

# AGENDA ITEM SUMMARY

December 1, 2020

City Council

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## STAFF

Maren Bzdek, Historic Preservation Planner  
Karen McWilliams, Historic Preservation Planner  
Paul Sizemore, Interim Director, Comm. Devt. & Neighborhood Serv.  
Brad Yatabe, Legal

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## SUBJECT

Consideration of an Appeal of a Landmark Preservation Commission Decision Determination that 724 and 726 South College Avenue are Eligible for Designation as a Fort Collins Landmark.

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## EXECUTIVE SUMMARY

The purpose of this item is to consider an appeal of the September 16, 2020 Landmark Preservation Commission's determinations of landmark eligibility for 724 and 726 South College Avenue, which found that both primary residential buildings meet the Fort Collins Municipal Code ("City Code") requirements for landmark designation based on architectural significance and historic physical integrity. On September 30, 2020, a Notice of Appeal was filed alleging that the Landmark Preservation Commission (LPC) failed to properly interpret and apply City Code Section 14-22 in rendering a final decision.

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## BACKGROUND / DISCUSSION

### SUMMARY OF LANDMARK PRESERVATION COMMISSION HEARING

*Subject.* The subject of the hearing was the evaluation of the buildings at 724 and 726 South College Avenue to determine each property's eligibility for designation as a Fort Collins landmark according to the eligibility requirements contained in City Code Section 14-22. A staff decision on this matter was issued on July 1, 2020, finding that both properties meet the eligibility requirements for significance and integrity. That decision was based on information provided in historic property survey documents produced by an independent, professional contractor, as required by City Code. Properties associated with potential development applications that contain buildings at least 50 years old are subject to landmark eligibility evaluation as an application pre-submittal requirement, as outlined in Land Use Code Section 3.4.7(C), Determination for Eligibility as a Fort Collins Landmark. The City Code allows for an appeal of a staff decision regarding eligibility. The property owner appealed the initial determinations of eligibility to the LPC on July 7, 2020.

The LPC's sole consideration was the evaluation of the properties' eligibility for designation as Fort Collins landmarks. While the implications of the results of that evaluation include how the existing buildings would be treated as historic resources under the Land Use Code, the LPC did not consider or review a proposed development application for the properties, and the members did not discuss how the Land Use Code or approved modifications of standards might be applied to the properties.

Although the properties' state of repair was raised during the hearing, the LPC's findings, as required by City Code, assessed only whether each building retains its original materials and important features and whether those materials and features have the potential for rehabilitation.

*City Code Requirements:* The LPC's evaluation of 724 and 726 South College was governed by City Code Section 14-22, *Standards for determining the eligibility of sites, structures, objects, and districts for designation as landmarks or landmark districts*. Section 14-22 establishes that a property or district must possess significance under at least one of four criteria for significance (events, persons/groups, design/construction, or information potential) and must also possess integrity, i.e. the ability to convey any established significance through existing, related physical characteristics. Integrity is evaluated based on seven aspects as noted in the City Code: location, design, setting, materials, workmanship, feeling, and association. All seven are not required "as long as the overall sense of past time and place is evident."

*Decision and Findings:* To arrive at findings for de novo determinations regarding the properties' eligibility status, the LPC considered the properties' intensive-level survey documents that were the basis for staff's determinations of eligibility, as well as additional information from staff and the appellant regarding the properties' history, current condition, history of evaluation, and discussion of professional methodology that is commonly used to evaluate historic properties in Fort Collins and for the National Register of Historic Places.

On a vote of 5-1, the LPC found both properties meet the requirements for eligibility for landmark designation based on the following findings (Motions in verbatim transcript on page 36, 1-14; page 41, 25-36)

- Both properties are **significant** under Criterion (3) Design/Construction, with the following features highlighted in their motions:
  - Both buildings are good examples of Fort Collins vernacular wood frame dwellings
  - Both buildings are products of local builder's experience, available resources, and response to the local environment
  - Both exhibit a variety of application of wood materials
  - Both building designs include additional decorative wood detailing that reflects the local builder's design sensibility and workmanship
  - 724 South College was recognized as an example of early twentieth-century balloon-frame construction method
  - Simple design elements on 726 South College were highlighted (on porch, balusters, diamond pattern under gable, lead glass transom)
- Both properties exhibit sufficient **integrity** to convey their architectural significance, including the three primary considerations for properties in the category of Design/Construction, which are integrity of original design, workmanship, and materials
  - All seven aspects of integrity are met
  - College Avenue has been altered with time, but the residential character along the street frontage at the properties is intact in terms of setting, feeling, and association
  - 726 S College has been bounded by the residence at 724 South College on the north since construction and by a commercial building on the south since the 1920s
- The **garage** building associated with 724 South College was found not to be eligible as a historic resource based on lack of both architectural significance and integrity.

The dissenting member of the LPC stated that the properties' overall loss of residential setting at the block level, versus at the property level, was the basis for her dissenting vote.

Note: A verbatim transcript of the LPC's hearing on this item is part of the record provided to Council for this appeal.

### **APPEAL ALLEGATION**

The Notice of Appeal alleges that the LPC failed to properly interpret and apply City Code Section 14-22 - *Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts*.

Page 3 of the Notice of Appeal states the Appellant's primary objection to the LPC's decision is based on the allegation that the buildings are not significant examples of a building style and architecture and that the buildings do not retain sufficient integrity.

The Notice of Appeal includes several points related to the primary allegation. A list of those points with related information in the record is provided below.

- “The Properties were explicitly not included in the Laurel School Historic District immediately adjacent to the Properties, which contains substantially similar and better maintained examples of the significant aspects alleged by the LPC, and we are not aware of any other intended historic district expansion or new district to encapsulate the Properties.” (Notice of Appeal, page 3)
  - The Laurel School National Register Historic District, established in 1980, contains no properties located along College Avenue. The western district boundary was drawn east of the two properties along the alley to reflect and follow the residential zone district boundary, Related information in the record is found at: Verbatim transcript page 2, 17-19; page 11, 14-21 and 30-38.
- “The 2020 decisions also came after multiple prior determinations of non-landmark status since the 1980s, each having confirmations from the city and professionals that the Properties and Buildings were not historic and do not meet the qualifications set forth in the Code.” (Notice of Appeal, page 3)
  - Since 1980 and prior to the current 2020 determinations, these properties have received one official determination that the properties are not eligible for landmark designation, which was in 2014. A 1998 field reconnaissance survey project provided field determinations that both properties are eligible for the National Register. Related information in the record can be found at: Verbatim transcript page 2, 38-44; page 3, 1-7.
- “We would contend that no new events or circumstances have arisen since the last LPC determination in 2014 that deemed the Properties ineligible for landmark or historic status.” (Notice of Appeal, page 4)
  - There have been several pertinent code and procedural changes since 2014. Since the revised code adoption in March 2019, all determinations of eligibility are established with intensive-level assessments conducted by third-party experts. Information in the record related to this change can be found at: City Code Section 14-23(a); Verbatim transcript, page 3, 12-21; page 21, 25-34.
  - Information in the record related to the removal of “context” from City Code in 2019 can be found at: Verbatim transcript page 3, 12-21; page 4, 27-32; page 19, 4-36; page 22, 35-38; page 23, 1-8.
  - Information in the record about procedural changes in 2019 regarding decision makers for determinations of eligibility can be found at: Verbatim transcript, page 2, 43-44; page 3, 1-5.
- “As it relates to the discussions of significance and integrity, the LPC contends that the Properties retain integrity under all 7 aspects, as noted in the Code, contradicting previous determinations that integrity of Setting, Feeling, and Association had been compromised and, therefore, the Properties did not meet the aforementioned qualifications.” (Notice of Appeal, page 4)
  - Information in the record related to City Code requirements for the evaluation of integrity and the relative importance of the seven aspects of integrity can be found in the record at: City Code Section 14-22(b); Verbatim transcript, page 20, 10-19.
  - The question of whether the setting is generally retained generated discussion by the LPC based on whether the immediate setting on the property or the broader setting of the block or immediate neighborhood is of primary importance, as well as the degree to which consideration of the aspect of setting impacts an overall determination of eligibility. (Verbatim transcript, page 25, 25; page 26, 34-38; page 27, 1-29; page 29, 1-8; page 29, 37-41; page 30, 1-18; page 37, 18-25; page 38, 4-14; page 40, 36-38; page 42, 18-34; page 43, 1-4)
- “As the previous determinations noted that Properties lacked significance for individual eligibility, staff’s contention that integrity of Design, Materiality, and Workmanship should have been considered secondary

to integrity of Setting, Feeling, and Association.” (Notice of Appeal, page 4)

- Staff guidance for the LPC was based on the standard federal guidance regarding the evaluation of integrity for the Design/Construction category and can be found in the record at: Verbatim transcript, page 20, 8-27.
- “Specifically, in regards to the uniqueness and quality of workmanship, the evidence of those qualities have long since decayed to a level that the Buildings are no longer adequately represent our early architecture pioneers and some of the enduring architectural features our commercial and residential buildings still embody today.” (Notice of Appeal, page 4)
  - Historic evaluations consider condition of repair as separate, but related issues. Information in the record related to the impact of condition, or current state of repair, on an evaluation of integrity can be found at: Verbatim transcript page 5, 43-44; page 6, 1-10.

The Notice of Appeal also includes several discussion points that are not directly related to City Code Section 14-22. These relate to how the determinations of eligibility might impact the future review of a proposed redevelopment of the site.

### ATTACHMENTS

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1. Public Notices with Parties of Interest List (PDF)
2. Notice of Appeal (PDF)
3. Staff Report to Landmark Preservation Commission (PDF)
4. Staff Presentation to Landmark Preservation Commission (PDF)
5. Correspondence by Parties of Interest (PDF)
6. Applicant Presentation to Landmark Preservation Commission (PDF)
7. Verbatim Transcript, September 16, 2020 (PDF)
8. Link to Meeting Video (PDF)
9. Powerpoint Presentation (PDF)

**City Clerk's  
Public Hearing Notice  
Site Visit Notice  
Mailing List**

**LANDMARK PRESERVATION COMMISSION**

**Visitor Log**

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

DATE: 9-16-20

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

THIS IS A PART OF THE PUBLIC RECORD

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

### Parties in Interest Mailing List

<b>Name</b>	<b>Company</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Nicole R. Ament	Brownstein Hyatt Farber Schreck, LLP	Denver	CO	80202
Mick McDill	Gannett Properties LLC	Fort Collins	CO	80524
Todd Rosensweig	Gannett Properties LLC	Fort Collins	CO	80524
Jason Marmor	Retrospect	Loveland	CO	80527
Ron Sladek	Tatanka Historical Associates, Inc.	Fort Collins	CO	80522
Michael LaFlash	Heritage Consulting Group	Philadelphia	PA	19118
Gwen Denton	N/A	Loveland	CO	80538

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Heritage Consulting Group  
15 W. Highland Avenue  
Philadelphia, PA 19118



# **Notice of Appeal**

Filed by  
Nicole R. Ament, Esq.  
September 30, 2020

## NOTICE OF APPEAL

**Action Being Appealed:** Denial of the property owner's appeal of the determination of eligibility as landmarks for 724 & 726 S College

**Date of Action:** 09/16/2020      **Decision Maker:** Landmark Preservation Commission

**FOR CITY CLERK'S  
USE ONLY:**

**DATE FILED:** 09/30/20

**INITIALS:** RRK

### Appellant/Appellant Representative (if more than one appellant):

**Name:** Nicole R. Ament, Esq.

**Phone #:** (303) 223-1174

**Address:** 410 17th Street, Suite 2200  
Denver, Colorado 80202

**Email:** nament@bhfs.com

### INSTRUCTIONS

For each allegation marked below, **attach a separate summary of the facts contained in the record which support the allegation** of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

### GROUNDS FOR APPEAL

**The Decision Maker committed one (1) or more of the following errors** (check all that apply):



Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. **List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:**

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

Failure to conduct a fair hearing in that:



(a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. *[New evidence not allowed]*



(b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. *[New evidence not allowed]*



(c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. *[New evidence allowed]*



(d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. *[New evidence allowed]*



(e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. *[New evidence allowed]*

### NEW EVIDENCE


**All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence.** No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

## APPELLANTS

*Parties-in-interest* have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

<b>Signature:</b> 	<b>Date:</b> 09/30/2020
<b>Name:</b> Nicole R. Ament	<b>Email:</b> nament@bhfs.com
<b>Address:</b> 410 17th St., Ste. 2200, Denver, CO 80202	<b>Phone #:</b> (303) 223-1174
<b>Describe how you qualify as a party-in-interest:</b> Appellant spoke at the hearing of the Commission and is counsel to the owners of the subject property.	

<b>Signature:</b>	<b>Date:</b>
<b>Name:</b>	<b>Email:</b>
<b>Address:</b>	<b>Phone #:</b>
<b>Describe how you qualify as a party-in-interest:</b>	

<b>Signature:</b>	<b>Date:</b>
<b>Name:</b>	<b>Email:</b>
<b>Address:</b>	<b>Phone #:</b>
<b>Describe how you qualify as a party-in-interest:</b>	

**ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY**

*Failure to properly interpret and apply relevant provision of the City Code, the Land Use Code, and Charter – Municipal Code Sec. 14-22*

At their September 19, 2020 meeting, The Landmark Preservation Commission (“LPC”) determined the subject properties located at 724 & 726 S. University Avenue, Fort Collins, CO (“Properties”), and, specifically, the two residential structures thereon (“Buildings”), possessed the requisite “significance” and “integrity” required under Municipal Code Sec. 14-22 (“Code”), and were thus eligible for landmark status. The applicant and owners of the Properties maintain and agree with the prior determinations of the LPC which found that the Properties and Buildings do not meet the requirements for landmark status and are not historically significant, and further assert that the LPC failed to properly interpret and apply the Code.

Under the Code, buildings eligible for landmark designation must possess both significance and integrity with characteristics satisfying each of these prongs included and evident. In asserting the novel idea that the Buildings are eligible as landmarks, the LPC and staff relied upon the purported significant historical design and/or construction value of the Buildings on the Properties under the Code Subsection (a)(3) – as they purported the Buildings serve as examples of early-20<sup>th</sup> century wood-frame vernacular single-family houses. The report and survey also note, despite the evident decay of the Buildings, that the integrity of such historic value is not diminished and retains the integrity of design, materials and workmanship required under the Code.

We disagree on both items. The Buildings are not significant examples of a building style and architecture that is still evident throughout the City and State. Further, we hope councilmembers will take the time to visit the Properties, as the poor condition is better visualized beyond the pictures supplied in the LPC staff’s report. The Properties were explicitly not included in the Laurel School Historic District immediately adjacent to the Properties, which contains substantially similar and better maintained examples of the significant aspects alleged by the LPC, and we are not aware of any other intended historic district expansion or new district to encapsulate the Properties.

The initial determination by staff of the latest eligibility was released earlier in 2020. This determination was based on reports produced by city staff and historic surveys of the Properties and Buildings conducted by 3<sup>rd</sup> party contractors, with a single surveyor responsible for compiling the evidence that the staff interpreted as in favor of eligibility. The 2020 determination is adverse to the Property owner’s intended revitalization of the Properties and only came after initial documentations of the Property owner’s intended redevelopment project came to light. If the eligibility of the Properties was to stand, it would trigger additional requirements and conditions to development noted in Municipal Code Section 3.4.7 that would be unduly burdensome on the Property owners and make the owners’ intended development impossible.

The 2020 decisions also came after multiple prior determinations of non-landmark status since the 1980s, each having confirmations from the city and professionals that the Properties and Buildings were not historic and do not meet the qualifications set forth in the Code. A severe diminishment of integrity of Setting, Feeling, and Association, resulting from decades of redevelopment directly adjacent to and surrounding the Properties, played a significant role in previous determinations.

Property owner's relied on these prior determinations in moving forward with their project. We would contend that no new events or circumstances have arisen since the last LPC determination in 2014 that deemed the Properties ineligible for landmark or historic status. The reports presented by staff did not provide any new information with regard to landmark criteria from that available when LPC previously determined the properties ineligible, and thus the reversal is arbitrary and without justification. The same structures and buildings existed and were reviewed by staff and/or 3<sup>rd</sup> parties in the same manner. If anything, the Buildings and Property have only continued to decay during the past 5 years.

As it relates to the discussions of significance and integrity, the LPC contends that the Properties retain integrity under all seven aspects, as noted in the Code, contradicting previous determinations that integrity of Setting, Feeling, and Association had been compromised and, therefore, the Properties did not meet the aforementioned qualifications. Perhaps most importantly, however, was LPC's determination of significance under Criterion 3 in the area of architecture. As the previous determinations noted that the Properties lacked significance for individual eligibility, staff's contention that integrity of Design, Materiality, and Workmanship should have been considered secondary to integrity of Setting, Feeling, and Association.

The owners of the Properties and the applicant hold that neither Property, nor the Buildings, qualifies individually as significant in any historic or architectural context. Specifically, in regards to the uniqueness and quality of workmanship, the evidence of these qualities have long since decayed to a level that the Buildings no longer adequately represent our early architecture pioneers and some of the enduring architectural features our commercial and residential buildings still embody today.

After taking into consideration the above, we humbly ask the Council to overturn the determination of the LPC and staff that the Properties are eligible as landmarks under the Code.

**Staff Report  
(with attachments)  
Presented to the  
Landmark Preservation  
Commission  
September 16, 2020**

## PROJECT NAME

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**724 AND 726 S COLLEGE: APPEAL OF DETERMINATIONS OF ELIGIBILITY**

## STAFF

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Maren Bzdek, Senior Historic Preservation Planner

## PROJECT INFORMATION

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**DESCRIPTION:**

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

**APPELLANT:**

Gannett Properties, LLC (Property Owner)

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## LPC'S ROLE:

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

## BACKGROUND

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

## **RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW**

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

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

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

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

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

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

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

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

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

## **ELIGIBILITY SUMMARY**

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

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

## **ADDITIONAL STAFF FINDINGS ON ELIGIBILITY:**

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

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

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

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

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

## **SAMPLE MOTIONS**

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

For 724 S. College (Eligible):

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

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

For 726 S. College (Eligible):

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

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

For 724 S. College (Not Eligible):

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

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

For 726 S. College (Eligible):

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

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

## ATTACHMENTS

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1. 724 S College 1403 Intensive-Level Historic Survey Site Form
2. 726 S College 1403 Intensive-Level Historic Survey Site Form
3. Notice of Appeal Correspondence
4. Appellant Memorandum and Photos
5. Staff Presentation – Updated on 9/15/20
6. Council Approval for Remote Appeal Hearing
7. 1998 Reconnaissance Survey – 724 S College (Added per LPC request 9/15/2020)
8. 1998 Reconnaissance Survey – 726 S College (Added per LPC request 9/15/2020)
9. 2014 Demolition/Alteration Review Form – 724 S College (Added per LPC request 9/15/2020)
10. 2014 Demolition/Alteration Review Form – 724 S College (Added per LPC request 9/15/2020)
11. 2019 Reconnaissance Survey – 724 S College (Added per LPC request on 9/15/2020)
12. 2019 Reconnaissance Survey – 726 S College (Added per LPC request 9/15/2020)
13. Public Comment – G Denton (Rec'd 9-16-20)

Date \_\_\_\_\_ Initials \_\_\_\_\_

## Architectural Inventory Form

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

### I. IDENTIFICATION

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

### II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **7N** Range **69W**  
 $\frac{1}{4}$  of  $\frac{1}{2}$  of  $\frac{1}{4}$  of **NW**  $\frac{1}{4}$  of section **13**
10. UTM reference  
Zone **13; 4491808** m E; **493508** m N
11. USGS quad name: **Fort Collins, CO**  
Year: **1960; Photorevised 1984** Map scale: **X 7.5'** 15'
12. Lot(s): **South 33 1/3 feet of North 1/2 of Lot 6**  
Block: **127**  
Plat: **Fort Collins** Platted: **1873**  
Parcel Number: **(Original) Larimer County Parcel No. 97132-19-014**
  
13. Boundary Description and Justification: **The site boundary corresponds to the recorded legal description/parcel limits of Larimer County Parcel No. 97132-19-012. The boundary encompasses the house and surrounding yards constituting the area associated with the building's historic use.**

### III. ARCHITECTURAL DESCRIPTION

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

20. Special features: **Porches**

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

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

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

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

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

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

**According to Larimer County Assessor's property records, the building contains a 287 ft<sup>2</sup> basement, which must only be accessible by an interior stairway.**

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

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

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

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

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

#### **IV. ARCHITECTURAL HISTORY**

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



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

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

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

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

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

## **V. HISTORICAL ASSOCIATIONS**

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

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

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

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

35. Historical background:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

36. Sources of information:

**Beier, Harold**

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

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

**Fort Collins Weekly Courier**

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

**Larimer County Assessor**

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

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

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

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

**Simmons, Thomas, and Laurie Simmons.**

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

## VI. SIGNIFICANCE

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

38. Applicable National Register Criteria:

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

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

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

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

\_\_\_\_\_ Qualifies under Criteria Considerations A through G (see Manual)

\_\_\_\_\_ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**  
40. Period of significance: **1901**  
41. Level of significance: National \_\_\_\_\_ State \_\_\_\_\_ Local **X**  
42. Statement of significance:

**Fort Collins Local Landmark-eligibility:**

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

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

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

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

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

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

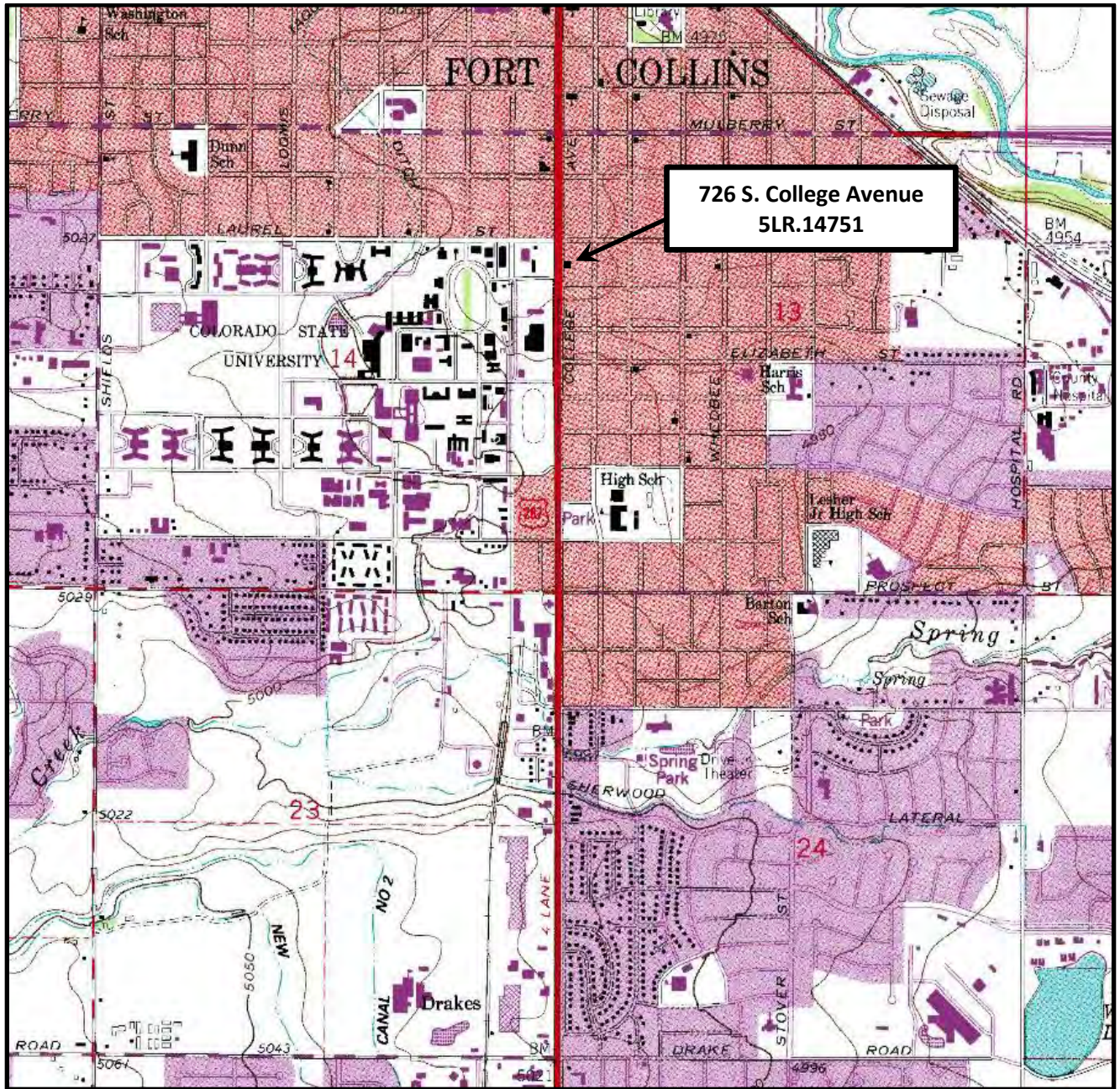
### VIII. CITY OF FORT COLLINS LOCAL LANDMARK ELIGIBILITY ASSESSMENT

