

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

3/20/2025 9:15 AM

Project Name

Innosphere Phase III

CDR250012

Applicant

Michael Bello

970-566-4541

michael.bello@thecpigroup.net

Planner: Clark Mapes

Engineer: Tim Dinger

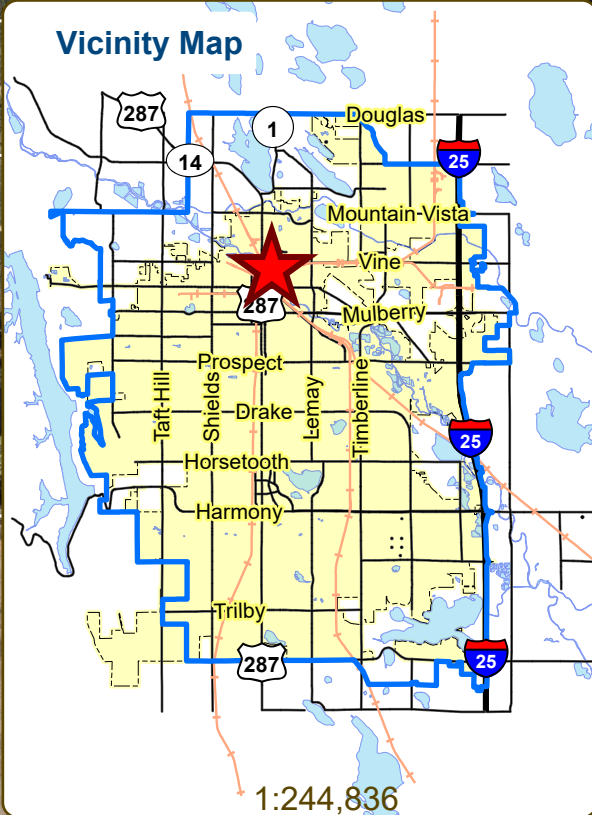
DRC: Brandy Bethurem Harras

Description

This is a request to develop offices at 232 E Vine Dr (parcel# 9701300002). The applicant proposed a new office building, requiring demolition of existing out building at southeast corner and the northern most addition of the existing home. Access is taken from Jerome St from the west. The site is directly north of E Vine and approximately 0.17 mi east of N College Ave. The property is within the Downtown - Innovation/ River District (DIR) zone district and is subject to an Administrative (Type 1) Review.

Innosphere Phase III- Offices

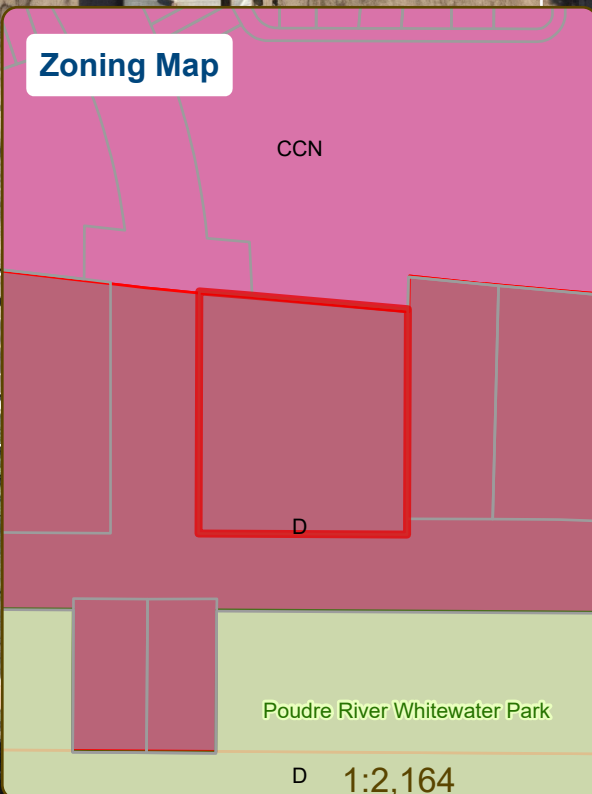
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Are you a small business? ☐ Yes ☐ No **Business Name** (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



March 6, 2025

Community Development & Neighborhood Services
City of Fort Collins

RE: Innosphere Phase III Conceptual Review – 232 E. Vine Drive

Please find our documentation for Conceptual Review for development at 232 E. Vine Drive.

