



September 20, 2022

Appeal:

1802 North College

Avenue

City Landmark Eligibility
for Development Review

Paul Sizemore, Director, Community
Development & Neighborhood
Services

Maren Bzdek, Historic Preservation
Services Manager

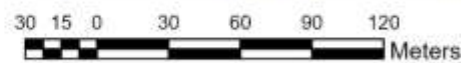
Jim Bertolini, Senior Historic
Preservation Planner



1802 N College Ave - Pobre Pancho's Area Location Map

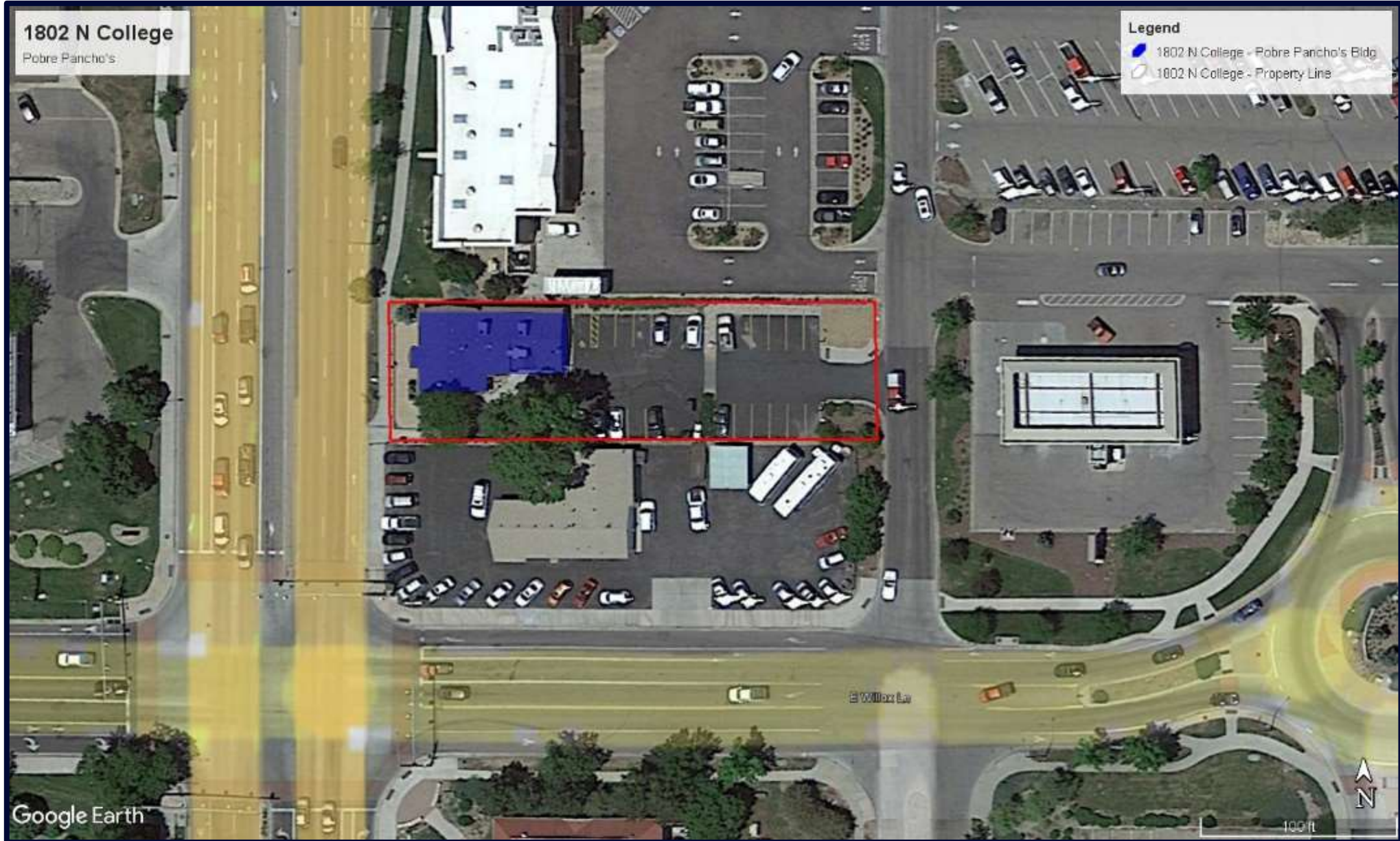


- Historic Districts
- Fort Collins Historic Resource Survey**
- Designated Historic Property
- Eligible to be Designated Historic
- Not Likely to be Designated Historic
- Unknown-Undetermined-Unevaluated



