Slide 1:

City of Fort Collins

Historic Preservation Code Updates

Slide 2:
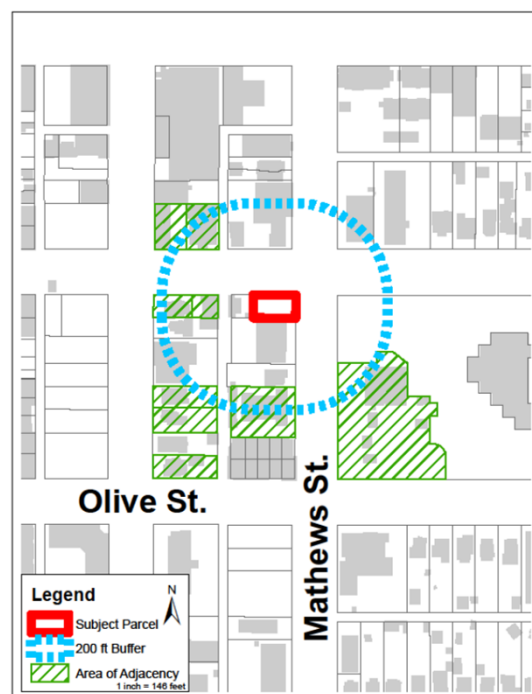
City of Fort Collins

Key Changes

Current	Proposed
• No defined area of adjacency	• 200-foot buffer
• Criteria promotes sameness	• Criteria promotes flexibility
• Non-consensual: <u>three</u> meetings required	• Now <u>two</u> meetings before Council decision
• Initial eligibility decision without full information	• Initial eligibility decision based on survey
• Confusion on imminently dangerous	• Clarity on imminently dangerous

2

- More options for quick approval
- Staff and LPC approval with conditions
- LPC Design Review Subcommittee
- Interactive GIS map
- Demolition permit tied to building permit
- Reformat code; add graphics and references
- Flowcharts and handouts; webpage improvements
- District-specific design standards

City of Fort Collins

3

4

Slide 5

Visual References for New Construction Near Historic Buildings [DRAFT]
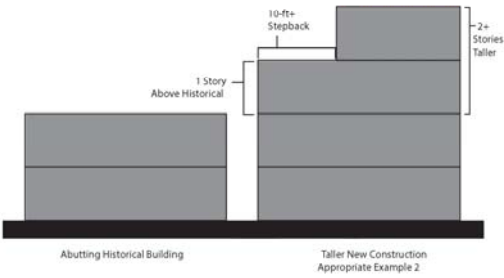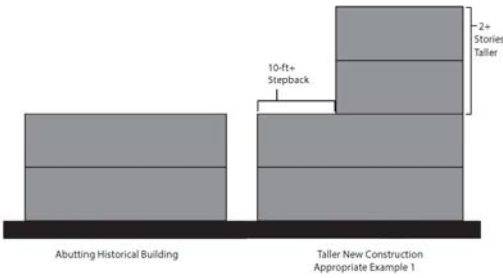(Land Use Code Section 3.4.7: Historic and Cultural Resources)

	If Adjacent to Historic Properties (within 200-foot buffer)	If Abutting Historic Properties (shared property lines)
Minimum Setback From Back Of Curb (right of way included in setback)	Maintain historic setback where a strong pattern of development [on the same blockface?] exists.	Align with primary building face(s) of abutting historic properties.
Min, Alley, Sidelot and Rear Lot Setbacks (measured from property line)	Maintain historic setbacks where a strong pattern of development on the same blockface(?) exists.	Align with abutting historic properties.
Primary Entrance	None? [or maintain historic blockface pattern where it exists]	Maintain the pattern of location and relative size and proportion of primary entrances on abutting buildings and adjacent historic buildings on the same block.
Solid-to-Void Pattern	None	Employ a pattern similar to solid and void pattern of abutting historic buildings. [include an allowed percentage range?]
Facade Details	None	Use similar proportion of height to width of building stories and windows. Use rooflines, cornices, and belt courses as design references to relate the new construction to abutting historic buildings. Window frame, rail, and stile dimensions and use of sills, lintels, and moldings shall be similar to abutting historic buildings .
Building Materials and Details	None	The building base (lower portion up to first upper-story stepback or a minimum of 3 stories), must be constructed of authentic materials similar in scale, durability, quality, finishing, and application to the primary materials of abutting historic buildings. Incorporate contemporary details that contribute to the three-dimensional character and human scale of the new construction. At least two of the following must be used as the primary material of the building base to reference the predominate primary material on abutting historic properties: type, scale, and/or texture.
Building Height and Upper-Story Stepbacks	None? [Change from draft list]	Taller buildings or portions of buildings shall be located to minimize impact on abutting historic buildings. If new construction is 2+ stories taller than an abutting historic building, it must have a 10-ft+ stepback on a substantial percentage of the abutting portion, located no more than one story above the historic building. [ok even if there are abutting buildings on both sides? any adjustments needed?] [requirement for upper story additions to existing buildings where there are abutting historic buildings?]
Massing and Rhythm	None? [Changed from draft list] [or add a standard if resources are on the same blockface?]	New construction shall be similar in width or, if larger, be articulated into massing proportional to the mass and scale of abutting historic resources. [May need elaboration, i.e. "Options for referencing proportions include: xxxxxxxxx."] Do not use massing and building form that is dissimilar to abutting historic buildings.
Visibility of Historic Features	New construction shall not obscure public view of character-defining architectural features and primary facades of historic buildings and resources.	
Proportion Scale	Draft list of requirements mentioned both of these as basic standards. They are included above in several places within other standards. Do they need to be broken out or included in some other way?	

