard decisions that are required to create an active and successful historic preservation program can be made without giving rise to controversy.

Appendix A

A Partial List of Demolished Structures



Demolition of Laporte Avenue School, Fort Collins



Laporte Avenue School built 1907, demolished 1975

APPENDIX A

A PARTIAL LIST OF DEMOLISHED STRUCTURES FORT COLLINS, COLORADO

Building Name	Address	Date Constructed	Date Demolished
Old "Grout"	257 Jefferson	c.a.1864	1882
Old Fort Buildings	Near Poudre River		
Captain Evan's Headquarters		1864	1867
Commander's or Headquarters Bldg.		1864	1867
Parade Grounds & Bldgs.		1864	1867
Barracks		1864	1867
Tedmon House Hotel	Jefferson Street	1880	c.1910-1911
Collins House-Old Stone Hotel	Jefferson Street	1873	1946
Christian Phillippe House	334 E. Mountain Ave.	c.1879	1940s
Welch/Evans House	425 S. College	1899	1950
C&S Passenger Depot	LaPorte Avenue	1899	1953
Franklin School	303 W. Mountain	1887	1956
Larimer County Courthouse	Oak/Howes	1888	1957
First National Bank	100 S. College	1908	1961
B.F. Hottel House	215 S. College	1892	1962
Elks Hall	200 Linden St.		1963
Methodist/Episcopalian Church	300 S. College	1898	1964
Trimble House	1157 S. Howes St.	1908	1967
Remington School	316 Remington	1879	1969
State Mercantile Company	151-159 S. College		1960s
Unitarian Church	501 S. College	1904	1969
Cache la Poudre School	LaPorte	1913	1975
Presbyterian Church (Immanuel Christian)	301 S. College	1887	1974
Pleasant View School	NW Shields/Drake	1897	1975
Old LaPorte Avenue School	710-714 LaPorte	1907	1975
Old Fort Collins High/ Lincoln Jr. High School	415 S. Meldrum	1903	1976
First Presbyterian Church	531 S. College	1914	1976
Myron Akin Block	128-132 LaPorte	1910	1978
Ted's Place	N. Co. Rd. 287	1930s	1989
Linden St. Bridge	Poudre River		late 1980s
City Park Bridge	City Park	1930s	late 1980s
Pioneer Museum	201 Peterson	1930s	1970s
Abner Loomis House	1008 Remington	1880	1980
St. Luke's Protestant Episcopalian Church	200 S. College	1882	1965
Strang Grain Elevator	200 Maple		1983
Dr. J.W. Downey House	218 West Magnolia	1912	1984
	320 South Howes	1902	1985
	206 West Magnolia	1908	1990

APPENDIX A (continued)

Building Name	Address	Date Constructed	Date Demolished
W.G. Silcott House	202 West Magnolia	1910	1990
Rhodes House	259 N. College	1873	1990
Coy/Hoffman House	1103 E. Lincoln	1860s	1991
Ramer House	S. Shields	1880s	1991

Date of Demolition Unknown:

	404 S. College - Church		
	627 S. College Avenue - House		
	129 S. Meldrum - Parker House		
	260 W. Mountain - House		
	310 S. College - House		
A.W. Scott House	403 S. College Avenue		
Stover House	Canyon Avenue		

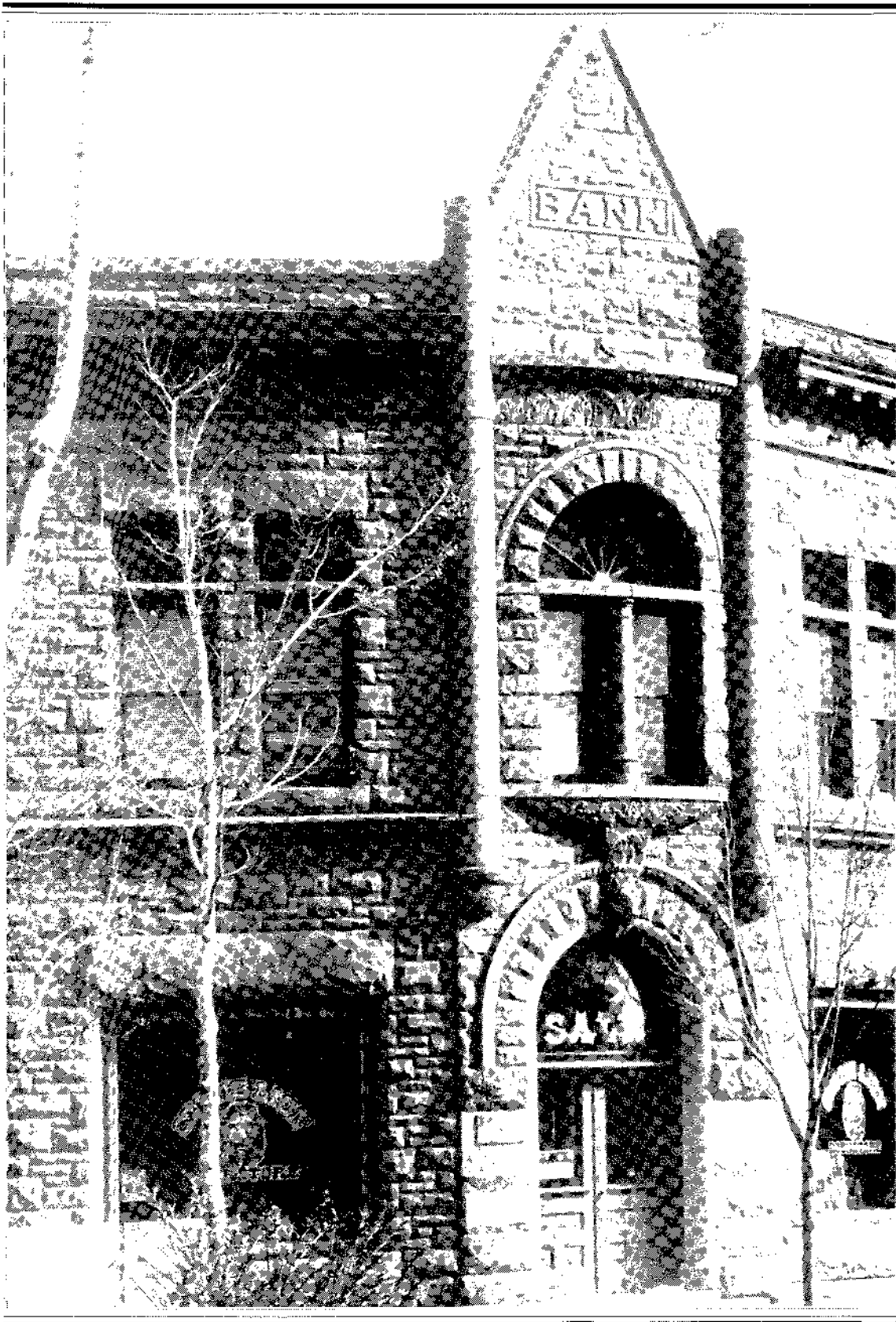
Colorado State University

Agricultural Hall	1891	1961
Physical Plant Smokestack	1915	
Colorado Agricultural College Model Barn	1887	late 1950s
Claim Shanty	1874	1890
Horticulture Propagating House	1883	1890
Veterinary Hospital & Related Bldgs.	1889	1921
Apiary	1890	c.1906
Agronomy	1892	1961
Farm House	1892	1948
Horticulture Bldg. (Industrial Arts)	1894	1970
Durkee Field	1899	1924
Hose House	pre 1901	----
Stock Judging Pavilion	1905	late 1950s
Pre-School Laboratory	1908	1973
Hydraulics Laboratory	1913	----
Athletic Storage	1914	1960s
Observatory	1915	1940
College Cafeteria	1918	c.1940
Biltmore	1918	1950
Barracks	1918	1927
Athletic Field Bldg.	1921	1973-74
Bldgs. & Grounds Bldg.	1939	----
South Hall	1946	1973
Veterans Village	1947	early 1960s
Old Main	1878	c.1970
Train Station	1892	c. 1925

Appendix B

Historic Sites, Structures, and Districts





APPENDIX B

HISTORIC SITES, STRUCTURES, AND DISTRICTS

FORT COLLINS, COLORADO

The following is a list of sites, structures and districts for which survey and documentation has been completed as of the date of publication. Additional sites, structures and districts may be added to this list from time to time as new information is generated. Also, the status of "preservation necessity" and "priority" may change over time. For more information on the current status of historic resources, please contact the Planning Department office.

Listed on the National Register of Historic Places

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Avery House	328 W. Mountain Avenue	None	Low
Fort Collins Post Office	201 S. College Avenue	None	Low
Baker House	304 E. Mulberry Street	Moderate	Moderate
Andrews House	324 E. Oak	Low	Moderate
Montezuma Fuller House	226 W. Magnolia	Moderate	Moderate
Bouton (Boughton) House	113 N. Sherwood Street	Low	Low
McHugh-Andrews House	202 Remington Street	Low	Low
Peter Anderson House	300 S. Howes Street	Moderate	Low
R.G. Maxwell House	2340 W. Mulberry Street	Low	Low
Opera House Block Building	117-131 N. College Avenue	Low	Low
Kissock Block Building	115-121 E. Mountain Avenue	None	Low
CSU Campus			
Spruce Hall		Low	Low
Ammons Hall		Low	Low
Botanical & Horticultural Laboratory		Low	Low
T.H. Roberson House	420 W. Mountain Ave.	Low	Low
Old Town Historic District			
38 contributing structures, including			
Linden Hotel	201 Linden	High	High
Loomis Block	211-217 Linden	High	High
Stover Building	261 Linden	Moderate	High
Bosworth Building	253-255 Linden	Moderate	Moderate

Listed on the National Register of Historic Places (continued)

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Reed-Dauth Building	223 Linden	Low	Low
Robertson Building	247-249 Linden	Moderate	Moderate
	359 Linden	Moderate	Moderate
LaCourt Hotel	232-238 Pine	Moderate	High
Nicol Building	214 Pine	Moderate	High
	216-226 Pine	Moderate	High
Blaine Hotel	240-246 Pine	Moderate	High
Northern Hotel	166-180 N. College	High	High
Trimble Block	132-140 N. College	Moderate	Moderate
C.C. Forrester Building	200-204 Walnut	Moderate	Moderate
	210-222 Walnut	Moderate	Moderate
Vandewark Block	229 Jefferson	Moderate	High
Ralph Building	233-243 Jefferson	Moderate	High
Jefferson Block	245 Jefferson	Moderate	High
Laurel School Historic District			
549 contributing structures		Moderate/High	Moderate/High
Fort Collins Birney Safety Streetcar #21		None	Minor

Eligible for Listing on the National Register of Historic Places

Individual Listing by Historic Name:

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Preston Farm	4605 S. County Road 9	Moderate	High
Buckingham Blacksmith Shop	100 E. Lincoln Avenue	Moderate	High
	200 E. Lincoln Avenue	Moderate	Moderate
Coy/Hoffman Barn	1103 E. Lincoln Avenue	High	Moderate
Harmony Mill	131 Lincoln Avenue	High	High
McMillan Transfer & Storage	300 N. College Avenue	Moderate	Moderate
Brown's Flats	500-02 S. College Avenue	Moderate	High
Brown's Flats	504-06 S. College Avenue	Minor	Minor
Darrah Residence	612 S. College Avenue	Minor	Minor
Munroe Residence	1220 S. College Avenue	Minor	Moderate
Schlichter Residence	1312 S. College Avenue	High	High
Harmony School	2112 E. Harmony Road	High	High
Ziegler Farm	3105 E. Harmony Road	Moderate	Moderate
Scarling Residence	616 S. Howes Street	High	High
Dickinson Residence	620 S. Howes Street	High	High
Sickman Residence	624 S. Howes Street	Moderate	Moderate
Toliver House	1102 Laporte Avenue	Moderate	Moderate
	1160 Laporte Avenue	Minor	Moderate
Flowers Residence	1400 Laporte Avenue	Minor	Moderate
District 10 School	2540 Laporte Avenue	None	Minor
	211 W. Mulberry Street	Moderate	High
	221-23 W. Mulberry Street	Minor	Minor
	227-29 W. Mulberry Street	Minor	Minor
Masonic Temple Building	141-49 W. Mountain Avenue	None	Minor
Edgar Avery Residence	316 W. Mountain Avenue	Minor	Minor
Waycott Residence	1501 W. Mountain Avenue	Minor	Minor
Park View Apartments	221 Mathews Street	None	Moderate
Brackenbury Residence	701 E. Elizabeth Street	None	Minor
Hunter Residence	1315 Remington Street	Moderate	Moderate
Carey Residence	1520 Remington Street	Moderate	Moderate
Lindell Mill	546 Willow Street	Minor	Moderate
Baker/Harris Residence	103 N. Sherwood Street	Minor	Moderate
Charles Rigden Farm	3136 S. Timberline Road	Minor	Moderate
Highland Farm/Brown Farm	2513 W. Prospect Road	Moderate	Minor
Sherwood/Archer/Rigden Farm	NE of E. Drake Rd. & S. CO. Rd. 9	Moderate	Moderate

Eligible for Listing on the National Register of Historic Places (continued)

Individual Listing by Historic Name:

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Sherwood Ranch	3000 S. County Road 9	Moderate	Moderate
Cunningham Barn	NE Corner W. Horsetooth & S. Shields	High	Moderate

Eligible for the National Register of Historic Places

Contributing to a Historic District:

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Hughes Residence	1305 Remington Street	Moderate	Moderate
Jones Residence	1301 Remington Street	Moderate	Moderate
Kissock Residence	1309 Remington Street	Moderate	Moderate
Delta Delta Delta	1504 Remington Street	Minor	Minor
King Residence	1523 Remington Street	Moderate	Moderate
Warner Residence	1526 Remington Street	High	Moderate
Tobiska Residence	1212 S. College Avenue	High	High
Welscher Residence	1304 S. College Avenue	High	High
Whistleman Residence	1502 S. College Avenue	High	High
Bradley Residence	1510 S. College Avenue	High	High
McCormick Residence	1520 S. College Avenue	High	High
Mawson Residence	1530 S. College Avenue	High	High
Fry Residence	202 W. Myrtle Street	Moderate	High
	206 W. Myrtle Street	Moderate	Moderate
	212 W. Myrtle Street	Moderate	High
	216 W. Myrtle Street	Moderate	Moderate
	219 W. Mulberry Street	Moderate	Moderate
Shepardson Residence	222 W. Laurel Street	High	Moderate
Thomas Residence	226 W. Laurel Street	Moderate	Moderate
	318 W. Laurel Street	High	High
Roth/Portner Residence	322 W. Laurel Street	High	Moderate
	326-28 W. Laurel Street	Moderate	Moderate
	330 W. Laurel Street	Moderate	Moderate
	506 S. Howes Street	Moderate	Moderate
McGregor Residence	509 S. Howes Street	Moderate	Moderate
Pierce Residence	510 S. Howes Street	Moderate	Moderate
Calloway Residence	514 S. Howes Street	High	High
Galbraith Residence	515 S. Howes Street	Moderate	High
Barnett Residence	518 S. Howes Street	Moderate	High
	520 S. Howes Street	Moderate	High
Willson Residence	600 S. Howes Street	Moderate	Moderate
Glover Residence	608 S. Howes Street	Moderate	Moderate
Thomas Residence	630 S. Howes Street	Moderate	Moderate

Eligible for the National Register of Historic Places (continued)

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Thomas Residence	642 S. Howes Street	Moderate	Moderate
	642 S. Meldrum Street	Moderate	Moderate
	644 S. Meldrum Street	Minor	Minor
Lambda Chi Alpha	121 E. Lake Street	Minor	Moderate
Temple Residence	120 E. Buckeye	None	Minor
Dickinson Residence	636 S. Howes	Moderate	Moderate
	528 S. Howes	Moderate	High

Designated as a Local Landmark

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Old Waterworks	Overland Trail	Moderate	Moderate
Nelson Milkhouse	Lemay & Swallow Road	Low	Low
Linden Hotel	201 Linden	High	High
Avery House	328 W. Mountain Avenue	Low	Low
Andrews House	324 E. Oak Street	Low	Low
Montezuma Fuller House	226 W. Magnolia	Moderate	Moderate
Old Town Historic District 38 Contributing structures including:			
Linden Hotel	201 Linden	High	High
Loomis Block	217 Linden	High	High
Stover Building	261 Linden	Moderate	High
Bosworth Building	253-255 Linden	Moderate	Moderate
Reed-Dauth Building	223 Linden	Low	Low
Robertson Building	247-249 Linden	Moderate	Moderate
	359 Linden	Moderate	Moderate
LaCourt Hotel	232-238 Pine	Moderate	High
Nicol Building	214 Pine	Moderate	High
	216-226 Pine	Moderate	High
Blaine Hotel	240-246 Pine	Moderate	High
Northern Hotel	166-180 N. College	High	High
Trimble Block	132-140 N. College	Moderate	Moderate
C.C. Forester Building	200-204 Walnut	Moderate	Moderate
	210-222 Walnut	Moderate	Moderate
Vandewark Block	229 Jefferson	Moderate	High
Ralph Building	233-243 Jefferson	Moderate	High
Jefferson Block	245 Jefferson	Moderate	High
Sarchet House	930 W. Mountain Avenue	Low	Low
C.M. Smith House	622 Remington	Low	Moderate
R.G. Maxwell House	2340 W. Mulberry	Low	Moderate
McHugh House	202 Remington	Low	Low
Laurel Street School	330 E. Laurel	Low	Low
Museum, etc.	200 Mathews	Low	Low

Designated as a Local Landmark (continued)

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Fort Collins Birney Safety Streetcar #2	201 S. College	Low	Minor
Old Post Office	201 S. College	Low	Low
Power Plant and Art Deco Fountain	401 N. College	Moderate	Moderate
Avery House District	328 W. Mountain	Low	Low
Shenk House	629 W. Mountain	Low	Low
Brinker Grocery	112 S. College	Low	Low
Trolley Barn	330 N. Howes	High	High
Baker/Harris House	103 N. Sherwood	Low	Low
Brown Farmhouse	2513 W. Prospect	Low	Low

Eligible for the Local Landmark Designation (LPC)

All properties listed on the National Register and all National Register Eligible properties are considered to be eligible for designation as local landmarks. In addition the following properties are eligible for local designation:

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Hill Residence	608 S. College Avenue	Moderate	Minor
Rist Residence	609 S. College Avenue	None	Minor
Corbin Residence	613 S. College Avenue	Minor	Minor
Warren Residence	621 S. College Avenue	Moderate	Moderate
	1022 S. College Avenue	None	Minor
Matteson Residence	1405 S. College Avenue	None	Minor
Sandsten Residence	1413 S. College Avenue	High	High
Alford Residence	1417 S. College Avenue	High	High
Larimer Residence	1421 S. College Avenue	High	High
Lincoln Elementary School	501 E. Elizabeth Street	Moderate	Moderate
	2912 E. Horsetooth	Minor	Low
Historic Sign	612 S. Howes Street	Moderate	High
	1148 Laporte Avenue	Minor	Minor
Richard Residence	1200 Laporte Avenue	Minor	Minor
	1202 Laporte Avenue	Minor	Minor
Kelley Residence	1310 Laporte Avenue	Minor	Minor
Beach Residence	1500 Laporte Avenue	Minor	Minor
Sigma Alpha Epsilon	306 W. Laurel Street	Minor	Minor
Trimble/Headden Residence	120 W. Magnolia	High	High
Armory	300 E. Mountain Avenue	Moderate	Moderate
	126-40 W. Mountain Avenue	Moderate	Moderate
Express Building;	159-63 W. Mountain Avenue	Minor	Moderate
McCormick Building	207 W. Myrtle	Minor	Minor
	312 Poudre Street	Moderate	Minor
Curtis Residence/Sigma Chi	1516 Remington Street	Low	Low
Washington Elementary School	223 S. Shields	Moderate	Moderate
Morsman/Worthington Farm	3226 S. Shields	Minor	Minor
	401 Tenth Street	Moderate	Moderate
Mawson Residence (Dist.)	1530 S. College	Moderate	Moderate
	410 S. Shields	Minor	Minor
Metsat/Galbraith Residence	515 S. Howes	Moderate	Moderate

Eligible for the Local Landmark Designation (LPC) (continued)

		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Jessup Farm	1908 S. Timberline Rd.	Moderate	Moderate
	232 E. Vine Drive	Moderate	Moderate
Ft. Collins Sugar Mfg. Co.	725 E. Vine Drive	Minor	Minor
Fuller Arms	228 W. Magnolia	High	High

Eligible for local landmarking if rehabilitated in accordance with the Secretary of the Interiors' Standards for Rehabilitation:

	1123 Laporte Avenue	Minor	Minor
Bradley Residence	511 S. Meldrum Street	Minor	Minor
	148 W. Mountain Avenue	Moderate	Minor
	151 W. Mountain Avenue	Moderate	Moderate
A.L. Wheeler Laundry	152 W. Mountain Avenue	Moderate	Moderate
Bouton and Crain Block	154-60 W. Mountain Avenue	Moderate	Moderate

Other Sites and Structures

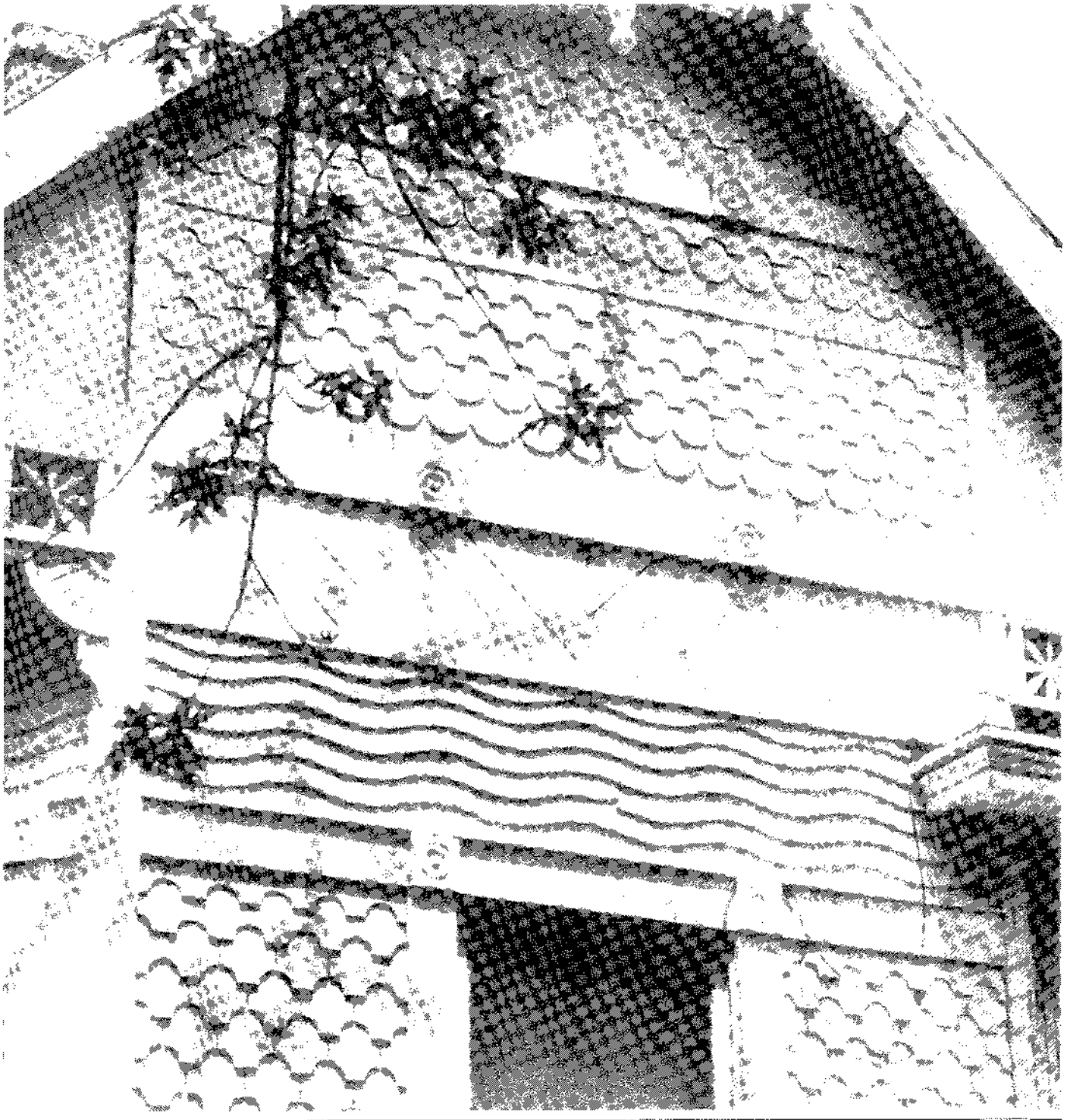
		<u>Preservation Necessity</u>	<u>Preservation Priority</u>
Old Fort Site	Linden/River	High	High
Auntie Stone's Cabin	Library Park	Minor	Low
Grout House			
Victoria Apartments/Scott Residence	522 S. College	None	Minor
Alpine Printing/Mercer Residence	210 W. Mulberry	Minor	Minor
Frick Design Group/ Beeman Residence	526 S. College	Minor	Minor
Garment District/ Charles Evans Residence	635 S. College	None	Minor
International Tours/ Tiley Residence	1301 S. College	Minor	Moderate
Tai Chi Academy	208 W. Myrtle	Minor	Moderate
Middel Enterprises/ McCracken Residence	1407 S. College	Moderate	Moderate
Faith Property/ Fields Residence	1415 S. College	Moderate	Minor
	1419 S. College	Moderate	Minor
	233 W. Myrtle	Minor	Minor
Cushing Residence	606 S. Howes	Minor	Minor

Appendix C

Bibliography



Avery House



Stick Style

Appendix C

Bibliography

I. Identification of Historic Resources

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Appendix D

Action Charts



Captain Renovator on the job in downtown Fort Collins



Hotel House built in 1892, demolished in 1962

EXPLANATION OF ACTION CHART TERMS

IMPLEMENTING AGENCY

L: Lead Implementing Agency
S: Support Implementing Agency

ONGOING/ONE-TIME

Ongoing: "Ongoing" actions and associated costs would occur annually during the planning period.

One-Time: "One-time" cost would be incurred once.

ESTIMATED COST RANGE

\$: Estimated hard costs over a 7-year period.

Staff: Where noted, programs would be integrated into work programs of existing staff; additional costs are not anticipated.

Add'l Staff: "Additional staff" assumes additional funding for staff.

EXISTING/POTENTIAL FUNDING SOURCES

E: Existing funding sources.
P: Potential funding sources.

SCHEDULE

"X": The approximate time period the action will be implemented (if one-time) or begun (if ongoing).

AFFECTED BOARD/COMMISSION

AHB: Affordable Housing Board
BBA: Building Board of Appeals
CDBG: Community Development Block Grant Commission
CRB: Cultural Resources Board
DBA: Downtown Business Association
DDA: Downtown Development Authority
HA: Housing Authority
LB: Library Board
LCC: Larimer County Commissioners
LDC: Local Development Company
LPC: Landmark Preservation Commission
NRAB: Natural Resources Advisory Board
PRB: Parks and Recreation Board
PR-1: Poudre R-1 School Board
PZB: Planning and Zoning Board
SDB: Storm Drainage Board
TB: Transportation Board
UGAB: Urban Growth Area Board
ZBA: Zoning Board of Appeals

I. SURVEY, IDENTIFICATION AND PRIORITIZATION

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
I.A. HISTORIC CONTEXT									
I.A.1. Delineate historic resources into categories for planning purposes.	L: Planning	Ongoing	Staff	E: Planning	LPC	X			
I.A.2. Complete Historic Contexts and surveys in order of priority.	L: Planning S: Library CSU	Ongoing	\$45K - \$75K	E: CLG Grant P: CLG Grant State Hist'l Fund Federal Grants General Fund	LPC		X		
I.B. COMPUTER DATABASE									
I.B.1. Define and implement a computerized data base and mapping system.	L: Planning	Ongoing	\$10-\$15K	P: General Fund	LPC		X		

II. EDUCATION AND AWARENESS

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
II.A. PROMOTION									
II.A.1. Publicize historic preservation events.	L: Local Media Planning S: CVB Library Local Heritage Groups City Manager Museum	Ongoing	Add'l Staff	E: Planning	LPC		X		
II.A.2. Publicize incentives for historic preservation.	L: Local Media Planning S: CVB Library Local History Groups Museum	Ongoing	Add'l Staff \$2K - \$4K	P: General Fund	LPC		X		
II.A.3. Publicize landmark designations.	L: Planning S: Local Media	Ongoing	Add'l Staff	P: General Fund	LPC	X			
II.A.4. Miscellaneous publicity (articles, cable TV, etc.).	L: Local Heritage Groups, Planning, Local Media S: Library DDA	Ongoing	Add'l Staff	P: General Fund	LPC			X	
II.A.5. Develop positive relationship with the media.	L: Planning	One-Time	Staff	E: Planning	LPC		X		
II.A.6. Capitalize on tourism.	L: CVB, Planning S: DDA	One-Time	Add'l Staff	P: General Fund Fort Fund	DDA DBA			X	
II.B. TECHNICAL INFORMATION AND ASSISTANCE									
II.B.1. Continue individual assistance and broaden to include larger audience.	L: Planning	Ongoing	Add'l Staff \$3K - \$5K	P: General Fund CLG Grant	LPC			X	

II. EDUCATION AND AWARENESS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)				
						93	94	95	96+	
II.C. PRESERVATION WEEK										
II.C.1. Continue to make Preservation Week an annual focus of historic preservation in Fort Collins.	L: Planning S: Library Museum Local Heritage Groups	Ongoing	Staff \$3K - \$5K	E: Planning P: Fort Fund	LPC	X				
II.D. HISTORIC PRESERVATION IN K-12 EDUCATION										
II.D.1. Establish working relationship with School District to find ways to integrate Preservation into K-12 curriculum.	L: Poudre R-1 S: Museum Planning Local Heritage Groups	Ongoing	\$3K - \$15K Add'l Staff	P: Poudre R-1 CLG Grant Federal Grant Private Foundation	PR-1 LPC					X
II.E. HISTORIC PRESERVATION AT COLORADO STATE UNIVERSITY										
II.E.1. Meet with representative of CSU to discuss potential relationships.	L: Planning CSU S: Museum	Ongoing	Staff \$5K - \$15K	E: Planning P: Lottery Funds General Fund CLG Grant Federal Grant	LPC		X			
II.F. HERITAGE GROUP NETWORK										
II.F.1. Support efforts to create a local, non-profit preservation group.	L: Private	One-Time	Staff	P: LHS Fund Federal Grant Private Foundation	LPC	X				
II.G. HISTORIC PRESERVATION DISPLAYS										
II.G.1. Develop displays of historic preservation issues.	L: Planning S: Library Museum	Ongoing	\$2K - \$5K Add'l Staff	P: CLG Grant General Fund Lottery Funds	LPC					X

II. EDUCATION AND AWARENESS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
II.H. AWARDS									
II.H.1. Continue "Friends of Preservation" Awards Program.	L: Planning	Ongoing	Staff \$2K - \$5K	E: Planning	LPC	X			
II.H.2. Continue "Outstanding Renovation" Awards Program.	L: Planning	Ongoing	Staff \$2K - \$5K	E: Planning	LPC	X			
II.I. PLAQUES									
II.I.1. Identify designated landmarks with permanent plaques.	L: Planning	Ongoing	\$4K - \$6K Add'l Staff	P: Lottery Fund CLG Grant General Fund Historic Preservation Fund	LPC			X	
II.J. NOTIFICATION PROGRAM FOR OWNERS OF HISTORIC PROPERTIES									
II.J.1. Implement a notification program for owners of historic properties.	L: Planning	Ongoing	Add'l Staff \$2K - \$4K	P: General Fund	LPC			X	
II.K. COMMUNICATION WITH CITY COUNCIL									
II.K.1. Keep City Council informed of the progress of the HRPP.	L: Planning	Ongoing	Staff	E: Planning	LPC	X			
II.L. WORKSHOPS AND SEMINARS									
II.L.1. Identify and schedule workshops and seminars.	L: Colorado Hist'l Society Local Heritage Groups Planning S: Library DDA CSU Museum	Ongoing	\$5K - \$10K Add'l Staff	P: Historic Preservation Fund General Fund CLG Grant	LPC		X		

II. EDUCATION AND AWARENESS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
II.M. ATTITUDINAL SURVEY									
II.M.1. Develop an attitudinal survey to assess support for preservation over time.	L: Planning S: CSU	One-Time	\$3K - \$5K Add'l Staff	P: General Fund CLG Grant	LPC				X
II.N. TOURS									
II.N.1. Develop tours for walking, driving, and buses -- highlighting Fort Collins' historical sites.	L: CVB Planning S: Chamber of Commerce DDA CSU Library	One-Time	Add'l Staff	P: General Fund CLG Grant Fort Fund Lottery Fund	LPC				X
II.O. RESOURCE BOOK									
II.O.1. Publish information on local resources for rehabilitating historic structures.	L: Private	One-Time	\$2K - \$3K	E: State Historical Fund	LPC				X
II.P. IDENTIFY HISTORIC PRESERVATION WITH ENVIRONMENTAL ETHIC									
II.P.1. Investigate having a graduate student quantify energy requirements and resource investment in rehabilitation vs. new construction.	L: Planning S: Natural Resources	One-Time	Staff	E: General Fund CLG Grant	LPC				X
II.Q. HISTORIC PRESERVATION LIBRARY									
II.Q.1. Locate and catalog all information on historic preservation.	L: Library S: Planning Museum CSU	One-Time	\$3K - \$4K	E: General Fund CLG Grant	LPC			X	
II.Q.2. Support efforts of Library and Museum to be primary centers for historical information and research.	L: Library Museum S: Planning	Ongoing	Unknown	E: General Fund CLG Grant	LPC LB CRB	X			

III. INCENTIVES (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
III.E. REHABILITATION GRANT PROGRAM									
III.E.1. Establish a "dollar for dollar" matching grant program for exterior rehabilitation of landmark buildings.	L: Planning Finance S: DDA	Ongoing	Add'l Staff \$100K - \$150K (\$25K - Pilot Program)	E: Historic Preservation Fund (Pilot Program) P: Historic Preservation Fund General Fund State Hist'l Fund Federal Grants DDA, CLG Grant	LPC		X		
III.E.2. Publicize available State and local grant funds and process to apply for them.	L: Colorado Historical Society S: Planning	Ongoing	Add'l Staff	P: General Fund	LPC			X	
III.F. FEDERAL FUND SOURCES									
III.F.1. Hold a study session with the CDBG Commission to determine the role that preservation can play in CDBG's program.	L: Planning	One-Time	Staff	E: General Fund	LPC CDBG AHB			X	
III.F.2. Identify opportunities for use of ISTEAs funds for preservation purposes.	L: Planning Transportation	One-Time	Staff	E: General Fund	LPC TB		X		
III.G. ZONING									
III.G.1. Explore innovative incentives in the zoning code.	L: Planning S: DDA City Attorney	One-Time	Add'l Staff	P: General Fund	ZBA LPC P2B DDA				X
III.H. DESIGN ASSISTANCE PROGRAM									
III.H.1. Establish a design assistance program for exterior rehabilitation of landmark buildings.	L: Planning S: DDA	Ongoing	Add'l Staff \$30K - \$40K (\$8K - Pilot Program)	E: Historic Preservation Fund (Pilot Program) P: General Fund State Hist'l Fund Federal Grants Lottery Funds CLG Grant DDA, LDC	LPC		X		

III. INCENTIVES (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
III.C. LOAN POOL									
III.C.1. Investigate creating a loan pool with local financial institutions.	L: Planning S: Finance Local Financial Institutions	One-Time	Add'l Staff \$ Unknown	P: Local Financial Institutions	LPC AHB				X
III.C.2. Investigate creating a fund to acquire historic buildings for resale.	L: Planning S: DOA	Ongoing	Add'l Staff \$ Unknown	P: General Fund Lottery Funds State Hist'l Fund Federal Grants DDA Funds CLG Grant LDC Funds	LDC DDA AHB				X
III.D. REVOLVING LOAN FUND									
III.D.1. Establish a revolving loan program for landmark residential buildings.	L: Planning Finance	Ongoing	Add'l Staff \$50K - \$75K (\$25K - Pilot Program)	E: Historic Preservation Fund (Pilot Program) P: CLG Grant Lottery Funds State Hist'l Fund General Fund Federal Grants DDA LDC	LPC AHB				X
III.D.2. Investigate establishing a revolving loan program for landmark commercial buildings.	L: Planning Finance	One-Time	Add'l Staff \$ Unknown	P: General Fund Federal Grants	LPC PZB CDBG			X	
III.D.3. Investigate establishing a revolving loan program for affordable housing.	L: Planning	One-Time	\$ Unknown Staff	P: Federal Grant General Fund	LPC CDBG HA AHB			X	
III.D.4. Provide information on Federal mortgage programs for purchase and rehabilitation of residential property.	L: Planning	Ongoing	Add'l Staff	P: General Fund	LPC AHB				X

III. INCENTIVES (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
III.E. REHABILITATION GRANT PROGRAM									
III.E.1. Establish a "dollar for dollar" matching grant program for exterior rehabilitation of landmark buildings.	L: Planning Finance S: DDA	Ongoing	Add'l Staff \$100K - \$150K (\$25K - Pilot Program)	E: Historic Preservation Fund (Pilot Program) P: Historic Preservation Fund General Fund State Hist'l Fund Federal Grants DDA, CLG Grant	LPC		X		
III.E.2. Publicize available State and local grant funds and process to apply for them.	L: Colorado Historical Society S: Planning	Ongoing	Add'l Staff	P: General Fund	LPC			X	
III.F. FEDERAL FUND SOURCES									
III.F.1. Hold a study session with the CDBG Commission to determine the role that preservation can play in CDBG's program.	L: Planning	One-Time	Staff	E: General Fund	LPC CDBG			X	
III.F.2. Identify opportunities for use of ISTEA funds for preservation purposes.	L: Planning Transportation	One-Time	Staff	E: General Fund	LPC TB		X		
III.G. ZONING									
III.G.1. Explore innovative incentives in the zoning code.	L: Planning S: DDA City Attorney	One-Time	Add'l Staff	P: General Fund	ZBA LPC PZB DDA				X
III.H. DESIGN ASSISTANCE PROGRAM									
III.H.1. Establish a design assistance program for exterior rehabilitation of landmark buildings.	L: Planning S: DDA	Ongoing	Add'l Staff \$30K - \$40K (\$8K - Pilot Program)	E: Historic Preservation Fund (Pilot Program) P: General Fund State Hist'l Fund Federal Grants Lottery Funds CLG Grant DDA, LDC	LPC		X		

IV. PLANNING AND REGULATIONS

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)				
						93	94	95	96+	
IV.A. HISTORIC PRESERVATION CHAPTER 14										
IV.A.1. Consider revisions to Definitions and Standards (Sec. 14-1; 14-5; 14-53).	L: Planning S: City Attorney	One-Time	Add'l Staff	P: General Fund	LPC					X
IV.A.2. Consider improvements to the design review (Sec. 14-46) and enforcement procedures (Sec. 14-48).	L: Planning Building Inspection S: City Attorney	One-Time	Add'l Staff	P: General Fund	LPC ZBA		X	X		X
IV.B. COMPREHENSIVE PLAN										
IV.B.1. Adopt, monitor and update HRPP as part of the Comprehensive Plan.	L: Planning	Ongoing	Staff	E: General Fund	LPC, PZB	X				
IV.B.2. Consult LPC in preparation, review, updating and implementation of the Comprehensive Plan.	L: City Staff	Ongoing	Add'l Staff	E: General Fund	VARIOUS	X				

IV. PLANNING AND REGULATIONS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
IV.C. ANNEXATION AND ZONING									
IV.C.1. Consider placing a PUD condition on zoning applications for properties where historic resources are known to exist.	L: Planning	Ongoing	Staff	E: General Fund	LPC PZB		X		
IV.C.2. Refine zoning code to support historic preservation.	L: Planning DDA S: City Attorney Zoning	Ongoing	Add'l Staff	P: General Fund DDA	LPC PZB ZBA		X	X	X
IV.C.3. Implement the recommendations of the 1990 audit of the LDGS, including adding a requirement in the LDGS to include an historic survey of buildings over 50 years old; amending absolute Criteria #15 of LDGS to include historic buildings which are "eligible" for local designation, and; developing guidelines for neighborhood compatability that consider historic preservation.	L: Planning S: City Attorney	One-Time	Add'l Staff	E: General Fund	LPC PZB	X			
IV.D. URBAN GROWTH AREA AGREEMENT (UGA)									
IV.D.1. Consider including provisions relating to the preservation of historic resources in the UGA Agreement.	L: Planning Larimer County S: City Attorney	One-Time	Staff	P: General Fund	LPC LCC UGAB		X		
IV.D.2. Support a county-wide historic preservation program.	L: Larimer County	One-Time	Staff	P: General Fund	LPC				X

IV. PLANNING AND REGULATIONS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
IV.E. BUILDING CODES									
IV.E.1. Consider adopting the 1991 Uniform Code for Building Conservation.	L: Building Inspection S: Planning	One-Time	Staff	E: General Fund	LPC, DDA, BBA	X	X		
IV.E.2. Develop a training program for Building Department to improve knowledge of and sensitivity to historic resources.	L: Building Inspection S: Planning	Ongoing	Add'l Staff	P: General Fund	LPC			X	
IV.E.3. Establish identification of historic resources as part of the Development Tracking System.	L: Building Inspection S: Planning	One-Time	Staff	E: Planning	LPC	X	X		
IV.E.4. Conduct a worksession with the Engineering staff to establish standards for older areas.	L: Engineering S: Planning	One-Time	Staff	E: General Fund	LPC			X	
IV.F. PRESERVATION ASSISTANCE RESPONSE TEAM (PART)									
IV.F.1. Implement a PART, which would provide an objective look at threatened resources and prepare an action plan.	L: CPES	Ongoing	Staff \$ Unknown	E: General Fund P: CLG Grant	LPC PZB			X	
IV.G. DEMOLITION ORDINANCE									
IV.G.1. Consider adoption of a demolition ordinance which delays demolition for a period of time.	L: Planning Building Inspection S: City Attorney	One-Time	Add'l Staff	P: General Fund	LPC, PZB, ZBA		X		
IV.H. DESIGN GUIDELINES									
IV.H.1. Prepare and update Design Guidelines as needed.	L: Planning S: City Attorney DDA	One-Time	Add'l Staff - \$6K (Consultant)	E: Historic Preservation Fund P: DDA Funds CLG Grant State Hist'l Fund Lottery Funds General Fund Federal Grant	LPC DDA PZB			X	X

IV. PLANNING AND REGULATIONS (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)				
						93	94	95	96+	
IV.I. HISTORIC CONSERVATION AREAS										
IV.I.1. Establish goals and criteria for creation of Historic Conservation Area(s).	L: Planning	One-Time	Add'l Staff - \$10K (Consultant)	P: CLG Grant State Hist'l Fund General Fund Federal Grant	PZB LPC					X
IV.J. HOUSE MOVING										
IV.J.1. Form an LPC subcommittee to review options of house moving.	L: Planning	One-Time	Add'l Staff \$ Unknown	P: General Fund CLG Grant Federal Grant	LPC PZB					X

V. LANDMARK DESIGNATION PROGRAM

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)				
						93	94	95	96+	
V.A. HISTORIC RESOURCES OF MERIT PROGRAM										
V.A.1. Implement Historic Resources of Merit Program.	L: Planning	Ongoing	Staff	P: General Fund	LPC		X			
V.B. LOCAL LANDMARK DESIGNATIONS										
V.B.1. Actively pursue landmark designations of buildings and districts.	L: Planning	Ongoing	Add'l Staff \$ Unknown	P: General Fund CLG Grant Lottery Fund	LPC	X				
V.C. LOCAL LANDMARK DESIGNATION ASSISTANCE GRANT PROGRAM										
V.C.1. Implement a "dollar for dollar" grant program to assist property owners in undertaking local landmark designation process.	L: Planning	Ongoing	Add'l Staff \$15K - \$20K	P: General Fund CLG Grant Lottery Fund	LPC				X	

VI. ADMINISTRATION

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
VI.A. ANNUAL WORK PROGRAM/BUDGET									
VI.A.1. Produce an annual status report on HRPP for City Council.	L: Planning	Ongoing	Staff	E: Planning	LPC		X		
VI.A.2. Develop detailed annual work program.	L: Planning	Ongoing	Staff	E: Planning	LPC		X		
VI.A.3. Develop an annual budget.	L: Planning	Ongoing	Staff	E: Planning	LPC		X		
VI.B. GRANTS									
VI.B.1. Pursue Certified Local Government (CLG) funds for surveys, historic contexts and design guidelines.	L: Planning	Ongoing	Staff	E: Planning	LPC	X			
VI.B.2. Prepare an annotated list of private foundation grants for historic preservation.	L: Planning S: Colorado Hist'l Society	One-time	Add'l Staff	P: General Fund	LPC				X
VI.B.3. Prepare list of projects for funding from the Colorado Historical Fund. Submit grant applications for funding.	L: Planning S: Colorado Hist'l Society	Ongoing	Add'l Staff	P: General Fund	LPC		X		
VI.B.4. Investigate the use of Conservation Trust funds for historic preservation.	L: Planning Parks	One-Time	Staff	E: Planning	LPC PRB		X		
VI.C. INTERDEPARTMENTAL COOPERATION									
VI.C.1. Meet with other boards and commissions whose responsibilities affect historic resources.	L: Planning S: Other Departments	Ongoing	Staff	E: Planning	PZB, LPC, SDB, TB, NRAB, PRB, CRB		X		
VI.C.2. Establish an annual training session for departments involved in development review to familiarize them with historic preservation issues.	L: Planning S: All Departments	Ongoing	Add'l Staff	P: General Fund	LPC		X		
VI.C.3. Improve communications among Museum, Public Library and Planning Department.	L: Museum Library Planning	Ongoing	Staff	E: Planning		X			

VI. ADMINISTRATION (cont.)

DESCRIPTION OF ACTION	IMPLEMENTING AGENCY (LEAD & SUPPORT)	ONGOING/ ONE-TIME	ESTIMATED COST RANGE	EXISTING/POTENTIAL FUNDING SOURCES	AFFECTED BOARD/COMMISSION	SCHEDULE (1993 - 2000)			
						93	94	95	96+
VI.D. LANDMARK PRESERVATION COMMISSION (LPC)									
VI.D.1. Provide funding to permit LPC members to attend outside training opportunities.	L: Planning	Ongoing	\$10K - \$15K	P: General Fund	LPC			X	
VI.D.2. Attract qualified applicants to LPC.	L: Planning	Ongoing	Staff	E: Planning	LPC		X		
VI.D.3. Provide funding for in-house training of LPC members.	L: Planning	Ongoing	Staff	P: General Fund CLG Grant	LPC			X	
VI.D.4. Consider increasing LPC from 7 to 9 members.	L: Planning	Ongoing	Staff	E: General Fund	LPC		X		
VI.D.5. Consider amending Section 2-278, Functions of the Commission.	L: Planning S: City Attorney	One-Time	Staff	E: General Fund	LPC	X			

List of Protection Measures Grouped by Approximate Year of Implementation

1993

- I.A.1 - Delineate historic resources into categories for planning purposes. (Ongoing)
- II.A.3 - Publicize landmark designations. (Ongoing)
- II.C.1 - Continue to make Preservation Week an annual focus of historic preservation in Fort Collins
- II.F.1 - Support efforts to create a local, non-profit preservation group. (One-time)
- II.H.1 - Continue "Friends of Preservation" Awards Program. (Ongoing)
- II.H.2 - Continue "Outstanding Renovation" Awards Program. (Ongoing)
- II.K.1 - Keep City Council informed of the progress of the HRPP. (Ongoing)
- II.Q.2 - Support efforts of Library and Museum to be primary centers for historical information and research. (Ongoing)
- III.A.1.1 - Provide information on Federal rehabilitation tax credits. (Ongoing)
- III.A.2.1 - Provide information on State rehabilitation tax credits (1993) and agree to act as a reviewing entity for tax credit projects (1994). (Ongoing)
- IV.B.1 - Adopt, monitor and update HRPP as part of the Comprehensive Plan. (Ongoing)
- IV.B.2 - Consult LPC in preparation, review, updating and implementation of the Comprehensive Plan. (Ongoing)
- IV.C.3 - Implement the recommendations of the 1990 audit of the LDGS. (One-time)
- IV.E.1 - Consider adopting the 1991 Uniform Code for Building Conservation. (One-time)
- IV.E.3 - Establish identification of historic resources as part of the Development Tracking System. (One-time)
- V.B.1 - Actively pursue landmark designations of buildings and districts. (Ongoing)
- VI.B.1 - Pursue Certified Local Government (CLG) funds for surveys, historic contexts and design guidelines. (Ongoing)
- VI.C.3 - Improve communication among Museum, Public Library and Planning Department. (Ongoing)

1994

- I.A.2 - Complete Historic Contexts and surveys in order of priority. (Ongoing)
- 1.B.1 - Define and implement a computerized data base and mapping system. (Ongoing)
- II.A.1 - Publicize historic preservation events. (Ongoing)
- II.A.2 - Publicize incentives for historic preservation. (Ongoing)
- II.A.4 - Organize presentations and panel discussions on historic preservation. (Ongoing)
- II.A.6 - Develop a positive relationship with the media. (One-time)
- II.E.1 - Meet with representatives of CSU to discuss potential relationships. (Ongoing)
- II.L.1 - Identify and schedule workshops and seminars. (Ongoing)
- III.E.1 - Establish a "dollar for dollar" matching grant program for exterior rehabilitation of landmark buildings. (Ongoing)

- III.F.2 - Identify opportunities for use of ISTEA funds for preservation purposes. (One-time)
- III.H.1 - Establish a design assistance program for exterior rehabilitation of landmark buildings. (Ongoing)
- IV.A.2 - Consider improvements to the design review (Sec. 14-46) and enforcement procedures (Sec. 14-48). (One-time)
- IV.C.1 - Consider placing a PUD condition on zoning applications for properties where historic resources are known to exist. (Ongoing)
- IV.C.2 - Refine zoning code to support historic preservation (Ongoing)
- IV.D.1 - Consider including provisions relating to the preservation of historic resources in the UGA Agreement. (One-time)
- IV.G.1 - Consider adoption of a demolition ordinance which delays demolition for a period of time. (One-time)
- V.A.1 - Implement Historic Resources of Merit Program. (Ongoing)
- VI.A.1 - Produce an annual status report on HRPP for City Council. (Ongoing)
- VI.A.2 - Develop detailed annual work program. (Ongoing)
- VI.A.3 - Develop an annual budget. (Ongoing)
- VI.B.4 - Prepare list of projects for funding from the Colorado Historical Fund. Submit grant applications for funding.
- VI.B.4 - Investigate the use of Conservation Trust funds for historic preservation. (One-time)
- VI.C.1 - Meet with other boards and commissions whose responsibilities affect historic resources. (Ongoing)
- VI.C.2 - Establish an annual training session for departments involved in development review to familiarize them in historic preservation issues. (Ongoing)
- VI.D.2 - Attract qualified applicants to LPC. (Ongoing)
- VI.D.4 - Consider increasing LPC from 7 to 9 members. (One-time)
- VI.D.5 - Consider amending Section 2-2768, functions of the LPC. (One-time)

1995

- II.A.6 - Miscellaneous publicity (articles, cable TV, etc.). (Ongoing)
- II.A.7 - Capitalize on tourism. (On-time)
- II.B.1 - Continue individual assistance and broaden to include larger audience. (Ongoing)
- II.I.1 - Identify designated landmarks with permanent plaques. (Ongoing)
- II.J. 1 - Implement a notification program for owners of historic properties (Ongoing)
- II.Q.1 - Locate and catalog all information on historic preservation. (One-time)
- III.A.4.1 - Establish a local sales tax waiver on building materials for landmark buildings. (Ongoing)
- III.D.2 - Investigate establishing a revolving loan program for landmark commercial buildings. (One-time)
- III.D.3 - Investigate establishing a revolving loan program for affordable housing. (One-time)

- III.E.2 - Publicize available State and local grant funds and process to apply for them. (Ongoing)
- III.F.1 - Hold a study session with the CDBG Commission to determine role that preservation can play in CDBG program. (One-time)
- IV.E.2 - Develop a training program for Building Department to improve knowledge and sensitivity to historic resources. (One-time)
- IV.E.4 - Conduct a worksession with the Engineering staff to establish standards for older areas. (One-time)
- IV.F.1 - Implement PART, which would provide an objective look at threatened resources and prepare an action plan. (Ongoing)
- IV.H.1 - Prepare and update design guidelines as needed. (Ongoing)
- V.C.1 - Implement a "dollar for dollar" grant program to assist property owners in undertaking local landmark designation process. (Ongoing)
- VI.D.1 - Provide funding to permit LPC members to attend outside training opportunities. (Ongoing)
- VI.D.3 - Provide funding for in-house training of LPC members. (Ongoing)