The plan proposes to build a 3 story 12KSF to 15KSF office building. There is a historic house on the property, with two non-historic additions attached to the north side of the house. The plan anticipates demolishing the northern most addition and leaving the other addition in place so we are not touching or impacting the historic house in anyway. Therefore, the project will consist of the development of the new office building and associated parking only.

Lake Canal and Old Town North residences are to the north, Innosphere Phases I and II are to the east, the White Water Park parking lot and commercial buildings are to the south, and vacant commercial property is to the west (future Power House 2 project).

Storm drainage from this site was initially planned with the Whitewater Park site to go to the west in a storm sewer system and south across Vine Drive. This will be difficult if not impossible due to existing utilities and lack of cover over the pipe. We'd like to explore the possibility of taking stormwater from the site to the existing system to the east. We believe there may be more capacity in that system because the new water quality pond on the downstream end (also developed with the Whitewater Park) has an outfall and a lower water surface elevation than originally planned with the infiltration pond temporarily proposed with Innosphere Phase I. This site will provide its own onsite water quality and stormwater detention so the impact should be minimal from such a small site and wouldn't have much impact on the existing stormwater quality pond. This property owner owns the property to the east that this property drains through which helps as well.

It's likely that a stormwater inlet will be necessary for a low point within the curb & gutter on the north side of Vine Drive approximately 30' east of the intersection with Jerome Drive. This is in line shown on the Whitewater Park Drainage Plan and matches up with a low point curb channel/sidewalk chase on the south side of Vine Drive. We would also like to route this Vine Street stormwater to the system to the east. We're thinking that a curb cut & sidewalk chase at this location that drains to our onsite pond before it drains to the eastern storm sewer system may work better due to the depth of the existing system to the east. The low point could be designed as a minor low point so that it only takes small nuisance flows and larger storm events continue to the west as originally planned. Please let us know if you have any initial concerns.

The attached plan and supportive documents provide an understanding of what we are considering for this development. Note the site plan included with this application shows a 15KSF building footprint.



We have the following questions we'd like addressed at the review meeting.

1. Please confirm that our development will not require renovation or upgrades to the historic house.
2. Please provide input on the storm water proposals suggested in the summaries above.
3. Please confirm the following regarding Vine Drive:
 - a. It is Major Collector without a center turn lane
 - b. On street parking is not allowed.
 - c. 69' ROW / 34.5' half ROW, 8.5' Pkwy, 5' concrete sidewalk, and 9' utility easement adjacent to the parkway is required. Will additional right of way be required on the east end of the site to tie into the existing Vine Drive improvements to the east that are slightly wider than the current requirements without a left turn lane?
 - d. Curb and Gutter to be added to the north side of Vine Drive.
 - e. The sidewalk ended at the west property line of Innosphere Phase II shall be extended to Jerome Street.
4. Please confirm the following regarding Jerome Street
 - a. It is a Minor Collector
 - b. On street parking is allowed but not required along our property line.
 - c. 81' ROW / 40.5' half ROW required to be dedicated. Since there is no on street parking, it appears that a 10 foot sidewalk (by widening existing 5' sidewalk to the east) would fit within this right of way.
 - d. Can the existing curb & gutter remain in place? Currently a 12' lane and 7' bike lane. New standards show a 12' lane, 3' buffer, and 6' bike lane, but we would like to keep it as-is so as not to affect existing tree lawn and utility vault and existing sidewalk location.
 - e. We will be required to dedicate a 9' utility easement east of ROW.
 - i. Our parking lot can encroach into that easement.
5. The proposed pond area has 3 trees that are in poor condition – see attached photos. We will remove these trees and plant new ones after the grading for the pond is complete. Is that acceptable? There are other trees that will be impacted by the construction but we will not know which ones until we have more survey information and finalize the design.
6. In an effort to being sensitive the historic character of the site can we have materials other than asphalt or concrete for the parking lot and drives? Such as gravel or crushed concrete.

