

**Applicant Presentation
to Historic Preservation
Commission
July 20, 2022**



Appeal to Landmark Eligibility

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JULY 20, 2022

Presentation Outline

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- I. Basic history of H and H Properties ownership.
- II. Basic legal framework.
- III. Appellant position on “significance” criteria.
- IV. Appellant position on “integrity” criteria.
- V. Comparison to another historic Mexican restaurant.
- VI. Comparison to other landmarked restaurants in Colorado.
- VII. Conclusion.

H and H Properties, LLC Ownership

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- ▶ Purchased in Summer 2020 (beginning of pandemic).
- ▶ Asher Haun – longtime customer, purchased through this entity to keep the restaurant going in the face of challenges.





Legal Framework

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- ▶ A historic survey has been done as part of Raising Cane's development application.
- ▶ Staff determined 1802 N. College is "eligible" for designation as a Fort Collins landmark under the applicable criteria. Property owner (H and H Properties LLC) has appealed to the LPC.
- ▶ Standard of review – de novo?
- ▶ Two questions to answer under the Code:
 - ▶ Is there "significance," under at least one of the four standards?
 - ▶ Is there "integrity", based on a set of 7 factors.

Significance – the Standard

(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.

Significance – Staff Finding

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- ▶ Staff summary –staff determined eligible under the “pattern of events” option or “historic trend” for these reasons:
 1. Focuses on the history of the restaurant itself, the recipes, and the history of the Perez family.
 2. Suggests that the family overcame institutional racism as an obstacle to business ownership.
 3. Notes that Pobre Pancho’s was a long-lived restaurant, but there is another Mexican restaurant that has been there even longer (El Burrito).
 4. Suggests that the “second” Mexican restaurant in the area (in addition to El Burrito) was a sign of migration of Latinx residents to north of the Poudre River.
 1. Note: El Burrito is not actually north of the Poudre.

Appellant Response

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- ▶ Recall: the resource has to be “associated” with a “pattern of events” or “historic trend” that made a recognizable contribution to the broad patterns of the history of the community, State or Nation.
 1. Staff did not directly identify any specific “pattern of events” or “historic trend.”
 2. The only “historic trends” that could be gleaned from the report are:
 - ▶ General migration of Latinx people to the City, State, and Nation.
 - ▶ Institutionalized racism against Latinx people in Fort Collins, and
 - ▶ Settlement of Latinx people north of the Poudre River because of gentrification.

Appellant Response

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- ▶ Is Pobre Pancho's "associated" with the trend of general migration of Latinx people to the City, State, and Nation?

Appellant Response

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- ▶ Is Pobre Pancho's "associated" with institutionalized racism against Latinx people in Fort Collins?

Appellant Response

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- ▶ Is Pobre Pancho's "associated" with settlement of Latinx people north of the Poudre River because of gentrification?

Integrity – the Standard

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- ▶ Integrity is “the ability of a site, structure, object, or district to be able to convey its significance.”
- ▶ Based on seven factors.

Integrity – Staff Finding

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- ▶ There is integrity because of the following:
 1. Front of the building is generally the same as 1976 photograph, except that monument sign is now gone.
 2. 1992 rear addition is compatible with the original.
 3. Two stained glass windows (sombbrero and roses).
 4. Carved wood entrance door.
 5. 2010 colorful wall signs.

1976 Photograph

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Appellant Response

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- ▶ Recall: the “historic trends” that support a significance finding all relate to Mexican or Latinx-specific matters, such as migration and racism.
- ▶ Recall: Integrity is “the ability of a site, structure, object, or district to be able to convey its significance.”
- ▶ Is there any integrity?

Current Pictures

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Current Pictures

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Current Pictures

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Current Pictures

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Current Pictures

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La Posta de la Mesilla – New Mexico

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La Posta de Mesilla – New Mexico

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Current Pictures

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Other Historic Restaurants in Colorado – Bastien's Restaurant

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Other Historic Restaurants in Colorado – Bastien's Restaurant

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Other Historic Restaurants in Colorado – White Spot Restaurant

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The Eagle and Child Pub

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- Located in Oxford, England.
- Site of the “Inklings” writer group.
- Most famous members include C.S. Lewis and J.R.R. Tolkien.



Conclusion

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- Pobre Pancho's significance and legacy is not about the building, and the building does not reflect it.