1996 +

- II.D.1 - Establish working relationship with School District to find ways to integrate Preservation into K-12 curriculum. (Ongoing)
- II.G.1 - Develop displays of historic preservation issues. (Ongoing)
- II.M.1 - Develop an attitudinal survey to assess support for preservation over time. (One-time)
- II.N.1 - Develop tours for walking, driving, and buses -- highlighting Fort Collins' historical sites. (One-time)
- II.O.1 - Investigate having a graduate student quantify energy requirements and resource investment in rehabilitation vs. new construction. (One-time)
- II.A.3.1 - Investigate possibility of a local landmark property tax rebate for landmark buildings. (One-time)
- III.B.1 - Research development fee waivers. (One-time)
- III.C.1 - Investigate creating a loan pool with local financial institutions. (One-time)
- III.C.2 - Investigate creating a fund to acquire historic buildings for resale. (One-time)
- III.D.1 - Establish a revolving loan program for landmark residential buildings. (Ongoing)
- III.D.4 - Provide information on Federal mortgage programs for purchase and rehabilitation of residential property. (Ongoing)
- III.G.1 - Explore innovative incentives in the zoning code. (One-time)
- IV.A.1 - Consider revisions to Definitions and Standards (Sec. 14-1; 14-5; 14-53). (One-time)
- IV.D.2 - Support a county-wide historic preservation program. (One-time)
- IV.I.1 - Establish goals and criteria for creation of Historic Conservation Area(s). (One-time)
- IV.J.1 - Form an LPC subcommittee to review options of house moving. (One-time)
- VI.B.2 - Prepare an annotated list of private foundation grants for historic preservation. (One-time)

Appendix E

Neighborhood Outcomes



St. Joseph School



West side downtown Fort Collins

Planning

August 24, 1993

HISTORIC RESOURCES
• Preservation Program Plan •

**NEIGHBORHOOD
OUTCOMES**

Old Town

NEIGHBORHOOD OUTCOMES

NEIGHBORHOOD DATA

Number of Properties? 38

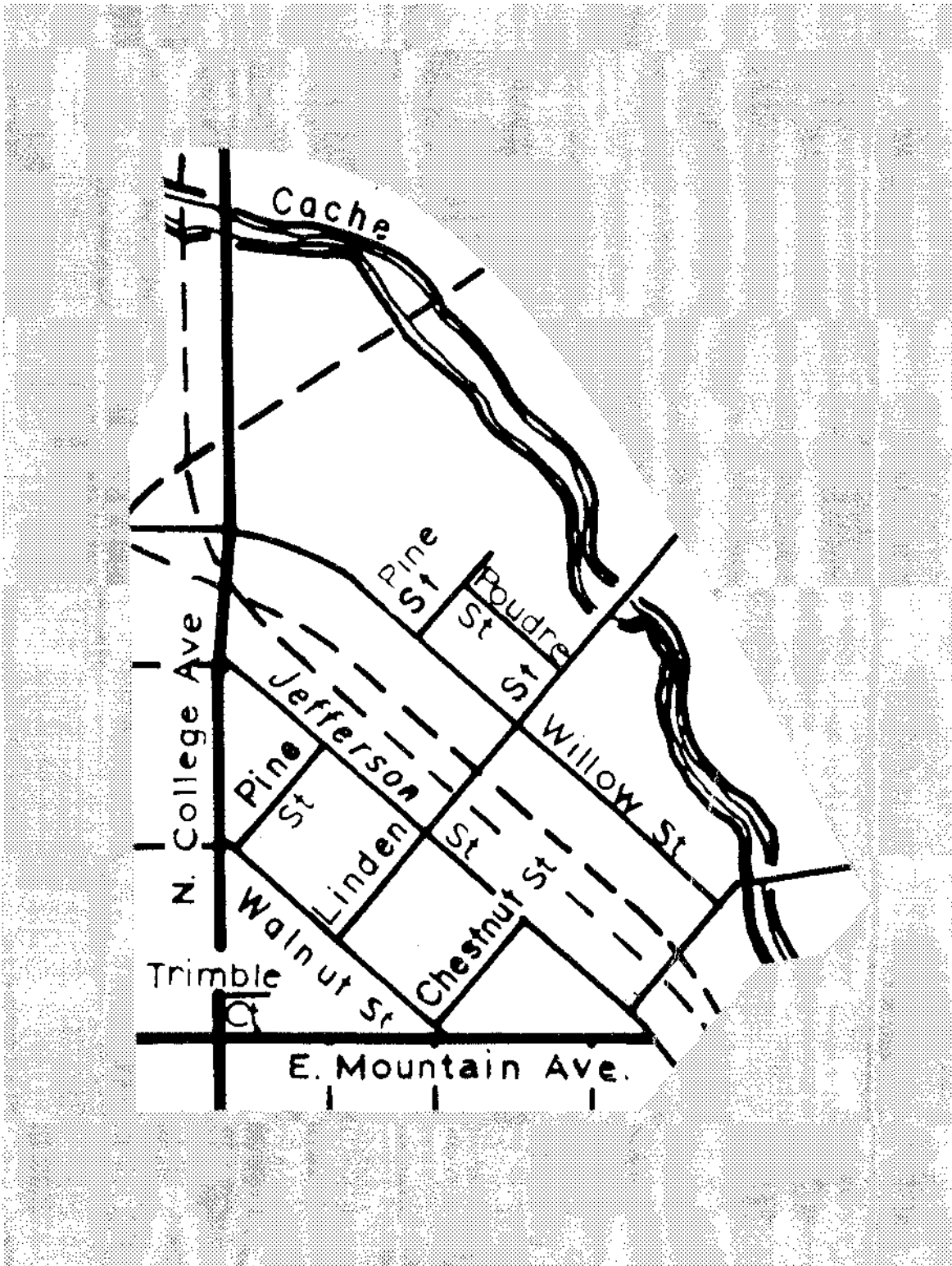
How many surveyed? (% of total number) 38 (100%)

How many National Register designations? 38 (District)

How many Local Landmark designations 38 (Individual and District)

OUTCOMES

- Retain and enhance the historic atmosphere and image (Old Town Area Plan)
- Direct financial assistance leading to the rehabilitation of 5 -10 properties
- Give special attention to the Linden Hotel, Northern Hotel and 225-245 Jefferson Street buildings
- Direct information assistance to 25 businesses
- Direct design assistance to 5 - 10 businesses
- Private investment stimulated, jobs created, increased property and sales tax
- Implementation of the Old Town Area Plan



Downtown

NEIGHBORHOOD OUTCOMES

NEIGHBORHOOD DATA

Number of Properties? 300

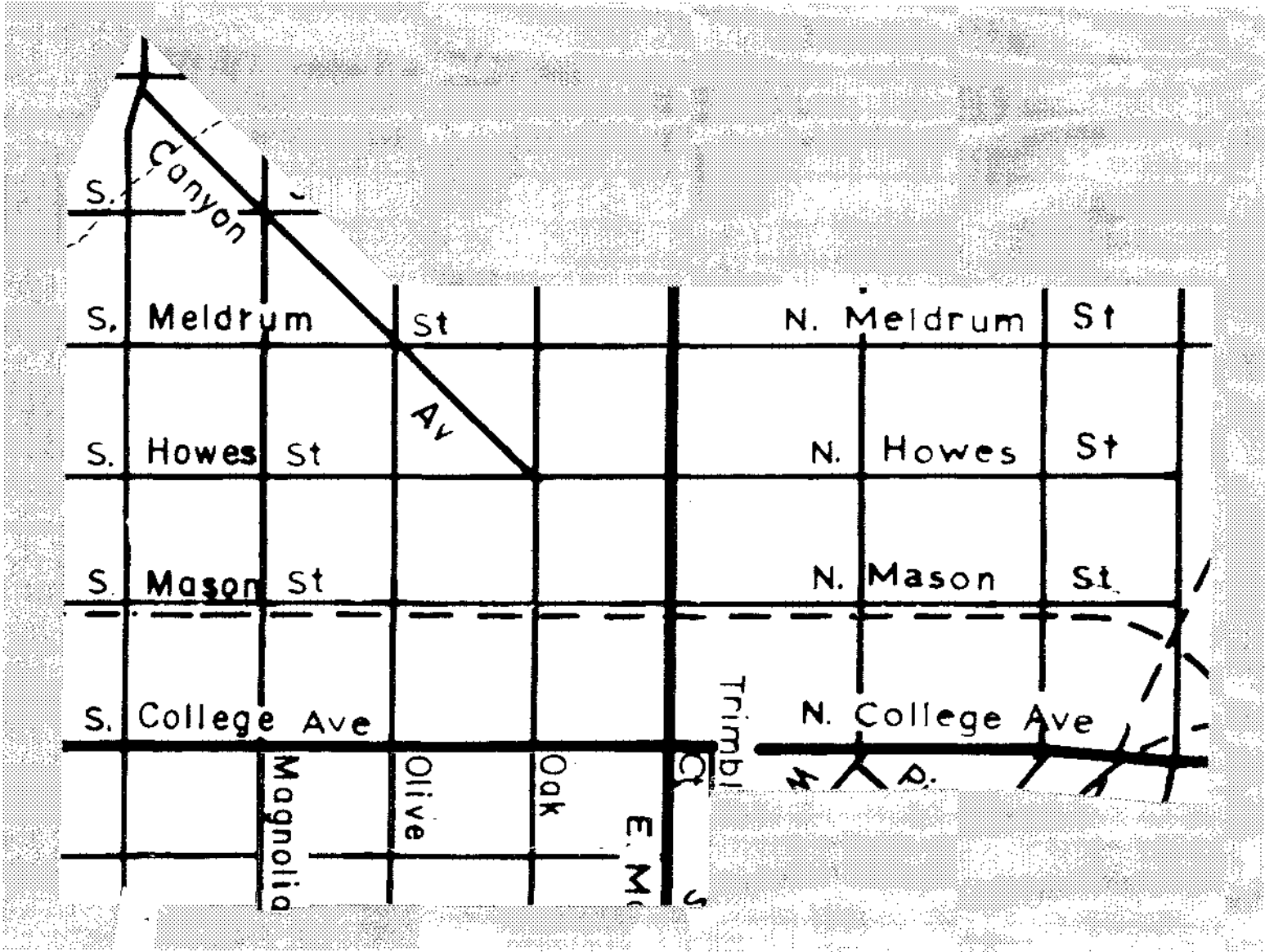
How many surveyed? 25

How many National Register designations? 8

How many Local Landmark designations? 10

OUTCOMES

- Preserve and enhance the historic character (Downtown Plan)
- Survey 100 - 125 properties
- Local landmark designation of 25 - 30 properties
- Direct financial assistance leading to the rehabilitation of 10 - 15 properties
- Direct information assistance to 25 - 50 homes and businesses
- Direct design assistance to 15 - 25 properties
- Private investment stimulated, jobs created, increased property and sales tax
- Implementation of the Downtown Plan



