

**Staff Presentation to Council
February 21, 2023**



Determination of Standing for the Appeal of 1901 & 1925 Hull Street City Landmark Eligibility for Development Review

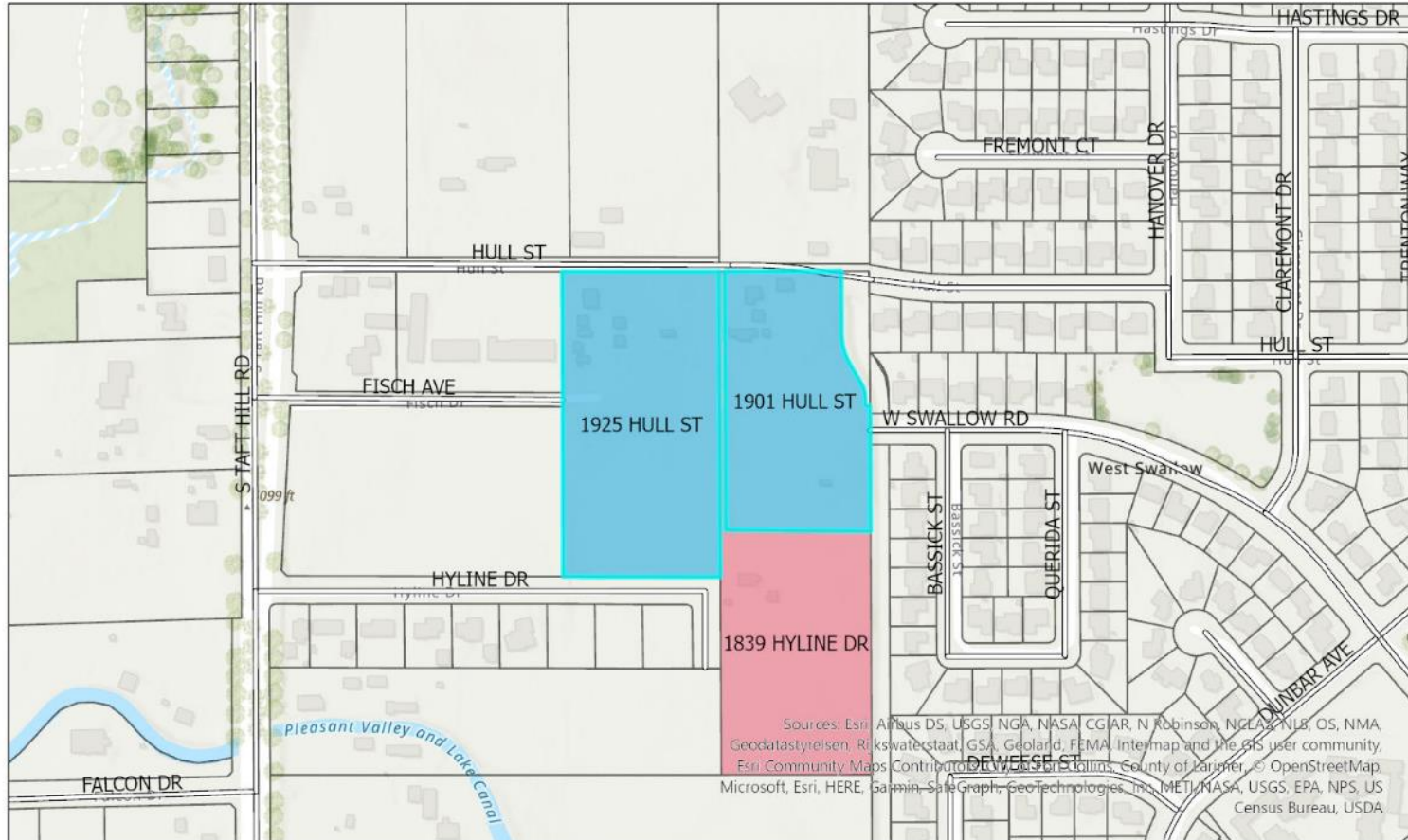
Paul Sizemore, Director, Community Development & Neighborhood Services

Maren Bzdek, Historic Preservation Services Manager

Jim Bertolini, Senior Historic Preservation Planner

February 21, 2023

1901 & 1925 Hull Street - Site Map Appeal to Historic Preservation Commission, December 2022

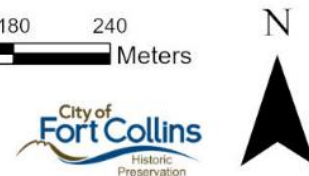


Fort Collins Historic Resource Survey

- Designated Historic Property
- Eligible to be Designated Historic
- Not Likely to be Designated Historic
- Unknown-Undetermined-Unevaluated
- Historic Districts



Datum & Projection: NAD 83, US State Plane, Colorado Central (Feet)
Date: November 23, 2022



1901 & 1925 Hull St

Aerial Site Map

Legend



- July 12, 2022 – Initial Contact from Developer
 - Inquiry on historic preservation survey requirements
- July 27, 2022 – Preliminary Development Review
 - Preservation staff identifies need for updated historic survey to developer
- October 14, 2022 – Survey Completed and Transmitted
 - Staff transmits findings for properties at 1901 & 1925 Hull Street and 1839 Hyline Drive
 - 1839 Hyline – Not Eligible
 - 1901 & 1925 Hull St – Eligible
- October 28, 2022 – Appeal Received
 - Developer, True Life Companies (Zell Cantrell), files appeal of historic resource findings for 1901 & 1925 Hull St.
- December 14, 2022 – HPC Determination
 - Determined 1901 & 1925 Hull St were Not Eligible
- December 27, 2022 – Appeal filed

1. Determine if individual who filed the appeal qualifies as a “party in interest” and appeal can go forward at a future date

2. Based on determination:
 - Dismiss appeal; or
 - Schedule appeal hearing

- “Party-in-interest” is defined as any of the following:
 - The applicant
 - The individual who filed the appeal is not the development applicant
 - Any party holding an ownership or possessory interest in the real or personal property that was the subject of the decision of the board, commission, or other decision-maker whose action is to be appealed
 - The individual who filed the appeal has not produced evidence of ownership of the real estate subject to the December 14 HPC finding.
 - Any person to whom or organization to which the City mailed notice of the hearing of the board, commission, or other decision-maker
 - No such notices were mailed to nearby property owners as this is not a requirement of the HPC appeal process for determinations of eligibility

- “Party-in-interest” is defined as any of the following (continued):
 - Any person who or organization that provided written comments to the appropriate City staff for delivery to the board, commission or other decision-maker prior to or at the hearing on the matter which is to be appealed
 - Staff records indicate that the first communication received from the individual who filed the appeal by Preservation staff were received December 15, the date after the HPC meeting in question.
 - Any person who or organization that appeared before the board, commission or other decision-maker at the hearing on the action which is to be appealed
 - The record of the meeting does not indicate the individual who filed the appeal was present or made a comment at the December 14 hearing.

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