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

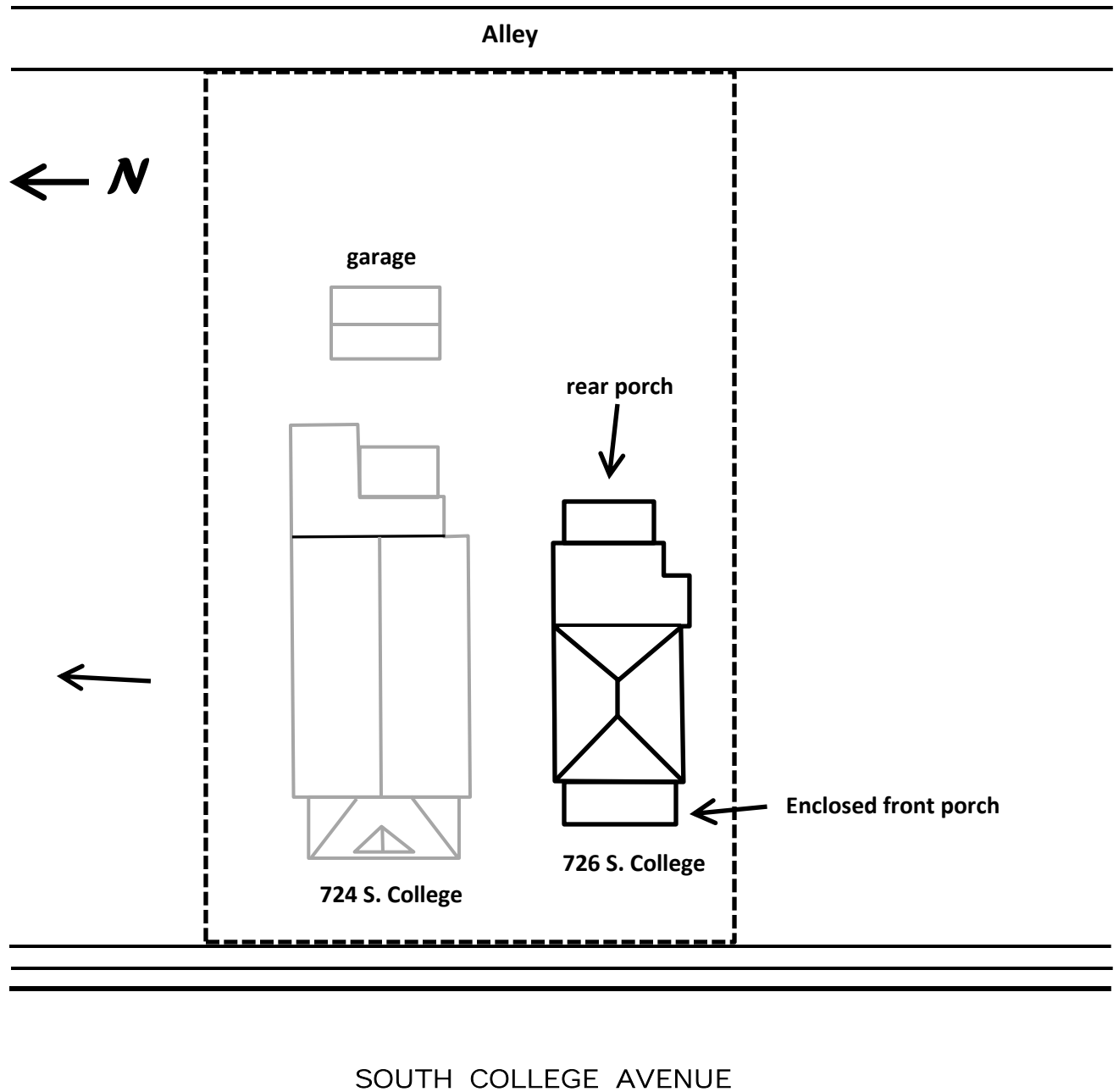
### IX. RECORDING INFORMATION

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

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



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



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





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



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



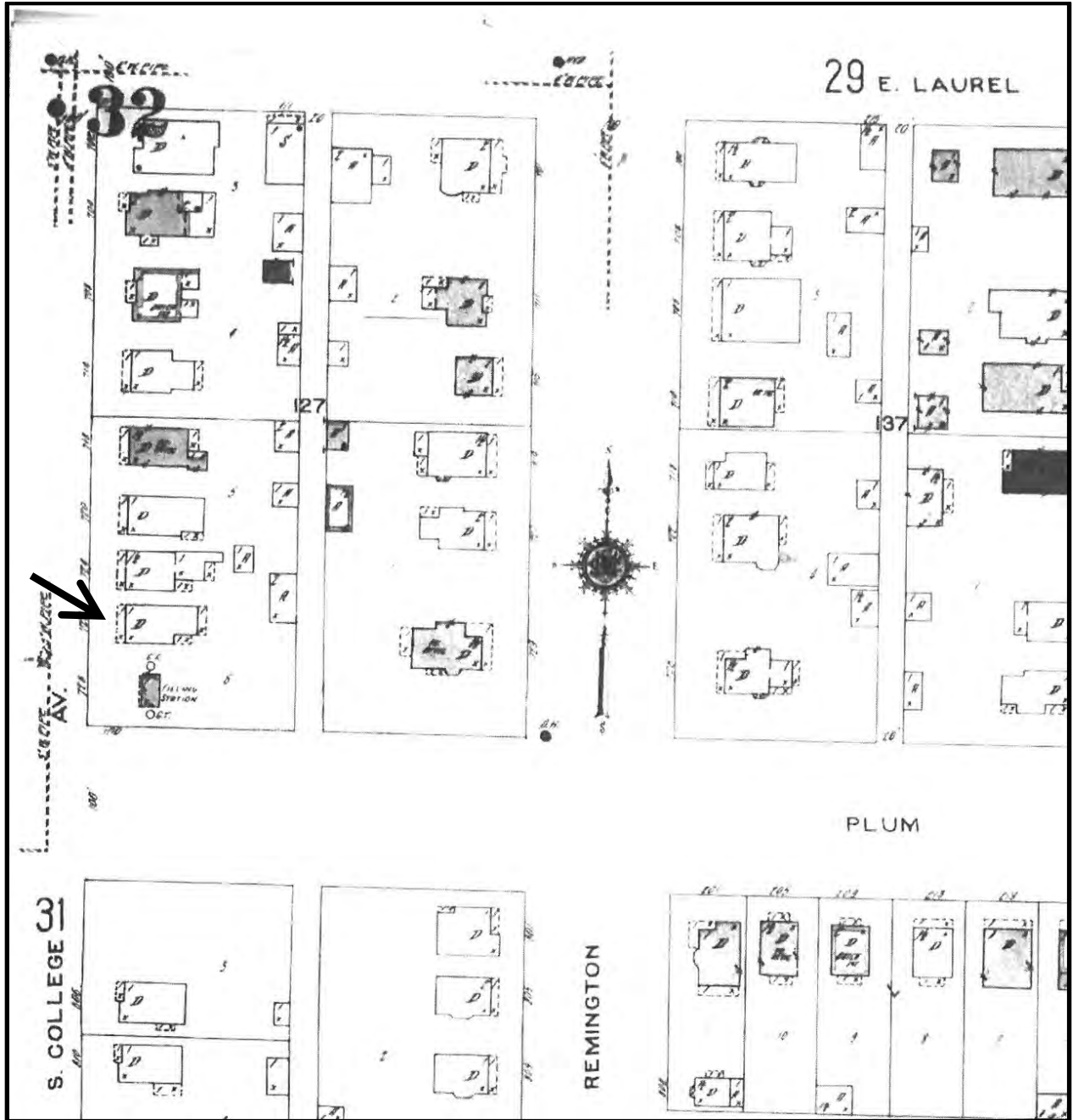
August 1978 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.



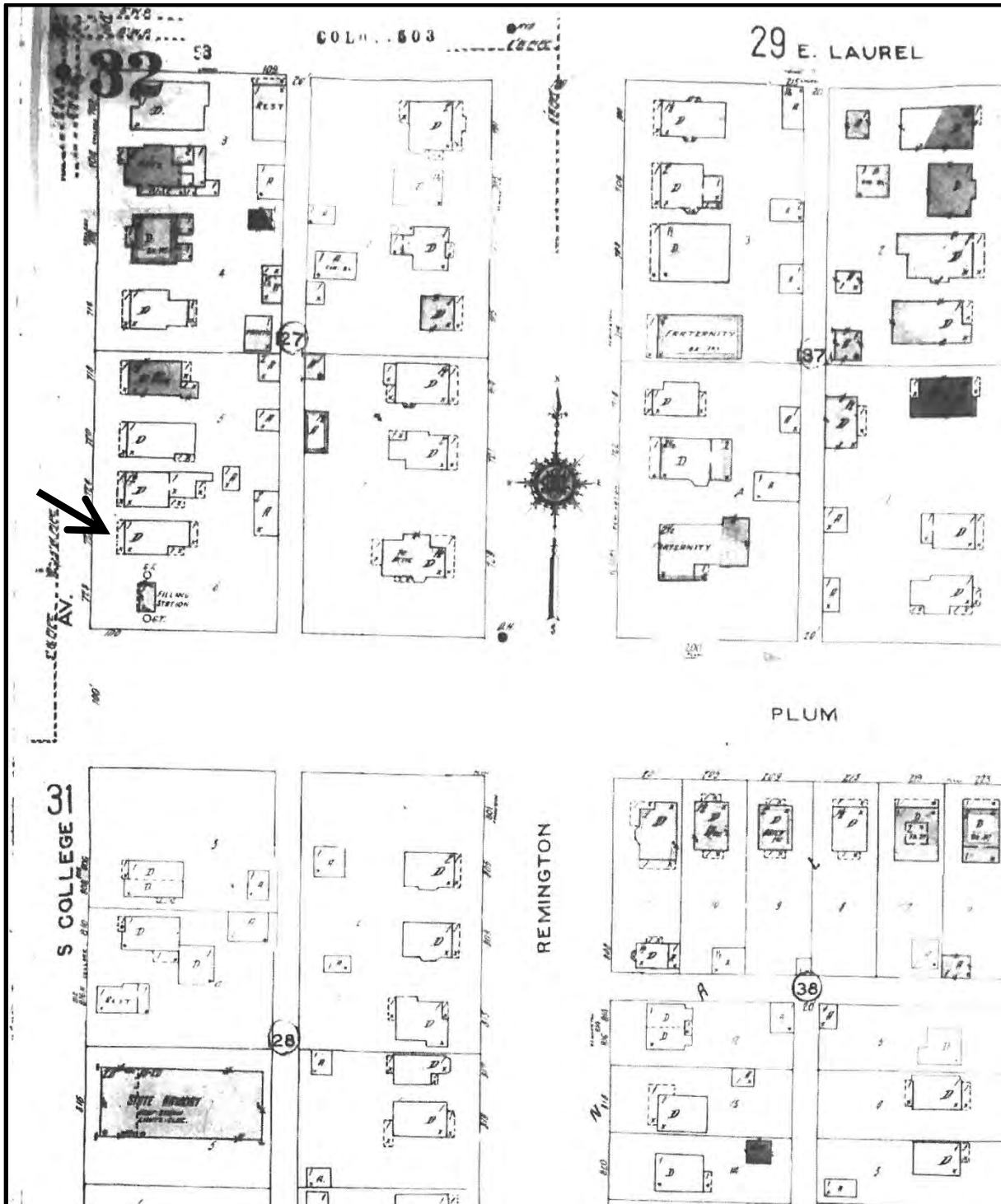
February 1983 view of 726 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum. The two-story house to the left is 724 S. College; both 724 and 726 were combined into one legal parcel.



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



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



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



726 South College Avenue, looking east-northeast.



726 South College Avenue, looking east-northeast.





726 South College Avenue, looking east-northeast.



Façade of 726 South College Avenue, looking east.



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



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



726 South College Avenue, looking southeast.



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



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



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



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



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



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



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





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



726 South College Avenue, double-hung window on facade, looking northeast.



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



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



726 South College Avenue, north elevation, looking southeast.



726 South College Avenue, north elevation, looking southeast.



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



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



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



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





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



726 South College Avenue, exposed stone foundation.



726 South College Avenue, rear elevation, looking southwest.



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



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



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

Date \_\_\_\_\_ Initials \_\_\_\_\_

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

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

### I. IDENTIFICATION

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

### II. GEOGRAPHIC INFORMATION

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

### III. ARCHITECTURAL DESCRIPTION

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

20. Special features: **Porch, dormers, chimney, garage**
21. General architectural description: **Located on the east side of South College Avenue, between Laurel and Plum Streets, this tall, two-story, wood frame, single family dwelling rests on a sandstone block foundation and encompasses a total of 1,848 ft<sup>2</sup> of living space including three bedrooms. The building consists of a two-story, front-gabled main mass, with a narrower half-hip roofed, single-story rear wing, on the south side of which is attached a very small shed-roofed enclosed rear porch or “mud room.” The rear wing and tiny enclosed rear porch appear to be original elements of the 1901 house.**

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

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

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

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

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

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

#### IV. ARCHITECTURAL HISTORY

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

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

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

## **V. HISTORICAL ASSOCIATIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

36. Sources of information:

Beier, Harold

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



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

**Fort Collins Weekly Courier**

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

**Larimer County Assessor**

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

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

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

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

**Simmons, Thomas, and Laurie Simmons.**

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

**VI. SIGNIFICANCE**

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

38. Applicable National Register Criteria:

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

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

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

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

41. Level of significance: National  State  Local

42. Statement of significance:

**Fort Collins Local Landmark-eligibility:**

***1998 Evaluation:***

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

***Current (2020) Evaluation:***

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

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

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

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

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

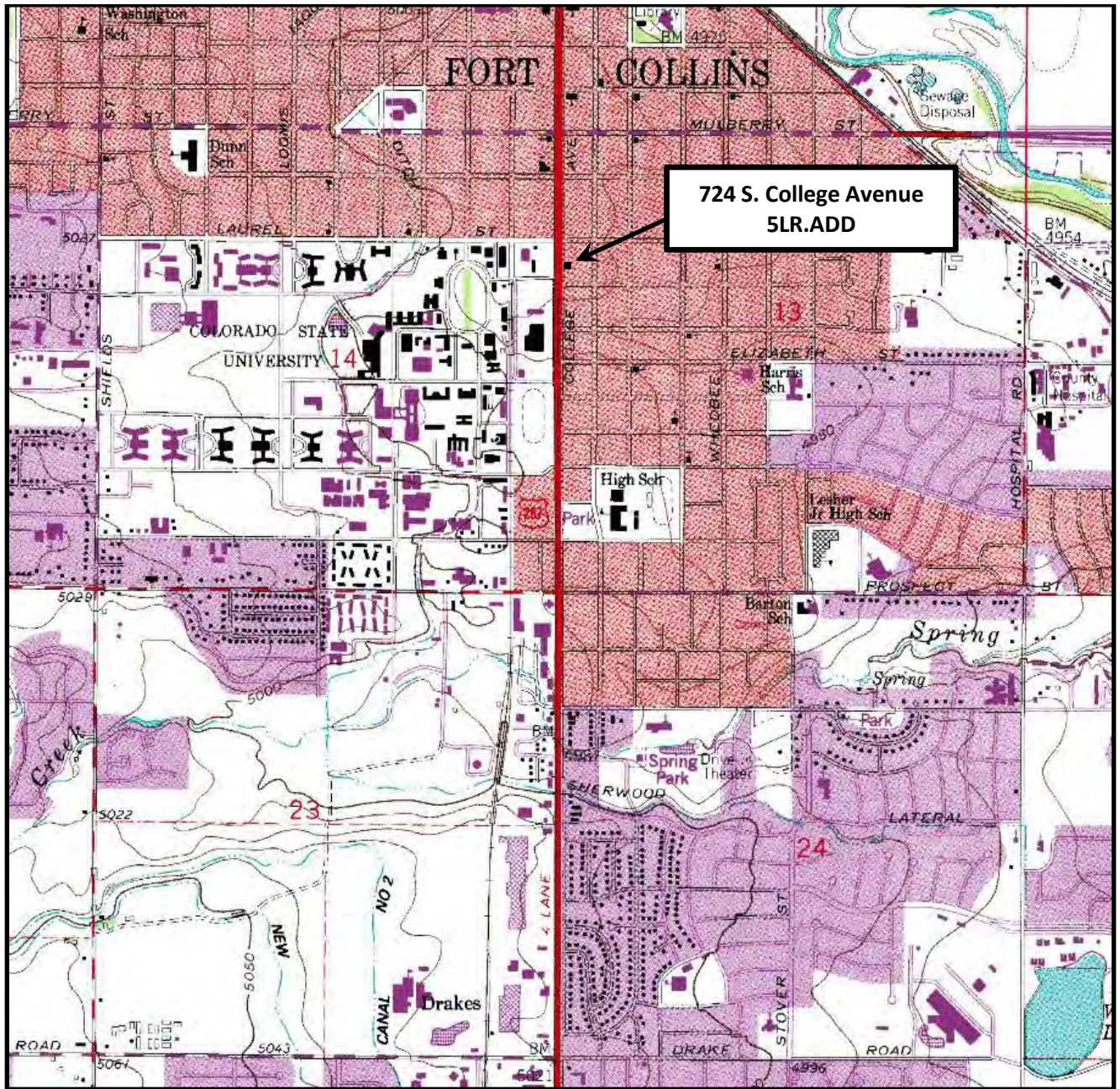
44. National Register (individual) eligibility field assessment:  
Eligible \_\_\_\_ Not (Individually) Eligible X Needs Data \_\_\_\_
45. Is there National Register district potential? Yes X No \_\_\_\_ Undetermined \_\_\_\_  
Discuss: **A potential historic district analysis was beyond the scope of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

## VIII. CITY OF FORT COLLINS LOCAL LANDMARK ELIGIBILITY ASSESSMENT

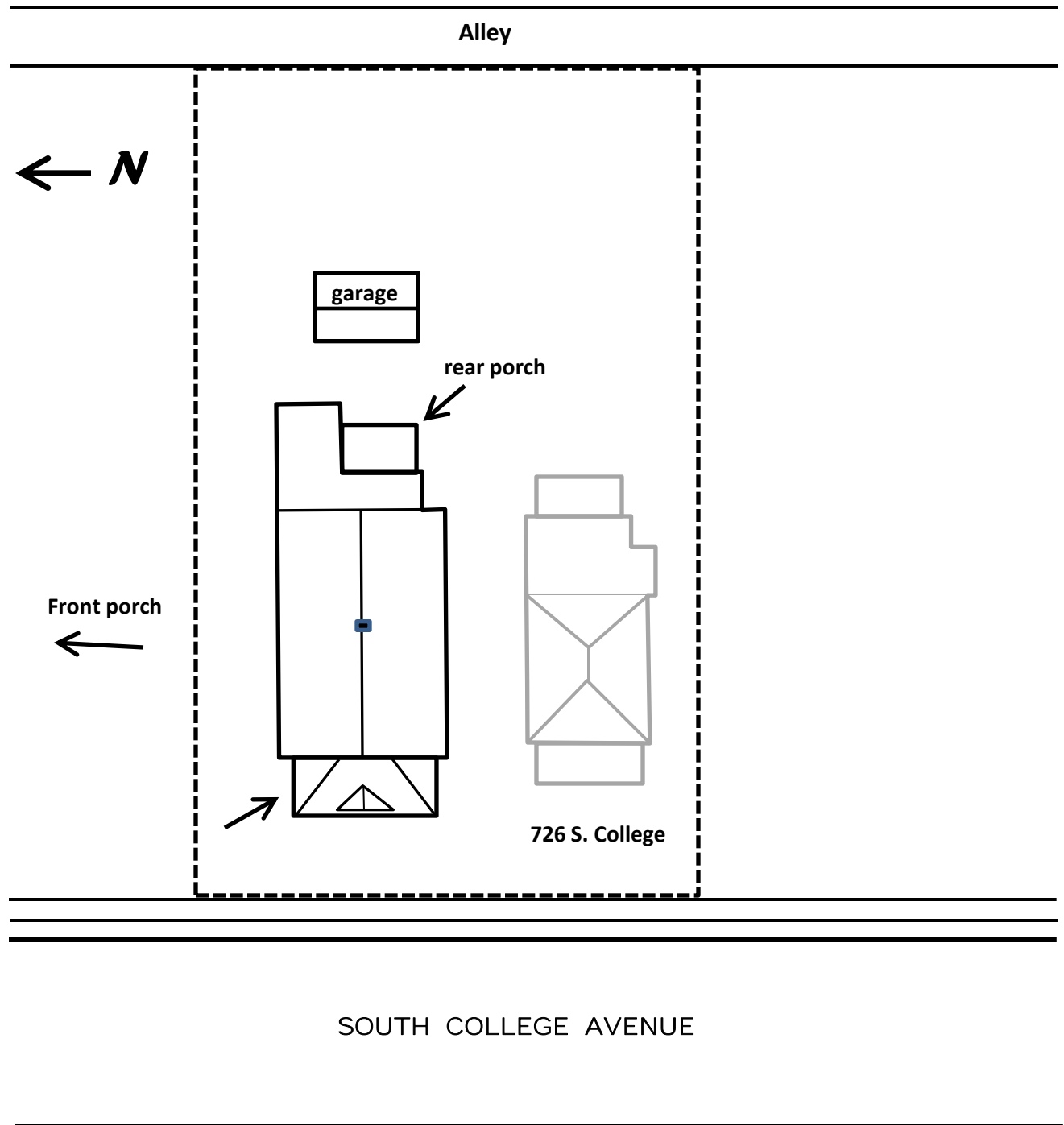
47. Local Landmark (individual) eligibility field assessment:  
Eligible X Not (Individually) Eligible \_\_\_\_ Need Data \_\_\_\_

## IX. RECORDING INFORMATION

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



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



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



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



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



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

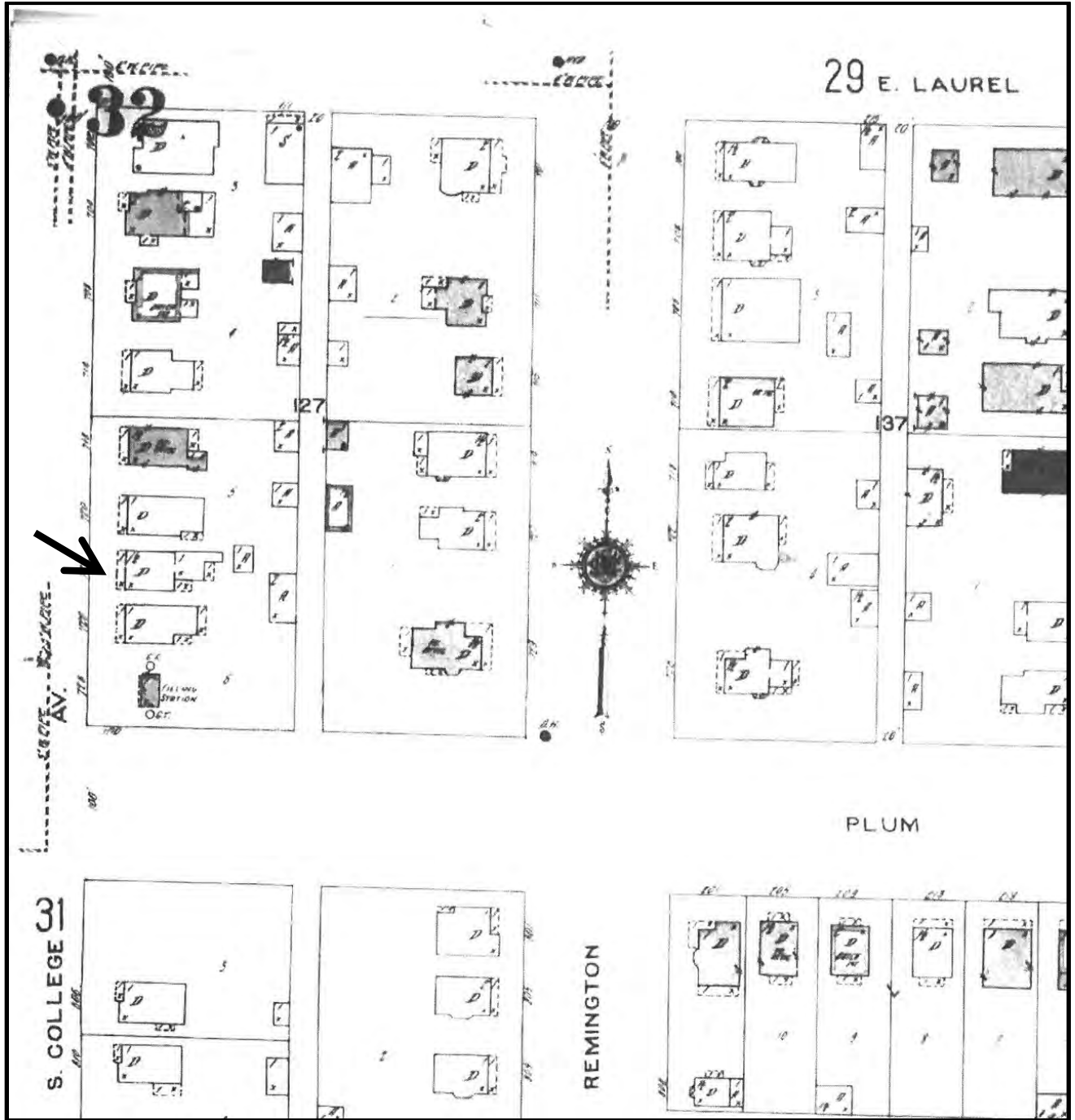




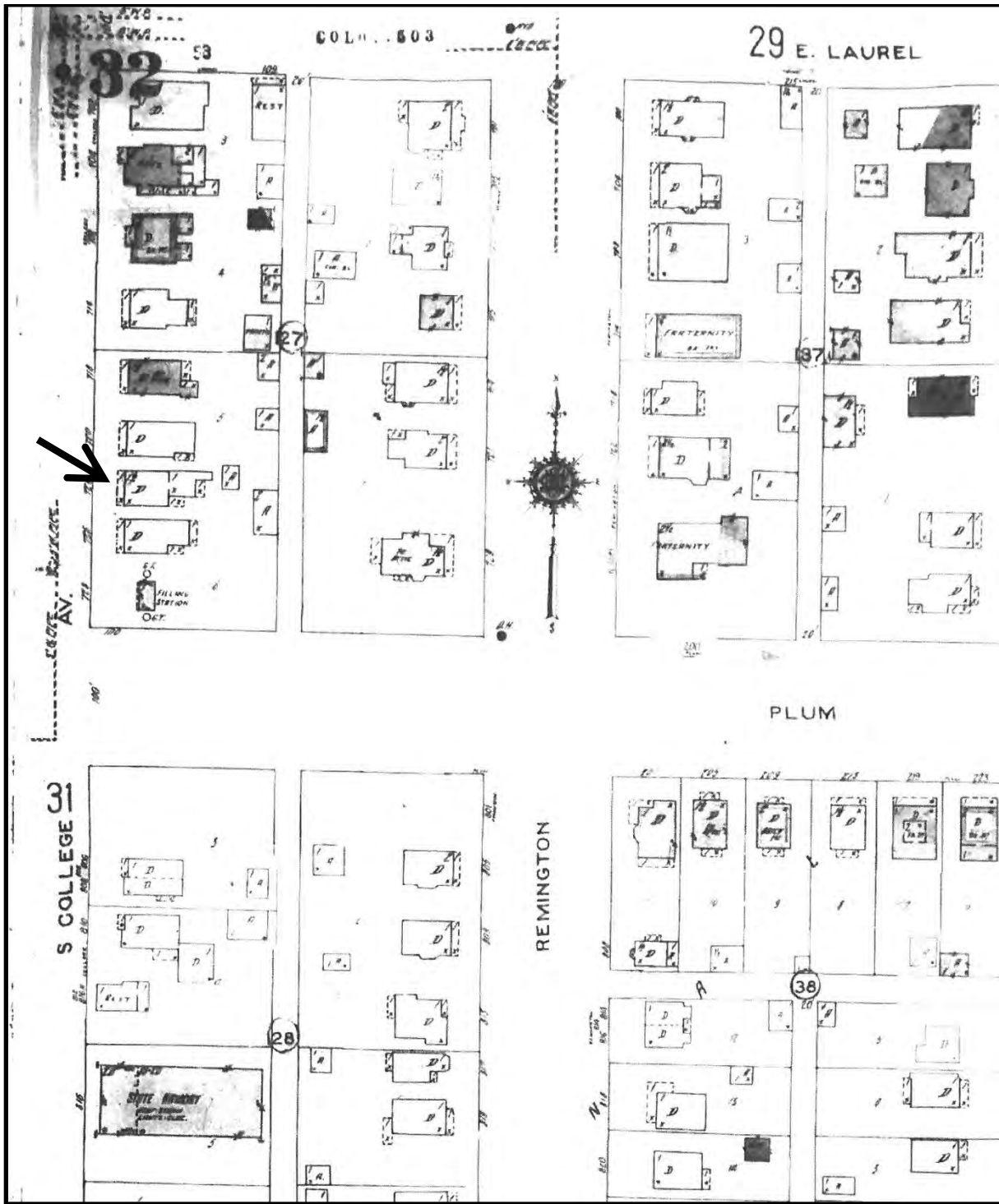
August 1978 view of 724 South College Avenue, Fort Collins, from old Larimer County Assessor's property card. On file at the Local History Archive, Fort Collins Discovery Museum.



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



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



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



724 South College Avenue, looking east-southeast.



724 South College Avenue, façade, looking east.



724 South College Avenue, façade, looking east.



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



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



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



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



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





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



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



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



724 South College Avenue, closer view of rear wing, looking southwest.



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



724 South College Avenue, east elevation dormers, looking southwest.



724 South College Avenue, rear view, looking southwest.



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



724 South College Avenue, south elevation, looking northwest.



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



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



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



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





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



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



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



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



724 South College Avenue, detached garage, looking northwest.



724 South College Avenue, front/south side of detached garage, looking north.



724 South College Avenue, detached garage, looking north.



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



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



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



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

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

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Maren,

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

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

**Nicole R. Ament**

**Brownstein Hyatt Farber Schreck, LLP**

410 Seventeenth Street, Suite 2200  
Denver, CO 80202  
303.223.1174 tel  
[NAment@BHFS.com](mailto:NAment@BHFS.com)

---

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

All,

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

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

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



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

Regards,  
Maren

.....  
**MAREN BZDEK**

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



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

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

**COVID19 Resources**

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

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

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

**Recursos COVID-19**

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

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

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

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

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

---

Todd,

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

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

Maren

.....  
**MAREN BZDEK**  
970-221-6206 office  
[mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)

---

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

Maren,

Following up our call on the review dates:

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

Our concept review submittal date was Nov 25, 2019.

Concept review meeting was Dec 19<sup>th</sup>, 2019

[https://www.fcgov.com/developmentreview/files/2019\\_1219\\_conceptualreviewpacket.pdf?1576086534](https://www.fcgov.com/developmentreview/files/2019_1219_conceptualreviewpacket.pdf?1576086534)

Todd Parker

## Memorandum

**DATE:** August 24, 2020

**TO:** Fort Collins Landmark Preservation Commission

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

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

---

### I. **Background:**

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

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

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

## II. **Discussion:**

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

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

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

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

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

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

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

### III. **Conclusion:**

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

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

Exhibit A

December 16, 2014 Determination Letter

(See attached)

December 16, 2014

Mr. Simpson,

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

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

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

Please let me know if you have any questions.

Thanks,

Josh

A handwritten signature in blue ink, appearing to read 'Josh Weinberg', written over a light blue horizontal line.