Westside Neighborhood

NEIGHBORHOOD OUTCOMES

NEIGHBORHOOD DATA

Number of Properties? 1490

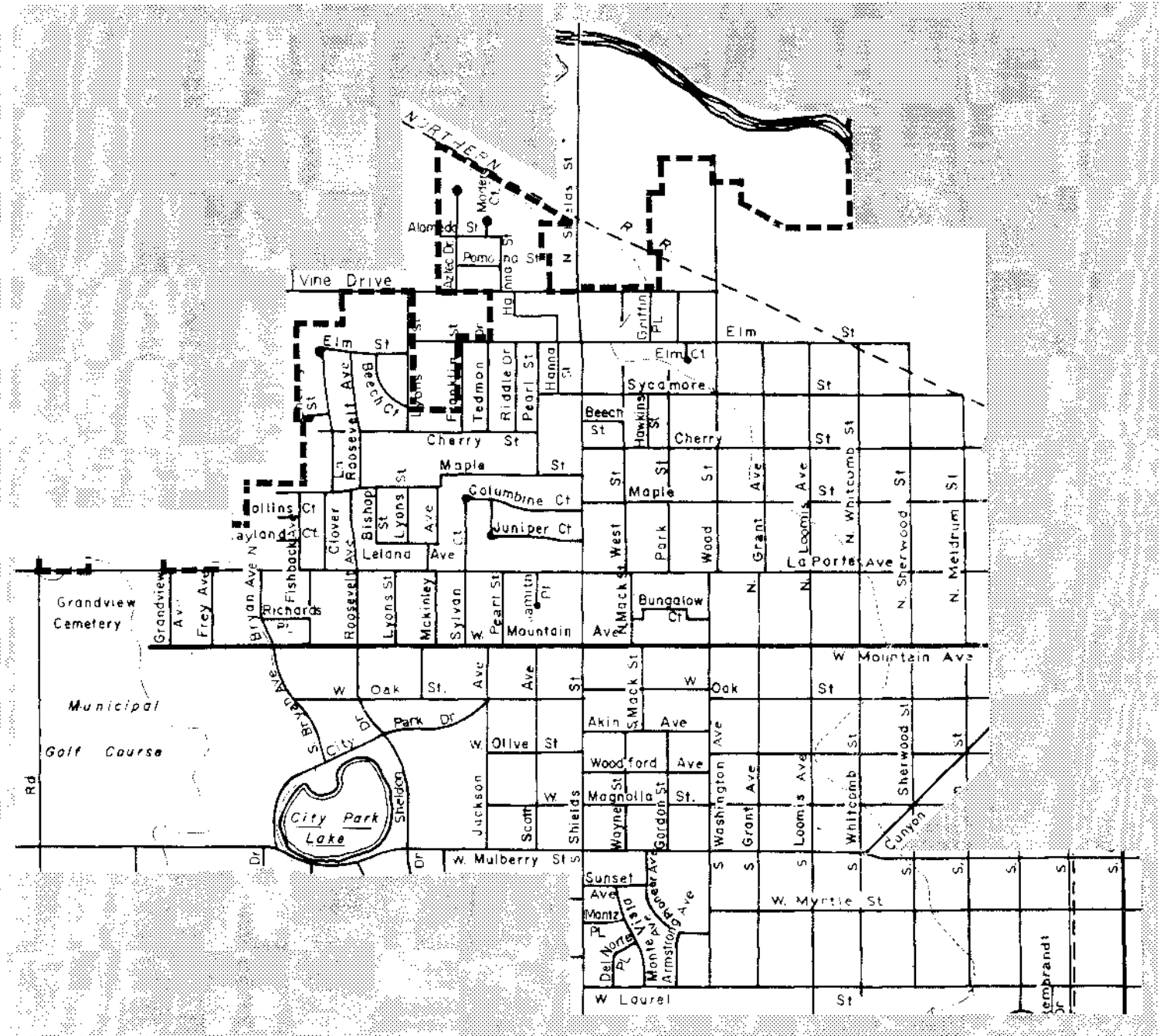
How many surveyed? 70

How many National Register designations? 4

How many Local Landmark designations? 5

OUTCOMES

- Preserve the residential character by the restoration and rehabilitation of structures (Westside Neighborhood Plan)
- Survey 200 - 300 properties
- Local landmark designation of 25 - 40 properties as a multiple property
- Local landmark designation of one District
- Creation of one Neighborhood Conservation Area
- Local landmark designation of 25 to 35 individual properties
- Direct financial assistance leading to the rehabilitation of 50 properties
- Direct information assistance to 100 homes and businesses
- Direct design assistance to 25 - 40 properties
- Implementation of the Westside Neighborhood Plan
- Private investment stimulated, jobs created, increased property and sales tax



Eastside Neighborhood

NEIGHBORHOOD OUTCOMES

NEIGHBORHOOD DATA

Number of Properties? 1270

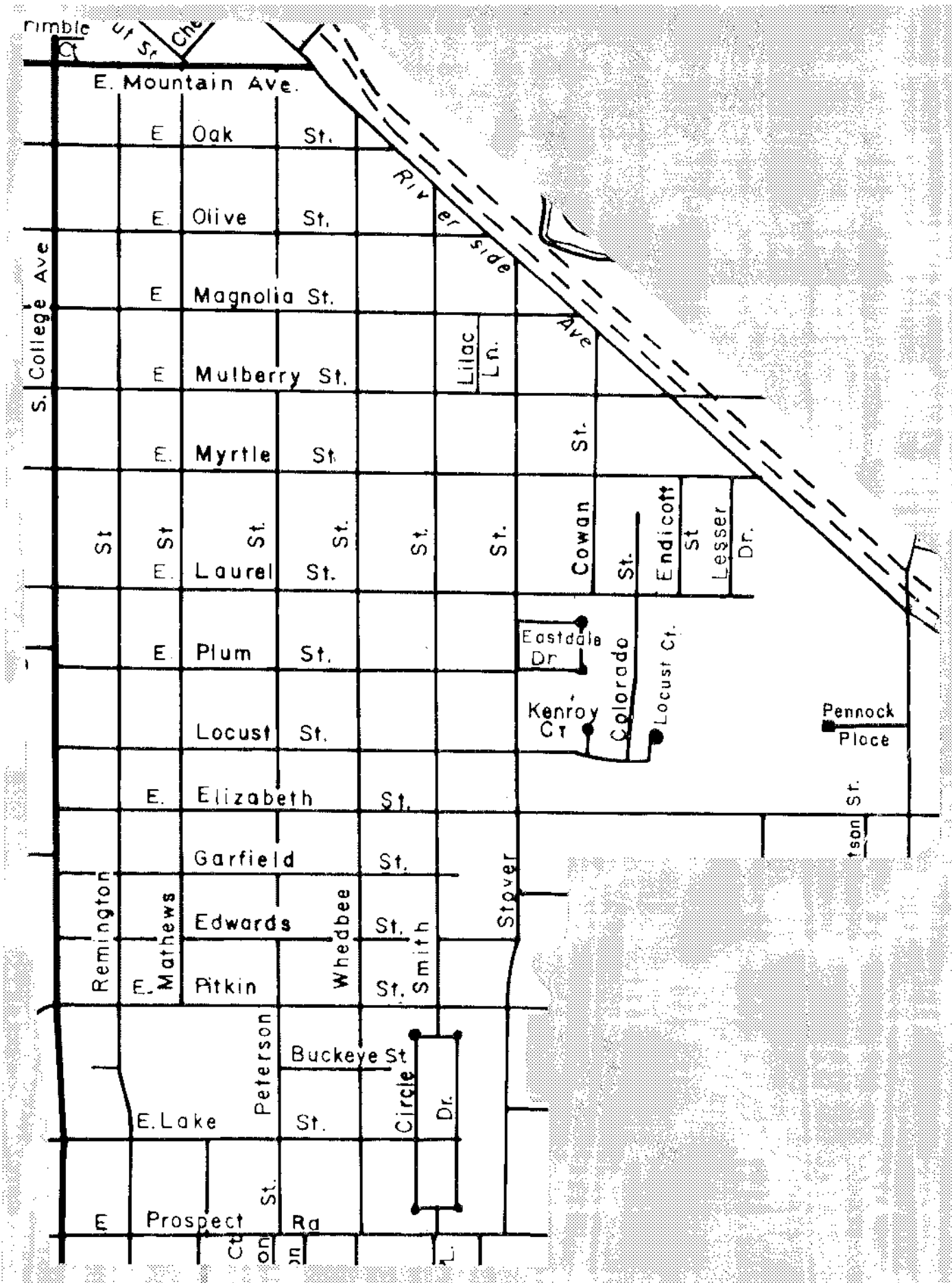
How many surveyed? 700

How many National Register designations? 665 (district); 1 (individual)

How many Local Landmark designations? 3

OUTCOMES

- Preserve and enhance the existing housing stock in the neighborhood (Eastside Neighborhood Plan)
- Survey 125 - 150 properties
- Local landmark designation and expansion of the Laurel District
- Local landmark designation of 10 - 15 individual properties
- Local landmark designation of one District
- Direct financial assistance leading to the rehabilitation of 25 - 40 properties
- Direct information assistance to 100 homes and businesses
- Direct design assistance to 35 - 50 properties
- Implementation of the Eastside Neighborhood Plan
- Private investment stimulated, jobs created, increased property and sales tax



Appendix F

Cultural Resources Board's list of
Properties for Potential
Local Landmark Designation (1983-1986)



First Baptist Church



Saint Joseph School

CULTURAL RESOURCES BOARD'S LIST OF PROPERTIES FOR POTENTIAL LOCAL LANDMARK DESIGNATION (1983 - 1986)

The following properties were identified by the City's Cultural Resources Board between 1983 and 1986 for the purpose of locating potential historic landmarks and landmark districts. The original list by the Cultural Resources Board has been edited to remove properties which are also included in Appendix B. These properties have not been surveyed and prioritized in accordance with the processes described in this Plan. However, the Landmark Preservation Commission believes this list is important and the properties described below should be given special attention in terms of future survey, prioritization and local landmark designation efforts.