Slide 6

Downtown Zoning Update Process

Additional Requirements for New Construction Near Historic Buildings:
Building Height and Upper-Story Stepbacks

Taller buildings or portions of buildings shall be located interior to the site.

If new construction is 2+ stories taller than an abutting historic building, it must have a 10-ft+ stepback on the abutting portion located no more than one story above the historic property.

2+ Stories Taller
10-ft+ Stepback

Abutting Historical Building — Taller New Construction Appropriate Example 1

10-ft+ Stepback
2+ Stories Taller
1 Story Above Historical

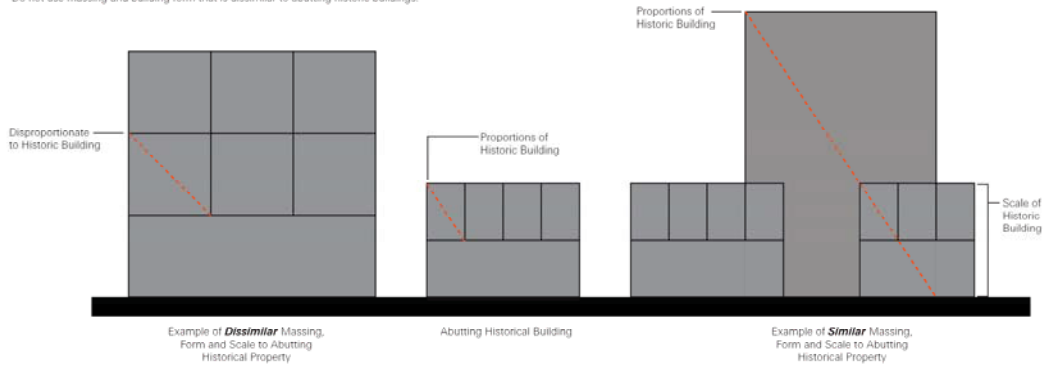Abutting Historical Building — Taller New Construction Appropriate Example 2

Comments

Additional Requirements for New Construction Near Historic Buildings:
Massing and Rhythm

New construction shall be similar in width or, if larger, be articulated into massing proportional to the mass and scale of abutting historic resources.
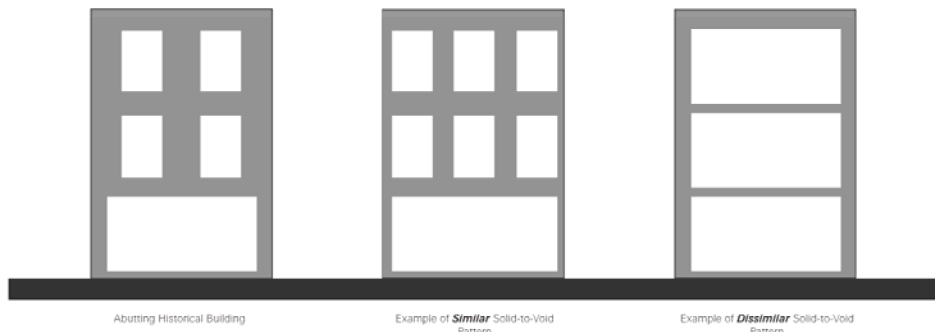
Do not use massing and building form that is dissimilar to abutting historic buildings.

Disproportionate to Historic Building

Proportions of Historic Building

Proportions of Historic Building

Scale of Historic Building

Example of **Dissimilar** Massing, Form and Scale to Abutting Historical Property

Abutting Historical Building

Example of **Similar** Massing, Form and Scale to Abutting Historical Property

Comments

Additional Requirements for New Construction Near Historic Buildings:
Solid-to-Void Pattern

Maintain the void percentage of abutting historic properties of similar typology.

Abutting Historical Building

Example of **Similar** Solid-to-Void Pattern

Example of **Dissimilar** Solid-to-Void Pattern

Comments

Historic Preservation Code: Next Steps

July – November	Additional Outreach
Aug. 1, Oct. 3, Nov. 7	Citizen Advisory Committee Mtgs.
Aug. 8	Downtown Business Association
Aug. 9	Downtown Development Authority
Nov. 14	Landmark Preservation Commission
Nov. 15	Planning and Zoning Board
Dec. 4	City Council 1st Reading
Dec. 18	City Council 2nd Reading