Josh Weinberg, Preservation Planner

CDNS | City of Fort Collins

[jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)

970-221-6206















C



























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

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

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

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

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



Address: 724 S. College Avenue Field No.: 5LR 2289  
 Legal Description: \_\_\_\_\_ Parcel No.: 97132-19-012  
 Architectural Style: Shingle? / Late 19th - Early 20th Est. Construction Date: 1880-1910  
*Century Vernacular*

No. of Stories 1 1/2

**Roof Form(s):**

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

**Roof Material:**

- Wood/Shake Shingles
- Composition Shingles
- Composition Rolled Roofing
- Other \_\_\_\_\_

**Foundation:**

- Concrete  Brick  Sandstone

**Walls:**

- Brick  Wood Frame  Stone



**Wall Covering:**

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

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

Alterations: None noted

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

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

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

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

Photograph(s): Roll \_\_\_\_\_ Exposure(s) \_\_\_\_\_  
 Date Recorded: 4-9-98 Recorded By: Jason Marmor

- Outbuildings (cont.) : (1) small, detached, front gabled wood frame garage - stucco clad, 1 car; w/ original double-hinged doors.
- (2) large, wood frame, front gabled, 2 car garage w/ double hinged doors + drop siding - ca. 1920s?

both garages are contributing.

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



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

No. of Stories 1

**Roof Form(s):**

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

**Roof Material:**

- Wood/Shake Shingles  
 Composition Shingles  
 Composition Rolled Roofing  
 Other \_\_\_\_\_

**Foundation:**

- Concrete  Brick  Sandstone

**Walls:**

- Brick  Wood Frame  Stone



**Wall Covering:**

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

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

Alterations: None noted; very well preserved.

Integrity Status:  Excellent  Good  Fair  Poor

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

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

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

Photograph(s): Roll \_\_\_\_\_ Exposure(s) \_\_\_\_\_

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

**Request for Demolition/Alteration Review**

Property Address: 724 SOUTH COLLEGE Date submittals received: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Yes No Information**

Property is 50 years or older? Source/Date of Construction: 1901

Property is on State or National Register or is within a State or National Historic District?  
Site Number: \_\_\_\_\_ District: \_\_\_\_\_

**Yes No Director of CDNS**

More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)  
**Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling**

Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**  
Comments: \_\_\_\_\_

Property retains a preponderance of historic integrity?  
Comments: \_\_\_\_\_

Property is Individually Eligible for Landmark Designation?  
Comments: \_\_\_\_\_

Proposed plans would uphold the property's significance and integrity?  
Comments: \_\_\_\_\_

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

**Yes No LPC Chair**

More than one aspect of integrity is being impacted? (If yes, it is a **major alteration**/if no, **minor**)  
**Design/ Workmanship/ Materials/ Setting/ Location/ Association/ Feeling**

Property is significant for **Architecture, Prominent Individual, and/or Historic Event/Patterns**  
Comments: \_\_\_\_\_

Property retains a preponderance of historic integrity?  
Comments: CONTEXT HAS BEEN SUBSTANTIALLY DIMINISHED.

Property is Individually Eligible for Landmark Designation?  
Comments: PRIMARILY DUE TO DIMINISHMENT OF CONTEXT

Proposed plans would uphold the property's significance and integrity?  
Comments: \_\_\_\_\_

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

**Request for Demolition/Alteration Review**

Property Address: 726 SOUTH COLLEGE Date submittals received: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Yes No Information**

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

**Yes No Director of CDNS**

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

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

**Yes No LPC Chair**

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

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



**HISTORIC PRESERVATION DIVISION  
RECONNAISSANCE SURVEY**

**Building address:** 724 S. College Avenue

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

- Individually Eligible       Contributing to District       Not Eligible

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

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

Architectural Style/Form:

Shingle / Classic Cottage

Number of Stories: 2

Date of Construction: 1901

Estimated

Actual

Historical Information (if known)

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

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

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

**Comments:**

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

- Individually Eligible       Contributing to District       Not Eligible



**Justification of Evaluation:**

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

**Needs Additional Research under Standards:**  1  2  3  4

**Primary Roof Form:**

- |   |                                     |  |                                 |
|---|-------------------------------------|--|---------------------------------|
| <input checked="" type="checkbox"/> Front Gable | <input type="checkbox"/> Side Gable | <input type="checkbox"/> Intersecting Gables | <input type="checkbox"/> Hipped |
| <input type="checkbox"/> Hip with Gable(s)      | <input type="checkbox"/> Flat       | <input type="checkbox"/> Shed                |                                 |
- Other: \_

**Roof Attributes**

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Composition Shingles | <input type="checkbox"/> Comp. Rolled Roofing               | <input type="checkbox"/> Wood/Shake Shingles   | <input type="checkbox"/> Metal                  |
| <input type="checkbox"/> Low-Pitched Roof(s)             | <input checked="" type="checkbox"/> Steeply Pitched Roof(s) | <input type="checkbox"/> Bellcast Hip or Gable | <input type="checkbox"/> Wide Overhanging Eaves |
| <input type="checkbox"/> Negligible Overhang             | <input checked="" type="checkbox"/> Exposed Rafters         | <input type="checkbox"/> Exposed Purlins/Beams | <input type="checkbox"/> Boxed Eaves            |

Other: \_

**Exterior Walls and Wall Covering:**

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Siding:             | <input type="checkbox"/> Frieze Boards     | <input type="checkbox"/> Metal              |
| <input type="checkbox"/> Brick                 | <input type="checkbox"/> Drop Siding         | <input type="checkbox"/> Asbestos Shingles | <input type="checkbox"/> Vinyl              |
| <input type="checkbox"/> Stone                 | <input checked="" type="checkbox"/> Wood     | <input type="checkbox"/> Stucco            | <input type="checkbox"/> Lapped Composition |
| <input type="checkbox"/> Concrete Block        | <input checked="" type="checkbox"/> Shingles | <input type="checkbox"/> Corner Boards     |   |

Other: \_

**Foundation**

- |                                   |   |   |  |
|-----------------------------------|---|---|--|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Concrete Block | <input checked="" type="checkbox"/> Sandstone | <input type="checkbox"/> Rock-Faced Concrete |
| <input type="checkbox"/> Parging  |   |   |  |

Other: \_

**Distinctive Features**

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Imbricated Shingles:<br><input type="checkbox"/> Beneath Gables | Dormers:<br><input checked="" type="checkbox"/> Rear Elevation<br><input type="checkbox"/> Front Elevation<br><input checked="" type="checkbox"/> Side Elevation | Bay Window(s):<br><input type="checkbox"/> Canted<br><input type="checkbox"/> Curved<br><input type="checkbox"/> Boxed | <input checked="" type="checkbox"/> Exterior Chimney(s)<br><input type="checkbox"/> Decorative Brickwork |
|--|--|--|--|

Other: \_

**Porch Attributes**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Front Porch:<br><input type="checkbox"/> Open <input checked="" type="checkbox"/> Enclosed | Roof:<br><input type="checkbox"/> Hip <input type="checkbox"/> Gable<br><input type="checkbox"/> Shed <input type="checkbox"/> Other: | <input type="checkbox"/> ½ Wall/Closed Rail<br><input type="checkbox"/> Balustrade Rail<br><input type="checkbox"/> Squared Post<br><input type="checkbox"/> Turned Spindle Post | <input checked="" type="checkbox"/> Classical Columns<br><input type="checkbox"/> Pilasters<br><input type="checkbox"/> Massive/Battered Piers |
|--|---|--|--|

Other:

**Window Attributes**

- |   |  |                                   |  |
|---|--|-----------------------------------|--|
| <input checked="" type="checkbox"/> 1/1 Double-Hung | <input checked="" type="checkbox"/> Sash and Transom | <input type="checkbox"/> Oculus   | <input type="checkbox"/> Fixed-Pane/Picture          |
| <input type="checkbox"/> Narrow                     | <input type="checkbox"/> Diamond-light transom       | <input type="checkbox"/> Casement | <input type="checkbox"/> With Sidelight(s)           |
|   | <input type="checkbox"/> Multi-light Upper Sash      | <input type="checkbox"/> Awning   | <input type="checkbox"/> Dressed Stone Sills/Lintels |

Other:

**Other Distinctive Features/Remarks:**

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

**Alterations (with estimate of dates, as appropriate):**

1923 - 8' x 18' porch added

1925 - added frame garage

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

1938 - screen in porch

**RECORDING INFORMATION:**

**Date:** 5/24/2019

**Recorder(s):**

Sherry Albertson-Clark, AICP

**Photograph Numbers:**

IMG\_1985 - 1986 and 2025.JPG



View of west (front) wall looking east



**HISTORIC PRESERVATION DIVISION  
RECONNAISSANCE SURVEY**

**Building address:** 726 S. College Avenue

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

- Individually Eligible       Contributing to District       Not Eligible

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

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

Architectural Style/Form:

Vernacular / Classic Cottage

Number of Stories: 1

Date of Construction: 1901

Estimated

Actual

Historical Information (if known)

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

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

- Materials:** The property retains most of its historic exterior materials and they are visible (ex: cladding, roof, windows, other: \_)
- Design:** Most of the basic features (configuration, proportions, roofline, window pattern, historic addition(s), other: \_) are intact.
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**Comments:**

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

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**Justification of Evaluation:**

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**Needs Additional Research under Standards:**  1  2  3  4

**Primary Roof Form:**

- |   |                                     |  |                                 |
|---|-------------------------------------|--|---------------------------------|
| <input type="checkbox"/> Front Gable                  | <input type="checkbox"/> Side Gable | <input type="checkbox"/> Intersecting Gables | <input type="checkbox"/> Hipped |
| <input checked="" type="checkbox"/> Hip with Gable(s) | <input type="checkbox"/> Flat       | <input type="checkbox"/> Shed                |                                 |
- Other: \_

**Roof Attributes**

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Composition Shingles | <input type="checkbox"/> Comp. Rolled Roofing    | <input type="checkbox"/> Wood/Shake Shingles   | <input type="checkbox"/> Metal                  |
| <input type="checkbox"/> Low-Pitched Roof(s)             | <input type="checkbox"/> Steeply Pitched Roof(s) | <input type="checkbox"/> Bellcast Hip or Gable | <input type="checkbox"/> Wide Overhanging Eaves |
| <input type="checkbox"/> Negligible Overhang             | <input type="checkbox"/> Exposed Rafters         | <input type="checkbox"/> Exposed Purlins/Beams | <input type="checkbox"/> Boxed Eaves            |
- Other: \_

**Exterior Walls and Wall Covering:**

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Wood Frame     | <input type="checkbox"/> Siding:         | <input type="checkbox"/> Frieze Boards     | <input type="checkbox"/> Metal              |
| <input type="checkbox"/> Brick          | <input type="checkbox"/> Drop Siding     | <input type="checkbox"/> Asbestos Shingles | <input type="checkbox"/> Vinyl              |
| <input type="checkbox"/> Stone          | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Stucco            | <input type="checkbox"/> Lapped Composition |
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Shingles        | <input type="checkbox"/> Corner Boards     |   |
- Other: \_

**Foundation**

- |                                   |   |   |  |
|-----------------------------------|---|---|--|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Concrete Block | <input checked="" type="checkbox"/> Sandstone | <input type="checkbox"/> Rock-Faced Concrete |
| <input type="checkbox"/> Parging  |   |   |  |
- Other: \_

**Distinctive Features**

- |  |  |                                 |   |
|--|--|---------------------------------|---|
| <input checked="" type="checkbox"/> Imbricated Shingles: | Dormers:                                 | Bay Window(s):                  | <input type="checkbox"/> Exterior Chimney(s)  |
| <input type="checkbox"/> Beneath Gables                  | <input type="checkbox"/> Rear Elevation  | <input type="checkbox"/> Canted | <input type="checkbox"/> Decorative Brickwork |
|  | <input type="checkbox"/> Front Elevation | <input type="checkbox"/> Curved |   |
|  | <input type="checkbox"/> Side Elevation  | <input type="checkbox"/> Boxed  |   |
- Other: \_

**Porch Attributes**

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Front Porch:                           | Roof:   | <input type="checkbox"/> ½ Wall/Closed Rail         | <input type="checkbox"/> Classical Columns      |
| <input checked="" type="checkbox"/> Open <input type="checkbox"/> Enclosed | <input type="checkbox"/> Hip <input type="checkbox"/> Gable   | <input checked="" type="checkbox"/> Balustrade Rail | <input type="checkbox"/> Pilasters              |
|  | <input type="checkbox"/> Shed <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Squared Post    | <input type="checkbox"/> Massive/Battered Piers |
|  |   | <input type="checkbox"/> Turned Spindle Post        |   |
- Other: \_

**Window Attributes**

- |   |   |                                   |  |
|---|---|-----------------------------------|--|
| <input checked="" type="checkbox"/> 1/1 Double-Hung | <input checked="" type="checkbox"/> Sash and Transom      | <input type="checkbox"/> Oculus   | <input type="checkbox"/> Fixed-Pane/Picture          |
| <input type="checkbox"/> Narrow                     | <input checked="" type="checkbox"/> Diamond-light transom | <input type="checkbox"/> Casement | <input type="checkbox"/> With Sidelight(s)           |
|   | <input type="checkbox"/> Multi-light Upper Sash           | <input type="checkbox"/> Awning   | <input type="checkbox"/> Dressed Stone Sills/Lintels |
- Other: \_

**Other Distinctive Features/Remarks:**

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

**Alterations (with estimate of dates, as appropriate):**

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

**RECORDING INFORMATION:**

**Date:** 5/24/2019

**Recorder(s):**

Sherry Albertson-Clark, AICP

**Photograph Numbers:**

IMG\_1981.JPG



View of west (front) wall looking east

**From:** Kris and Sarah Eisbrener <[kseisbrener@gmail.com](mailto:kseisbrener@gmail.com)>

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

**To:** Maren Bzdek <[mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)>

**Cc:** Sarah Eisbrener <[kseisbrener@gmail.com](mailto:kseisbrener@gmail.com)>; Ron and Gwen Denton <[rgdenton@comcast.net](mailto:rgdenton@comcast.net)>

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

Hi Maren,

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

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

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

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

Sincerely,

Gwen Denton

Thank you for your time!



**Staff Presentation  
to the  
Landmark Preservation  
Commission  
September 16, 2020**



Maren Bzdek, Senior Historic Preservation Planner  
Landmark Preservation Commission 09.16.2020



Appeal: 724 and 726 South College Avenue  
Landmark Designation Eligibility



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

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

## Eligible Historic Resources

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

## 2 Requirements: Landmark Eligibility\*

### Significance

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

### Integrity (7 Aspects)

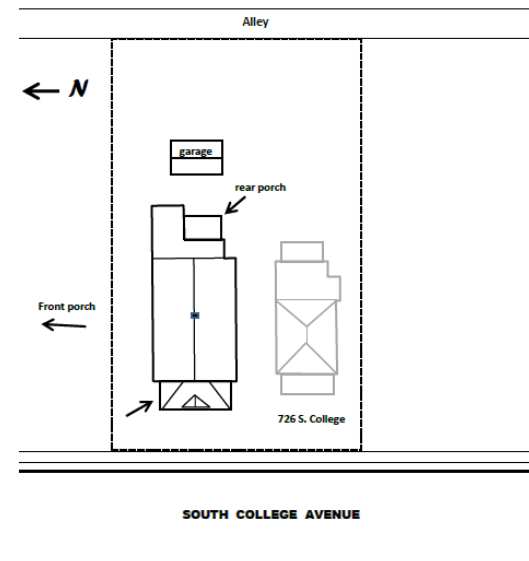
*Design, Materials, Workmanship  
Location, Setting Feeling,  
Association*

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



724 South College Avenue, façade, looking east.

Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.2289



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



### 724 S College

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

## 724 South College Avenue: History

Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.2289

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



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



2020  
Determination -  
724 S. College:  
*Significance*

**Design/Construction** (*Vernacular Wood Frame Dwelling*)

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



2020  
Determination -  
724 S. College:  
*Integrity*

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

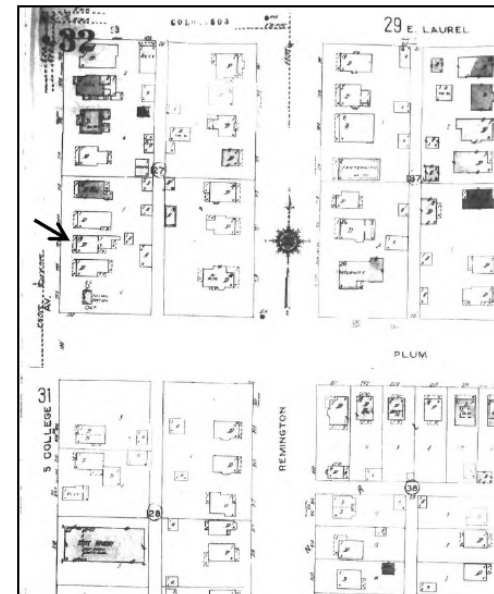
700 Block, East Side

1903: 8 residential properties

Pre-1925: filling station added (south end)

Post-1948: 3 residential properties

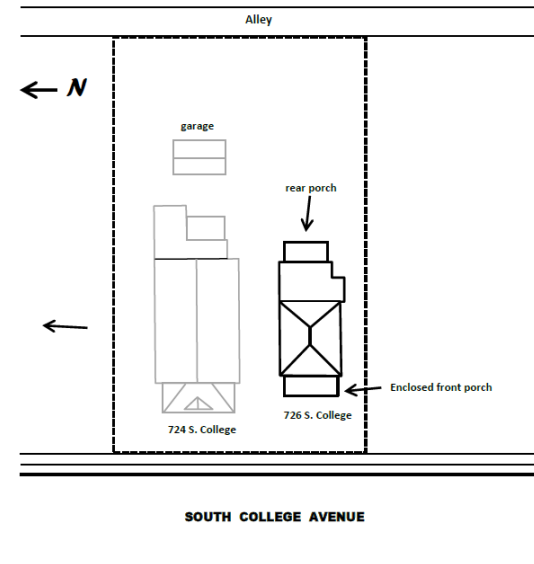
Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.2289



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



Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.14751



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

### 726 S College

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

Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.14751

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



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





2020  
Determination -  
726 S. College:  
*Significance*

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



2020  
Determination -  
724 S. College:  
*Integrity*

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

### Guidance for Design/Construction (Criterion 3):

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

## Vernacular Architecture

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

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

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

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

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

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

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

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



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

- Consider evidence regarding **significance** and **integrity** of the buildings addressed as 724 and 726 S College Avenue
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**Correspondence provided to  
Landmark Preservation  
Commission  
September 16, 2020**

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

Sincerely,

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Thank you for your time!

**Applicant Presentation to  
Landmark Preservation  
Commission  
September 16, 2020**

# Local Landmark Eligibility Analysis

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

Michael LaFlash

Presentation to the Fort Collins Landmark  
Preservation Commission

September 16, 2020

# Presentation Overview

The purpose of this presentation is to answer one question:

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

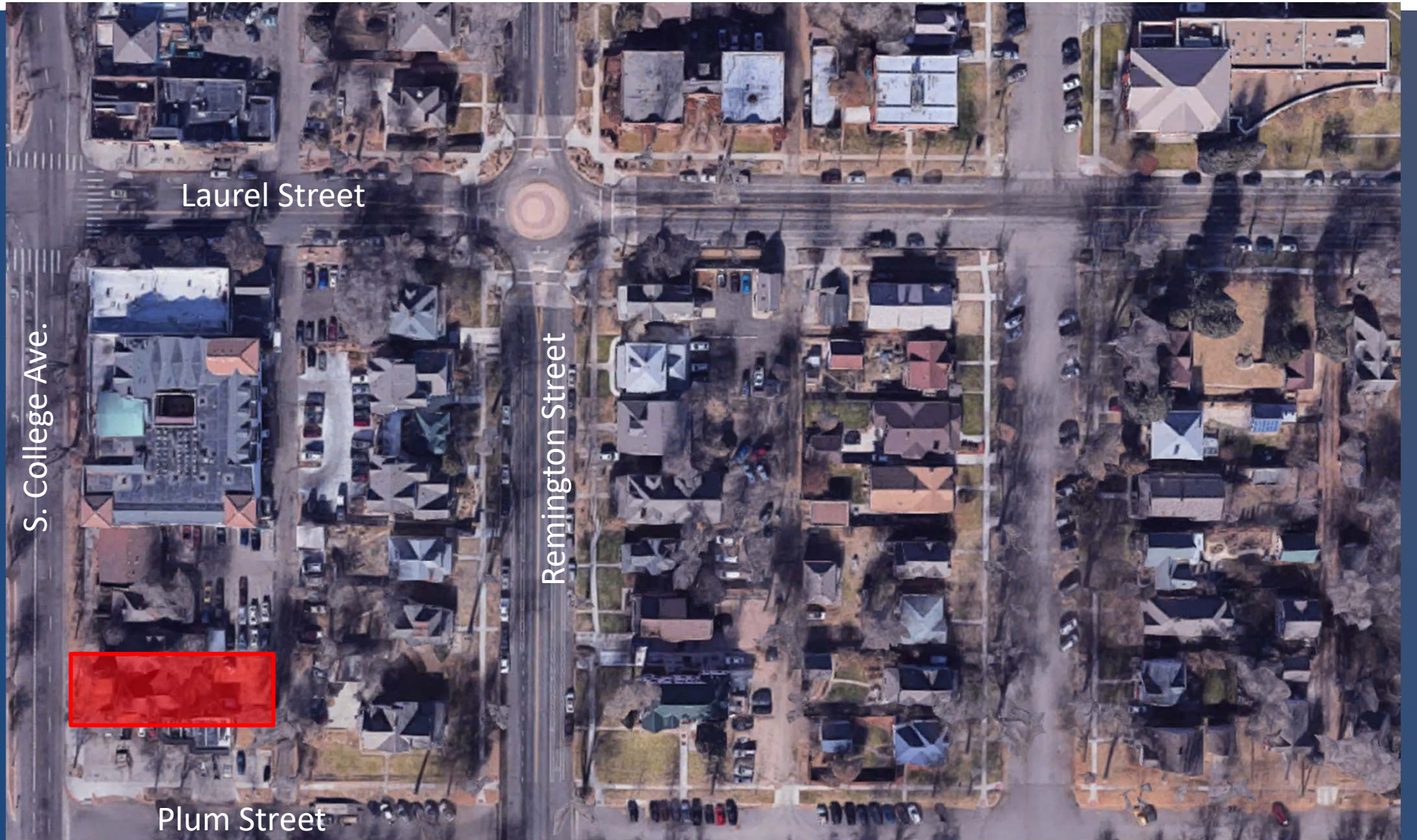
# Heritage Consulting Group

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





# 700 Block – S. College Ave.



# Primary Elevations

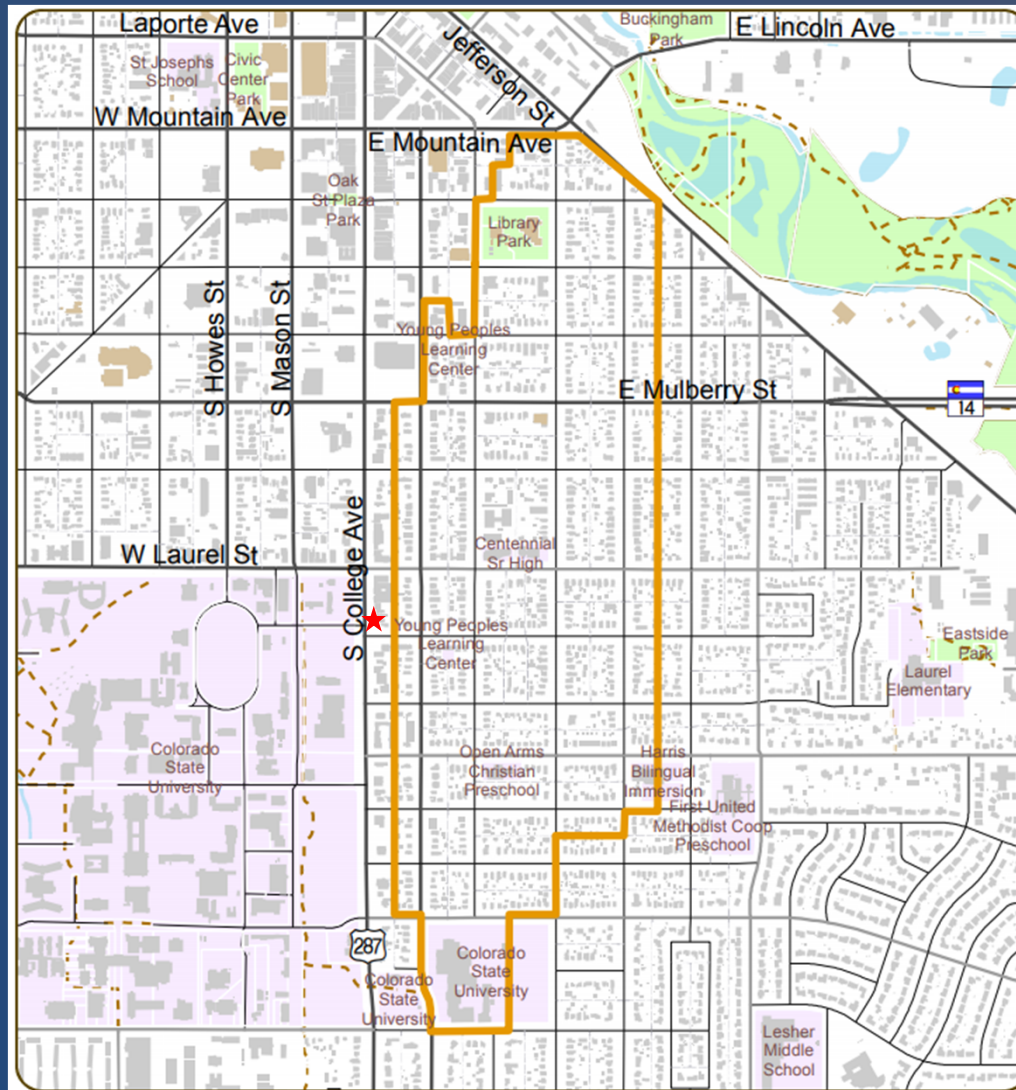


Left: 724 S. College Ave.  
Right: 726 S. College Ave.

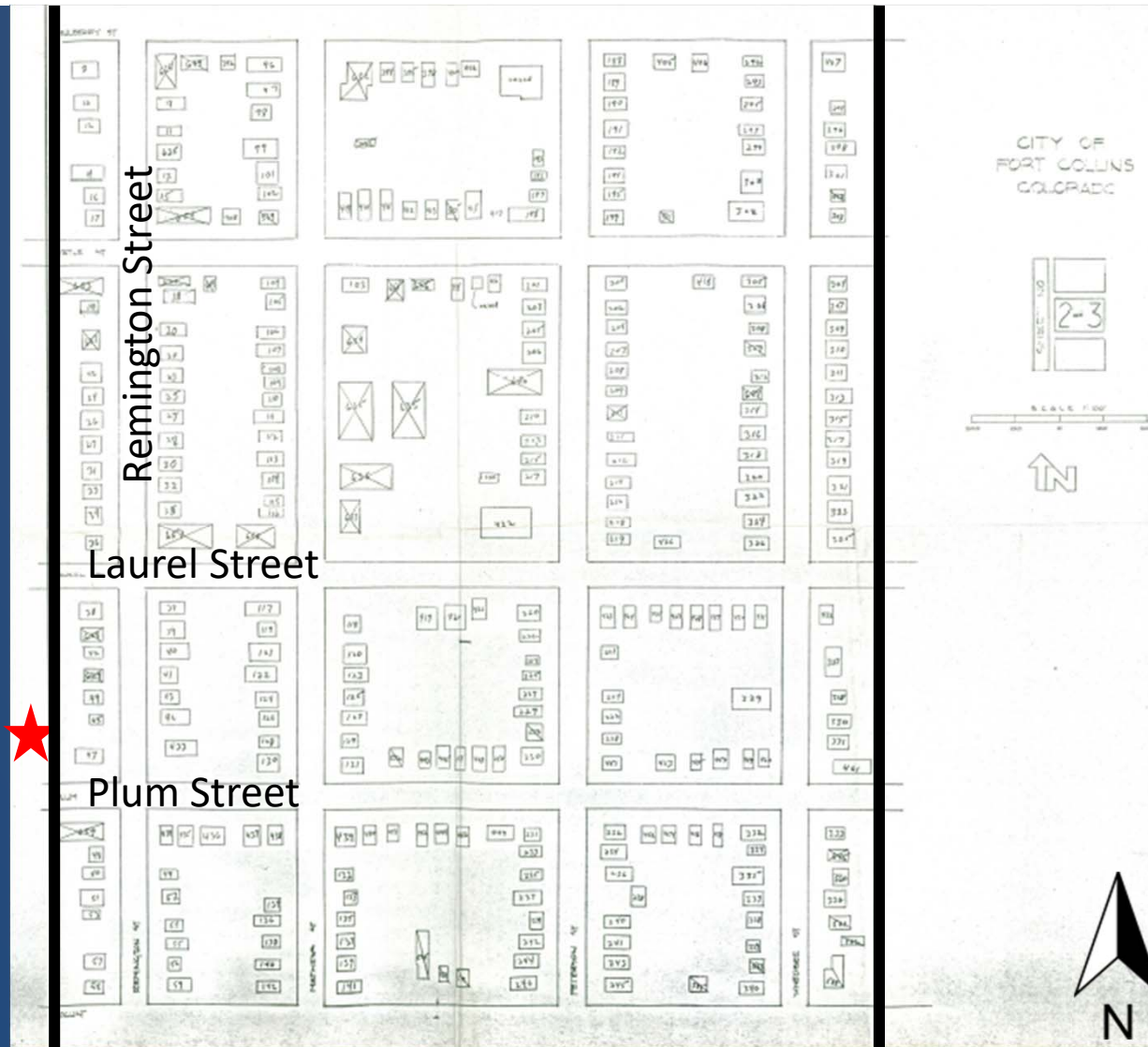
# Site/Setting - Existing Conditions

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

# Laurel School Historic District (NR 1980)



# Laurel School Historic District (NR 1980)



Star denotes location of subject properties.

