

## City of Fort Collins Land Use Code

### 3.4.7 Historic and Cultural Resources

(A) **Purpose.** This Section is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood. This Section is intended to protect designated or individually eligible historic sites, structures or objects as well as sites, structures or objects in designated historic districts, whether on or adjacent to the development site.

(B) **General Standard.** If the project contains a site, structure or object that (1) is determined to be individually eligible for local landmark designation or for individual listing in the State or National Registers of Historic Places; (2) is officially designated as a local or state landmark, or is listed on the National Register of Historic Places; or (3) is located within an officially designated historic district or area, then to the maximum extent feasible, the development plan and building design shall provide for the preservation and adaptive use of the historic structure. The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is: (a) preserved and adaptively used on the development site; or (b) is located on property adjacent to the development site and qualifies under (1), (2) or (3) above. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

(C) **Determination of Landmark Eligibility.** The determination of individual eligibility for local landmark designation will be made in accordance with the applicable provisions of Chapter 14 of the City Code. A site, structure or object may be determined to be individually eligible for local landmark designation if it meets one (1) or more of the criteria as described in Section 14-5, "Standards for Designation of Sites, Structures, Objects and Districts For Preservation" of the City Code. If a property is determined to be eligible for designation, the applicant will provide a completed Colorado Cultural Resource Survey Architectural Inventory Form for the property.

The determination of individual eligibility for the National or State Register of Historic Places shall be according to the processes and procedures of the Colorado Historical Society.

**(D) *Reuse, Renovation, Alterations and Additions.***

(1) Original materials and details, as well as distinctive form and scale, that contribute to the historic significance of the structure or neighborhood shall be preserved to the maximum extent feasible. Rehabilitation work shall not destroy the distinguishing quality or character of the structure or its environment.

(2) The rehabilitation of structures shall be in conformance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (available from the Director) or other adopted design guidelines.

**(E) *Relocation or Demolition.*** A site, structure or object that is determined to be individually eligible for local landmark designation or for individual listing in the State or National Registers of Historic Places may be relocated or demolished only if, in the opinion of the decision maker, the applicant has, to the maximum extent feasible, attempted to preserve the site, structure or object in accordance with the standards of this Section, and the preservation of the site, structure or object is not feasible.

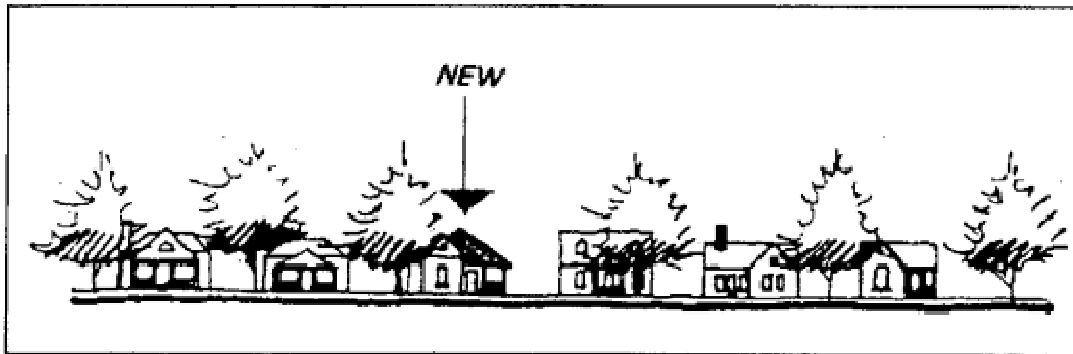
**(F) *New Construction.***

(1) To the maximum extent feasible, the height, setback and/or width of new structures shall be similar to those of existing historic structures on (a) any block face on which the new structure is located and on any portion of a block face across a local or collector street from the block face on which the new building structure is located, or (b) when a block does not exist, then on any adjacent land to the property on which the new structure is located, unless, in the judgment of the decision maker, such historic structures would not be negatively impacted with respect to their historic exterior integrity and significance by reason of the new structure being constructed at a dissimilar height, setback and/or width. Where building setbacks cannot be maintained, elements such as walls, columns, hedges or other screens shall be used to define the edge of the site and maintain alignment. Taller structures or portions of structures shall be located interior to the site. ~~Structures at the ends of blocks shall be of a similar height to structures in the adjoining blocks.~~

(2) New structures shall be designed to be in character with such existing historic structures. Horizontal elements, such as cornices, windows, moldings and sign bands, shall be aligned with those of such existing historic structures to strengthen the visual ties among

buildings. Window patterns of such existing structures (size, height, number) shall be repeated in new construction, and the pattern of the primary building entrance facing the street shall be maintained to the maximum extent feasible. See Figure 6.

Figure 6  
Building Patterns



(3) The dominant building material of such existing historic structures adjacent to or in the immediate vicinity of the proposed structure shall be used as the primary material for new construction. Variety in materials can be appropriate, but shall maintain the existing distribution of materials in the same block.

(4) Visual and pedestrian connections between the site and neighborhood focal points, such as a park, school or church, shall be preserved and enhanced, to the maximum extent feasible.

(5) To the maximum extent feasible, existing historic and mature landscaping shall be preserved and when additional street tree plantings are proposed, the alignment and spacing of new trees shall match that of the existing trees.

(6) In its consideration of the approval of plans for properties containing or adjacent to sites, structures, objects or districts that have (a) been determined to be individually eligible for local landmark designation or for individual listing in the State or National Registers of Historic Places, or (b) which are officially designated as a local or state landmark, or are listed on the National Register of Historic Places, or (c) are located within an officially designated historic district or area, the Decision Maker shall receive a recommendation from the Landmark Preservation Commission.

**DRAFT - LEGAL REVIEW PENDING**

(Ord. No. 228, 1998 §20, 12/15/98; Ord. No. 177, 2002 §§9, 10, 12/17/02; Ord. No. 173, 2003 §14, 12/16/03; Ord. No. 198, 2004 §11, 12/21/04; Ord. No. 120, 2011 §11, 9/20/2011; Ord. No. 041, 2013 §4, 3/19/13)

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