If you have any questions or need additional information, please let me know. Thank you.

Michael Bello | Senior Project Manager

The CPI Group

C: 970.566.4541

michael.bello@theCPIgroup.net



Vine Drive view of the site



Jerome Street view of the site



Three trees to be removed in the proposed detention area



Architectural Inventory Form



Property Information

Street Address: **232 E. Vine Dr.
Fort Collins, CO 805**

Historic Name: **Alexander and Emma Barry House**

Current Name: **Not Applicable**

Current Owner: ~~**Landmark Preservation LLC
8 Gibbs Rd.
Laramie, WY 82070**~~

**Currently owned by
Innosphere Non-Profit**

OAHP Site Number:
(if already assigned) **5LR1572**

Historic Property Use: **Residential / Farmstead**

Current Property Use: **Residential / Office**

Architectural Inventory Form

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Description of the House:

Facing toward the south onto a front yard and Vine Drive, this 1½-story masonry residence rests upon a stone foundation and has a rectangular footprint with overall dimensions of approximately 33' x 64'. This includes the tall southern original part of the house (24' x 33') along with two lower one-story rear additions (15' x 33' and 19' x 25'). Its brick exterior walls are clad in painted stucco. The building's primary roof is side-gabled and finished with asphalt shingles. Behind that to the north, the roofs over the rear additions are also gabled. All of the roof areas have shallow boxed eaves. Two stuccoed brick chimneys are symmetrically arranged along the ridgeline at the east and west ends of the primary roof. The small addition to the north has a very short stuccoed chimney that may have been partially removed. A fourth stuccoed brick chimney is located on the ridgeline at the north end of the northern addition.

South (front): The front of the house is symmetrically arranged and holds the centered main entrance. This contains a wood cross-panel door with a single light, along with a wood screen door. These rest upon a stone threshold and a transom light is above. Outside the entrance is a curved two-step concrete stoop and the entry is protected from above by a decorative arched hood with brackets. Flanking the entrance are four one-over-one double-hung sash windows with wood frames, sandstone sills, arched lintels, and storms. The upper floor is dominated by the large centered wall dormer, which holds a pair of one-over-one double-hung sash windows with wood frames, a shared sandstone sill, and an arched lintel.

West (side): This side of the house has no entry into the main body of the building and none in the rear additions. The main floor wall of the original house is obscured by four evergreen trees but appears to hold windows. Above those in the upper wall are two one-over-one double-hung sash windows with sandstone sills and arched lintels. The northern addition holds a single window, possibly a pair of wood casements, covered with a metal security grate.

North (rear): The rear of the original house holds a boarded entry at the northwest corner of the building. The north wall of the northern addition was obscured by a tall stack of what appeared to be construction materials.

East (side) Elevation: This side of the building holds an entry into an enclosed porch in the central addition just behind the original part of the house. The entrance contains a wood door with ten-lights. Four windows are present in the original part of the house, two on the main floor and two on the upper floor. These are all one-over-one double-hung sash windows with wood frames, storms, sandstone sills, and arched lintels. Five small two-light windows are present on the enclosed porch just north of the entrance. Whether these are operable could not be determined.

Architectural Inventory Form

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Description of Associated Buildings and Structures:

Shop Building: Located northeast of the house in the northeast corner of the property, this one-story wood frame building faces toward the south and has a rectangular footprint of approximately 20' x 60'. Its exterior walls are clad in weatherboard siding and the front-gabled roof is finished with standing seam metal panels with exposed rafter ends along the shallow eaves.

A south-facing pedestrian entry containing a wood panel door with a single light is located at the building's southwest corner. East of that along the south wall is a single-light fixed window with a wood frame. Two vehicular entrances containing non-historic overhead garage doors are also present in the western area of the building. The eastern half of the south wall holds two one-over-one double-hung sash windows, both of them modern features.

The building's west wall holds a single one-over-one double-hung sash window. None of the features along the north wall could be recorded. The east wall holds two entrances. One of these is a pedestrian entry containing a slab door. Adjacent to that is a larger opening holding a non-historic overhead garage door. A pair of non-historic metal-framed windows is found in the upper gable end wall.