# Designation Criteria

# Eligibility Criteria

Landmark Designation generally adheres to NR Criteria for listing.

## Significance:

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

## Integrity:

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

# Eligibility Status

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





# Laurel School Historic District

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



# LPC 2014 – Not Eligible

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

# LPC 2014 – Not Eligible



Planning, Development & Transportation  
Community Development & Neighborhood Services  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522-0580

## Request for Demolition/Alteration Review

Property Address: 726 SOUTH COLLEGE Date submittals received: \_\_\_\_\_  
Applicant: ROBIN + CHRISTIAN BACHSET (Applicant MUST sign on back at time of submittal)  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Yes No Information

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

### Yes No Director of CDNS

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

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

### Yes No LPC Chair

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

LPC Chair's Signature: RD. SW Date: 10/24/14



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Community Development & Neighborhood Services  
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  Property is significant for Architecture, Prominent Individual, and/or Historic Event/Patterns  
Comments: \_\_\_\_\_  
  Property retains a preponderance of historic integrity?  
Comments: \_\_\_\_\_  
  Property is Individually Eligible for Landmark Designation?  
Comments: \_\_\_\_\_  
  Proposed plans would uphold the property's significance and integrity?  
Comments: \_\_\_\_\_

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

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

LPC Chair's Signature: RD. SW Date: 10/24/14

# Lack of Context

# Lack of Context

How did we get to this point?

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

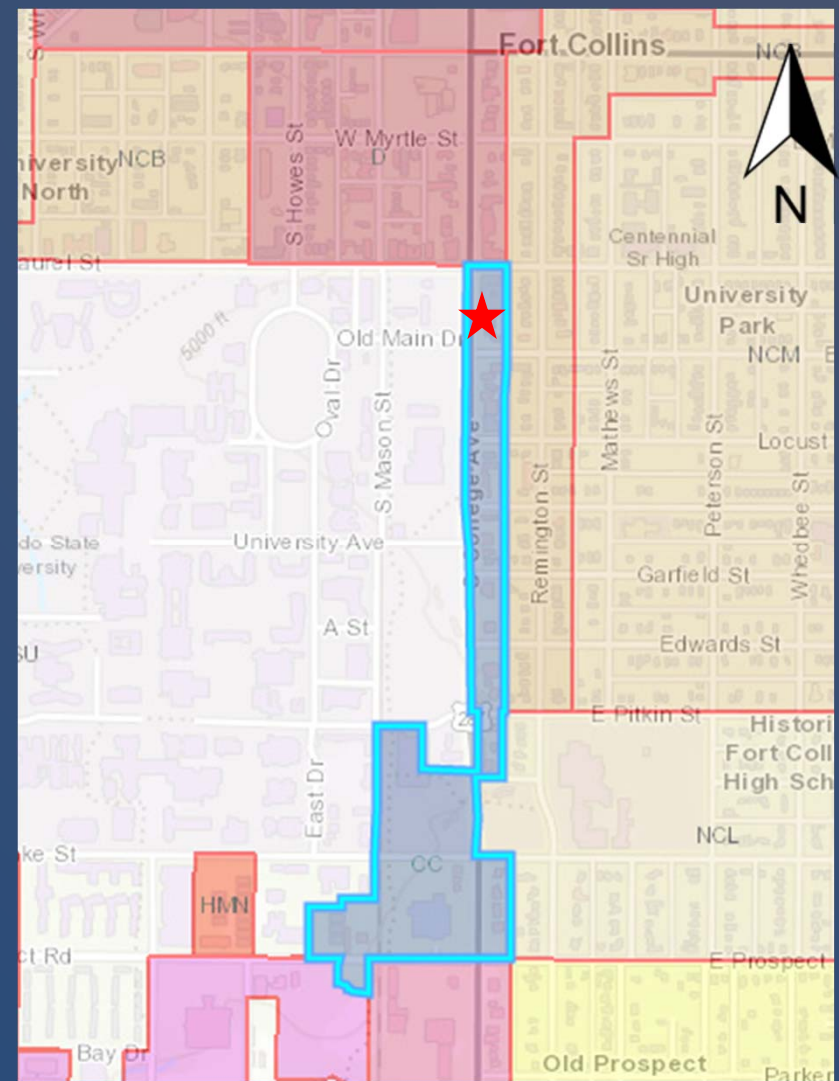


# Lack of Context

How did we get to this point?

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

Red Star Indicates  
location of Subject  
Properties.



# Summary & Conclusion

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

# Conclusion



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



**Verbatim Transcript  
Landmark Preservation  
Commission Meeting  
September 16, 2020**

CITY OF FORT COLLINS

Landmark Preservation Commission

Held September 16, 2020

Virtual Meeting Via Zoom

In the Matter of:

724 and 726 South College – Appeal of Determinations of Eligibility

Meeting Time: 5:30 PM, September 16, 2020

Board Members Present:

Meg Dunn, Chair

Mollie Bredehoft, Co-Vice Chair

Kurt Knierim

Elizabeth Michell

Kevin Murray

Jim Rose

Staff Members Present:

Karen McWilliams

Maren Bzdek

Jim Bertolini

Brad Yatabe

Gretchen Schiager

Sherry Albertson-Clark

1 CHAIR MEG DUNN: That takes us to our third item, which is 724 and 726 South College. It's  
2 an appeal of the terminations of eligibility. And, before we get started, I just wanted to check among the  
3 Commission to see if there's any disclosures or recusals. And somehow I lost my view of everyone's  
4 hands...okay...are there any disclosures or recusals for this item? Alright, I'm not seeing any hands.  
5 Okay, before our staff report...well, actually I'll wait on that. So, let's go ahead and start with our staff  
6 report.

7 MS. MAREN BZDEK: Can everybody see that first slide okay?

8 CHAIR DUNN: Yes.

9 MS. BZDEK: Great. So, good evening. I'm Maren Bzdek, Senior Preservation Planner for the  
10 City, and I will be presenting the staff report on this item. In July of this year, following review of the  
11 evidence provided and intensive level historic surveys, Historic Preservation staff determined that the  
12 residential properties at 724 and 726 South College meet the requirements for designation, and thus  
13 would be treated as historic resources under the Fort Collins Land Use Code. And the property owner,  
14 Gannett Properties, is asking the Commission to consider their appeal of the determinations of eligibility  
15 for both properties. Currently, both residences are on one parcel which is shown on the map, on the left,  
16 with a red border around it, and we will be discussing each of these separately, and you will be asked to  
17 evaluate them separately this evening, because they were historically separate properties. The properties  
18 do immediately abut the Laurel National Register District to the east, which is indicated in the image on  
19 the right with that orange boundary line along the alley, and the historic properties shaded in purple.  
20 Within that blue shaded box are the three residences that were constructed simultaneously in 1901, two of  
21 which we'll be discussing tonight. Again, you'll be only evaluating 724 and 726 South College which are  
22 the middle building in that blue shaded area and then the building immediately to the south. That third  
23 1901 residence that is immediately north of those two buildings is currently in use as Alpine Dental, as  
24 well as the Alpine Dental building that is immediately to the north of that building, and they are not part  
25 of your evaluation. We did not provide determinations on those in July because we found that they did  
26 not meet the minimum threshold for evaluation for historic resources due to age as well as loss of  
27 integrity.

28 So, for your evaluation this evening, you will be asked to consider all of the evidence presented  
29 by staff, as well as the appellant, regarding the two properties' significance as well as their integrity as  
30 established as requirements in the Fort Collins Municipal Code, and for each you will provide a separate  
31 determination of eligibility. And also a reminder, finally, that the appellant has the right to appeal your  
32 decision to the Fort Collins City Council.

33 At our worksession last week, you did ask for a more thorough review of the timeline to date so I  
34 have updated the slides since the worksession in order to clarify that sequence of previous evaluations of  
35 the two properties. And again, because this history of how this has unfolded to this point is important to  
36 understanding the evidence that's presented to you in your packet, I am going to go through this timeline  
37 in some detail.

38 In 1998, these two properties were evaluated in a large-scale reconnaissance survey project that  
39 covered all of the Eastside and Westside Old Town Neighborhoods and provided field determinations of  
40 eligibility for the National Register. At that time, determinations of eligibility for the National Register  
41 meant that a property was also eligible for designation as a Fort Collins Landmark, and both properties  
42 were determined to be eligible at that time; 724 South College was found to be individually eligible, and  
43 726 as eligible for contributing to a district. Then, in 2014, the properties were reevaluated using our  
44 former demolition alteration review process, which was the mechanism at that time for providing official

1 determinations of eligibility. Rather than a field determination as was done in 1998, this assessment was  
2 done in the City office using comparative historic and current photos and limited information from  
3 building permit history to understand how the properties may have changed over time. And that  
4 determination was made by the Chair of the LPC and the CDNS Director as a matter of regular procedure  
5 at that time. And again, in that instance, both properties were determined not to be eligible. I will  
6 provide more discussion of those 1998 and 2014 evaluations later in the presentation when we look at  
7 them individually.

8 In 2015, the LPC considered plans for a 3-story mixed-use building on the site that we're looking  
9 at regarding its design compatibility with the abutting historic district. At that meeting, the LPC was not  
10 asked to comment on the eligibility of the buildings before you this evening, as those 2014 determinations  
11 remained valid. That project went through one round of staff review and then expired.

12 In March of 2019, we revised the Code, which many of you may remember since you were part  
13 of the LPC at that time, and we made two changes that are directly relevant to this discussion this  
14 evening. First, we removed the requirement in Chapter 14 that called for an evaluation of a property's  
15 context above and beyond the integrity that we normally look at of its historic setting. Second, we revised  
16 Section 347 of the Land Use Code to require that all determinations of eligibility that were being  
17 undergone as a result of a Land Use Code evaluation would be based on full intensive level surveys for  
18 properties that would be either demolished or altered in conjunction with a development proposal. So,  
19 this change to our procedural requirements was meant to resolve the concern that only superficial and  
20 limited information was considered for determinations under that prior demo/alt review process that was  
21 used in 2014.

22 Then, in May of 2019, the City began a recon survey project along South College, coincidentally,  
23 that is meant to work in conjunction with that new Code requirement for intensive level survey. What  
24 those recon surveys do is the surveyor identifies properties that are likely to need further evaluation with  
25 an intensive level survey if a proposal comes in for proposed changes. And it also helps us to identify  
26 properties in advance that do not meet those minimum requirements for further evaluation which provides  
27 potential development applicants with some predictability. So, at that time, both of those properties that  
28 were looked at in May of 2019 were flagged for intensive level survey which had not been done on either  
29 property to date.

30 Then we move forward to November of 2019 when the appellant submitted new conceptual  
31 plans, because remember that previous application had expired, so they submitted new conceptual plans  
32 and meanwhile, that five-year expiration of that 2014 determination was about to occur on December 16<sup>th</sup>.  
33 So, in order to proceed with plans based on that previous determination, or set of determinations, the  
34 applicant would have had to move through the conceptual review process and then go ahead and submit a  
35 formal application for review, what we call a PDP application, prior to that expiration date. And the  
36 reason for that five-year expiration, as a reminder, is two-fold: its based on the need to improve evidence  
37 for older determinations that were based on limited evidence, which is the case in these particular  
38 properties, and it also, by giving a five-year timeframe, it does allow for a reasonable amount of time for  
39 existing determinations to remain valid so that development applicants can retain a certain amount of  
40 predictability for a certain number of years.

41 So, as a result of that expiration of those previous determinations, we did require in our  
42 conceptual review process that the appellant pay the survey fee and then we reached out and completed  
43 that process of contracting with Jason Marmor of Retrospect to do that intensive level survey work for  
44 both properties. And, while that survey work was being completed and submitted for staff review, the

1 pandemic broke out and so, our operations were temporarily placed on hold while we developed remote  
2 work operations. So, that's why there's that gap. And then, in July, we issued the official determination  
3 for each property. Now, when we do that, I want to be clear, we've got the intensive level site forms that  
4 come in from the outside contractor, the independent contractor, and we're doing the following to verify  
5 those results: we're looking for any important factual errors that we can identify, or missing information  
6 that we can identify, or questions that we have that we feel would impact the argument for significance or  
7 integrity, and we make sure that the forms generally follow the guidance that we provide to outside  
8 surveyors. So, because we're looking for independent evaluations, we generally uphold those  
9 determinations of eligibility made by the surveyors through that intensive level evaluation, and would  
10 typically only challenge those determinations if we found a methodological error that was inconsistent  
11 with our general evaluation practices. And this way, we ensure that those expert evaluations are  
12 processed as neutrally as possible by staff.

13 So, the property owner, upon receiving those results that both properties were found to be eligible  
14 and that staff was upholding those determinations, did meet that 14-day deadline to appeal those  
15 determinations, and we subsequently had to receive permission from City Council to bring that agenda  
16 item forward to you this evening.

17 I do want to clarify that the determination of eligibility does not automatically result in formal  
18 designation and does not begin that process; however, if a property has an official determination of  
19 eligibility that is currently valid, an application being reviewed under the Land Use Code will include the  
20 requirement that the historic resources will be adaptively reused following the Secretary of Interior  
21 standards.

22 And just a very quick review...I know that you're familiar with the requirements for significance  
23 and integrity, or the criteria for significance and the seven aspects of integrity...our Code does follow  
24 these national guidelines for the evaluation of properties for eligibility. There are four criteria...or  
25 categories for evaluation: events, persons and groups, design and construction, and then in the cases  
26 where there are archeological resources, for information potential. And then under integrity, we look at  
27 those seven aspects as established by the National Park Service. And again, I mentioned earlier, our  
28 previous Code prior to the 2019 changes did have an additional third evaluation requirement that we look  
29 at what was considered to be the context of the area surrounding the property as a third consideration.  
30 And that version of the Code defined context as the totality of interrelated conditions in which a site or  
31 district exists, and which included the pattern of development and either the scarcity or profusion of a  
32 particular resource type.

33 Again, I think I mentioned earlier that we do provide some additional guidance for our  
34 contractors who work with us to do these intensive level surveys regarding evaluation of local  
35 significance. These parameters are meant to supplement or compliment the professional judgement that  
36 those historic preservation professionals are already bringing to the table, and relate primarily to  
37 understanding the general character of our built environment in Fort Collins, which is different than  
38 Denver, or Colorado Springs, or Boulder, or even Greeley, because while our communities have certain  
39 things in common, each is unique in terms of the details in which our history has unfolded, the conditions  
40 in which they unfolded, and those differences are reflected in our built environment.

41 The primary difference we see is in the number of high style examples of established architectural  
42 styles versus a somewhat simplified and more economical and localized expressions of those residential  
43 building trends that we see here in Fort Collins. So, it's really important when we are thinking about  
44 significance, to understand how examples of Fort Collins architecture reflect Fort Collins history

1 specifically, and not how our buildings would be compared to residences in other cities. So, we do have  
2 those discussions with our contractors. And, you know, the expression of local builders' experience and  
3 resources and the things that I was just mentioning are what we mean when we talk about vernacular  
4 architecture. So, what is that...those special qualities in that local built environment that tell us  
5 something about the history of that place, and the materials that were available, and the economic  
6 conditions. And, if you're familiar with the architectural guides that SHPOs provide for the survey  
7 process, for example both Colorado and Utah, they recognize this vernacular architectural type by  
8 providing guidance on both styles as well as the categories of types, or forms, which are these typologies  
9 for vernacular buildings. And they are more about, you know, basic forms that then some stylistic ideas  
10 can be used in conjunction with.

11 So, for a wood-framed dwelling...both of these properties have been identified by the contractor  
12 as eligible as vernacular, wood-framed dwellings. And of course, wood-framed dwellings are more  
13 prevalent in western states than they are in the Midwest and east because by the time our community was  
14 developing, lumber was readily available from railroad shipments when the houses were being  
15 constructed. When we look at these materials, we're not just thinking about their authenticity in terms of  
16 era of construction they represent, we're also thinking about their quality, and durability, and repairability  
17 as materials. As we know, old growth, milled-wood products from the turn of the 20<sup>th</sup> century are vastly  
18 different in terms of strength and repairability than the wood products that are used today, which is one of  
19 the reasons why we consider it so important to maintain and repair them. The myriad ways in which the  
20 application of that milled lumber is applied to a vernacular wood-framed building...to any given  
21 building...is also part of the significance of those dwellings.

22 While they have certain things in common as a group, they have unique ornamentation and  
23 detailing that varies, and we see that variation, in fact quite plainly, in the two examples that you're  
24 looking at this evening. As I noted on the last slide, some of those buildings can be further classified by  
25 form...ultimately what they all have in common is this idea of a material expression of those local  
26 conditions, and preferences, and local knowledge, and access to materials at the time that they were  
27 constructed.

28 In this case, I would say that these buildings also have a historical connection that reflects a  
29 particular chapter in Fort Collins history. Again, as a set of three buildings, only two of which you are  
30 evaluating tonight, there are variations on a theme each with their own unique detailing, you have a  
31 single builder who built all three of them for a single property owner, and that joint effort to build that set  
32 of structures expediently and affordably at that time, in 1901, to meet that rising need for additional  
33 housing in our growing community, is part of their history, and their character, and their significance.

34 A reminder that when we're looking at integrity, we certainly understand that all properties  
35 change over time, and that retaining all historic features isn't necessary, but that those essential features  
36 that convey a building's historic identity must be present, those character-defining features that are  
37 identified for that building. Properties significant for historic associations with events or people, which is  
38 not the case for these two buildings tonight, must reflect the character of that property during the period  
39 of time that the event has occurred. For properties that have been noted as important for their architecture  
40 or their construction techniques, as in the buildings tonight, they must retain most of those physical  
41 features that constitute either that style or that technique. Some loss of historic materials or details is  
42 acceptable as long as the majority of those features remain.

43 I do also want to make a few notes about condition and integrity because I know that's something  
44 that always comes up. The National Register Bulletin 15, which provides our guidance on how to apply

1 those National Register criteria when we're evaluating buildings, addresses condition in certain ways, but  
2 does not require that good repair is necessary in order for a property to be eligible because it presumes  
3 that there is an ability to rehabilitate that structure. Using the current condition to evaluate the property  
4 for integrity is certainly required, however, and so you must look at which of those character defining  
5 features remain present and visible and not what could be made present or visible after treatment. You  
6 can also note, when you're thinking about condition, that integrity, those seven aspects of integrity that  
7 we're evaluating, can be negatively impacted if, again, there are missing character-defining features or  
8 features that are beyond repair. And then when comparing properties of similar types, sometimes rarity or  
9 poor condition...if there are other examples that are in poor condition, for example, can justify accepting  
10 a greater degree of alterations for the building in question in terms of how much integrity it retains.

11 And then, again, for criterion C/standard 3, since we have a slightly different reference to that  
12 third criteria for architecture in our Code, but essentially, again, follows that same National Register  
13 framework for evaluation...the National Register guidelines tell us that the three aspects of integrity that  
14 are most important for buildings that are eligible for their architecture is their workmanship, their  
15 materials, and their design.

16 Now, moving on from those general evaluation standards, I'm going to provide a basic summary  
17 of the properties' evaluations to date regarding their landmark eligibility and then I will present some  
18 summary information from the current determination of eligibility regarding the properties' history,  
19 significance, and integrity. So, this is the summary of the determinations that was made specifically for  
20 724 South College based on the review sequence I detailed for you in that previous timeline slide. So, in  
21 1998, in that recon survey that was done, the determination for this property was that it was individually  
22 eligible and had excellent integrity. And at that time, it had two garages, one of which is now  
23 demolished, and both were considered to be contributing to the significance of that property. In 2014, in  
24 that demo/alt review that was done with that comparative photo set, the determination by the LPC Chair,  
25 Ron Sladek at the time, as well as our CDNS Director, Laurie Kadrach, was that this property was not  
26 individually eligible as a Fort Collins landmark, primarily due to diminishment of context. As a  
27 reminder, we had that requirement at that time in our Code, that context be considered. In 2019, we did  
28 that staff recon field determination along South College, and at that time we determined that an intensive  
29 level survey should be recommended based on the possibility that that property may be eligible.

30 So just a little bit more about the property itself...this is a two-story, six-room wood-framed  
31 dwelling. It's one of those three contiguous homes that were constructed in 1901 by contractor S.J.  
32 Milligan for a local businessman who owned all three properties, whose name was P.P. Tubbs. Tubbs  
33 and his family lived at 720 South College, that residence to the north, and he sold the other two shortly  
34 after completion to Frank and Ruey Shantz, who lived at 724 South College for 60 years and rented out  
35 726. Frank Shantz was a registered pharmacist in Colorado, he was a partner in A.W. Scott Drug  
36 Company downtown until it sold to Walgreen's, and then he turned his efforts to his service as Vice  
37 President of Poudre Valley National Bank. The house became a rental after the Shantz family sold it and  
38 the current owner, Gannett Properties, acquired it in 2015.

39 While we've talked about the social history of the architecture and how our architecture can  
40 represent patters of history, working-class history, middle-class history, I also want to be clear that the  
41 properties are not noted in the current intensive level survey form as eligible for their history alone  
42 because they are not associated with the sugar boom that began just a couple of years after that, and the  
43 independent surveyor did not provide an argument for significance based on the community influence of  
44 Frank Shantz or any other associated individuals who lived in the home.

1           And then a little bit about its significance, which was found to be based on its design and  
2 construction as a vernacular wood-framed dwelling. As I mentioned earlier, vernacular wood-framed  
3 dwellings refer to simple, wood-framed buildings that are the product of that local builder's experience  
4 and resources, and as I noted above, we see a variety of forms that express this building type. They often  
5 feature front porches, front gabled roofs, hipped roofs with overhanging eaves, usually wood siding, often  
6 double-hung sash windows, and again, a variety of ornamentation with some varying details found on the  
7 porches, the brackets, the gable ends. So, in this particular case, we have the Tuscan column-framed  
8 enclosed front porch. You can see that kind of Tuscan column detailing in that middle photo. A steeply-  
9 pitched front-facing roof, which is not so readily available on this slide, but was on the previous slide, and  
10 then those gabled dormers.

11           In terms of integrity, we...again, we have these three contiguous houses that were built in 1901  
12 that are still standing, that general setting in terms of aspect of integrity referred to as setting, we have  
13 CSU to the west as it was then, and of course College Avenue, the Eastside historic neighborhood to the  
14 east, and then again, that original set of three buildings remaining on that block.

15           Other changes to this building over time, other than the fact that the building itself remains  
16 essentially unaltered, is that we did have the garage itself, that pre-1920 garage's condition is evaluated as  
17 fair. It's been stuccoed, it has a sealed window. Mr. Marmor did find, in terms of setting, that it's  
18 diminished, but didn't feel it was entirely lost. And then again, a note that there was a second two-car  
19 garage on the property that has been demolished, I believe sometime after 1998. That porch was also  
20 screened in, you can't see it in any of these photos, but that was done in 1938 if you were wondering  
21 about that.

22           So, we're in the CC zone district as our zoning currently applies with that western, to the  
23 west...I'm sorry, to the east is the western boundary of the NCB zone district which encapsulates the  
24 Laurel School National Register District. There has been some new residential construction on that block  
25 to the east as well, in that historic district. And other than that, I note on the slide...you may be  
26 wondering when the building immediately to the south, currently the Book Ranch, which was previously  
27 a filling station, was constructed...I don't have the exact date, but I know it was constructed prior to 1925.  
28 And then...yeah, I think that summarizes everything there.

29           Okay, now I'm going to give you a quick review of 726 South College. And, again, basic  
30 summary of what's presented in your attachments. The map here showing, again, the two properties next  
31 to each other, you are now looking at the building on the right. Quick summary of the determinations to  
32 date: the 1998 recon, this building was found not individually eligible, but would contribute to a National  
33 Register District, and with excellent integrity, 2014, not individually eligible as a Fort Collins landmark.  
34 Quoting from that form which is attached in your packet: although intact, the home does not rise to a level  
35 of significance that would merit individual designation, also there's been a loss of context. May 2019,  
36 again, evaluated to be recommended for intensive level survey. We've already discussed the original  
37 construction history, so I will move quickly over this. Just a reminder that the Shantz family did continue  
38 to own this property after they purchased it the several years after its construction, continued to live at  
39 724 South College, and rented this property out while they lived next door and managed those properties  
40 jointly for about 60 years.

41           So, in this structure, regarding its significance as a vernacular wood-framed dwelling, we have a  
42 different expression of that type with the hip roof, single-story rectangular plan. We have that decorative  
43 front gable, imbricated shingles, we have the projected front porch with the balustrade railing, and those  
44 are among the features that were identified in the intensive level site form regarding character-defining



1 features for this particular property. In terms of its integrity, it does retain all of its original exterior  
2 features without any modern additions, it has had a brick chimney removed and replaced with a modern  
3 stovepipe. There is a question about the siding...if anybody wishes to comment on that tonight, that  
4 would be appreciated. The surveyor did note that he wondered whether it had been replaced at some  
5 point. And again, my comments about the setting would be the same as they were for 724 South College.

6 So that concludes my summary of the information that we have for you as staff on conducting  
7 property assessments and determinations of eligibility in general, as well as the specific evaluation  
8 histories for both properties. As you've seen in your packet, the appellant has also provided a  
9 memorandum outlining the basis for their appeal request, as well as an additional recent photo set of the  
10 buildings for your reference.

11 And I'll conclude just by revisiting the scope of the task before you this evening, which is to  
12 consider the evidence presented by staff, the appellant, and any contributions from public comment, and  
13 provide your own determinations of eligibility for each property. As always, I have provided sample  
14 motions in the staff report to give you the basic structure to compose motions based on whatever findings  
15 you develop this evening. And also attending this meeting and available to take questions from you, we  
16 have Jason Marmor of Retrospect who provided those intensive level site surveys that formed the basis  
17 for that 2020 staff determination. And then we also have Ron Sladek of Tatanka, who was the LPC  
18 Chair in 2014 and participated in that demo/alt review discussion that resulted in the determinations that  
19 were made at that time. That concludes my staff presentation. I'll also be standing by to receive your  
20 questions.

21 CHAIR DUNN: Great, thank you very much Maren. And next up would be our appellant. And  
22 I would just like to ask you to keep your presentation to 30 minutes or less if possible, and we will have  
23 plenty of time after your presentation for questions in case we feel there's information that we still need  
24 to get from your or from others. Gretchen should be letting him in...and while they're...

25 MS. GRETCHEN SCHIAGER: They're all in.

26 CHAIR DUNN: Okay, and I also just want to apologize. I forgot at the beginning of our meeting  
27 to introduce our new LPC member, Jim Rose, and I'll have him give a little introduction of himself at the  
28 end of our meeting since I missed it at the beginning. So, I apologize for that. Alright, go ahead  
29 appellants, if you're on.

