

AGENDA ITEM SUMMARY

City Council



STAFF

Paul Sizemore, Director, Community Development and Neighborhood Services
Maren Bzdek, Manager, Historic Preservation Services
Jim Bertolini, Senior Historic Preservation Planner

SUBJECT

Resolution 2024-079 Adopting Findings of Fact in Support of the City Council's Decision to Overturn on Appeal the Historic Preservation Commission Determination that 2601 South College Avenue is Eligible for Fort Collins Landmark Designation.

EXECUTIVE SUMMARY

The purpose of this item is to make findings of fact and conclusions regarding Council's decision at the June 4, 2024, appeal hearing about the historic landmark eligibility of 2601 South College Avenue (the "Property") that the Historic Preservation Commission (HPC "Commission") failed to properly interpret and apply City Code Section 14-22 and thereby overturned the HPC's April 17, 2024, determination that the Property was eligible for designation as a Fort Collins Landmark.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

On April 17, 2024, the Commission upheld the October 17, 2023, decision of the City Historic Preservation Services Staff that 2601 South College Avenue was eligible for Fort Collins landmark designation, because it possessed significance under City Code Section 14-22(a)(1) Events and (3) Design/Construction and qualities of integrity were present under Section 14-22(b)(1) through (5) (Location, Design, Setting, Materials, Workmanship).

On April 30, 2024, the Property owner timely filed a Notice of Appeal seeking to overturn the Commission's determination as to eligibility for the Property, alleging that the Commission failed to properly interpret and apply City Code Section 14-22, specifically alleging that that the Property lacks sufficient significance or integrity to convey its historic significance as required under Section 14-22.

On June 4, 2024, Council considered the record on appeal and testimony from the parties-in-interest. Council discussed the specific assertions of the appeal. On a 4-2 vote (Nays: Councilmembers Gutowsky, and Ohlson, Absent: Councilmember Pignataro). Council found that the Commission failed to properly interpret and apply City Code Section 14-22. Council overturned the April 17, 2024, Commission decision and found that 2601 South College Avenue is not eligible for designation as a Fort Collins' landmark. This determination of eligibility remains valid until June 18, 2029.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration