

**Staff Presentation  
to the  
Historic Preservation  
Commission  
July 20, 2022**



Appeal: 1802 North College Avenue  
Landmark Designation Eligibility

# 1802 N. College – Pobre Panchos



- De Novo hearing – HPC provides a new decision
- Consider evidence regarding **significance** and **integrity** of the building addressed as 1802 N College Avenue
  - Standards under Municipal Code 14, Article II
- Provide a **determination of eligibility** for Fort Collins Landmark designation
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)



- **March 3, 2022:** Conceptual plans reviewed by staff (Raising Cane's)
  - Informed of Historic Survey requirement in LUC 3.4.7 (B) & (C)
- **March 10, 2022:** Raising Cane's orders historic survey for 1800 & 1802 N College Ave in preparation for PDP
- **April 28, 2022:** Historian (FRRA) completes surveys and staff certifies findings
  - 1800 N. College – Not Eligible
  - 1802 N. College – Eligible
- **May 2, 2022:** Property owner of 1802 N College (Hahn) files appeal

## 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

- If determined Eligible
  - *Does not* require formal designation
  - *Does* require preservation and adaptive reuse of historic resources for development applications subject to land use code compliance [3.4.7(D)(3)]
    - Modifications of Standards are allowed under the usual process in LUC 2.8
- If determined Not Eligible – no further Preservation concerns

## 2 Requirements: Landmark Eligibility\*

### Significance

1. ***Events/Trends***
2. ***Persons/Groups***
3. ***Design/Construction***
4. ***Information Potential***

### Integrity (7 Aspects)

1. ***Design***
2. ***Materials***
3. ***Workmanship***
4. ***Location***
5. ***Setting***
6. ***Feeling***
7. ***Association\****

\*Section 14-22, “Standards for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.”



# 1802 N. College – Pobre Panchos



# 1802 North College Avenue: History

- 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*.





## 1802 North College Avenue: *Significance*

### 1 – Events/Trends (*Ethnic History/Hispanic & Commerce*)

- 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



1802 North  
College Avenue:  
*Integrity*

- Simple Contemporary/Ranch-style commercial building
- Strong integrity to c.1976 image; compatible 1992 rear addition
- Setting: Somewhat diminished due to loss of landscape features & redevelopment



1800 North  
Block, East Side

Significantly  
Redeveloped  
since mid-20<sup>th</sup>  
century



1937



1969

## Most Important for Criterion A /Standard 1 (Events/Trends):\*

- Property must retain the essential physical features that made up its character or appearance during the period of its association with the important trend/event
- **Design** – are the basic features expressive of the properties design and/or function present, such as configuration, proportions, window pattern, etc.
- **Location** – it is still on its original site
- **Materials** – historic materials connected to event/trend are present
- **Setting** – its general and specific setting is intact\*
  - \*Difficult to retain general setting in context of urban local historic preservation codes



- Staff Public Engagement
  - Letter sent to local organizations
- Public Comments (as of am, 7/19)
  - 2 in favor of Not Eligible determination
  - 2 in favor of Eligible determination

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