30 MS. NICOLE AMENT: Great, yes, I will start. I'm Nicole Ament; I'm an attorney with  
31 Brownstein, Hyatt, Farber, Schreck in Denver and I'm counsel for Gannett Properties, the appellant. And  
32 you've seen our arguments in there and we're here tonight to talk about why we think that the property is  
33 actually not eligible as a historic resource under Code section 14-22(B). We did put a bunch of materials  
34 in previously, and I know you had seen those. We watched your study session closely last week. We  
35 heard your questions, we heard your comments during that worksession, and we wanted to respond  
36 accordingly by doing two primary things tonight. First, we did go out after the worksession and engage  
37 Heritage Consulting Group to provide a second opinion on the eligibility as a historic resource of the  
38 property, and second, to keep our comments to the essential information and under 30 minutes. So, to  
39 that end, I'm not going to walk back through the materials that I know you already have in your packet.  
40 Instead, I'm going to turn it over to Dr. Mick McDill who is with the appellant with Alpine Dental Health  
41 and with Gannett Properties to talk a little bit about the history of the property and how they ended up  
42 where they are today.

43 DR. MICK MCDILL: Hi everybody, I'm Mick McDill. This is my partner dentist, Todd  
Rosenzweig...we're the owners of the property, and I just want to thank you all for hearing us tonight.

1 So, I was just going to give kind of a quick walk through of our history with the properties. We went to  
2 dental school together and decided to move up here in 2005, and we purchased Alpine Dental Health from  
3 a dentist who was retiring and he owned the building that the dental office was in, and then we also knew  
4 that he owned the properties that we're talking about tonight too. And, even at that point, we were under  
5 the understanding that he would be willing to sell us those properties at some point as we grew, and  
6 knowing that even in 2005, the facility that we were in for our practice was pretty...it was at the end of its  
7 career, and that we would need a new facility in the not too distant future. Then, in 2008, we bought the  
8 building that the practice is located in and the attached...I think it's 720 South College...the third building  
9 that's not being looked at tonight.

10 And then, in 2014, we had a right of first refusal for the two properties that we're talking about  
11 tonight, for 726 and 724, and in 2014, that was triggered by our neighbors to the north, that developed  
12 that corner of College several years prior, and they were wanting to buy the whole thing. And so, they  
13 made an offer, and they actually triggered that 2014 historic review because they wanted to know if it  
14 would be historic before they purchased it. And so, once we got that determination in 2014 that they were  
15 not eligible, we exercised our right of first refusal and purchased the properties, and we for sure were  
16 under agreement that we would not have bought those properties in 2014 if they had come back as  
17 eligible as historic landmarks.

18 We've been, for about a decade now, trying to figure out how to build a new building and have a  
19 dental facility that represents the kind of dentistry we like to do, and we really want to stay in Old Town,  
20 that's where all of our patients are, it's convenient for them, it's kind of an underserved area for dentists.  
21 Most dentists now are down on the south end, or out east. And we've been looking for ten years, actually.  
22 We recognized it would actually be a lot easier to just move into a different building than it would be to  
23 tear everything down and rebuild where we're at because we would need to practice somewhere in the  
24 meantime. So, in a decade of looking, we have not been able to find any other building downtown that  
25 would suit our needs, that would be big enough, that would have the parking we would need, that would  
26 work.

27 So, then we started the conceptual review process as was noted earlier to build a multi-use  
28 building there. Unfortunately, at that time, our associate dentist that was about to buy in instead moved to  
29 Chicago, so we were unable to afford to do the project at that time. But then, after a lot of hard work, in  
30 2019, we were ready, and another piece of this puzzle, we bought 950 South Taft Hill, the old Sri Thai  
31 building, and were able to turn that into a dental office. That's actually where we're sitting right now. So  
32 that we could move our practice into this building while we build a new building on the properties that  
33 we're talking about right now. And I'm not sure we would have done that if we had known that these  
34 were going to be designated as historic again. So...I noted there in that May of 2019 recon survey that  
35 said that they were going to be eligible again, or that they were going to have to have another  
36 survey...we're just kind of talking...we don't remember getting any kind of notification that that  
37 happened. We certainly would have moved our project along sooner had we known that. And I know  
38 ignorance isn't a defense, but we were unaware that the prior designation as not historic actually expired  
39 at all, and really even if it did, we couldn't imagine that it was going to come to a different conclusion  
40 than it did in 2014.

41 So, our patients right now are willing to come across town to see us as long as they know it's  
42 temporary. A lot of them have put up with a pretty run-down facility for many years. We've been talking  
43 about this with them for a long time. But, we really and truly can't imagine any way that we could make  
44 the current structures into any kind of facility that would suit our needs and help us to provide the dental

1 care that we need to provide. So, it would be a pretty major hardship on our business. So, I'm going to  
2 turn it back over to Nicole. Thanks for hearing us.

3 MS. AMENT: Thanks for providing that context. Now I'm going to turn it over to Michael  
4 LaFlash, he's with Heritage Consulting Group, and he can walk through his information with you as to  
5 sort of what his background is...and he's the consultant that we hired to provide a second opinion per  
6 hearing that request from LPC last week. And I think, Michael, if you want to unmute yourself now and  
7 share your screen.

8 MR. MICHAEL LAFLASH: Alright, hopefully everything comes through perfect. Are we  
9 seeing everything alright?

10 MS. BZDEK: We are.

11 MR. LAFLASH: Alright, good. So, good evening everyone. Thank you for having me here  
12 tonight. My name is Michael LaFlash, I am a historic preservation consultant with Heritage Consulting  
13 Group. So, the purpose of my part of the presentation tonight really is to answer one question in  
14 particular, which is, do 724 and 726 South College Avenue meet the criteria to warrant local landmark  
15 designation. Now, I'm with Heritage Consulting Group, as I said. We are a national historic preservation  
16 consulting firm. We were founded in 1982 by our current president, John M. Tess. We have evaluated  
17 thousands of projects at the local, state, and federal levels, and are currently working in 32 states with  
18 both big and small projects, and a wide variety of buildings and styles. We've also successfully  
19 nominated over 400 buildings to the National Register of Historic Places and we have successfully  
20 brought in over \$2 billion in investment with our adaptive reuse projects. Just to name a few of our  
21 clients, among Gannett Properties, we have the U.S. Air Force, U.S. Post Office, the New York City  
22 Housing Authority, the State of Pennsylvania, and many others.

23 So, I'd like to start really with a kind of Google aerial view of the surrounding area of the subject  
24 property, which you can see in the bottom left highlighted in red. The subject property is located within  
25 the 700 block of South College Avenue, which you can see is bound by Remington, Laurel, Plum, and  
26 South College. And what you should take away from this is the large commercial buildup along South  
27 College Avenue versus that neighborhood, single-family home feeling that you have with the properties  
28 on the east side of this section of the city. And, most particular, you should see how the two subject  
29 buildings are put in relation to those commercial buildings there on South College Avenue. So, here we  
30 have the two primary elevations of the subject property...subject properties I should say...with 724 on the  
31 left and 726 on the right. And Maren went through the history in her staff report, so I'm going to save you  
32 a lot of the details and kind of just move right along from there, but those are current elevation photos  
33 taken from the 2020 set.

34 And, if it's alright with everyone, I'd like to utilize the technology that we have as a result of this  
35 meeting and kind of run through a Google street view. Hopefully, this works, and we don't look like fools  
36 as a result of it. So, did that pop up at all?

37 CHAIR DUNN: Yes, that worked.

38 MR. LAFLASH: So, what you were starting here at the intersection of Plum and South  
39 College...if we look to the south along this side, you see a buildup of some modern commercial structures  
40 there. If we look over to the left, to the east...or to the west, sorry...you see Colorado State University's  
41 campus hidden in there if the screen ever decided to load. And then so as we move north down South  
42 College Avenue, the aforementioned adult entertainment store is right here at the edge of the subject

1 properties, the Book Ranch, and that abuts the subject properties here with 726 in blue and 724 here in the  
2 tan color with the third building, 720, in red off to the left in that image. Really important to note as we  
3 run down the road here is the significant alterations and change in context that would have existed  
4 historically in the single-family residential neighborhood that was there prior to commercial buildup in  
5 the second half of the 20<sup>th</sup> century, which now as we move down closer to the intersection of Laurel and  
6 South College, you can really see that modern buildup...three-story, two-story, commercial structures that  
7 extend down Laurel and down South College Avenue.

8 So, as Maren also mentioned, we have the Laurel School Historic District to the east of the  
9 subject properties. You will note that the subject properties are denoted by that red star just outside the  
10 boundaries of the historic district. The district itself is rather large and incorporates a great deal of turn-  
11 of-the-century vernacular architecture, residential neighborhoods, and the likes within it. And, important  
12 really with this section of the historic district is that you'll note that certain areas of it are actually pulled  
13 out in certain properties specifically included within the district as a result of their importance to it.

14 So, this is taken from the 1980 National Register map...National Register nomination is the  
15 second page out of three of the boundaries. The black lines indicate the historic district's boundary  
16 markers. On the left where the subject property is noted again with the red star, that's located in the  
17 alleyway in between the buildings along Remington Street and South College Avenue. So, really one  
18 thing of note with the Laurel School Historic District is that the preparer purposefully included and  
19 discluded [*sic*], and left out, certain buildings in certain sections of the city within this district where they  
20 could have very easily increased the boundary and moved it out to include the subject properties or any  
21 other that they felt would fit the district purposes.

22 So, moving then into the topic at hand with designation criteria. Again, just reiterating the fact  
23 that the local landmark designation, although there are some differences, that it generally adheres to the  
24 National Register criteria listing, and since staff went through this, I'll kind of save you the time and  
25 trouble there as well. So, when looking at the eligibility status of the two buildings noted within the  
26 subject property, the staff report and the intensive level survey both contend that the buildings meet  
27 criterion three as significant examples of early 20<sup>th</sup> century wood-framed, vernacular, single-family  
28 homes. Both reports also contend that the buildings retain integrity of design, materials, and  
29 workmanship. Both buildings, however, were routinely determined to be non-historic since 1980.

30 Again, looking at the Laurel School Historic District as I just showed you, the subject boundary  
31 was not included in those district...inside the boundary lines. The boundary was purposely drawn at the  
32 alley based off of what the preparer wanted to show in an effort to separate long row homes that face  
33 Remington from the long row of commercial structures that face College. The subject property could  
34 very well have been included within the district boundaries, but the lack of context with the adjacent  
35 historic district resulted in its lack of inclusion as a contributing resource. What the buildup of  
36 commercial structures along South College Avenue therefore significantly resulted in the...or played a  
37 direct role in the subject properties' lack of inclusion and lack of notice as contributing resources to the  
38 historic district.

39 So, again, then in 2014, as has been noted, the LPC determined that neither building was  
40 determined to be individually eligible for local landmark designation. As was shown before, 724 was  
41 noted as primarily due to diminishment of context while 726 was a little more descriptive noting,  
42 although intact, the home does not rise to a level of significance that would merit individual designation.  
43 Also, there has been a loss of context for this home.

1 So, as we move to today, these reasons for non-eligibility really are still applicable. The  
2 surrounding environment has, if anything, become more modern over the years, and at that point, the  
3 2020 survey, which was looking at the same buildings as 1980 and 1998, it does not provide any new or  
4 additional information that warrant listing under criterion three. Now, the preparer of that survey did  
5 provide some great contextual historical information to the development and the uses of the buildings  
6 throughout the 20<sup>th</sup> century, but as the reports note and as staff mentioned, the buildings are not being  
7 considered individually significant for their historical impacts.

8 So, these pictures just show the 2014 request for demolition/alteration reviews, noting what was  
9 said about 724 and 726. So, although the context of the surrounding area of the buildings with their  
10 setting, feeling, and association...integrity of setting, feeling, and association...have been noted as less  
11 important than workmanship, design, and materiality, when it comes to buildings that don't hold  
12 individual significance, these three aspects of integrity really can't be ignored. So, within the grander  
13 neighborhood, these three play a significant role...or the lack of integrity of setting, feeling, and  
14 association play a significant role in determining the significance of these buildings.

15 So, really the question becomes, how did we get to this point? And, with redevelopment in the  
16 mid- to late-20<sup>th</sup> century, there was a shift in the immediate surrounding area to the north and south from  
17 residential to commercial, and as is heavily noticeable in 720 South College, that switch to commercial  
18 can play a significant role in determining a building's significance at that point. So, the lack of context  
19 within the site is really noticeable from what we see here in this photo.

20 Then there's also the issues of zoning that come into play here as well. The community  
21 commercial zoning district...the buildings are located within that district...and it was set up so that way  
22 the area could provide a combination of retail, offices, services, cultural facilities, civic uses, higher  
23 density housing. This has played a significant and direct role in the demolition of the surrounding historic  
24 structures including five of those eight, and the lack of integrity for one of the remaining three buildings.  
25 The zoning, therefore, plays a significant role in the future of the area in that it will more or less inch  
26 toward and favor demolition further on down the road as well.

27 So, to kind of just summarize quickly what I just went through in the last 15 minutes or so,  
28 neither building is significant under criterion three due to the lack of historic and architectural  
29 significance of each building. This fact pattern has been confirmed twice, both in 1980 and 2014, in 1980  
30 when the homes were not included within Laurel School Historic District, in 2014 when LPC confirmed  
31 their demolition and alteration review, that the properties did not merit individual listing. And so, just to  
32 summarize again, it's our professional opinion that 724 and 726 South College Avenue are not  
33 individually significant under criterion three, and the properties should not be considered eligible for  
34 landmark designation. Thank you very much. Would you prefer that I stop sharing at this moment, or...?

35 CHAIR DUNN: Nicole, do you have more...is there more from your team or is this it?

36 MS. AMENT: No, that was it from our team. We thank you all for your consideration tonight in  
37 looking at all that we've provided to you in our information that Michael has been able to provide as to  
38 why we don't think that these are historically eligible. Our whole team is here and available to answer  
39 any questions as you guys consider this information.

40 CHAIR DUNN: Alright, that's great. Thank you very much. So that takes us to public comment,  
41 and I want to start off first with a letter that apparently came in to the Preservation staff today, and I'm  
42 going to ask Gretchen if she could please read that, and she said she might even be able to put in on the

1 screen for us. And then also, if anyone else from the public is here that wants to comment, I'll be  
2 watching for hands under the attendees.

3 MS. SCHIAGER: Okay, can you see the email?

4 CHAIR DUNN: Yes.

5 MS. SCHIAGER: Okay, this email was received this afternoon. It was sent from Sara Eisbrener  
6 to Maren Bzdek. It says: Hi Maren, my name is Sara Eisbrener, I am Gwen Denton's daughter. I am  
7 writing this email on behalf of my mother on the historical designation of the property located at 726  
8 South College Avenue. She was able to dictate to me the paragraph requested of her memory of the  
9 house. Please see below. My name is Gwen Denton and I am writing in reference to the property at 726  
10 South College Avenue. My great uncle, John Vaughn, and his wife, Olive, lived in that house for  
11 approximately 12 years in the beginning...in the 1950's. My family visited them on numerous occasions  
12 when I was a young child. Looking back, I remember the house as being a warm and friendly place to  
13 visit. We were always excited to go. I am now 70 years old and still have vivid recollections of that  
14 house as a child. For historic reasons, it is important to maintain our heritage. I hope it will be preserved  
15 for people to enjoy for many more years as I did when I was a child. Sincerely, Gwen Denton. Thank  
16 you for your time.

17 CHAIR DUNN: Thank you Gretchen. And is there anyone else from the public who'd like to add  
18 comment? Okay, I'm not seeing any hands. So, let me just start us off by saying, I kind of want to  
19 remind the Commission and everyone else what our role is here, and I've heard both in that letter than  
20 Gretchen just read and in some of the things that the applicant said, that we're talking about designation.  
21 And, we're not...this is not an opportunity to designate this property. Our role is not even to recommend  
22 designation, that's not what we're here to do. Our role is to address whether these buildings are eligible,  
23 so it would be eligible for designation, but that does not mean we're starting any sort of designation  
24 process. We're really focusing on the eligibility of the two properties. And I also want to point out, you  
25 know, every single one of us might be looking at this property and some are thinking, oh, you know, a  
26 new history museum, some are thinking a new McDonald's, some are thinking a new dentist office, a new  
27 apartment building...there are probably a jillion uses for this land, and we might have personal opinions  
28 about what's best, but that's not what the Commission is here to address. Our role specifically, as laid out  
29 by the Code, is to say whether they are or are not eligible. So, I just want to make sure that's totally clear.  
30 Our focus is specifically on Chapter 14, section 22 of the Municipal Code, so that's what we're going to  
31 need to abide by. So, our focus, therefore, is on the integrity and the significance of these buildings. And  
32 as we ask questions, and as we have our discussion, I'd really encourage our Commission members in  
33 particular to try to tie your questions to those two topics, because that's really the matter at hand.

34 Also, I want to be clear that this is de novo review, so what that means is even though staff  
35 already made a decision in July, we're kind of totally doing a refresh on this and starting from scratch.  
36 And so, the advantage of that is it means that the City can bring additional information, the appellant, as  
37 they did right here, can bring additional information, the public can bring additional information. If it  
38 wasn't de novo, none of that could have been added. So, I really do feel like it helps make sure we have  
39 all of the information we need, at least as much as is possible today. So, I think it's a helpful thing we're  
40 doing it that way.

41 So, let me just talk about logistics because it does get a little confusing on Zoom how this is  
42 going to work, but we're going to take as much time as we need to make sure that the Commission has  
43 every question answered, we're totally clear on everything...so there's no time limit on that. I would ask  
44 the Commission members, do the usual of raising your hand on the side, and then once I've called on you,

1 you've got the floor, and then whoever you ask...if you're asked a question, feel free to just respond, you  
2 don't have to wait for me at that point. And then once that Commission member is done with all their  
3 questions, we can move onto the next one. So basically, once I've called on a Commission member, they  
4 can, you know, just roll with it there, so you don't have to worry about waiting on me.

5 Following the question and answer time, we will walk through the requirements of section 14-22  
6 regarding significance and integrity...so after we've had our questions, that's when we'll bring it back to  
7 the Commission and we'll have our discussion and then we'll make our motions. And I do want to  
8 apologize to the property owners in particular. This has definitely been a confusing process, and as...if  
9 you watched the work session last week, I think you saw...there was a much greater timeline to all of this  
10 that had been originally looked at, and it does get confusing. And so, I apologize for that. And we've  
11 recognized that there were some problems in our system, and that's why we recently spend so much time  
12 trying to not just make sure our Code is more transparent and clear so that applicants don't get into this  
13 situation again, but also just the very process of having an intensive survey done instead of...before it was  
14 the Chair and the CDNS Director, and as you can see by the forms, there was not much information  
15 written down. So, it was very hard to get a sense of, well, did they consider materials, did they consider  
16 design? It wasn't even mentioned. So, that's why we've changed the process is because we're trying to  
17 make it so that this kind of thing doesn't happen. Unfortunately, this property has kind of straddled those  
18 two time periods, and that's why we're here today. And so, I do want to apologize. I recognize this is not  
19 easy, and you know, it's a real pain in the heiney I'm sure, but again, the way the Code reads, we can only  
20 look at whether we believe they're eligible or not. That's what's on our docket today, so that's what we're  
21 going to focus on. I recognize there's other issues at play here, and I know that's frustrating, but we're  
22 going to...unfortunately, that's not something we can deal with today as a Commission, but it is  
23 something that we have recognized in the past and are trying to address in our Code, and I think we're  
24 getting there, I think we're finally improving that process. It's just, like I said, this property has managed  
25 to straddle those time periods.

26 DR. MCDILL: I appreciate that, thank you.

27 CHAIR DUNN: Yeah, you're welcome. It's a tough spot, so we're going to try to do the best we  
28 can for you, and also uphold the Code. But there is a next step possibility, so staff can address that maybe  
29 later. It's already been brought up, but...so, this isn't the end is what I'm saying, but we're just going to  
30 try to do our part in it, and then, you know, let you keep moving forward with the property.

31 Alright, so, we'll kick off our question and answer time. Commission members, just be clear who  
32 you're asking a question to because we have quite a host of people we can be getting answers from. And I  
33 think I will start. I'm wondering, Michael...so, I'm wondering if you did any written survey on these  
34 buildings?

35 MR. LAFLASH: These two in particular? No, I have not done any written survey on.

36 CHAIR DUNN: Okay, and are you located in Fort Collins.

37 MR. LAFLASH: I am not, no.

38 CHAIR DUNN: Okay, have you been...did you come out to see the buildings in order to make  
39 the presentation?

40 MR. LAFLASH: Unfortunately, because of COVID restrictions and short notice, things of that  
41 nature, I was not able to.

1 CHAIR DUNN: Okay, I understand it was short notice.

2 MS. AMENT: And I'll jump in here too, because, again, we took to heart what you said last week  
3 about getting a second opinion, because we actually paid for the first survey...so we had to pay for the  
4 intensive, so then when you said that, it's like, okay, let's spend the money and go get a second one.  
5 But...and so we tried to find somebody who was located in Fort Collins...either they were two to three  
6 months out to provide something, or they're conflicted because of relationships that they have within staff.  
7 So, we went to a team that we've used other places in the front range...and again, we wanted to keep it on  
8 track timeline-wise...so, trying to meet all those things. So, kind of the joy of Zoom in that we can have  
9 Michael here with us this way and he can do a lot of things and sort of take advantage of all the different  
10 stuff that had already been looked at on the site...all the videos and photos that we had taken. Just to  
11 explain why we couldn't get someone local.

12 CHAIR DUNN: Yep, that makes sense. Alright, thank you. That's my initial questions, does  
13 somebody else want to get us rolling forward? Don't be shy Commission members. Kevin, I see your  
14 mike is off, but I don't see your hand. Do you want to start us?

15 COMMISSION MEMBER KEVIN MURRAY: Sure. I don't have a lot. I guess, regarding the  
16 timeline is maybe more of a staff question, but it sounds like the...Maren, especially...we've had two  
17 different...may want to put up that timeline again. But, we had the 1998, which I think is pretty much  
18 understandable, the 2014, and the 2019. And I know that even though the pandemic was involved, it did  
19 not really affect what happened earlier in the later part of 2019, so I'm just wondering...it sounded like  
20 the owners believe that they weren't aware of deadlines that they would have to meet. I'm not sure that  
21 that really affects this conversation tonight, just something for me, because, once again, I realize we're  
22 only talking significance, and the...integrity...but I'm wondering, on the rest of it, if there was a problem  
23 in the system where we were changing our systems.

24 MS. BZDEK: I think I'm going to actually...so, if I understand your question, you're wondering  
25 about the notification process for the recon survey that we did in May of 2019, is that correct? And how  
26 that fits into the timeline?

27 MR. MURRAY: Well, what I'm kind of wondering...I think the owners brought up the...and,  
28 again, I'm saying this is not probably will affect our decision tonight, but I just...for the record I wanted  
29 to understand if they were aware that they were under a time constraint to...because of the change of  
30 Municipal Code, or if it was kind of a blindside...not caused by us, but just that I'm not sure I feel...just  
31 wondering how much was afforded knowledge to the owners.

32 MS. BZDEK: I understand what you're saying. Okay, so a couple of things on that. That recon  
33 project that was happening at that time, you know, happened over a series of weeks or months, and  
34 actually the staff person who conducted that is here and I can ask her to clarify...

35 CHAIR DUNN: Maren, let me interrupt. I don't think Kevin is asking about the 2019 recon. Am  
36 I correct Kevin? You're asking about the fact that the survey...or the review done in 2014 was going to  
37 expire in five years, is that correct?

38 MR. MURRAY: It's kind of...trying to figure out the timeline a little more. Like, was...when the  
39 2019 survey did happen, were the owners aware that they had...I guess when they did the conceptual  
40 plans in November, were they under the impression that they had like 30 days to move things  
41 forward...or, in this case about two weeks...or the rules were going to change on them.



1 MS. BZDEK: Okay, so when the 2014 determination, or any determination, is provided, and we  
2 deliver that official determination, that five year expiration begins, and applicants are notified that they  
3 have that five year timeframe in which that determination will remain valid. In that timeframe, there can  
4 be other activities, as there were in this case, in terms of kind of overall evaluations of areas of the city.  
5 They do not replace those previous determinations, and you know, we're not in a position if we get  
6 existing determinations...if we have existing determinations, and then we identify, well, if that property  
7 gets evaluated in the future...what the recon does is it says, you won't need to require an intensive level  
8 survey of that property if an applicant comes forward in the future with a proposal. For this one, if they  
9 come forward and you don't currently have an official determination, you will need to ask for one. So, in  
10 this case, when they came in...again, that deadline was looming, it was a month away, and we notified  
11 them at that time. Of course we didn't know until they showed up in November when they were going to  
12 appear, so that's why they got notified at that time. And that's really kind of the best that we can do as  
13 City staff because we don't know what's happening on the other end with development applicants. When  
14 we conduct those recon surveys as projects, we can do a notification process and get that information out  
15 there. That was happening kind of at the same time, and I don't know if...Sherry, could you potentially  
16 offer more information about how that notification was handled? I don't want to get that wrong.

17 MS. SHERRY ALBERTSON-CLARK: Yes Maren. Sherry Albertson-Clark; I'm the historic  
18 preservation planner that does survey work for the City as a contract employee. That date in May of 2019  
19 is when these properties were looked at when the survey first started looking at the first couple blocks of  
20 South College Avenue from Mulberry south. The entire survey was not completed until I believe in  
21 September. Then there was a staff report written and notification went to property owners in January.  
22 We did not send notification on these two properties because, at that time, the recommendation was that  
23 an intensive level survey was needed, and in January we already knew that the applicant was interested in  
24 pursuing the project. So, my recon information did not go out to the applicant. And again, realize the  
25 reconnaissance survey forms are not anything like an intensive survey. It does...it requires just a minimal  
26 amount of research to get just a very scratch-the-surface history on the property, and focus is more on the  
27 architecture, what you can see of the property. So, there's a pretty big gap in what's identified in a recon  
28 survey and what ultimately is done on an intensive survey. So, hopefully that helps answer some of the  
29 questions. And I'm available if you have anything else for me.

30 MR. MURRAY: Sherry, did you say that you were aware that they had conceptual plans they  
31 wanted to submit?

32 MS. ALBERTSON-CLARK: I wasn't aware, but other staff members that deal with that part of  
33 the design review component and development review made me aware that there was something coming  
34 in, so at that point, I was directed not to mail those out because we were going to need to have the  
35 applicant do an intensive survey, so there was no point to give them the recon since they were going to be  
36 required to do an intensive.

37 MS. BZDEK: Kevin, just to clarify my piece of that, we were communicating by that time with  
38 the property owners as part of that staff conceptual review process in December.

39 MR. MURRAY: In September you say?

40 MS. BZDEK: December.

41 MR. MURRAY: December?

1 MS. BZDEK: They submitted their application in November and the conceptual review where we  
2 go through those pre-submittal requirements, including in this case...happened in mid-December.

3 MR. MURRAY: It shows the conceptual in there submitted...but, Sherry said, if I heard her right,  
4 that when she finished the recon survey, it was decided they would have to move forward, but that was  
5 back in September? Sherry, I'm sorry to bring you back in again.

6 MS. ALBERTSON-CLARK: No, Kevin, not a problem. That actually was in January. What I  
7 indicated is I had completed doing the recon surveys of all the properties from Mulberry to Horsetooth  
8 Road on College Avenue. After that, there was a report that I wrote that ultimately was presented to City  
9 Council. So, the time between the end of September and January was spent writing the report that  
10 summarized what we found in that overall survey.

11 MR. MURRAY: Okay, so everything was in limbo until January 2020? Nevermind, I withdraw  
12 that...okay...I think I've got enough to be confused...not sure I totally get it all.

13 CHAIR DUNN: I might be able to further confuse the issue too. I know at one point when I first  
14 started on the Commission, which I believe was 2014, and I remember when this property came before us  
15 before, I believe those determinations were only good for one year at that point. Do you remember that  
16 Maren? What the length was? And if not, Ron might remember.

17 MS. BZDEK: I think we should probably ask Karen to jump in...Karen if you have?

18 CHAIR DUNN: Is she here? Because we decided to extend it to five years because we thought  
19 one year was just too quick for it to expire and need a new one.

20 MS. BZDEK: I don't know the answer to that question...we can get that answer. I will say that  
21 when we changed the Code in March of 2019, we determined at that time, through a decision by the  
22 CDNS Director, that any decisions that had been made up to five years prior would remain valid. And the  
23 reason for that was to avoid kind of unpredictable changes for potential applicants.

24 DR. MCDILL: I have a quick question. Maren, you mentioned that there was notification along  
25 with the 2014 designation that it would expire. Because we didn't ever...we never got that...if you have a  
26 record of that. Because all we ever got, or ever say, were the two letters that were put up earlier that just  
27 said at the bottom that they were not eligible.