Description of Setting and Grounds:

This property is located on the northeast corner of Vine Drive and Jerome Street. This places it north of downtown Fort Collins and the Cache la Poudre River and one block east of College Avenue. Originally a rural farming district, the area began to change after the Great Western Sugar Company factory was developed in 1903 one-half mile to the east. Today the area is predominantly occupied by non-historic residences and commercial buildings.

Directly north of the historic property under study is the Lake Canal, across which is a new residential district known as Old Town North. To the east are a vacant lot and modern office building. To the south across Vine Drive are two non-historic shop buildings along with vacant grounds. This area, extending south to the river, is currently undergoing redevelopment for public recreational use by the City of Fort Collins. To the west across Jerome Street is a non-historic commercial shop facility.

The historic property is bordered by non-historic wood privacy fencing that encloses the two buildings along with surrounding yard areas. A driveway enters the site through gates in the fence along both of the adjacent streets. Within the enclosure are mature shrubs and trees, along with grass and other plantings surrounding the house.

Age of Primary Building: 1875

Source of Information: **Ansel Watrous, *History of Larimer County*, p. 364; Warranty Deed, John W. Grant to Alexander Barry, 24 July 1875**

Architectural Inventory Form

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Age of Secondary Building: circa 1880-1890

Source of Information: Ansel Watrous, *History of Larimer County*, p. 364; Architectural Details

Architectural Style: Late Victorian

Original Location: Yes

If Not Original Location, Provide Details: Not Applicable

Evaluation of Architectural Integrity

Location: The historic house and shop on this property are likely to be in their original locations. Consequently, the site retains a high degree of the aspect of location.

Setting: The setting for the property has changed dramatically within the past fifty years as the former agricultural district outside the city has developed into an urban environment. Few elements of its agricultural heritage have survived to the present day and these are limited to the property itself along with the Lake Canal. The site was also once part of an extensive farmstead that extended from the house to the east and this was still intact fifty years ago. The historic property has been greatly diminished by the demolition of many of its historic features over the past five decades, leaving the house and shed as the only remaining features. Due to these changes, the property's aspect of setting has been negatively impacted.

Design: The house exhibits many aspects of its original design and historic expansion prior to fifty years ago. The taller front area of the building is clearly the original home and this retains many of its original design features. The rear additions appear to be well over fifty years old. Exactly when the house was stuccoed is unknown, so it is unclear if this is a historic or non-historic alteration. All that is known is that it was stuccoed by the mid-1980s. If a photo of the house from prior to 1970 could be located, it would assist in determining conclusively whether any substantial design changes have occurred since that time. Despite the lack of an answer to this question, it appears that the house retains a reasonably good degree of the aspect of design. The shop building has been altered in recent years with changes to its doors and windows, resulting in a diminished degree of integrity.

Materials: Due to the lack of historic photographs, it is not currently possible to determine whether the building's brick walls were originally exposed and when they were stuccoed. Despite this lingering question, the building retains its historic masonry construction, along with its windows and entries (the doors have been replaced), roofline and chimneys, and its historic additions. It consequently exhibits a reasonably good level of integrity in relation to the aspect of materials. The shop building retains its overall shape and wood siding, but most of the doors and windows have been replaced or changed. Its level of integrity of materials is diminished.

Architectural Inventory Form

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Workmanship: Evidence of period workmanship on the house is apparent and this aspect of integrity seems to be reasonably good. Due to recent alterations, workmanship on the shop building is not as complete as with the house.

Feeling: The feeling of the house at the present time is that of a historic home and this aspect of integrity is intact. It continues to convey much information about its age, style and use. Despite the changes that have occurred in recent years, the shop building also retains a moderate degree of the aspect of feeling as it still appears historic.

Association: The property continues to retain enough integrity to express its association with its original and historic owners and occupants, along with the significance they may have brought to the site. Its association with area agriculture is much less evident due to extensive changes to the setting, both within and beyond the site.

Comments on Integrity: In light of the analysis presented above, this property exhibits a mixed degree of integrity. The house is reasonably intact, yet the shop has been diminished to a degree. The farmstead has been reduced in size and many of its historic features demolished over the past fifty years. Historically associated with area agriculture, the property is no longer in an agricultural setting. These factors impact the site's landmark eligibility, which is discussed below.

