

**Appeal of Historic  
Preservation  
Commission Decision:  
2601 South College  
Avenue  
City Historic Landmark  
Eligibility**

---

**Paul Sizemore**

Director, Community Development  
and Neighborhood Services

**Maren Bzdek**

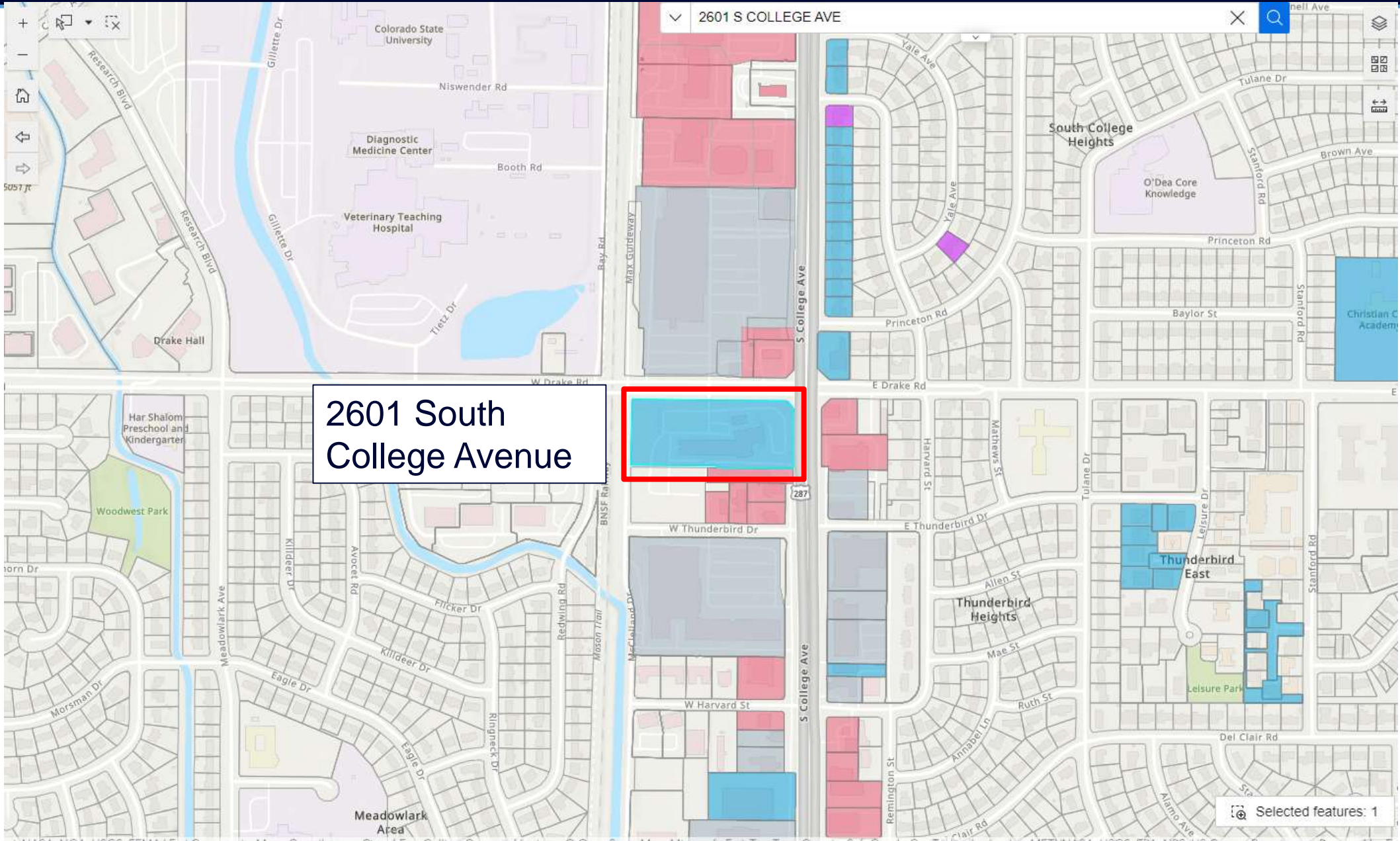
Manager, Historic Preservation Services

**Jim Bertolini**

Senior Historic Preservation Planner



# Vicinity Map





# 2601 South College Avenue



2601 S. College

- Parcel Boundary
- Feature Boundary



0 55 110 220 Feet

NAD 1983 - State Plane Northern Colorado  
October 5, 2023



- August 16, 2023 – Preliminary Development Review Meeting (All City Departments)
- August 23, 2023 – Historic Survey Ordered
- October 17, 2023 – Survey Completed and Transmitted
  - Completed by City staff since no third-party historians were available.
- October 27, 2023 – Appeal Received
- April 17, 2024 – HPC Appeal Hearing
  - Vote 4-2 (3 absent) – Eligible under Standards 1 (Events/Trends) and 3 (Design/Construction)