28 MS. BZDEK: And I apologize; my comment was made on what is general practice for  
29 communication with applicants in terms of, kind of, drawing out for them what is in the Code. So, if that  
30 wasn't included in your notification letter...I didn't mean to be misleading in that regard.

31 DR. MCDILL: Okay, yeah, I just want to be clear...we don't have any recollection or any record  
32 of any notification from 2014, or after we submitted our conceptual review in November, we didn't get  
33 any notification then either that we had...that our previous designation was about to expire...or eligibility  
34 I guess, not designation.

35 MS. BZDEK: Yeah, I believe I communicated with Todd Parker about that when we were  
36 looking at whether or not we would be requiring the intensive level...at that point, when we have a  
37 project coming in, we go back and look and see if there's a determination that's been made within five  
38 years, and that's when we consulted with our Attorney's Office and said, okay, are we going to need to  
39 require this here or not, and because it was so close to that expiration date, there was no way you were  
40 going to have a formal application in by that date, that's why we issued the requirement.

1 CHAIR DUNN: So this is a great example of how, also, our previous process back in 2014 was  
2 not as thorough and clear as it should have been, because you should have received a document saying,  
3 this is good for one year, which I believe...did Karen verify that? But, I believe that's what the length of  
4 time was at the time. And then, that was obviously changed to five years, but that wasn't happening. So,  
5 I do believe we're doing better on that now, but that's part of what we've been trying to improve because  
6 of exactly issues that we've come across like this. So, again, you guys got caught in that divide.

7 Alright, Kurt, you want to go next?

8 COMMISSION MEMBER KURT KNIERIM: Sure. And I am not exactly sure...I think Maren  
9 would be the best person to address this question, but I'm thinking about specifically significance and  
10 integrity and I'm wondering if this would be an ex post facto type of situation where, do we look at the  
11 pre-March 2019 Code, or are we only to look at the post-March 2019 Code? Because it seems like it  
12 could be ex post facto. I'm just wondering about that. Or maybe Karen could address that.

13 MS. BZDEK: Or Brad.

14 ASSISTANT CITY ATTORNEY BRAD YATABE: Yeah...I did want to chime in before. I  
15 didn't know if this line of questioning would continue for quite a while, but I did want to chime in. I think  
16 the role of the Landmark Preservation Commission is under the current City Code provisions in Chapter  
17 14...is to determine whether it is eligible under the current standards. Typically speaking, what happens  
18 is...the view in terms of development is that, if an actual application has been submitted, at the time of  
19 that application, the view is that the Land Use Code standards which have an interaction with Chapter  
20 14...but in this case, to my knowledge, there's been no application submitted, formal application...that  
21 those standards that are in effect at that time would apply to the application. So, if the application came in  
22 and a month later there is, for example a Land Use Code change that was being in process and was  
23 adopted, the view is, generally, unless there was some kind of, for example, life safety issue, or some  
24 other really pressing issue along those lines, that the application would come in and the standards that  
25 applied at that time would be the ones under which it is reviewed. But, in this case, there's been no  
26 formal development review application, and so what your role is, is to look at the adopted standards at  
27 this time.

MR. KNIERIM: Thank you.

28 CHAIR DUNN: Is that it, Kurt, or do you have anything else?

29 MR. KNIERIM: That's all, thank you.

30 CHAIR DUNN: Alright, Mollie?

31 COMMISSION MEMBER MOLLIE BREDEHOFT: Yeah, I have a zillion thoughts, obviously,  
32 but I kind of wanted to get your take, Meg, of how you want to run this meeting. Do you want to start  
33 with overall context and then move into individual properties? Or how do you want to do this?

34 CHAIR DUNN: Right now, for questions and answers, ask whatever you feel you're going to  
35 need in order to make a decision. And then once we come back to just Commission discussion, we're  
36 going to look at one building at a time, or one...it's all one property, but one slice of it at a time.

37 MS. BREDEHOFT: Okay. Let me gather my thoughts. Thank you.

38 CHAIR DUNN: So, we're still looking right now for questions, clarifications needed, additional  
39 context for the whole story of what's going on, anything like that.

1 COMMISSION MEMBER ELIZABETH MICHELL: So, are we now disregarding the whole  
2 context thing that was in place in 2014?

3 CHAIR DUNN: That would be a staff question I assume.

4 MS. KAREN MCWILLIAMS: Karen McWilliams, Historic Preservation Planner and Manager of  
5 the division. Yes, the Code changes that we have made, that Council adopted recently, were based on the  
6 recommendations of a consultant team and extensive community outreach and involvement, and that the  
7 strong recommendation of the consulting team was that we did not include a separate question about  
8 context because it is already included in the National Register criterion for integrity of setting, and it  
9 became too confusing why we were allowing one criterion out of all seven integrity criterion to have extra  
10 weight when we also are trying to model the National Register process.

11 CHAIR DUNN: Kevin, go ahead.

12 MR. MURRAY: So, Karen, would you say that the context addressed by Josh in 2014 would  
13 directly relate, or translate, to setting?

14 MS. MCWILLIAMS: In 2014...okay, let me get this correct...okay...

15 MR. MURRAY: Basically had the rejection because of context...a lack of context...and I'm  
16 wondering if that would directly, you know, be the same as setting today?

17 MS. MCWILLIAMS: Okay, I do believe I understand your question. I'm sorry, I was thrown  
18 because you said that it was done by Josh, and the evaluation you're describing I believe was done by Ron  
19 Sladek and the Community Development and Neighborhood Services Director, Laurie Kadrach, at the  
20 time.

21 MR. MURRAY: My mistake.

22 MS. MCWILLIAMS: Okay, so in 2014, when they looked at it and looked at context, that does  
23 not translate exactly to the setting. It's very similar, but it was an added piece that was put into the Code  
24 for just a couple of years before it was removed back out, which was to address proposed neighborhood  
25 changes, changes that had occurred in the neighborhood previously, but also expected changes.

26 MR. MURRAY: Thank you.

27 MS. BREDEHOFT: I have a follow-up question to that. Karen, you mentioned that that previous  
28 category also had to do with future changes to the neighborhood. Is that still something that we consider?

29 MS. MCWILLIAMS: Sorry, I'm having a little trouble getting the mute/not mute up. No, the  
30 current codes now focus strictly on the National Register standards and the idea when we made that Code  
31 change was that it was next to impossible to keep trying to predict the future and was not part of the  
32 process that the National or State Registers use.

33 MS. BREDEHOFT: Great, so as we look at this property, we shouldn't consider what might be  
34 happening in the neighborhood?

35 MS. MCWILLIAMS: Correct, you want to consider what is happening or has happened.

36 MS. BREDEHOFT: Great, thank you so much.

37 CHAIR DUNN: And we're focusing on integrity and significance, just a reminder. I have a  
38 question. So, this is both for Maren and Michael, but Maren, you point out in the staff report that, given

1 the significance criteria C for architecture, the three most important pieces of integrity are design,  
2 materials, and workmanship. And I'm wondering, and you might not be able to get this off the top of your  
3 head, but I'm hoping you can maybe try to figure it out. I'm wondering where you get that from, those  
4 three. And then, Michael, you said the most important for architecture are setting, feeling, and  
5 association. So, the same question goes for you. So we can start with Maren, and I'm just curious why  
6 you point those three out, and then Michael, when we get to you, just why you chose the three you do in  
7 saying they're the most important for architecture.

8 MS. BZDEK: Okay, sure. So, the National Register Bulletin 15 is what I'm referring to. And  
9 again, it's, you know, I want to clarify that all seven aspect of integrity are always evaluated for every  
10 property, regardless of the reason for significance. But, when you're looking at a building that is...which  
11 has significance attached to its design or construction, it's imperative that materials, design, and  
12 workmanship are intact. So, when you look at what we call that kind of preponderance of integrity, we  
13 know that not all seven aspects necessarily need to be met. You're making a holistic evaluation there.  
14 But, if you have a building that's eligible based on its architecture, and it has a loss of materials, design,  
15 and/or workmanship, you don't have the right relationship between significance and integrity. More  
16 specifically, that building's existing integrity cannot convey that architectural significance. So, that's the  
17 reason why I highlighted those based on that Bulletin. Having said that, those other...feeling and  
18 association, you know are expressions of other aspects of integrity, and so they go along with that. So, in  
19 some ways, both of those things are true.

20 CHAIR DUNN: Okay, thank you. And Michael?

21 MR. LAFLASH: Yeah, so, I will definitely reaffirm what Maren just said. Those are listed in the  
22 National Register Bulletin 15 as that importance. What I was getting at, and maybe I didn't say it clearly  
23 enough, and I apologize for that, but what I was getting at is that since we don't believe in our assessment  
24 that these buildings are significant under criterion 3, individually, that they need to be looked at in a much  
25 more grander scale as if you were trying to approach it as if they were, you know, to be contributing in a  
26 Historic District in any way. Therefore, setting, and feeling, and association would have a higher weight  
27 as a result of that.

28 CHAIR DUNN: Okay, so then maybe what I need more information on then is why you jumped  
29 over that, they're not significant, and then went on to the district consideration. I mean, what's the  
30 specific reasoning on why you say they're not significant?

31 MR. LAFLASH: So, in our estimation of it, we didn't believe that either of these buildings would  
32 individually hold weight and that neither of them would be listed as a result of individual attempts, just  
33 based off of their lack of architectural integrity in terms of high artistic value, or anything that might be  
34 required within the National Register listing.

35 CHAIR DUNN: So, you were looking specifically at a National Register listing level of criteria?

36 MR. LAFLASH: We were focusing on it in terms...when I say 'we,' I mean the project team at  
37 Heritage...we were looking primarily at what we know best of, and understanding that Fort Collins does  
38 generally follow a similar value, or criteria, approach with the National Register, and we were thinking in  
39 that regard, yes.

40 CHAIR DUNN: Okay. Alright, thank you.

41 MR. LAFLASH: Thank you.

1 CHAIR DUNN: Anyone else have any other questions? Okay, so I'm not seeing any. We could  
2 roll into our discussion time as a Commission, but it is 7:15, and I think maybe we need to take a five-  
3 minute break just so that everybody can focus when we get back. So, I'm reading 7:13 on my computer  
4 clock; why don't we plan to be back here at 7:20, and at that point we'll do our roll call again like we  
5 usually do, and then we'll move into our Commission discussion. Alright? Thank you.

6 (\*\*Secretary's Note: The Commission took a brief recess at this point in the meeting.)

7 CHAIR DUNN: Alright, let's start with a roll call just to make sure we're all back and ready to go.

8 MS. SCHIAGER: Bredehoft?

9 MS. BREDEHOFT: Here.

10 MS. SCHIAGER: Knierim?

11 MR. KNIERIM: Here.

12 MS. SCHIAGER: Michell?

13 MS. MICHELL: Here.

14 MS. SCHIAGER: Murray?

15 MR. MURRAY: Here.

16 MS. SCHIAGER: Rose?

17 COMMISSION MEMBER JIM ROSE: Here.

18 MS. SCHIAGER: Dunn?

19 CHAIR DUNN: Here. Thank you, Gretchen. Alright, so before we go into our discussion, it did  
20 occur to me that I think Ron mostly was here for one of our future topics tonight, but as long as he's here,  
21 perhaps we should call him in and ask what the deal was in 2014, and just get his take on it. So, I don't  
22 know if he's been brought into the group of participants, but maybe he can be moved over if he's...and  
23 Ron, maybe you could just give us some thoughts on what happened in 2014 and why you wrote what  
24 you wrote.

25 MR. RON SLADEK: Sure. Hello everybody. Well, as some of you who were around on the  
26 LPC know, or staff members know, the process that we had at that time was intended to be brief, and it  
27 was often frustratingly so, because we were working with very limited information. So, the decisions that  
28 were being made were of necessity being made with no understanding or background, typically, on the  
29 history of the buildings, really no architectural descriptions, just some visual materials and a discussion  
30 about whether each property appeared to meet or not meet the City's criteria for eligibility. And those  
31 were again done by the Chair of the Landmark Commission together with the CDNS Director by sitting  
32 down...I think we met weekly if I'm not mistaken, to go through whatever permits had come in and  
33 discuss the properties, and try to come to some reasonable decision, but always with very limited  
34 information.

35 And so, the decision that was made in this case really came down to that question of context and  
36 setting, and of course there was more emphasis being placed on context at that time, as Karen has  
37 described. Not only looking at the current situation of the setting as its defined by the National Register,  
38 but also the context as far as, you know, what was going to be happening to that area in the coming years

1 potentially given the zoning and the trend of development that was taking place. So, the decision to  
2 decide...or the decision made that these buildings were not eligible really hung on that question of the  
3 context...the setting in terms of what had changed there over the past years with development in recent  
4 decades, but also where was this area likely to be heading in the coming years in terms of future  
5 development, and that seemed to be more commercial rather than residential, with of course the  
6 residential district sitting right behind it. So, that was the basis of that decision, and that's why those  
7 specific words were used on those evaluation forms that you've seen and read. I don't know if there's  
8 more I can answer for that at this time.

9 CHAIR DUNN: Well, you might be able to answer my other question that hasn't been answered  
10 yet, but do you remember how long those forms were good for? Was it five years at the time?

11 MR. SLADEK: It seems to me it was shorter, but I don't...it was at least a year that we were  
12 going to rely upon that decision making before anyone would be allowed to come in and reapply or, you  
13 know, challenge that determination. But I don't recall if it was as long as five years.

14 CHAIR DUNN: I'm remembering it was one year and then we determined that was too short...we  
15 would have to keep doing new determinations every year if there was a property...

16 MR. SLADEK: Potentially.

17 CHAIR DUNN: Yeah, so that's when we pushed it to five years. Alright, thank you Ron.

18 MR. SLADEK: Sure, you're welcome. Oh, can I add one other piece of information? I don't  
19 know if this helps or hurts with the discussion, but when a property is being looked at in terms of  
20 architecture, there's also the question no matter whether its architecture or any of the other criteria, of  
21 what is the period of significance. And that hasn't been brought up in this very interesting discussion  
22 that's gone on this evening. Typically, with architecture, the period of significance is the date that the  
23 building was completed, or its year of construction. If additional work was done on a building to expand  
24 it, and for example, put additions onto it, during the historic period over 50 years ago, that period of  
25 significance for architecture could extend beyond the year of construction to a period further on, you  
26 know, 1932, or 1948, or whenever substantial changes were made to a building during the historic period.  
27 With these buildings, and I apologize for not knowing the details on this, but the period of significance  
28 may be limited to just the year that they were constructed. I don't know off hand if there were major  
29 additions made to them off the back or anything like that, but from what I'm seeing from the discussion  
30 this evening, it seems that that period of significance would be limited to the year of construction. And  
31 so, the question that I would raise is what is the context as it relates to that period of construction, since  
32 they're being looked at only in relation to architecture. It seems that ought to come into play in the  
33 discussion.

34 CHAIR DUNN: We haven't really touched on significance or integrity much at all yet. Alright,  
35 thank you Ron.

36 MS. BZDEK: If you wouldn't mind me jumping in on that question, which is something I could  
37 have addressed in the staff report. I'll refer you to your site form attachments if you'd like to see that, but  
38 there is, of course, a period of significance provided for both of those properties. For 724, it's noted as  
39 1901 to circa 1964, with a note from Jason Marmor, who I'll remind you is present tonight if you'd like to  
40 speak with him, that says note the end date is when its use changed from single-family dwelling to a  
41 student rental property. For 726, he lists the period of significance as 1901.

42 CHAIR DUNN: Karen?

1 MS. MCWILLIAMS: I'm happy to address the requirement or the question about how long were  
2 determinations of eligibility good for. You are correct, they initially were good for a period of one year,  
3 and we did find that that was far too cumbersome and did not provide sufficient...a sense of, you could  
4 plan on something in the future and have it be that way for any length of time, and so we extended that to  
5 five years.

6 CHAIR DUNN: Do you remember if there was any process where the applicant was notified of  
7 that?

8 MS. MCWILLIAMS: Of the change from one year to five years? No.

9 CHAIR DUNN: Just that there was one year.

10 MS. MCWILLIAMS: No; every time we made a determination of eligibility, the applicant was  
11 informed of the results of the determination.

12 CHAIR DUNN: But were they told at that time that it was only good for one year, or was there  
13 no process necessarily for that?

14 MS. MCWILLIAMS: I don't have the letter in front of me, but the standard letter that we always  
15 used said that the determination was good for one year at the time, but I don't actually have that right in  
16 front of me. I'll follow-up on that question.

17 CHAIR DUNN: If you could just quickly pull up Josh's letter, that would give the answer to that.

18 MS. BZDEK: The letter does not include information about expiration. It does include  
19 information that the appeal period for the determination has completed...that 14-day appeal period in  
20 which a member of the public or the applicant can appeal that determination. The letter was sent out  
21 following the end of that appeal period; however, it did not include an expiration date for the  
22 determination itself.

23 CHAIR DUNN: Okay, that helps. Thank you. And then, on this period of significance, I would  
24 be curious to hear from Jason why 724 got the long period of time and the other one didn't.

25 MS. SCHIAGER: I'm getting him promoted.

26 CHAIR DUNN: Alright, thank you Gretchen.

27 MS. SCHIAGER: And remember, his video is not working.

28 CHAIR DUNN: Okay.

29 MR. JASON MARMOR: Can you hear me?

30 CHAIR DUNN: Yes, we can. Thank you Jason.

31 MR. MARMOR: Yeah...I was waiting for that question. I believe that the property...I can't  
32 recall which one...with the 1901 date only was based only on architecture, and the reason I didn't extend  
33 it later was that it was a rental property from the beginning rather than a single-family dwelling, so that  
34 was how they were differentiated.

35 CHAIR DUNN: So, why did its use mean that, I believe it's the two-story house, get the extended  
36 period of significance?



1 MR. MARMOR: Why did it what?

2 CHAIR DUNN: Why did it merit a longer period of significance if the significance was based on  
3 the architecture and not on the people that were there?

4 MR. MARMOR: I think that's a valid point, if it's strictly for architecture. Yeah, I think if I  
5 would redo it, I think I'd follow that same logic because of the architecture only significance.

6 CHAIR DUNN: Okay, great, thank you, Jason.

7 MR. MARMOR: Certainly.

8 CHAIR DUNN: Okay, sorry about that; there were a couple last questions that came to my mind.  
9 So, we can move into a discussion now, and what I would really like to do is maybe start with the two-  
10 story house, which I believe is 724 South College, and let's focus first on its significance and then we'll go  
11 over the integrity, and then we'll do the same for 726 South College. So, does anyone want to kick us off  
12 on 724? Or if you want to start with integrity first, because sometimes that's easier, we can start there and  
13 then move to significance. Kevin, I see your mike is off.

14 MR. MURRAY: Always off...I'm trying to keep these two separate. Can we put some photos of  
15 724 and 726 up as we talk?

16 CHAIR DUNN: Yeah, so let's...Maren, if you could just put up just something of 724 so we  
17 remember that's the one we're focusing on for now.

18 MS. BZDEK: Will do; I'll get that going while you keep talking.

19 MR. MURRAY: I just have limited...I can't bring up the stuff I can usually do because I'm in a  
20 weird place, so, it would just be helpful for me to have a little help from you is all.

21 CHAIR DUNN: Anyone else want to kick us off? Whoever goes first gets to pick whether we  
22 start with significance or integrity.

23 MS. BREDEHOFT: Let's start with integrity. Should we go through each individual piece and  
24 talk about it? I think that's usually helpful for everybody.

25 CHAIR DUNN: Yeah, sounds good to me.

26 MS. BREDEHOFT: I'll start out with number one, that's location. Yeah, it is still located where it  
27 was, so I think it meets that criteria.

28 CHAIR DUNN: Right.

29 MS. BREDEHOFT: Number two, design.

30 CHAIR DUNN: And for anyone that wants to follow along, I suspect Mollie is looking at page  
31 19, which is where...

32 MS. BREDEHOFT: Packet page 19.

33 CHAIR DUNN: Packet page 19 which is where section 14-22 is listed from our Municipal Code.  
34 So, you can follow along there.

35 MS. BREDEHOFT: Does anyone want to chime in on design?

1 CHAIR DUNN: There was a really nicely written statement, but I didn't mark it. Let me see if I  
2 can find it.

3 MR. MURRAY: I think I could put something in on design, or at least have a question. The  
4 design of the building alone, or are we looking at the way it's also presented?

5 CHAIR DUNN: Either one...what are your thoughts?

6 MR. MURRAY: Well, I'm thinking that it's a beautiful building, but that evergreen obviously is  
7 overgrown and made it a hidden gem I suppose. It's hard to recognize it as a house that needs to be talked  
8 about behind...almost like they were...it isn't showing its usual, or probably its earlier, grand  
9 presentation.

10 MS. BREDEHOFT: I would agree.

11 CHAIR DUNN: We usually look at configuration, proportions, roofline, window pattern, historic  
12 additions, and for all of those, I'd say they're all intact.

13 MR. MURRAY: Okay, that was my question. Is it just the building, or is it beyond that...sorry.

14 CHAIR DUNN: No, that's fine Kevin. I think what you said is...I agree, there was one photo  
15 somewhere without that tree, and you really did get a sense of the nature and presence of the house that  
16 you certainly don't get in this photo.

17 MS. MICHELL: So I actually walked by this place a few times, before I knew this building was  
18 coming up, when they had a for rent sign, so I was perhaps a little bit trespassing. But, I mean the house  
19 is...it is intact. I mean I call it kind of our local house of seven gables, there are all these gables and, you  
20 know, the front porch is actually very, very cool. And all the original siding...some of the windows are  
21 kind of falling apart a little bit, but the house itself, except for that one little shed addition at the back, I  
22 mean...you can see it...if you walked past the trees...I mean you could definitely see what it was, and  
23 with the house next to it...even with the house that's attached to the dental clinic...I mean the three of  
24 them, and this one stands out a bit more because it's just taller, and you know, statelier, in its own way.  
25 Having said that, the setting...yeah, the setting is definitely compromised.

26 CHAIR DUNN: So, we're focusing on design right now.

27 MS. MICHELL: Yeah, but the design itself...I mean, it's actually very...I think it's very  
28 interesting. You know, the two gables that they put on the north side, and it's, you know...it's not high  
29 style by any means, but it looks like the sort of house somebody said, this is what I want to design, this is  
30 what I'm going to build, this is where I'm going to live. And, you know, I think it's that sense of a  
31 vernacular building that you can be comfortable in as a home rather than a statement, if that makes sense.  
32 I'll stop now.

33 CHAIR DUNN: Mollie?

34 MS. BREDEHOFT: Well, just to play off that a little bit, I do think it's a great representation of  
35 the middle-class in Fort Collins. If you look around at a lot of our residential...all buildings that have a  
36 style associated with them, are all downplayed, and this is a great example of that. But there are some  
37 really cool elements, as were mentioned, and Maren did a really good job of showing some of those in the  
38 pictures as she presented. So, the front entry and the column detail that 's next to that. I also think the  
39 dormers on the...what is it, the north elevation, that intersect with the roof are really interesting and  
40 something you don't see a lot. What are the other features of design? Elements that create the form, plan,

1 space, structure, and style of the resource. Window patterns...yeah...they all seem to be...they're just all  
2 really neat. I don't really have much else to say about that right now.

3 CHAIR DUNN: I'd say the window pattern on the second story in the front is not necessarily  
4 unique, but it is kind of rare. It's not something you see very commonly.

5 MS. BREDEHOFT: Yep, I would agree with that. The closed-in front porch...

6 CHAIR DUNN: Alright, I think design we're all in agreement then that it does seem to maintain  
7 its original design very clearly.

8 MR. ROSE: Meg, this is Jim Rose. I was just going to comment on the delineation, the kind of  
9 material vocabulary between the upper story and the lower story. I think it's really interesting of that  
10 period of time where those two material choices are carried out in the dormers, but in the lower part it's  
11 bevel siding. So what you have is a little bit more of a truly decorative element in the way the façade is  
12 treated so that it's...yes, it is, I agree, it's a vernacular, wood-framed dwelling, but I think it's one done  
13 with some care because the aesthetic of those two different materials I think comes through.

14 CHAIR DUNN: I agree; thank you for that, Jim. I had lost my little panel that shows me whose  
15 hands are raised, and I brought it back up, and there's Kurt's hand, so Kurt, did you have something?

16 MR. KNIERIM: Yeah, I wanted just a clarification. Maren, did you say that there was the porch  
17 addition in 1936? Did I get that right? Is this the one?

18 MS. BZDEK: Let me doublecheck that, because I don't want to get them confused. I'll advance  
19 through here and make sure I'm not getting them wrong. I think that was the other one.

20 MR. KNIERIM: Okay, thank you. I just wanted to be clear on that, because the addition adds, I  
21 think, to the design, and it adds to the history of it, you know. Why was this addition put on, and you  
22 know, that gets beyond just design, but it ties into why it was built.

23 CHAIR DUNN: How it was used.

24 MR. KNIERIM: That's correct.

25 MS. BZDEK: For some reason, I'm not...oh, okay, so it was 724...we did find a permit to screen  
26 in the porch, and as you know, with those permits, that's what you've got, screened-in porch, but that's  
27 why I mentioned that.

28 MR. KNIERIM: Thank you, and was that in the 1930's?

29 MS. BZDEK: 1938.

30 MR. KNIERIM: '38. Thank you. That's all I have.

31 CHAIR DUNN: And a screened-in porch is a very common change during that time period.  
32 Alright, how about setting. I think Elizabeth started talking about that. Anyone else want to take setting  
33 on?

34 MS. BREDEHOFT: I'd be happy to take it on. I actually disagree that the setting is lost. I do  
35 think that it still has much of its setting in place. It still sits on College Avenue, 287, I'm trying to look up  
36 exactly when 287 became a highway. I'm sure Ron could tell me right off the top of his head, but...I  
37 don't remember. It's right across the street from CSU, which, again, someone could probably tell me  
38 when CSU was built. I don't see how it's missed it's setting...on either side of it, it has two lower

1 buildings that are residential in feeling. The closest commercial building to the north is also a lower-roof  
2 building which, although it is a commercial building, it doesn't overshadow the house at all. And, as you  
3 drive up and down South College, there's actually a number of residential houses that have been changed  
4 into commercial properties. So, even on the broader scale, I'm not seeing the setting being as diminished  
5 as was presented. I'm struggling with that one. I think it's intact. I think it is a little bit diminished, but I  
6 don't think it's fully diminished by any means.

7 CHAIR DUNN: Anyone else want to comment on setting?

8 MR. ROSE: I would add that I think the Sanborn Map for 1925 shows the filling station at the  
9 corner of Plum and South College. That to me is a part of the context that's not even changed. The  
10 setting is still there, albeit a different function, a different use. And I agree with Mollie in terms...what's  
11 across to the west has not changed historically since the Colorado Agricultural College was started, so  
12 you know, I think setting-wise, there's also some things on the Sanborn Map that are not clear to me, but I  
13 know shaded properties often times have different functions, and so if you look on the map, there are  
14 some shaded properties in the immediate vicinity that suggest to me may have had uses even at the time  
15 that were, quote, non-residential, which seems to be some of the objection to its current setting. And I  
16 think the other piece is, historically, South College developed this way, it developed with a mixture of  
17 commercial, non-residential, with residential mixed in, and I think that setting still exists. So, I am not...I  
18 am in agreement with Mollie, I think it still exhibits enough of a setting to hold up for that aspect of its  
19 integrity.

20 CHAIR DUNN: Just to comment on the Sanborn Map, because we don't get it in color, we don't  
21 really know why those are shaded, but it also did sometimes indicate stone or brick, so those could still be  
22 residential uses and just probably slightly fancier looking. But, if we had the Sanborn Map that just  
23 crossed Laurel to the north, I believe that was Wolf Grocery, which is now Noodles, or something like  
24 that, and that building is still intact, so there was nearby commercial, but I do believe this whole block  
25 was residential, with the exception of the gas station.

26 Anyone else want to weigh in on setting? I think I would say setting seems to be about half-sies.  
27 There is definitely still a sense of the resident, especially as Mollie pointed out, immediately surrounding  
28 this house. But, the size of that building to the north is significantly different than it used to be, so I think  
29 that does some damage to the setting. Shall we move on to materials? And I think Elizabeth might have  
30 actually hit on that one already too, but if anyone else wants to jump in. And Jim jumped in on that one  
31 already, with the two different materials for first and second story. Any other comments on it?  
32 Windows? Doors?

33 MR. MURRAY: I could comment, but I'm not really sure I can do much good. Are the windows  
34 original?

35 CHAIR DUNN: Maren, do we know? They should be on that report.

36 MR. MURRAY: I think they said they were.

37 MS. BZDEK: Yes, I believe so, but there may be some exceptions, but, certainly both properties  
38 retain historic windows...a large number of historic windows.