Datum & Projection: NAD 83, US State Plane, Colorado Central (Feet)
Date: July 7, 2022





- Conceptual Review for Raising Cane's, March 3, 2022
 - Historic survey initiated to comply with City Land Use Code
- Staff Determination: Eligible under Standard 1, Events/Trends on April 22, 2022
- Owner Appeal to HPC received on May 2, 2022
- HPC Determination, July 20, 2022: Eligible under Standards 1, Events/Trends & 2, Persons/Groups; passed 7-0 (2 vacancies)
- Owner Appeal to Council: August 3, 2022

1. Determine if allegations made by the appellant have merit

2. Based on determination:
 - Uphold HPC determination of eligibility;
 - Overturn HPC determination of eligibility; or
 - Modify HPC determination of eligibility

Land Use Code (Development)

- 3.4.7
 - (B) Requires identification of historic resources on/near development site
 - (C) Determination of Eligibility
 - (D) Treatment of Historic Resources

Municipal Code - Eligibility

Chapter 14, Article II

- 14-22 – Standards for eligibility
- 14-23(b) – Process for appealing a staff decision

If found Eligible

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graph TD; A["(C) Determination of Eligibility"] --> B["14-22 – Standards for eligibility"]; A --> C["14-23(b) – Process for appealing a staff decision"]; B --> D["If found Eligible"]; C --> D; D --> E["(D) Treatment of Historic Resources"];
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- Why is survey of older properties **ongoing**?
 - Changes to buildings can alter eligibility
 - New community-driven knowledge
 - New professionally produced information/evaluation frameworks
 - 5-year expiration
- How is historic survey data generated?
 - **Proactive**: 1) City-sponsored projects + 2) voluntary landmark nominations + 3) due diligence requests from owners, buyers, community
 - **Reactive**: 1) Pre-submittal requirement for development review (applicant pays fee if no current data on file) + 2) involuntary landmark nominations

GIS Map Link:

<https://gisweb.fcgov.com/Html5Viewer/index.html?viewer=historic>

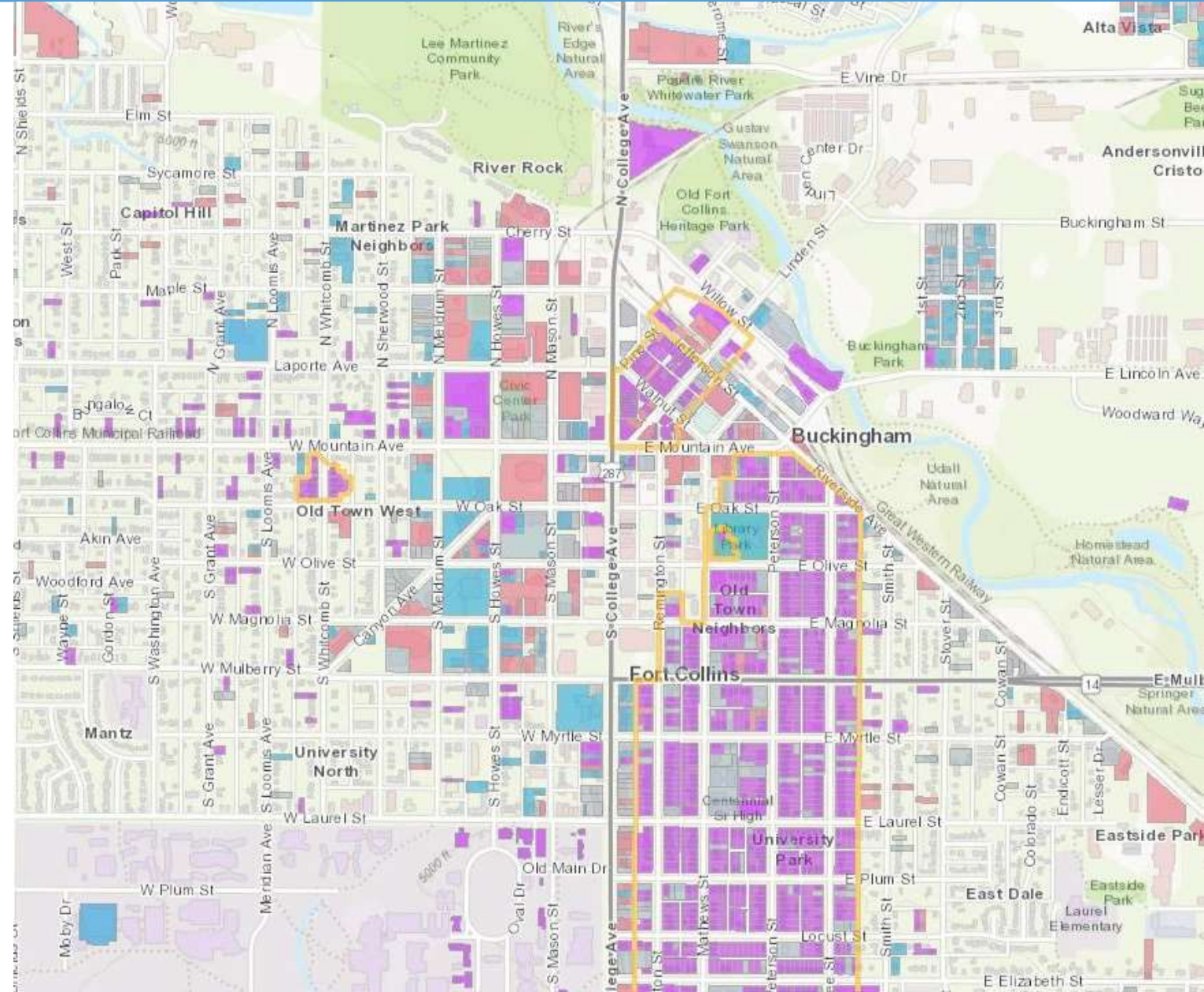
Total 789 of Properties Surveyed since August 2017