Evaluation of Landmark Eligibility

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

- X A.** Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- X B.** Persons/Groups: 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
- X C.** Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D.** Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

Does not meet any of the above Fort Collins designation criteria

Architectural Inventory Form

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Analysis of Fort Collins Significance: In Fort Collins, a property may be eligible for local landmark designation despite alterations that could make it ineligible under the guidelines of the more stringent State Register and National Register of Historic Places. Although the house at 232 E. Vine Dr. exhibits a good level of architectural integrity, the shop building has been altered in recent years with substantial changes to its doors and windows (the roof has also been finished with modern metal panels). In addition, substantial non-historic changes have occurred on the grounds of the farmstead and in the surrounding area. These changes resulted in the loss of approximately half of the farmstead and its historic features, along with development and urbanization of the surrounding agricultural district. Consequently, the house retains its integrity but its surroundings do not. Despite these facts, the property still appears to be eligible for local landmark designation, primarily due to the early date and rarity of the resource.

According to the site form completed for this property in 2001, it was associated with the Inverness Stock Farm, which occupied 360 acres of land in the countryside north of the city along the east side of College Avenue. However, there are substantial problems with the information and analysis presented in the document. Founded by Jesse Harris in 1880, the Inverness Stock Farm was located farther to the north, with its extensive farmstead near today's intersection of College Avenue and Conifer Street. In 1893, Inverness Farm was sold to Charles Evans and the site form reports that he had the house at 232 E. Vine Dr. erected later that decade. However, archival records suggest that the property on Vine Drive had nothing to do with the Inverness Stock Farm. This appears to have resulted from the fact that title research was not completed to establish a chain of ownership that would have served as the basis for subsequent research, writing and analysis. In other words, the 2001 site form (and possibly even the previous one completed in 1992) seems to have gotten off on the wrong track and stayed there.

Instead, a limited records search shows that the property at 232 E. Vine Dr. served as the farmstead of another prominent Fort Collins pioneer by the name of Alexander Barry. Barry and his wife Emma arrived in the area in 1871 and four years later purchased agricultural land just north of the city and the Cache la Poudre River. This included the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 1, where the property at 232 E. Vine Dr. is located. The Barrys erected a home and farmed there until 1902, when they sold it to the Fort Collins Sugar Company. This information is supported by the biography of Alexander Barry found in Ansel Watrous' *History of Larimer County* (page 364), the 1894 Willits map of Fort Collins, and a Warranty Deed from John W. Grant to Alexander Barry dated 24 July 1875.

What this tells us is that the site form from 2001 cannot be used as the basis of analysis and decision-making regarding the property at 232 E. Vine Dr. It is highly recommended that a new intensive-level site form be prepared that will include the current field documentation along with the results of title and biographical research for this site. This will correct the property's history and result in more reliable analysis for the city to use in the future. A new site form will likely strengthen the site's local landmark eligibility, effectively counteracting the loss of integrity that has occurred to its surroundings.

Architectural Inventory Form

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What is known at this time is that the house on this property was likely constructed in 1875, twenty-four years earlier than previously thought. As such, it is a rare survivor from the area's settlement era and should be recognized for that fact alone. Based upon the fieldwork and limited research completed, the property appears to be eligible for landmark designation under the Fort Collins Municipal Code in relation to three of the four possible criteria. Under Criterion A: Events, it is associated with the settlement of Fort Collins during the 1870s as an agricultural community and market center. Under Criterion B: Persons/Groups, it is associated with the lives of prominent pioneers Alexander and Emma Barry. Under Criterion C: Design/Construction, the house is both a good and rare example of Late Victorian architecture and is one of the oldest homes still standing in the Fort Collins area. Additional research will likely support and strengthen the property's eligibility, particularly in light of the diminishment of its integrity of setting.