173 N. College Avenue
132 S. College Avenue (Secord Building)
133-147 S. College Avenue (Colorado Building)
146 S. College Avenue (Bradley Building)
259 S. College Avenue (Armstrong Hotel-Mountain Empire Hotel)
605 S. College Avenue (Beebe Clinic)

809 E. Elizabeth Street (Edmonds House)

121 N. Grant Street (Patterson House)
231 S. Grant Street (Emerson House)
309 S. Grant Street (Reinholtz/Torney House)

3105 E. Harmony Road* (Brownell House)

2808 W. County Road 38E (Spring Creek Stage Station)

127 N. Howes Street (St. Joseph's School)
223 S. Howes Street (Good House)
227 S. Howes Street
231 S. Howes Street
330 S. Howes Street

415 Cherry Street (Cottage Grocery and Market)

119 Lincoln Avenue
121 Lincoln Avenue

301 E. Magnolia Street (Old Hospital)
305 E. Magnolia Street (Kortz House)
311 E. Magnolia Street (A.C. Nelson House)
328 E. Magnolia Street (M.M. Hoffman House)
429 E. Magnolia (Eastside Grocery/Carpenters Hall)

137 Mathews Street (McIntyre House)
205 Mathews Street
401 Mathews Street (Coy House)
409 Mathews Street (Roberts House)
425 Mathews Street (Brown House)
503 Mathews Street (Miner House)
641 Mathews Street (Zauala House)
704 Mathews Street (Aylesworth House)

205 S. Meldrum Street
400 S. Meldrum Street (Ansel Watrous House)

300 W. Mountain Avenue (St. Joseph's Church)
402 W. Mountain Avenue (Edwards House)
424 W. Mountain Avenue (Sommerville House)
430 W. Mountain Avenue (Steele/Kickland House)
606 W. Mountain Avenue
622 W. Mountain Avenue (Love House)
628 W. Mountain Avenue (Sadler House)
629 W. Mountain Avenue

304 E. Mulberry Street (Baker House)
334 E. Mulberry Street (Arthur House)
616 W. Mulberry Street (Sheldon House)
2306 W. Mulberry Street (Empire Grange)

215 E. Oak Street (McHugh Hospital)
318 E. Oak Street (Blunk House)
322 E. Oak Street (Andrews House #2)
426 E. Oak Street (Hoffman House)

105 W. Olive Street

1501 Peterson Street

230 Remington Street (Abbott House)
328 Remington Street (First Baptist Church)
503 Remington Street (William Stover House 1)
509 Remington Street (Fred Stover House)
515 Remington Street William Stover House 2)
608 Remington Street Weuve House)
634 Remington Street (Metcalf House)
649 Remington Street (Golding-Dwyre House)
1003 Remington Street (Myron House)
1112 Remington Street (J. Richard House)

115 Riverside Drive (First Schoolhouse)

113 North Sherwood (Bouton House)

3040 W. Vine Drive (old District #10 School)

147 Washington Street (Havener House)

201 Whedbee Street (German Congregational Church)

300 Whedbee Street (Grace Bible Church)

525 Whedbee Street (T.S. Jones House)

326 N. Whitcomb (Holy Family Church)

City Park-Sheldon Lake

Lee Martinez Park-Farm

CSU-Administration Building

CSU-"Claims House" potting shed

CSU-Guggenheim Hall

CSU-Johnson Hall

CSU-Mechanical Arts/Industrial Sciences (three buildings)

CSU-Old economics building on Oval

CSU-Old Gym/Field House

CSU-Old Music Building

CSU-Physical Plant

CSU-Student Services Building

CSU-Vocational Education Building

*Eligible for listing on the National Register

Appendix G

Adopting Ordinance and Resolutions





Welch/Evans House built in 1899, demolished in 1950

RESOLUTION 4-93
OF THE LANDMARK PRESERVATION COMMISSION
OF THE CITY OF FORT COLLINS RECOMMENDING THE INCLUSION
OF THE HISTORIC RESOURCES PRESERVATION PROGRAM PLAN AS AN ELEMENT
OF THE COMPREHENSIVE PLAN OF THE CITY OF FORT COLLINS

WHEREAS, Fort Collins, like many hundreds of other communities across the nation, has come to the point of recognizing both the economic and aesthetic appeal of saving historic resources; and

WHEREAS, the Fort Collins' Comprehensive Plan directs the City to encourage the protection and preservation of architecturally or historically significant buildings; and

WHEREAS, on August 21, 1990, the City Council adopted Resolution 90-104, directing the Landmark Preservation Commission (LPC) and City staff to prepare for subsequent presentation to the City Council, a process and criteria for evaluating historic buildings and a procedural mechanism for effecting the preservation of historic resources; and

WHEREAS, the Historic Resources Preservation Program Plan is a public statement of the City's policies and future actions with regard to the preservation and protection of historic resources; and

WHEREAS, the mission of this Plan is to enhance the quality of life in Fort Collins by the preservation of historic resources and inclusion of heritage in the daily life and development of the City and community; and

WHEREAS, the Historic Resources Preservation Program Plan sets forth a strategy by which the concerted efforts of both the public and private sector will be directed; and

WHEREAS, many opportunities were provided to the public to study and comment upon the Plan; and

WHEREAS, upon review of said proposed Plan and upon public hearing by the Landmark Preservation Commission of the City of Fort Collins, the Commission has determined that the Plan should be adopted as part of the City's Comprehensive Plan.

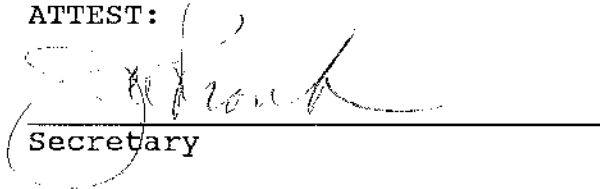
NOW THEREFORE, BE IT RESOLVED BY THE LANDMARK PRESERVATION COMMISSION OF THE CITY OF FORT COLLINS that the City of Fort Collins Historic Resources Preservation Program Plan be and hereby is recommended to the City Council and Planning and Zoning Board for incorporation into the Comprehensive Plan of the City.

RESOLUTION 4-93
LANDMARK PRESERVATION COMMISSION
PAGE 2

Passed at a special meeting of the Landmark Preservation Commission of the City of Fort Collins held this 20th day of October, A.D. 1993.


Chairperson

ATTEST:


Secretary

RESOLUTION PZ 93-12
OF THE PLANNING AND ZONING BOARD OF THE CITY OF
FORT COLLINS APPROVING THE CITY OF FORT COLLINS HISTORIC
RESOURCES PRESERVATION PROGRAM PLAN AND RECOMMENDING
ITS INCLUSION AS AN ELEMENT OF THE COMPREHENSIVE
PLAN OF THE CITY OF FORT COLLINS

WHEREAS, the Goals and Objectives of the City of Fort Collins' Comprehensive Plan directs the City to encourage the protection and preservation of architecturally or historically significant buildings; and

WHEREAS, on August 21, 1990, the City Council adopted Resolution 90-104, directing the Landmark Preservation Commission (LPC) and City staff to prepare for subsequent presentation to the City Council, a process and criteria for evaluating historic buildings and a procedural mechanism for effecting the preservation of these structures; and

WHEREAS, the Historic Resources Preservation Program Plan is a public statement of the City's policies and desired future actions with regard to the preservation and protection of historic resources; and

WHEREAS, the mission of this Plan is to enhance the quality of life in Fort Collins by promoting the preservation of historic resources and inclusion of heritage in the daily life and development of the City and community; and

WHEREAS, many opportunities were provided to the public to study and comment upon the Plan; and


WHEREAS, upon review of said proposed Plan and upon public hearing by the Planning and Zoning Board of the City of Fort Collins, the Board has determined that the Plan should be adopted as part of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS as follows:

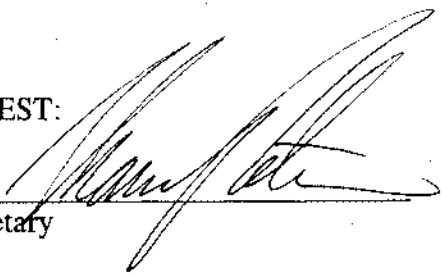
Section 1. That the City of Fort Collins Historic Resources Preservation Program Plan be and hereby is approved for incorporation into the City of Fort Collins Comprehensive Plan for providing guidance in the preservation of historic resources in the community.

Section 2. That the City of Fort Collins Historic Resources Preservation Program Plan be and hereby is recommended to the City Council for incorporation into the Comprehensive Plan of the City.

Passed and adopted at a regular meeting of the Planning and Zoning Board of the City of Fort Collins held this 25th day of October, A.D. 1993.


Chairperson

ATTEST:


Secretary

RESOLUTION 93-171
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING THE CITY OF FORT COLLINS HISTORIC
RESOURCES PRESERVATION PROGRAM PLAN AND INCORPORATING
IT AS AN ELEMENT OF THE COMPREHENSIVE
PLAN OF THE CITY OF FORT COLLINS

WHEREAS, the Goals and Objectives of the City of Fort Collins' Comprehensive Plan directs the City to encourage the protection and preservation of architecturally or historically significant buildings; and

WHEREAS, on August 21, 1990, the City Council adopted Resolution 90-104, directing the Landmark Preservation Commission (LPC) and City staff to prepare for subsequent presentation to the City Council, a process and criteria for evaluating historic buildings and a procedural mechanism for effecting the preservation of these structures; and

WHEREAS, the Historic Resources Preservation Program Plan ("the Plan") is a public statement of the City's policies and desired future actions with regard to the preservation and protection of historic resources; and

WHEREAS, the mission of this Plan is to enhance the quality of life in Fort Collins by promoting the preservation of historic resources and the inclusion of heritage in the daily life and development of the City and community; and

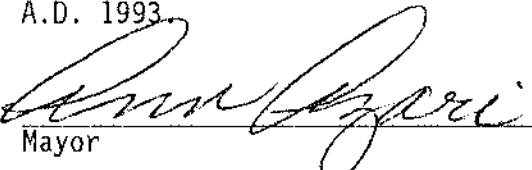
WHEREAS, many opportunities were provided to the public to study and comment upon the Plan; and

WHEREAS, the Planning and Zoning Board, by Resolution PZ 93-12, determined that the Plan should be adopted as an element of the City's Comprehensive Plan and recommended the same to the City Council; and

WHEREAS, upon review of the Plan and upon public hearing by the Council of the City of Fort Collins, the Council has determined that the Plan should be adopted as an element of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City of Fort Collins Historic Resources Preservation Program Plan be and hereby is approved for incorporation into the City of Fort Collins Comprehensive Plan for providing guidance in the preservation of historic resources in the community.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins held this 16th day of November, A.D. 1993.



Mayor

ATTEST:



Deputy City Clerk