- Eligible for FC Landmark: 133
 - 33 intensive
 - 100 non-intensive

- Not Eligible: 550
 - 51 Intensive
 - 499 non-intensive

- 51 were records improvements for already designated resources OR have since been designated

- 55 are undetermined (more data needed)
 - 0 Intensive





1 – Events/Trends

2- Persons/Groups

- Long-standing business on North College Ave (1969-2022)
- Hispanic-owned restaurant established during period of overt & institutional discrimination
- Significant institution in Hispanic community on N. College Ave

- Constructed 1961
- Two sporting goods stores
- 1969-2022 – Pobre Pancho's
 - Frank & Mary (Medellin) Perez & family
 - Frank was a U.S. Navy vet & naturalized citizen
 - 1967 - started Pancho's with his mother Amelia at 214 Walnut
 - Moved to 1802 N College w/ Mary and renamed Pobre Pancho's



Top: 1802 N.
College, 1976



Bottom: Frank &
Mary Perez, no
date,
Coloradoan.

- HPC Determination: Eligible under Standards 1, Events/Trends & 2, Persons/Groups
 - passed 7-0 (2 vacancies)
 - Public comments at hearing:
 - 1 in favor of Not Eligible determination
 - 6 in favor of Eligible determination
 - Key findings:
 1. Significant under Standard 1 (Events/Trends) for association with a Mexican immigrant family that established a restaurant business reflecting the spread of Mexican foodways and expansion of Hispanic commercial businesses along the North College Avenue corridor.
 2. Significant under Standard 2 (Persons/Groups) for association with four generations of the Perez family with importance to local history through the Mexican restaurant business;
 3. Retains integrity, clearly conveying the functional and humble nature of the family-owned restaurant.

Redevelopment

- Decision-maker: Planning & Zoning Commission
- Adaptive Reuse (same or other permitted use; required if landmark-eligible or for FC Landmarks)
- Demolition
 - If not landmark eligible;
 - If eligible, based on acceptable modification of standards proposal

Recognition of Historic Resources

- Building preservation
 - May include landmark designation initiated by 3+ city residents, HPC by resolution, or a member of City Council in writing
- Signage or other interpretative storytelling tools
- Additional documentation of building and its history

- Failure to properly interpret and apply relevant provisions of the Municipal Code, Land Use Code, and Charter because:
 - The evidence does not show a specific connection between the property and historical trends and events related to systemic racism and its impact on Hispanic businesses, the migrations of Hispanic people, and settlement north of the Poudre River due to gentrification elsewhere.
 - The Perez family's story is not historically significant to the economic or cultural history of the nation, state or city.
 - The structure lacks integrity because it was not built by the Perez family and does not reflect Mexican influence.
- Considered evidence relevant to its findings which was substantially false or grossly misleading because:
 - Testimony about the closing of the restaurant was irrelevant to Landmark eligibility
 - Testimony about the founder's work ethic does not establish historic significance

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