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)

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

## Municipal Code - Eligibility

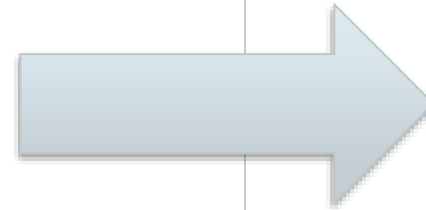
- Chapter 14, Article II
  - 14-22 – Standards for eligibility
  - 14-23(b) – Process for appealing a staff decision

If found Eligible

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

## Significance

1. *Events*
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*



# 2601 South College Avenue: Significance Standard 1 Events/Trends



100 E Drake Rd

## 1 – Events/Trends (South College Commercial Expansion)

- *Significant reflection of broader trend of postwar movement of businesses away from Downtown to South College Avenue, including automobile dealerships*

## • Comparative Context

- Few substantial, surviving examples of post-war expansion in [this part of Fort Collins](#)
  - 100 East Drake
  - 2720 South College Avenue
  - 2839 South College Avenue
- Formerly many examples, but most are either altered heavily or demolished



# 2601 S. College Avenue: Significance Standard 3 Design/Construction



Figure 2: 2601 S. College facade. Image clipped from *Coloradoan*. October 26, 1966.

## **3 – Design/Construction** (*Modern Architecture / Auto Dealerships in Fort Collins*)

- One of the only *intact* auto dealership from either the early (c.1920s) or mid-20th century periods in Fort Collins
- Significant surviving reflection of Modern architecture in this section of Fort Collins
- Potentially one of only two examples of commercial Contemporary style architecture in Fort Collins



- Comparative context
  - Automobile dealerships (and other auto-related properties)
    - 142 Remington – Banwell Motors (now the Gearage)
    - 150 West Oak – Goodyear store
  - Modern Commercial Architecture
    - 425 South College, Safeway (now Lucky's)
    - 1101 West Elizabeth, Campus West Shops
    - Bank towers downtown, including 401 South College, 215 West Oak, 315 West Oak
    - Smaller bank buildings, including 100 South College and 100 East Drake
  - Modern Architecture overall
    - Those named above, along with some residential and religious architecture.



Figure 3: 2601 S. College, service wing. Image clipped from *Coloradoan*, October 26, 1966.

- MC 14-22(b): “the ability of a site, structure, object, or district to be **able to convey its significance**. The integrity of a resource is based on the degree to which it retains all or some of **seven (7) aspects** or qualities established by the U.S. Department of Interior, National Park Service: location, design, setting, materials, workmanship, feeling and association. **All seven (7) qualities do not need to be present** for a site, structure, object, or district to be eligible as long as the overall sense of past time and place is evident.



Figure 9: Feature 1, north elevation, view southeast (Image #7229, R. Schields, 10/3/2023)

- Overall good/sufficient integrity
  - **Detractions in *Design and Materials* due to:**
    - **loss of most historic overhead garage doors in service wing**
    - **1998 modification of roof to standing-seam metal**

- HPC Determination:
  - Property is Eligible (vote 4-2, 3 absences)
    - Standard 1 (Events/Trends)
    - Standard 3 (Design/Construction)
    - Retains sufficient integrity, specifically of location, design, setting, materials, and workmanship, to reflect that importance
  - Does not meet Standards 2 (Persons/Groups) or 4 (Information Potential)
  - Public Comments
    - At hearing: 0
    - In writing: 3 supporting Eligible; 7 supporting Not Eligible



## Redevelopment

- Decision-maker: Planning & Zoning Commission
- Adaptive Reuse (same or other permitted use; required if landmark-eligible or for FC Landmarks)
- Major exterior building alterations and site plan modifications or 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 the property owner, 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

- Appellant alleges failure to properly interpret and apply relevant provisions of the Municipal Code, Land Use Code, and Charter because:
  - The evidence does not show sufficient historic significance under Standards 1 or 3.
  - The evidence does not show sufficient historic integrity to reflect historic significance.

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.