



RESOLUTION 3, 2023
OF THE CITY OF FORT COLLINS
HISTORIC PRESERVATION COMMISSION
RECOMMENDING AMENDMENT OF THE LANDMARK DESIGNATION OF THE
LOOMIS-JONES PROPERTY,
401 SMITH STREET, FORT COLLINS, COLORADO
PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the policy of the City Council that the economic, cultural and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historic, architectural, archeological and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the Loomis-Jones Property, located at 401 Smith Street in Fort Collins (the Property) was designated as a Fort Collins Landmark by Ordinance No. 136, 2008 adopted on December 2, 2008, for the Property's significance to Fort Collins under Standards 1 – Events/Trends and 3 – Design/Construction, contained in Municipal Code Section 14-22(a); and

WHEREAS, the Property owners have requested an amendment to the existing designation, specifically a modification to the boundary to exclude all but the eastern 108 feet of the lot, upon which the historic property is situated; and

WHEREAS, the Historic Preservation Commission has determined that the amendment to the Property's Landmark boundary is consistent with the City's Policies in Municipal Code 14-1 and Purposes in Municipal Code 14-2 and would not result in adverse effects to the Property; and

WHEREAS, the Historic Preservation Commission has determined that on land included in the original Landmark designation but that by this Resolution would no longer lie within the Property's Landmark boundary, so long as the height of any structure built is twenty-six feet or less, then the amendment to the Property's Landmark boundary is consistent with the City's Policies in Municipal Code 14-1 and Purposes in Municipal Code 14-2 and would not result in adverse effects to the Property.

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Fort Collins as follows:

Section 1. That the Historic Preservation Commission hereby makes and adopts the determinations and findings contained in the recitals set forth above.

City of Fort Collins Historic Preservation Commission
Resolution No. 3, 2023

Section 2. That the Historic Preservation Commission hereby incorporates the foregoing recitals as findings of fact:

1. That the amendment of the designation boundary of this property will continue to advance the City of Fort Collins Policies and Purposes for Historic Preservation; and
2. That the property is significant under Municipal Code Section 14-22(a) Standards 1 – Events, 2 – Persons/Groups, and 3 – Design/Construction, and will continue to convey that significance after this amendment.

Section 3. That the Landmark boundary of the designated Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

NORTH 53 FEET OF LOT 4, BLOCK 164, CITY OF FORT COLLINS
ALSO KNOWN BY STREET AND NUMBER AS 401 SMITH STREET
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

be amended to read as follows:

NORTH 53 FEET & E 108 FEET OF LOT 4, BLOCK 164, CITY OF FORT COLLINS
ALSO KNOWN BY STREET AND NUMBER AS 401 SMITH STREET
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

Section 4. That the criteria contained in Chapter 14, Article IV of the City Code will continue to serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described Property will be reviewed.


Section 5. That the Historic Preservation Commission recommends that any subdivision plat that includes land that was included in the original Landmark designation but by this Resolution would no longer lie within the Property's Landmark boundary shall include a requirement for any structure built on the lot not to exceed a height of twenty-six feet tall.

Passed and adopted at a regular meeting of the Historic Preservation Commission of the City of Fort Collins held this 19th day of April, 2023.

X DocuSigned by:

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NAME
Chair

ATTEST: DocuSigned by:

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Secretary/Staff