Recording Information

Recorder: Ron Sladek

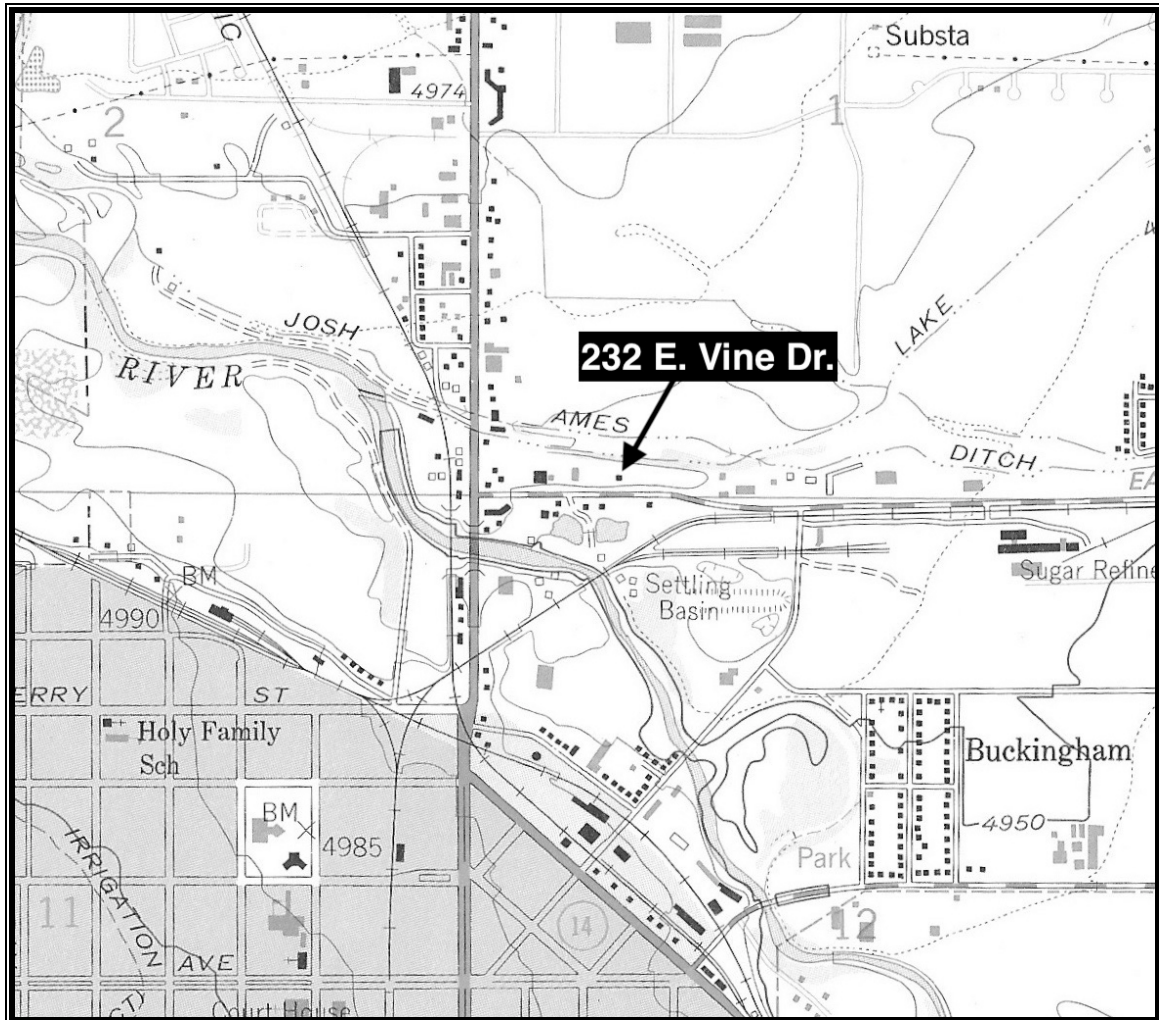
Organization: Tatanka Historical Associates, Inc.
P.O. Box 1909
Fort Collins, CO 80522
970/221-1095