39 MR. MURRAY: Right. I think maybe there's...that screened-in porch now also has windows in  
40 it, but I'm thinking that all the windows that we saw in the other photos show at least that they hold, most  
41 likely, the original style if not the original sashes, so I think that also speaks towards materials.

1 CHAIR DUNN: Maren, could you put a picture of the house back up?

2 MR. MURRAY: That first picture, the one before, you can see...I guess it's the one on the left  
3 there. In the front of the house, you can see that's a cottage-style window which is usually found only in  
4 living rooms or, you know, sitting rooms, that type of thing, where you'd entertain people. So, that's  
5 probably an original window there. The upper ones are double-hungs and are still probably in their  
6 original frames it looks like. So, more likely to be the original sashes. So, if nothing else, the style of the  
7 windows...I'm going back to design a little bit...I'm thinking that these windows look like they probably  
8 are original.

9 CHAIR DUNN: Can someone find it in the report, in the intensive survey, because that would be  
10 good to have that information. I think next time we have two properties like this, we need like pink pages  
11 and purple, or green pages, so we know exactly which house we're looking at. Staff, do you have that  
12 answer anywhere? How many of the windows are original?

13 MS. BZDEK: Yes, so I will direct you...that information is typically contained in section 43 of  
14 the intensive level site forms, which is titled 'assessment of historic physical integrity related to  
15 significance.' For 724, it doesn't specifically address whether or not the windows are original. Instead,  
16 what it says is, this house appears to be essentially unaltered, retains excellent integrity of location,  
17 design, materials, craftsmanship, feeling, and association. It does not point out alteration of windows as a  
18 loss of integrity, but also doesn't explicitly say that the windows that it outlines in the architectural  
19 description are original. Whereas with 726, it explicitly says, this property still contains all of its original  
20 windows, doors, front porch, and rear porch.

21 CHAIR DUNN: It does seem like maybe some of the windows in the back are...they looked  
22 aluminum, but it's hard to tell from the picture. But, it does...especially in front, which is the most  
23 prominent part of the house and probably has the most character-defining features, especially that upper-  
24 story window, does look to be intact. Alright, any other comments on materials? How about  
25 workmanship?

26 MR. KNIERIM: I want to go back to something that Jim said...it looks like there was great care  
27 taken in building this, that there was a lot of thought in the materials and that sort of thing, and that  
28 speaks, I think, to workmanship. And this kind of gets into association, but the person that had it made,  
29 I'm sure put a lot of time, thought, and energy into this as well, and was of the means that could do that.

30 CHAIR DUNN: Yeah, I'm intrigued by the fact that the guy that built these three houses ended up  
31 living in the one to the farthest north, when this middle one seems to have been the most, I'd say beautiful,  
32 of the three, or more extravagant, of the three. So, there's probably a story there, but it's been lost to time.

33 MR. MURRAY: Well, wasn't it Milligan who built them?

34 CHAIR DUNN: I forget the name of the guy.

35 MR. MURRAY: I think so. When I first came to town, Milligan Lumber still existed, and he was  
36 not only a builder, but he was also a lumber supplier. So, he may have been building...I think in the  
37 survey, it mentions that he built these homes for specific people, so it might have been that he had the  
38 other lots and offered to build them for whoever wants to have him design them.

39 CHAIR DUNN: That could be. Any other thoughts on workmanship? Physical evidence of the  
40 crafts of a particular culture or people during any given period in history, evidence of artisans' labor and  
41 skill in constructing or altering a building, structure, or site.

1 MS. BREDEHOFT: I'm trying to think through...a lot of the pieces that we were pointing out in  
2 the design I think could fall under this workmanship category, but also evidence of the artisans' altering a  
3 building, structure, or site. I don't know; I guess the setback in the front...I don't know if that would play  
4 into this at all, but it feels very residential in that, or the placement on the site...all three of these  
5 buildings. That might...I don't know if that falls under this or not. I feel like at the front of all three of  
6 those houses, they all line across the front...they have the same setback from the road and so...maybe that  
7 would be setting, that might be setting.

8 CHAIR DUNN: It's more setting.

9 MS. BREDEHOFT: Okay.

10 CHAIR DUNN: Well, I would say, as Jim pointed out, the different patterning and materials used  
11 for each story, the columns on the porch...I think all of those are examples of the workmanship from the  
12 time. I think that gabled dormer that's worked into the roofline is really stunning, and that would count as  
13 workmanship.

14 MS. BREDEHOFT: The panels on the front of the porch, under the windows, that would count as  
15 well, right?

16 CHAIR DUNN: Yeah, yes it would. Okay, how about feeling?

17 MR. MURRAY: I feel like we should cut that tree down.

18 CHAIR DUNN: Thank you, Kevin. So, feeling...expression of the aesthetic or historic sense of a  
19 particular period of time. It results from the presence of physical features that, taken together, convey the  
20 resource's historic character. So, do we feel like this is a 1901 property, or does it look like from a  
21 different...does it have a different sense about it?

22 MS. BREDEHOFT: I think it does have that feeling. I'm going to go back to that same comment  
23 I just made about setback in the front. It feels like a residential home in that it sits so far back from the  
24 road...it feels like that time period to me. The details on the front of the house, the wood details, the  
25 wood column pieces, the overall size of the house feels very 1901 to me in that its not a lot larger like we  
26 see later. It's very narrow and tall, which I think plays into that as well.

27 CHAIR DUNN: Any other thoughts on feeling? Our last one is association. It's the direct link  
28 between an important event or person and a historic resource. A resource retains association if it is in the  
29 place where the event or activity occurred. So, for a residential property like this, we're not saying that  
30 it's eligible based on an event or a person, it's on architecture. And so, for association, does it have that  
31 sense of a residential property...like that whole residential neighborhood feel to it? I think Mollie has  
32 kind of covered that, but...

33 MS. BREDEHOFT: Yeah, again, I'm going to go back to the same thing I said previously, and if  
34 you look at the three houses that exist and the commercial building to the north, the shorter one, and also,  
35 as Jim pointed out, the gas station building just to the south of these, it does feel very residential to me in  
36 that sense.

37 CHAIR DUNN: You know, something just occurred to me relating to setting that I would say has  
38 definitely changed, and that is the use of College. When this house was built, people used to park along  
39 the edge of College, and they would walk a lot more along College, and soon after it was built, there was  
40 the trolley, I believe that went down that far, and cars were slower. So, in that sense...I'm thinking of this  
41 because as you zip past these properties today, you don't get that neighborhood feel, but it's because the

1 speed with which you're passing. But, if you walk or travel at a speed that was probably closer to the time  
2 period, then you definitely still feel that neighborhood feel. So, in terms of an automobile world setting,  
3 it's...that experience is very different. But, if you experience it in the way that people were at the time,  
4 then yeah, you'd definitely still have that neighborhood feel to it.

5 MS. BREDEHOFT: That's a great point, but I do also want to point out the speed limit is only 30  
6 in this area.

7 CHAIR DUNN: The signs say.

8 MS. BREDEHOFT: Yeah...there's a sign...I'm looking at Google Maps right now; there's a sign  
9 posted almost right in front of these that says 30 miles per hour. And, if you're backed up in traffic from  
10 Laurel, you're probably sitting right in front of these houses.

11 CHAIR DUNN: Unless you're starting at the light and grumbling.

12 MS. BREDEHOFT: That's true.

13 MR. MURRAY: I think it's amazing that, with the widening of the street, which is another part,  
14 College Avenue is a lot wider than it used to be, but there's even a front yard anymore.

15 MS. BREDEHOFT: There's still a front yard and quite a significant tree lawn as well...it's larger  
16 than most areas that we see in the city.

17 MR. MURRAY: ...landscape architect.

18 MS. BREDEHOFT: Yep, that's why I made comments on setbacks.

19 CHAIR DUNN: So, we seem to feel that the integrity is still fairly intact, but if it doesn't have  
20 significance, then that wouldn't matter, so let's address significance. Anyone up for tackling that?

21 MR. MURRAY: I can start. One thing I think is important, and I'd have to go back and research  
22 this a little more because I don't think it's in the work on the...Milligan, I believe it's Milligan Lumber  
23 who actually supplied a lot of lumber and helped, kind of like Bob Everett, of his day. And it might be  
24 interesting to connect a little bit of significance there, though I know that's not so much the architecture.  
25 But then the architecture of the building itself is of, you know, very...how do you say...outstanding for  
26 the day. It went the extra mile with the extra shingles on top, and spent a lot more time with detailing  
27 with the windows being the cottage-style in some cases, and the Tuscan columns in the front, all added  
28 quite a bit to the building originally, and then even then when the porch was screened in, the work done  
29 on that, the styling on that, was well done and has a lot of dimension and depth to it.

30 MR. KNIERIM: And I think adding to that, it's well-preserved right. There's not been a lot that's  
31 been done to it, so we can still see all of these architectural elements, et cetera, and so I think that that  
32 adds to it's significance.

33 CHAIR DUNN: That actually counts as integrity.

34 MR. KNIERIM: Thank you.

35 CHAIR DUNN: But, the fact that the integrity is so good helps us to get a really good sense of  
36 that 1901 sensibility of the house, and in that sense, it's a good example of the architecture from that time  
37 period. So, the integrity certainly helps us still see back in time to that time period. You know, I think I  
38 would go so far as to say that this house, in particular, we've already talked about how it's kind of a

1 middle...a down-played middle-class, but you know, I think we think of a high-style as having an  
2 incredible number of details and all, and as Maren pointed out in her presentation, you see that in  
3 Colorado Springs, you see that in Boulder, you see that in Denver, that's where a lot of the gold money  
4 was going. It wasn't coming to Fort Collins. We were the architectural area and we were the school, and  
5 that really was our industry even before the sugar beet factory came. I believe lambing had started in the  
6 '90's, so we were into the lambing, even before the lambing became a big deal. We had a lot of ranches  
7 and orchards right within what we now think of as Fort Collins. And so, for our really kind of modest  
8 community, this was a pretty fancy house for the time. So, we might not, you know...comparing it to a  
9 Boulder house or something really wouldn't be appropriate. This almost seems like a high-style middle-  
10 class house for Fort Collins' way of looking at things and who we were at the time. So, I think the  
11 significance comes from that. We'll get into the next house, which is probably much more common for  
12 Fort Collins, is that hipped box type mini-house almost, but this kind of is a little different than the  
13 average house, and in that sense, I do think it rises to a level of significance, that it really captures that  
14 class of people and that time period well, and especially the integrity still being there to have all those  
15 little details still available to us help us to see that.

16 MR. ROSE: Meg, I would just add I think that in terms of construction, I think we've said a lot  
17 about it's aesthetic and the fact that it really does meet...it's a very good example of a vernacular wood-  
18 framed building. But, I think the other thing that, if you really looked at in in detail, I think you'd see that  
19 the upper story is not a full-height story until you get closer into the peak of the gable. To me that  
20 indicates it's a balloon-framed house. It was probably framed with cut lumber. Those studs go from  
21 foundation to eave, and then the secondary floor is framed intermediate. That's a construction style that  
22 went away with western or platform framing. So, this is period of that early part of the 20<sup>th</sup> century when  
23 that was still the construction type that was followed virtually by all of these kind of vernacular structures.  
24 And so, I think it's there again sort of emblematic of what happened in that period, and this gives us a  
25 very good indication. I mean, you can see it right on the outside. You can see that, well wait a minute,  
26 that's not another 8-foot story, and that's a consequence of the way it was framed. And so, when it talks  
27 about method of construction, I think this gives us a really good idea. You know, I could take a  
28 construction class out there and say, look at this, this is not what you're going to see in a modern two-  
29 story house. And so, that's another reason I think it really definitely has significance.

30 MR. MURRAY: I have to agree Jim; I think looking at the side wall, you would see that in a barn  
31 where you'd put the hayloft, nail the hayloft on the side of the 12-foot studs also. And so they  
32 probably...they used a standard stud and balloon framing for barns and houses, and then later they  
33 changed to an 8-foot platform.

34 CHAIR DUNN: Alright, do we feel like there's anything else to add for integrity or significance?  
35 Maren, can we switch to the garage? Thank you. Is that the only picture we have of it, there on the left?

36 MS. BZDEK: It's not the only picture, it's just the only picture of it in my staff report, so I can  
37 share the...at your preference, either the site form that has the complete photo set, or the additional photos  
38 that the applicant presented.

39 CHAIR DUNN: If you could just tell us the packet page, that might be enough. Oh, I might have  
40 gotten to it...page 122? And I see that closed in window now.

41 MS. BZDEK: Yes, 122 is the correct packet page. And there's also a photo of the garage on the  
42 previous page, on 121.

43 CHAIR DUNN: And this is the garage that goes with this house?



1 MS. BZDEK: Correct.

2 CHAIR DUNN: Okay, it's a little confusing with the other house being there. Okay, can we do  
3 another quick run through on integrity and significance on this garage because we should be addressing  
4 that as well. It's in the same location. The basic format of it is the same, so we probably could say design  
5 is close.

6 MS. BREDEHOFT: Setting...it's still in the backyard, still next to the alley, still associated with  
7 the house that it was built with.

8 CHAIR DUNN: Yep. What about materials? It's been covered in stucco. And I don't know if  
9 those doors are original. They look cool, but I would be surprised. Do we know? What do we think on  
10 materials? Kind of iffy? They're covered...maybe original is under there? But I don't know that you  
11 want to pull that stucco off.

12 MR. ROSE: I guess this is what I would call an irreversible intrusion, and frankly I don't think it  
13 is...I think it's sufficiently detrimental that I would question whether...if this were in a district nomination  
14 and we had multiple properties, I would say it's questionable as to whether it's a contributing resource.  
15 But, the one thing that I think is a redeeming quality is those doors. I would suspect they are original  
16 because they typically look like the type that are framed with that kind of a structure at that period, but I  
17 mean that's total speculation; I have no idea. And so, you know, I'm kind of ambivalent about this one. I  
18 think maybe, but the stucco really doesn't do it any favors. It's really, I think...takes away...it's not going  
19 to exhibit the same kind of qualities of craftsmanship, workmanship, materials because it's just not  
20 evident.

21 CHAIR DUNN: Yeah, I was thinking the same thing. The workmanship of the door is visible,  
22 but was there any decoration on the gable end? We have no idea; it's been covered over, and same for  
23 anything along the side. Any workmanship other than that door and the eaves has really been hidden.  
24 Any other comments on that? Materials, workmanship...we're kind of glomming them together, but it is  
25 a smaller building.

26 MR. MURRAY: I'm wondering if you can even get in it.

27 CHAIR DUNN: Because of the doors?

28 MR. MURRAY: I mean, the big doors are not facing a driveway, and they may or may not work,  
29 but everything else there seems sealed up on it. Maybe the doors work, I don't know.

30 CHAIR DUNN: They could be made operational if they're not, so that's not part of our integrity,  
31 significance look.

32 MS. MICHELL: The doors kind of work. I just thought I'd throw that in there.

33 CHAIR DUNN: Have you used them?

34 MS. BREDEHOFT: On Google Maps, they're slightly open.

35 CHAIR DUNN: Oh, okay. So, thoughts on the integrity of this building? Or the significance? I  
36 think usually if there's a garage and a house together and they have a combined significance because they  
37 went together, they were meant to work together. But, with the loss of workmanship, materials,  
38 especially that window, too, the stucco and the window, I'm more questioning this one. I'd like to hear  
39 from more of you on your thoughts on that. Does it have the integrity?

1 MR. MURRAY: I think the side with doors still has an overhang, which it looks like the  
2 overhang was removed from the other side. The...and that kind of matches the house. The style fits the  
3 house. Probably the width...probably fits either a Volkswagen or a car with running boards. But, in that  
4 way...I mean it was something you'd expect to see in a 1900's house's backyard. But the rest of the sides,  
5 like you say, get the deterioration, or the stucco and the shortening of the roof on the other side I think  
6 take away from it.

7 MS. BREDEHOFT: I have a question for all you architectural folks. That picture on the left hand  
8 side, there's a piece of wood that sticks out of the roof on the upper right-hand corner, you can see it  
9 pictured there. Any idea why that goes through the roof like that?

10 CHAIR DUNN: You can also see it on packet page 121 from a different angle.

11 MS. BREDEHOFT: And it shows up in the alley view on Google Street View.

12 CHAIR DUNN: It is weird.

13 MS. BREDEHOFT: It is weird.

14 MR. ROSE: You know, my first thought when I saw that was that the roof, I think as Kevin has  
15 said, has been changed at least on the back end, but I'm not so sure it wasn't changed on the other end as  
16 well, because to me, that's the sort of thing you would see with the typical barn door roofs...or doors that  
17 slide. And that extension would be sufficient to hold the track for the doors to slide beyond the edge of  
18 the wall so that it's...it allowed it to be open far enough. And it's situated right at the door juncture at that  
19 corner. But, that's...you know, once again, that's just speculation because I don't know that that would  
20 have been the case. But it isn't unheard of to have those type of doors operate by simply sliding  
21 horizontally just like the closet doors that meet in the center that slide on track. But, that's just a guess.

22 MR. MURRAY: That's a good guess.

23 CHAIR DUNN: It really looks like it was smashed right through the roof tiles. It's very odd.

24 MR. MURRAY: And that's the hard part. If Jim's speculation that the roof has been changed, that  
25 would make sense. In that case, those two doors that are hinged now have been on hanging, sliding  
26 hardware in the past.

27 CHAIR DUNN: So, thoughts on the overall significance and integrity?

28 MR. KNIERIM: I think, taken together, it works. But, by itself, I have reservations.

29 MS. BREDEHOFT: I agree with that; I think it's...in terms of the overall site, it's contributing to  
30 the building and makes the building...it brings the whole site together as a residential lot, but I'm  
31 struggling to see the garage as a significant piece by itself.

32 CHAIR DUNN: Alright, anything else anyone wants to say on 724 South College? We could  
33 probably make a motion now and then move on to the next house, or we can do the next house and then  
34 leave this open in case something comes to mind and come back to it, and then do two motions at the end,  
35 unless Brad objects to one of those options. Any preferences?

36 MR. YATABE: I think you could do it either way, although since this discussion is fresh in your  
37 mind, it may be...my suggestion is that it might be easier for you to make that motion at this point on this  
38 one. But, I think you could handle that in either way.

1 CHAIR DUNN: Okay.

2 MR. YATABE: It just depends if someone wants to make the motion.

3 CHAIR DUNN: Anyone feel comfortable making a motion yet?

4 MS. BREDEHOFT: I can do it.

5 CHAIR DUNN: Alright.

6 MS. BREDEHOFT: I move that the Landmark Preservation Commission find the residential  
7 building at 724 South College Avenue eligible as a Fort Collins Landmark according to the standards  
8 outlined in Section 14-22 of the Fort Collins Municipal Code, based on the following findings of fact: that  
9 this building meets all seven aspects of integrity and that it meets criteria 3 under significance.

10 I guess I mixed those two up.

11 CHAIR DUNN: That's okay. How about...do you want to say anything about the garage in your  
12 motion?

13 MS. BREDEHOFT: I do not find that the garage is a contributing...well I don't know, that's a  
14 good question. I probably should have included that.

15 In addition, the garage building associated historically with the residence is not found to be a  
16 historic resource contributing to the significance and integrity of 724 South College based on the  
17 following findings: the garage does not meet...I guess I'm not ready to make a motion.

18 CHAIR DUNN: You want to take a few minutes? You don't have to rush this.

19 MR. MURRAY: Can we keep the first half of her motion while we discuss wording on the  
20 garage?

21 CHAIR DUNN: Well, she's not done making the motion, so that keeps it...I don't think we  
22 can discuss the motion until it's finished being made and seconded.

23 MR. YATABE: That's correct.

24 CHAIR DUNN: If you want, we can take a break and you can work on the wording?

25 MS. BREDEHOFT: How about I pull my motion for now and then we can have that discussion,  
26 because I guess I am still really torn on the garage. And then I will do it again. Does anyone have  
27 anything else to say about the garage?

28 MR. ROSE: I guess I would say kind of more emphatically what I tried to say earlier, and that is,  
29 I just don't think it would be judged a contributing resource if it were part of any multiple-property  
30 nomination. And again, this may be applying too much of the National Register criteria, but I think it has  
31 too many things that are not in its favor. I think its integrity is really questionable, and so I would  
32 consider it not to be a contributing resource, and therefore not included in the eligibility for 724 South  
33 College.

34 MS. BREDEHOFT: I tend to agree with you.

1 CHAIR DUNN: I think if we go back to what Ron pointed out to us about the period of  
2 significance. If you look at this building, the only thing that really speaks to me of the period of  
3 significance is the doors.

4 MS. BREDEHOFT: And the size.

5 CHAIR DUNN: Yeah, size and location.

6 MS. BREDEHOFT: But even the doors have been altered how they function, presumably. I  
7 would agree; I don't know that I find it...so in that case, it would not meet...is there findings of  
8 significance and integrity for the garage? So it would not meet all seven aspects of integrity or criteria 3.  
9 Is that generally how everyone else feels?

10 CHAIR DUNN: Well, we'll vote on that but we can discuss if we want to....is that your motion?

11 MS. BREDEHOFT: I think that's how I'm going to make it. So the first part...Brad, do I need to  
12 repeat the first part? I can.

13 MR. YATABE: Yeah, since you have withdrawn your original motion, if you could make the  
14 entire motion so everybody can hear it and whoever wants to second...

15 CHAIR DUNN: Let me just recommend that when you talk about the integrity, maybe mention  
16 what...like, if you don't mind. I think that would be helpful if this issue goes anywhere else.

17 MS. BREDEHOFT: This is...okay...this is going to be a bigger motion and I'm going to need a  
18 few minutes to put this together. Do we want to continue on to the next, or...?

19 CHAIR DUNN: Why don't we take a five-minute break. It's been an hour anyway since our last  
20 break. So, we'll meet back here at 8:32 alright. See you then.

21 (\*\*Secretary's Note: The Commission took a brief recess at this point in the meeting.)

22 MS. SCHIAGER: Bredehoft?

23 MS. BREDEHOFT: Here.

24 MS. SCHIAGER: Knierim?

25 MR. KNIERIM: Here.

26 MS. SCHIAGER: Michell?

27 MS. MICHELL: Here.

28 MS. SCHIAGER: Murray?

29 MR. MURRAY: Here.

30 MS. SCHIAGER: Rose?

31 MR. ROSE: Here.

32 MS. SCHIAGER: Dunn?

33 CHAIR DUNN: Here. Thank you Gretchen. Alright, Mollie do you have a motion?

1 MS. BREDEHOFT: I do have a motion. Okay, so I move that the Landmark Preservation  
2 Commission find the residential building at 724 South College Avenue eligible as a Fort Collins  
3 Landmark according to the standards outlined in Section 14-22 of the Fort Collins Municipal Code based  
4 on the following findings of fact: that 724 South College meets criteria 3 under significance as a good  
5 example of a vernacular wood-framed dwelling in Fort Collins in that it is a product of a local builder's  
6 experience, available resources, and a response to the local environment, specifically in the balloon-  
7 framing construction method that was used and additional wood design details, and of wood materials,  
8 and of application of the materials, and that 724 South College Avenue meets all seven aspects of  
9 integrity in that location, design, material, and workmanship are all intact, and although College Avenue  
10 has been altered with time, the residential character along the street frontage surrounding 724 South  
11 College is intact, which would be setting, and both feeling and association are intact. In addition, the  
12 garage building associated historically with the residence is not found to be an historic resource  
13 contributing to the significance of integrity of 724 South College Avenue based on the following findings  
14 of fact: that it did not meet all seven aspects of integrity or criteria 3 under significance.

15 CHAIR DUNN: Okay, do we have a second?

16 MR. KNIERIM: I'll second.

17 CHAIR DUNN: Alright, thank you Kurt. Any discussion on the motion?

18 MR. MURRAY: Of course. I'm thinking that the garage would show significance in its location  
19 and its association, maybe not the rest of them.

20 CHAIR DUNN: So are you saying you want that in the motion, or are you just making that  
21 statement?

22 MR. MURRAY: Well, I would say that I would agree with the motion except that I believe that  
23 it's not all seven of the signs of integrity. Location and association with the building, I think, still fit for  
24 the garage.

25 MS. BREDEHOFT: So that location and...I'm sorry, location and setting?

26 MR. MURRAY: Association.

27 MS. BREDEHOFT: Location and association in that the garage only meets location and  
28 association of all of the seven aspects of integrity.

29 MR. MURRAY: That sounds good.

30 CHAIR DUNN: Is that in your motion?

31 MS. BREDEHOFT: Yes.

32 CHAIR DUNN: Okay, Kurt do you second the alteration of the motion?

33 MR. KNIERIM: I second the alteration.

34 CHAIR DUNN: I do think that adds some clarity for anyone that comes behind us and looks at  
35 the motion. Any other discussion on the motion?

36 MR. MURRAY: Well crafted.

37 MS. BREDEHOFT: Thank you.

1 CHAIR DUNN: They're not easy. Alright, if there's no other discussion, then why don't we take  
2 a roll call vote?

3 MS. SCHIAGER: Murray?

4 MR. MURRAY: Yes.

5 MS. SCHIAGER: Knierim?

6 MR. KNIERIM: Yes.

7 MS. SCHIAGER: Michell?

8 MS. MICHELL: No.

9 MS. SCHIAGER: Bredehoft?

10 MS. BREDEHOFT: Yes.

11 MS. SCHIAGER: Rose?

12 MR. ROSE: Yes.

13 MS. SCHIAGER: Dunn?

14 CHAIR DUNN: Yes.

15 MS. SCHIAGER: Okay, motion passes 5-1.

16 CHAIR DUNN: So, Elizabeth, do you feel comfortable explaining why it was a no, just so that  
17 it's on the record?

18 MS. MICHELL: Okay. While I do think the house is intact, I think an essential part of it is that it  
19 functions as a residence and that the residential feeling should be intact. And, if you're standing there in  
20 front of it, which I did, and you put blinders on so that you're only looking at 50 to 100 feet of that  
21 frontage, then sure, I could imagine that the setting and the residential nature is there. But, I walked up  
22 and down at that normal pace and I, you know, it's just not there. And yes, you could look across the  
23 street at CSU and go, well, CSU is still there. Well, yes, it is. But there is just no way of standing there  
24 and walking down that block, or even two blocks, and going, oh, its, you know, its intact. So, I just don't  
25 feel I could say...I just don't feel I could vote yes.

26 CHAIR DUNN: Okay, thanks for that. That helps clarify the record. Alright, let's move on to the  
27 next house. And Maren, maybe you could put a picture up of it and maybe we can start with integrity  
28 again. And now that we've got practice on two buildings, perhaps we can get through a little faster...not  
29 that I'm trying to rush us, because I'm not, I just know we're going to get sleepy.

30 Alright, thank you. Anyone want to start us off on...well, location is the easy one, so it has not  
31 moved. Anyone want to start us off on design?

32 MR. MURRAY: I think the design of a classic hip roof box is still really obvious, and it's a  
33 standard design throughout Old Town Fort Collins, even some houses that have been moved over time.  
34 But this one seems to have kept everything including an original porch.

35 CHAIR DUNN: Any other comments on design? I would agree that it does keep that hipped roof  
36 box look. I have seen some that have been altered to the point where it was very hard to tell that's what it

1 was originally, and this one it's plain as day. And, as Kevin pointed out, it's very common that the  
2 porches have been changed over time, and this looks to be quite original, even down to the dowels for the  
3 railing. So, in terms of...well, that would come under materials, but that's pretty significant.

4 How about setting? I assume we can kind of assume our thoughts on setting are the same as the  
5 last house since they're right next to each other, but does anyone have anything they want to add to that or  
6 that's different for this house, because it is right next to the Book Ranch or whatever that place is called.

7 MS. BREDEHOFT: I think Jim made a great...he noticed that that used to be the gas station, and  
8 so the feel of the space right next door to it feels very much like it would have felt when it was a gas  
9 station. I still think the setting is intact.

10 MR. ROSE: Yeah, I would agree even I think more so perhaps than 724 because it's further to  
11 the south and further to that component that still is basically as it was, at least in 1925. So I think the  
12 setting here is perhaps better than what we had for 724 because it's adjacent neighbor to the north, of  
13 course, is the house to the north and so I think all the other aspects fit that criteria, so I think it meets  
14 setting very well.

