Staff Presentation to the Historic Preservation Commission July 20, 2022



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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)



Current Review Timeline

- 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



Code Process

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*

<u>Significance</u>

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

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

Integrity (7 Aspects)

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



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





1802 North College Avenue: *Significance* <u>**1 – Events/Trends**</u> (*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*

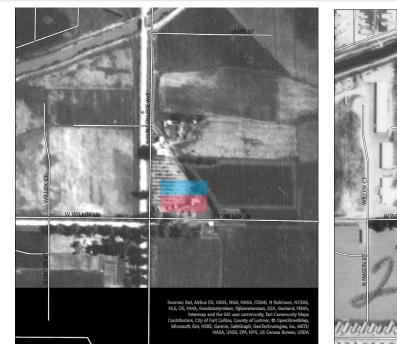
- Simple Contemporary/Ranch-style commercial building
- Strong integrity to c.1976 image; compatible 1992 rear addition
- Setting: Somewhat diminished due to loss of landscape features & redevelopment



Setting and Context

1800 North Block, East Side

Significantly Redeveloped since mid-20th century



1937



1969



Evaluating Integrity

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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