Date of Recording: 11 April 2019

Architectural Inventory Form

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Site Location Map

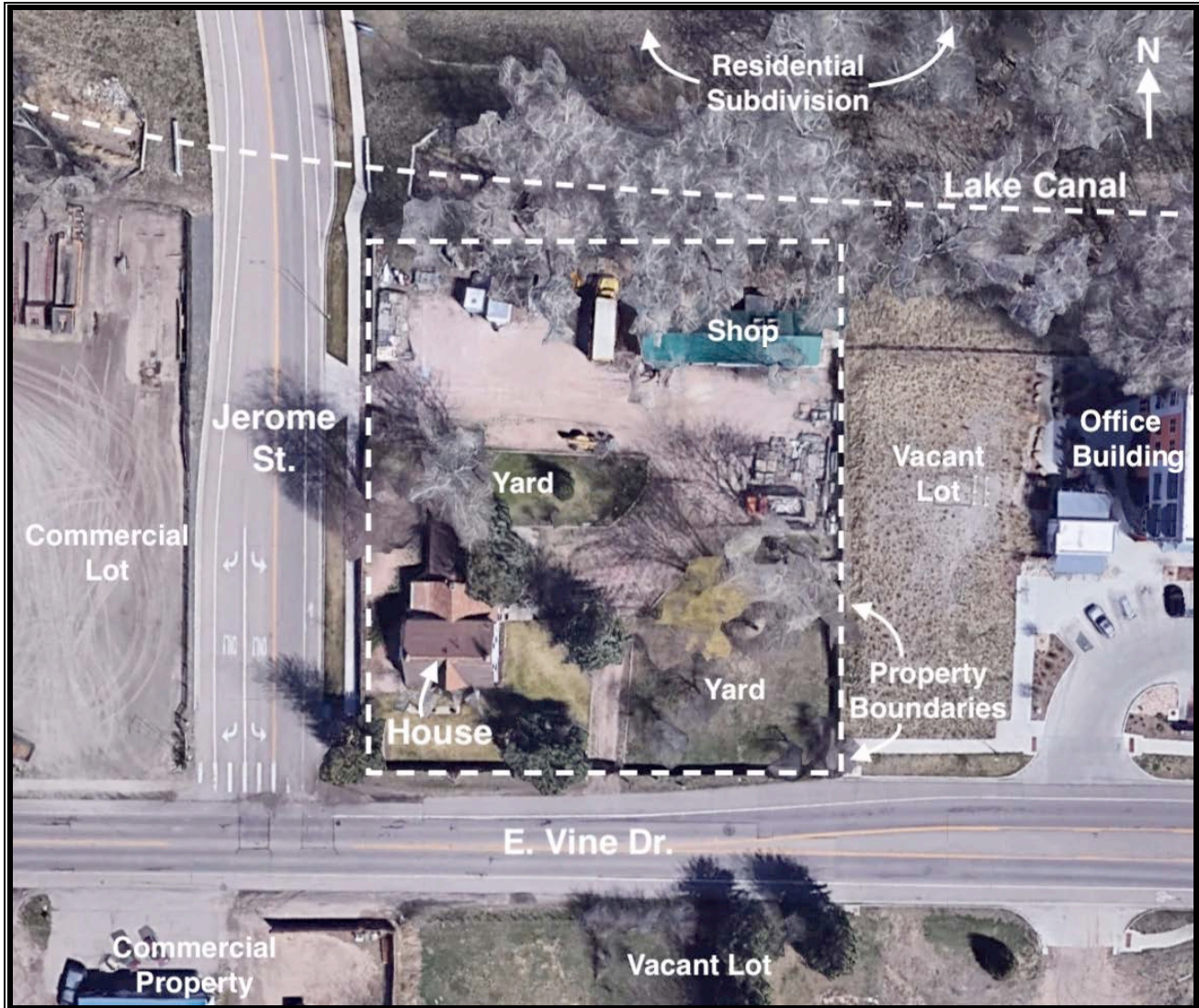


**USGS Fort Collins 7.5' Topographic Quadrangle Map
1960 (photorevised 1984)**

Architectural Inventory Form

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Aerial Image

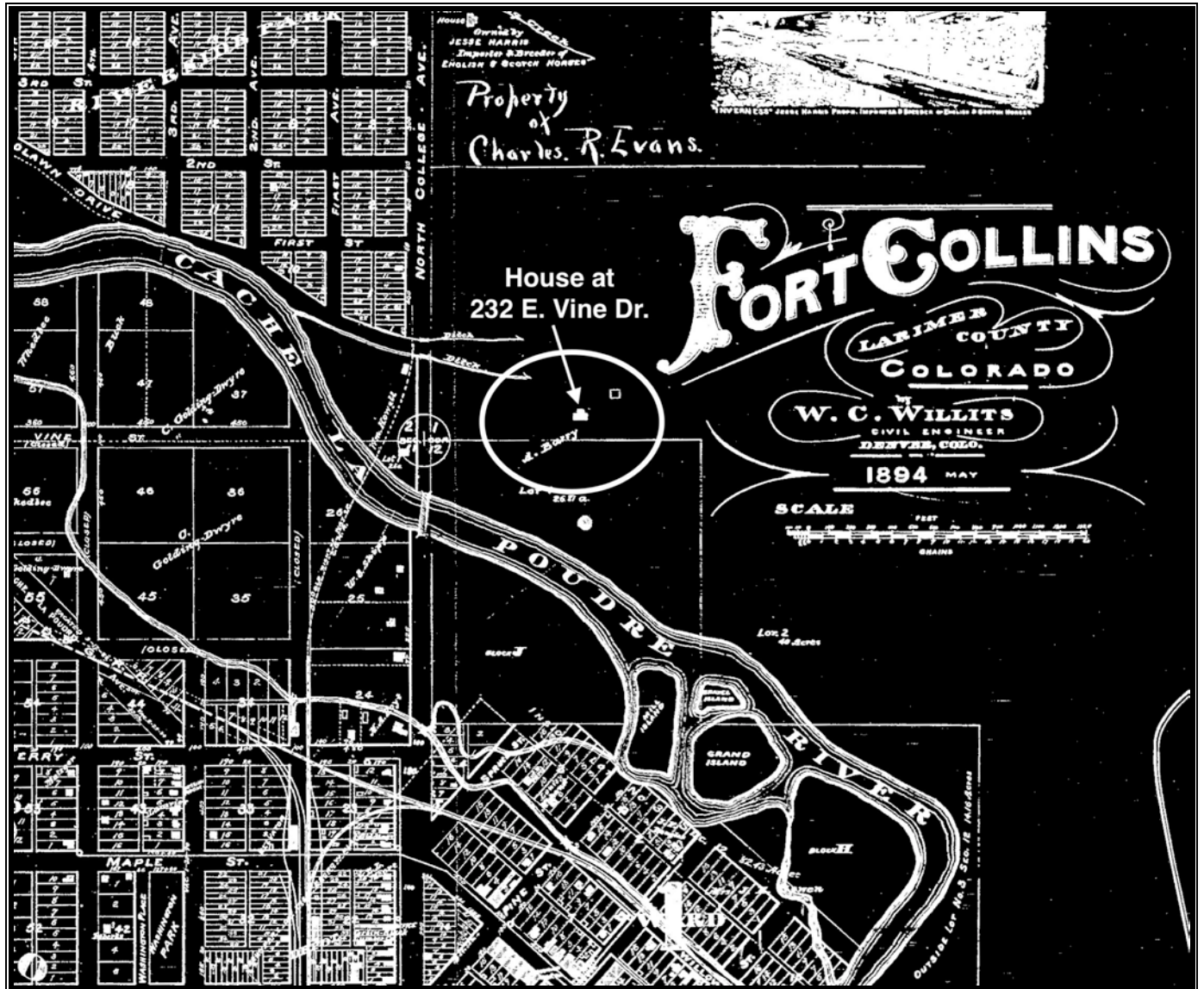


Base Map: Google Earth, 2018

Architectural Inventory Form

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Willits Map of Fort Collins, 1894
House Shown Under the Name A. Barry
(Note that Vine Dr. did not exist at that time.)



Architectural Inventory Form

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Current Photographs



**View of the House at 232 E. Vine Dr.
View to the Northwest**



**View of the House at 232 E. Vine Dr.
View to the Southeast**

Architectural Inventory Form

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Current Photographs



**View of the Shop Building
View to the North**