



TOPIC 1: LANDMARK DESIGNATION

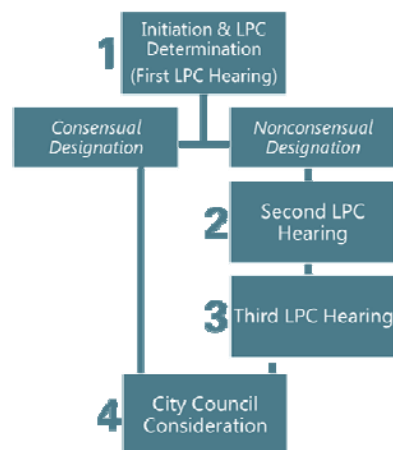
Landmark Designation

Consensual Designation:

- Owner consent
- 1 LPC Hearing / Council Action

Non-Consensual Designation:

- Initiated by LPC or 3 or more residents
- Vetting process by LPC
- Nat'l/State Register 2 hearings; else 3
- 180 day max process
- Interim control





Non-Consensual Designation Process

First LPC Hearing:

- Purpose: Is Application Valid?
 - Description of property proposed for designation
 - Reasons why property should be designated
 - Reasons why boundaries should be as proposed
- If valid application, direct staff to investigate further
- Begin interim control
- 180-day clock begins

3



Non-Consensual Designation Process

Second LPC Hearing:

- Purpose: Should LPC proceed without owner consent?
 - Evaluate results of staff's investigation
 - Super-majority vote (6) required to proceed
 - LPC states reasons why it should proceed w/o consent
- Minimum 30 days' notice

4



Non-Consensual Designation Process

Third LPC Hearing:

- Purpose: Resolution Hearing
 - Super-majority of members required to be present
 - CDNS recommendation
 - Relationship to Zoning and City Plan
 - Effect of designation on surrounding neighborhood
 - Other relevant planning considerations
 - LPCs adopts resolution for or against, stating findings
- Minimum 30 days notice

5



Non-Consensual Designation Process

City Council Action

- Considers view of affected owners
- Approve or Disapprove Application
- Council Decision within 75 days, unless Council extends
- 180 day maximum
 - Time can run out w/o action

6



Old Post Office

- Nat'l Register Designation 1978
- Landmark Designation 1985
- Emergency Council Action
- Trigger - Threat of Demolition



7



Old Town Historic District

- Nat'l Register 1978
- Fort Collins Landmark 1979
- 60 properties
- 51 Contribute, 9 Non-Contributing
- 75% of owners consented; 25% did not
- Trigger – Econ Dev



8



Whitcomb Street District

- Landmark Designation 2013
- 14 properties
- 13 Contribute, 1 Non-Contributing
- 10 owners consented; 4 did not
- Trigger - Demolition



9



Whitcomb Street District

- State Register 1995
- Barn Landmark 2016 (Silos Demolished)
- Trigger – Demolition
- Complication: Condition of Silos



10



Recommendations

Consider:

- Interim control - allow alterations with approval?
- Who can initiate a non-consensual designation?
- Length of process: Speed up? Or make longer?
- Add extra standards/requirements to application?
- Add criteria for Council's decision?

11



Recommendations

Consider:

- Predictability: Survey, survey, survey
- Properties listed on Nat'l or State Registers qualify
- Other Types of Designations or Recognitions
 - Structures of Merit; Overlay Zone
- Prioritize support for designated properties over review processes

12