15 CHAIR DUNN: Alright, how about materials?

16 MR. ROSE: Well, I guess I would just say I think this is a really good example of a wood-framed  
17 vernacular because of the materials. They're by far the most common that you'll see in wood-framed  
18 construction, and so with the possible exception of a little bit more ornate front porch...I mean  
19 sometimes, the porch didn't have a balustrade like that one does because, you know, it's fairly close to the  
20 ground so you wouldn't have a railing with balusters like that one does, but that's a decorative element  
21 that adds value I think under the sort of overall context of design. But...and even to the diamond pattern  
22 gable over the entrance, which I think is another design element that helps to...it's utilizing materials that  
23 are common to the era and in a way and a pattern that are very indicative of the craftsmanship of the time.  
24 So I think it's a good example of using materials that were available at the turn of the century.

25 CHAIR DUNN: Did we lose Kurt or am I just not seeing him. Oh, there you are...sorry, you  
26 scrolled off my screen and I thought we might have lost you.

27 MR. KNIERIM: Nope; I'll let you know.

28 MS. BREDEHOFT: I think there was a question about siding on this one.

29 CHAIR DUNN: Is there a close-up of the siding Maren?

30 MS. BZDEK: There is. Let me just get to that slide for you. Will that work?

31 CHAIR DUNN: I can't really make anything out on that. That's better.

32 MR. MURRAY: I guess what Mollie is talking about is, on number 43, on the resource survey, it  
33 basically says there's a possibility that the siding may have been replaced in kind or at an unknown date.  
34 So, it must be in good condition.

35 CHAIR DUNN: Yeah, I wonder what gives the sense that it was replaced?

36 MR. KNIERIM: Yeah, especially since it says it looked like it was in kind. I don't know how  
37 you would determine that.

1 CHAIR DUNN: Yeah, except for the photos maybe, but those older photos are difficult to tell.  
2 Well, I would say if they're not original, they certainly look to me like they would be of the era.  
3 Remember our period of significance for this house is 1901. Any other thoughts on the siding?

4 MR. ROSE: I was just going to say, the slide on the far right that shows the condition of the  
5 siding that to me probably is the best indication that it may not be replaced, is you've got the evidence, I  
6 think, of multiple layers of paint. I think if you were to do some stratigraphy, that you would find that...I  
7 mean just the way it's really not uniform and smooth, I think that might be some indication. The other  
8 thing I was going to say is, if you look at the siding under the porch, it's always been protected, so it's  
9 going to hold up far better than the siding that's on the exposed portions of the house. And I agree, also,  
10 Meg, with what you said. Even if it has been at some point in time replaced, my suspicion is it hasn't  
11 been in recent history because it's showing, you know, some wear. So, I don't know how you would tell if  
12 it has been replaced other than to do a more in-depth analysis. But, to me, it's not a detrimental aspect  
13 because I still think it exhibits all the things that are required for integrity.

14 CHAIR DUNN: How about workmanship? Maren, do you have a picture of that front gable? I  
15 think there was a close-up photo. Go ahead, Kevin, sorry.

16 MR. MURRAY: Well, I was going to also note on the front porch there, the survey suggests that  
17 they're original for front and back porches, and I have a tendency to agree with the first one. I've worked  
18 on a lot of these, and the gapping in the railings is standard, two-inch gap for this period of time. The  
19 floor looks like original floor on the porch. The shingles up on the dormer...where the carpenter got to  
20 spend a little wild time I guess. But, I'm thinking the handrail too looks like the original top handrail. I  
21 can't see the bottom so I can't speak to that. I'm thinking that the workmanship was good enough that this  
22 house hasn't needed a lot of work. The rooflines are really straight, which is often rare. You see a lot of  
23 sagging with two by four roof rafters. You know, the front porch as a little bit of a bow to it, but I think  
24 the workmanship was as good if not better than many made in that time period. Not so sure on the back  
25 porch, that's starting to have some hard days.

26 CHAIR DUNN: Also, you know, we didn't talk about the windows, although, we did mention in  
27 with the last house, that this report had said it was all original, but I want to especially call out the leaded  
28 glass window on that front porch that's still intact. And that is definitely a materials and a  
29 workmanship...probably more workmanship component. Yeah, there it is.

30 MR. MURRAY: It's also a cottage-style also.

31 CHAIR DUNN: Yeah, and I think the fact there's a transom window speaks to the time period.  
32 My house is only two decades after this and we don't have a single transom, so...kind of speaks of its age.  
33 How about feeling and association?

34 MS. BREDEHOFT: I feel like those are very similar to the last house as well.

35 CHAIR DUNN: Anyone feel like its different than the last house? Okay. How about  
36 significance. It's definitely a more modest house.

37 MR. ROSE: Well, it seems to be that by very definition as a vernacular structure, it's going to be  
38 a modest, not a high design. But I think it has the qualities of a good...of a high-quality vernacular in  
39 that, as Kevin said, it's, you know, it's more than 100 years old, and it's showing its age, I think, pretty  
40 well. And I would suggest that the architecture that is evident is a good example of, you know, what that  
41 period of time, architecturally, was doing, and it tells us, I think, pretty clearly, what...and you can see  
42 this evidence all around Old Town Fort Collins in the structures that are similar to this...very modest,



1 small structures, but they're of an architectural type style of vernacular that I think this could be almost a  
2 prototype.

3 MR. KNIERIM: I think also, in section 14-22, under events, subsection B there, it says a pattern  
4 of events or historic trend that made a recognizable contribution to the development of the  
5 community...it's right on College, and, that's kind of the main thoroughfare, and I think that that adds to  
6 its significance, location. And in terms of, specifically, a pattern of events, which is what's happening on  
7 College Avenue in its period of significance.

8 CHAIR DUNN: So you're talking about, under the section of significance for events?

9 MR. KNIERIM: That's correct, page 18.

10 CHAIR DUNN: Alright. Well, we're looking at it in terms of number 3, design construction,  
11 so...it does fit with being on College, but I think usually under events, we're looking for a bigger thing,  
12 like if it was related to the sugar factor, that would be an event that took place, and then the building is  
13 directly related to that.

14 MR. KNIERIM: I see; I was just reading subsection B, and it seemed to fit that definition.

15 CHAIR DUNN: Well, it does in terms of its architecture. It's definitely fitting this pattern of  
16 these compact, fairly simple houses. We have a lot of these hipped-roof boxes. We're losing them, but  
17 we do have...we used to have many more. And I think they're indicative of how Fort Collins grew. I  
18 think they really capture that feeling of...that we weren't a Boulder, or Denver, or Colorado Springs, that  
19 we were agricultural and these were...you know, whatever their business was was related at the  
20 agricultural level; it wasn't flashy businesses with big money. So, in that sense, it does kind of fit in with  
21 overall events, but we're going to look at it specifically through how that reads through in the architecture.

22 MR. KNIERIM: I see.

23 MR. ROSE: You know, I think the fact that there's porches on both of these structures, 724 and  
24 726, that face College, sort of tells me some things about facing onto this primary kind of promenade of  
25 Fort Collins in the early part of the century, where people must have sat out on those porches with their  
26 lemonade in the summertime and watched traffic go up and down, and mixed in with, you know, some  
27 commercial development. So it wasn't as though they were trying to isolate themselves into some kind of  
28 residential enclave. These porches sort of give you an idea that they were active. These were people that  
29 were watching what is going on in the world outside. And you know, to have them just simple vernacular  
30 structures like this one is, you know, the tradition in a lot of places...I mean if you go to Newport, Rhode  
31 Island and see all of the gilded-age structures, they are all facing...because they have to be making a  
32 statement. They have to say, look at us. Well, this isn't doing that at all. It's kind of understated, and yet,  
33 you know, those porches tell you, these were people that were interactive. They were involved with the  
34 community. They were watching what was going on. And architecturally, I think that those porches are a  
35 real expression of that.

36 MS. BREDEHOFT: I think that's a great point. I think that plays back into our setting  
37 conversation in that they were facing College Avenue and they still are facing College Avenue, and the  
38 college across the street.

39 CHAIR DUNN: Any more comments on integrity or significance or are we ready for a motion?

40 MR. ROSE: Go for it Mollie.

1 CHAIR DUNN: Well...what else do we need to look at here Maren?

2 MS. BZDEK: I'm sorry; what was your question?

3 CHAIR DUNN: Was there another structure on this section?

4 MS. BZDEK: No there is not; there are no secondary buildings.

5 CHAIR DUNN: Okay, I just wanted to be sure of that. Thank you.

6 MS. BREDEHOFT: Okay, I'll do it, but I need like two minutes to put this together, so I'm going  
7 to pull you guys out of my ear. Hold on.

8 MR. MURRAY: I wonder if any studies have been done in Fort Collins on the locations of  
9 hipped-roof boxes. It seems like most of them are up on Cherry and Maple, in that kind of area. This  
10 would be kind of unique just from its location alone. I'm not sure if there's a bunch of them in...

11 CHAIR DUNN: With Mollie offline, we probably should not be talking about anything that  
12 might be relevant.

13 MR. MURRAY: Okay; I was just thinking this was a different conversation.

14 CHAIR DUNN: Yeah, it kind of is, but then it kind of rolls back in.

15 MR. MURRAY: Alright.

16 CHAIR DUNN: Just to be safe. Brad, are we going to need to do a roll call again when we get  
17 back from this or are we good?

18 MR. YATABE: I think you're okay so long as you maybe...you can see everybody on your  
19 screen...all of the members that are participating...that might be an easy way to do it, just a visual for  
20 you.

21 CHAIR DUNN: Okay.

22 MS. BREDEHOFT: Did we take a break or are we all still here?

23 CHAIR DUNN: I think we're all still here, we just need to see Elizabeth. You're all still here and  
24 visually noted.

25 MS. BREDEHOFT: I am looking for that particular...okay, I'll make a motion. I move that the  
26 Landmark Preservation Commission find 726 South College Avenue individually eligible as a Fort  
27 Collins Landmark according to the standards outlined in Section 14-22 of the Fort Collins Municipal  
28 Code based on the following findings of fact: in that 726 South College meets criteria 3 under  
29 significance as it is a good example of a modest, vernacular wood-framed dwelling in Fort Collins, and  
30 that it is a product of the local builder's experience, available resources, and a response to the local  
31 environment at the turn of the century, specifically in the simple design elements including the porch,  
32 balusters, the diamond pattern under the gable, the lead glass transom, and additional wood design details  
33 and application, and that it meets all seven aspects of integrity including location, design, materials,  
34 workmanship, and although College Avenue has been altered with time, 726 South College is intact,  
35 specifically considering its relationship to the adult Book Ranch lot to the south, which was once a gas  
36 station, and the residential buildings directly to the north, and that feeling and association are also intact.

37 CHAIR DUNN: Alright, thank you Mollie. Do we have a second?

1 MR. ROSE: I'll second.

2 CHAIR DUNN: Thank you Jim. Any discussion on the motion? I'm not hearing anything. Are  
3 we ready for a roll call vote then? It looks like it. I think we're ready Gretchen.

4 MS. SCHIAGER: Knierim?

5 MR. KNIERIM: Yes.

6 MS. SCHIAGER: Michell?

7 MS. MICHELL: No.

8 MS. SCHIAGER: Bredehoft?

9 MS. BREDEHOFT: Yes.

10 MS. SCHIAGER: Rose? Rose?

11 MR. ROSE: Yes.

12 MS. SCHIAGER: Murray?

13 MR. MURRAY: Yes.

14 MS. SCHIAGER: Dunn?

15 CHAIR DUNN: Yes.

16 MS. SCHIAGER: Okay, motion passes 5-1.

17 CHAIR DUNN: Thank you. And Elizabeth, I'm assuming for the same reason...

18 MS. MICHELL: I also wanted to point out that, you know, that the setting...aside from the fact  
19 that you have that one house that's north, that's great, but then then...I mean on the Sanborn Map from  
20 1925, 1948, you don't even have that building. So what you have looks like the pumps. So, the pumps  
21 aren't there, the building is from like probably 50 years after, because...in the pictures you see kind of  
22 like the building, 1969, but definitely not in that period of significance. So, you know, you could say  
23 well, it has a relationship with what, and empty lot, and a building that came 50 years after 1901, so my  
24 objection still stands, that this is a residence in a no longer residential area...that doesn't even have that  
25 filling station...

26 CHAIR DUNN: Based on setting is what you're saying?

27 MS. MICHELL: Yeah.

28 CHAIR DUNN: Okay.

29 MS. BREDEHOFT: Can I respond to that? I do see what you're saying with the building being a  
30 newer building, but it is an empty lot, whereas before it was an empty lot with some pumps, so it is very,  
31 very similar in that sense. There's not something in that location, it's an open space. And, to the north,  
32 we have two residential buildings and a rather large commercial building that's a residential height before  
33 we hit a tall commercial building, so I do feel that this is a really nice grouping of buildings that would  
34 have been very similar to what it was before.

1 MS. MICHELL: Except for the part where the house is pushed up against this building that's right  
2 on the lot line. I mean, you know, it wasn't...it just wasn't there. I can see that if you say, this was an  
3 empty lot, I mean you don't have that building...kind of, maybe...but that's not the case in 1901, or 1925,  
4 or 1948. So, anyway.

5 CHAIR DUNN: So, Elizabeth, in the future, maybe a good time to bring this type of thing up  
6 would be in discussing the motion or beforehand so that there's opportunity for conversation on it.

7 MS. MICHELL: I just assumed everybody looked at the Sanborn Map.

8 CHAIR DUNN: Yeah, but having it out on the record and part of the discussion is helpful, just so  
9 that when others come and look at it, they know. So, just in the future. Not a big deal.

10 MS. MICHELL: Alright.

11 CHAIR DUNN: So, I just want to say to the appellants, obviously we had to focus on eligibility  
12 and significance...integrity and significance, and so that is what we were voting on this evening. And  
13 obviously you can still appeal that to City Council. But, that's not the only option...there is another  
14 option to adaptively reuse the buildings if needed, and add some sort of an addition, and so I just wanted  
15 to encourage you...and probably staff can come up with even better examples...but two examples that  
16 come to my mind are Ginger and Baker is an example of a commercial building that had an addition  
17 added and its being adaptively reused, and then probably one that fits a little better with your situation  
18 would be the house I believe on Sherwood, it was the Goff House, as in...what was his first name?  
19 Harper Goff...that worked for Walt Disney. It was the house he grew up in, and they're keeping the  
20 house intact but adding another building in the back. So, there are a lot of options for how you could  
21 possibly still get your program to work with what we have there. So, I really encourage you to speak with  
22 staff and get some ideas from them to consider, and then of course there's always going to City Council.  
23 So, you do have options, I just wanted to point that out. Thanks for talking to us.

24 MR. MURRAY: I was going to say, how about the example of CSU with their houses on  
25 Prospect that they kept historic but put up the other stuff...the other buildings behind them.

26 CHAIR DUNN: I thought of that, but that's a much larger lot, and the two examples I came up  
27 with are more similar in size, lot size. So, I definitely thought of that...I don't think those are going  
28 through for other issues. But, staff, if you think of any other examples, it just might be helpful when  
29 trying to figure out now what do you do with this property.

**Link to Video  
Landmark Preservation  
Commission  
September 16, 2020**

**<https://youtu.be/4LZ7E3iLlz0>**

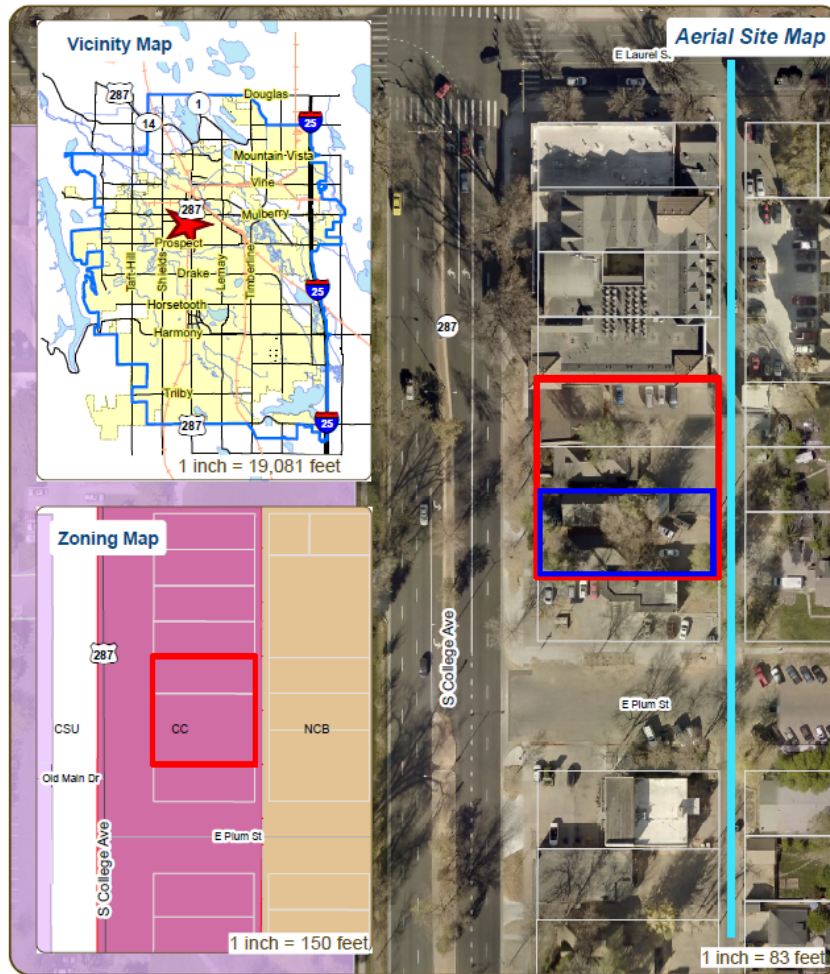
# **Staff Presentation to Council December 1, 2020**



# Appeal of 724-726 S. College Landmark Eligibility Decision

City Council Hearing December 1, 2020

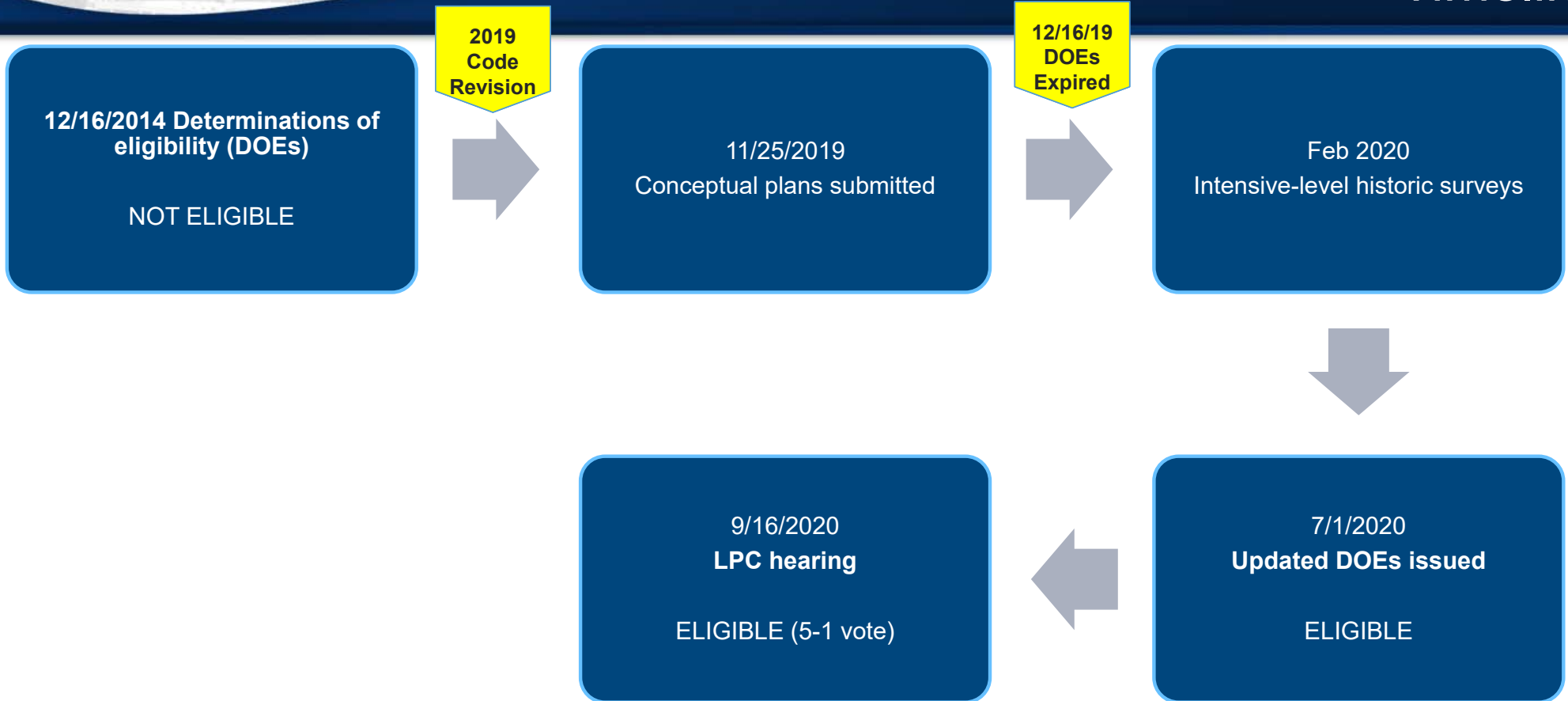
# 724-726 S. College Ave.



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Evaluate eligibility for landmark designation/historic resource status

\* Eligibility does not require formal designation

## Required Findings: Landmark Eligibility\*

### Significance (1 or more)

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

### Integrity (Evaluate 7 Aspects)

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

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

## Integrity

Requires *presence* and *visibility* of building's important historic materials, features, workmanship

## Condition (State of Repair)

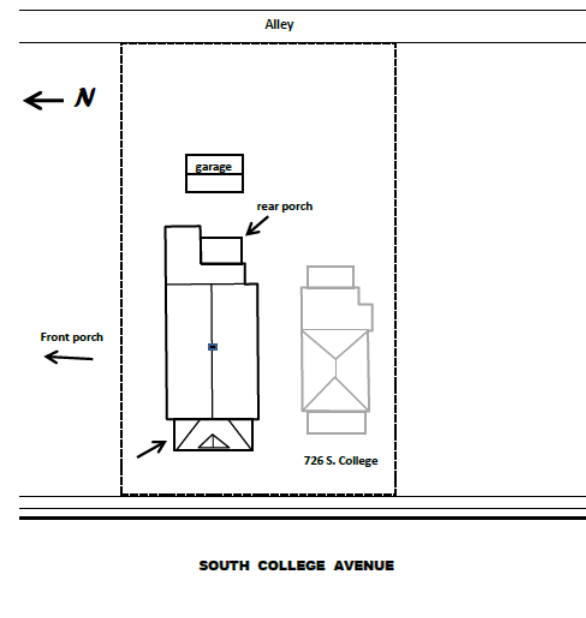
Impacts integrity only if original materials and design features are *missing* or *beyond repair*

Historic rehabilitation projects and financial incentives address entire range of conditions of repair



724 South College Avenue, façade, looking east.

Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR 2289



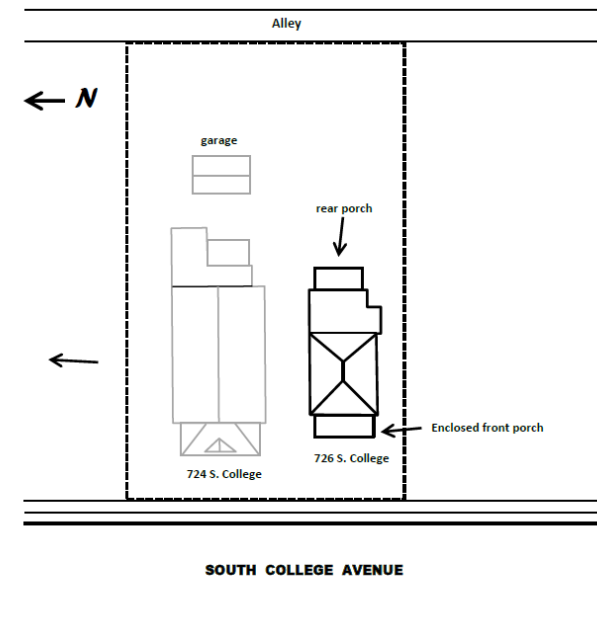
Sketch map of 724 South College Avenue, Fort Collins (SLR).

## 724 S College meets code requirements for landmark eligibility (5-1 vote)

- *Significant* (Criterion 3 – Design/Construction):
  - “Good example of a vernacular wood-framed dwelling in Fort Collins”
    - Local expression of design and available resources
    - Example of balloon-frame construction method
    - Unique form and placement of large dormers
    - Variety of application of wood materials
    - Decorative wood detailing on porch
- *Retains Integrity*:
  - All 7 aspects
  - College Ave. has been altered, but residential setting of this property is intact
- Garage is not eligible



Colorado Cultural Resource Survey  
Architectural Inventory Form  
SLR.14751



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

## **726 S College meets code requirements for landmark eligibility (5-1 vote)**

- *Significant* (Criterion 3 – Design/Construction):
  - “Good example of a modest, vernacular wood-framed dwelling in Fort Collins”
    - Local expression of design and available resources
    - Original design features and workmanship (decorative detailing on porch and front gable, original windows)
- *Retains Integrity*:
  - All 7 aspects, including location, design, materials, workmanship
  - “Although College Avenue has been altered with time, 726 S College is intact”



Failure to properly interpret and apply relevant provisions of the City Code:

- Municipal Code Sec 14-22 – Standards for determining the eligibility of sites, structures, objects, and districts for designation as landmarks or landmark districts
- *Buildings are not significant and do not retain integrity*



Backup slides below

- Requires preservation/adaptive reuse of historic resources for development applications, subject to land use code compliance and modifications [3.4.7(D)(3)]
- Modifications of standards, if justified, could include:
  - More significant exterior modifications
  - Relocation of historic resource
  - Partial/full demolition

- **1998:** Eastside Neighborhood Survey (reconnaissance-level)
- **12/16/2014:** Demo/Alt review (official determinations: not eligible “primarily due to their historic context being substantially diminished”)
- **9/28/2015:** LPC conceptual review of proposed mixed-use project (work session)
- **3/5/2019:** Council adopted code revisions (“context” removed; intensive-level surveys required)
- **05/24/2019:** South College recon survey project (staff identified properties for intensive-level survey)
- **11/25/2019:** Conceptual plans submitted (mixed use project)
- **12/16/2019:** Five-year expiration date for 2014 determinations
- **Jan/Feb 2020:** Intensive-level historic surveys (pre-submittal requirement, per 2019 code revisions)
- **7/1/2020:** Staff issued official determinations – both properties eligible (delayed by Covid-19)
- **7/7/2020:** Applicant provided written notice of appeal (within 14 days)
- **7/21/2020:** Council adopted exception to Ord. No. 079, 2020 allowing for appeal by remote hearing
- **9/16/2020:** LPC hearing (properties determined eligible, 5-1 vote)
- **9/30/2020:** Notice of appeal filed with City Clerk

12/16/2014  
Eligibility  
determinations  
(DOEs)

11/25/2019  
Conceptual  
plans  
submitted

Feb 2020  
Intensive-  
level  
historic  
surveys

7/7/2020  
Notice of  
appeal

9/30/2020  
Notice of  
appeal

3/5/2019  
Council  
adopted  
revised  
historic  
preservation  
code

12/16/2019  
5-year  
expiration  
date for  
2014  
DOEs

7/1/2020  
New  
DOEs  
issued  
(Covid-19  
delay)

9/16/2020  
LPC hearing  
(properties  
determined  
eligible, 5-1  
vote)



**Pre-Application Requirement**

Survey: 50+ Years

Evaluate history and  
architecture

Evaluate historic integrity

**Determination of Eligibility**

“Official” = form validation by  
staff

Appealable to LPC and Council

**Development Application  
Review**

Eligible/historic resources:  
treatment/adaptive reuse plan

Modifications of standards

**Development  
Review**

*Historic Resources*

1. Adaptive Reuse  
following  
Standards,  
or . . .

2. Satisfy  
Modification of  
Standards criteria

**Development  
Review**

*Non-Historic  
Resources*

No historic review  
of alterations (incl.  
demolition)

Post demolition  
notice

**Development  
Review**

*New Construction*

Design  
compatibility  
standards with any  
historic resources  
within 200 feet

Plan of protection  
requirements for  
abutting historic  
resources



*Determinations are adverse to intended revitalization and only came after owner's intended redevelopment project came to light.*

*3.4.7 requirements would be unduly burdensome and make development impossible*