

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MARCH 15 AND MARCH 22, 2023.

The purpose of this item is to approve the minutes from the March 15 and March 22, 2023 regular and special meetings of the Historic Preservation Commission.

2. 210 S GRANT – SINGLE-FAMILY DEMOLITION NOTICE

The purpose of this item is to approve the Single-Family Demolition Notice for 210 S Grant.

3. 140 MCKINLEY AVENUE (ROBERT AND ORPHA BOXTON HOUSE AND ATTACHED GARAGE) REAR ADDITION – FINAL LANDMARK DESIGN REVIEW (RENEWAL)

This item is to provide a renewal for the final design review of a proposed rear addition to the City Landmark at 140 N. McKinley Avenue, the Robert and Orpha Buxton House & Attached Garage. The owner is seeking a Certificate of Appropriateness for their final designs. This project was approved by the Commission in 2021 but the Certificate of Appropriateness has since expired.

Member Gibson made a motion, seconded by Member Carlock, to approve the consent agenda for the April 19, 2023 meeting as presented. Yeas: Carlock, Edwards, Gibson, Rose, Smith, Woodlee, and Knierim. Nays: none.

THE MOTION CARRIED.

- **DISCUSSION AGENDA**

4. REPORT ON STAFF ACTIVITIES SINCE THE LAST MEETING

Staff is tasked with an array of different responsibilities including code-required project review decisions on historic properties, support to other standing and special work groups across the City organization, and education & outreach programming. This report will provide highlights for the benefit of Commission members and the public, and for transparency regarding decisions made without the input of the Historic Preservation Commission (HPC).

Yani Jones, Historic Preservation Planner, reported on an education and outreach event on women's history at the Fort Collins Discovery Museum.

5. 401 SMITH STREET (THE LOOMIS-JONES HOUSE) – BOUNDARY MODIFICATION & SUBDIVISION

DESCRIPTION: Subdivision plat and boundary alteration to accommodate an additional lot for a new single-family dwelling.

OWNERS: Liesel Hans & Mark Cassalia, 401 Smith St. Fort Collins, CO 80521

COMMISSION'S ROLE AND ACTION: The process for rescinding a Landmark designation or modifying the boundary of an existing City Landmark is governed by Municipal Code 14-39 and is the process by which the Historic Preservation Commission (HPC) reviews proposed changes or amendments to a Landmark property and its documentation. For these modifications to the designation documentation and ordinance for City Landmarks, the HPC is a recommending authority, with City Council being the decision-maker. The HPC will adopt or not adopt a resolution making a recommendation on this matter which is forwarded to City Council to either adopt or not adopt an ordinance making the amendment to the Landmark designation.

Staff Presentation

Jim Bertolini, Senior Historic Preservation Planner, stated this item relates to a request for a change to the landmark boundary for the City landmark at 401 Smith Street. He outlined the role of the Commission noting City Council will be the final decision maker. He discussed the options that could be part of the Commission's recommendation and showed a map of the property.

Mr. Bertolini outlined the historic designation of the property and further detailed the request for a subdivision and a change to the landmark boundary to allow the construction of a new single-family home. Additionally, he noted staff considered the height and setback restrictions that would be recorded on the plat and found them to be sufficient. He commented on several nearby examples of similar subdivided properties and stated staff is recommending approval of a resolution recommending approval of the subdivision and reducing the historic landmark boundary.

Applicant Presentation

Liesel Hans, property owner, thanked Mr. Bertolini for his assistance in this process. She outlined the proposal to create a new third parcel for a potential new single-family home. She stated there are no utility issues and noted the parcel has previously been used for parking and has not been maintained as a backyard. She showed photos of other similarly oriented properties in the vicinity.

Public Comment

None.

Commission Questions

Member Carlock asked about the plans for the exterior design of the new home. Ms. Hans replied they have not thought through design yet; however, the overall aesthetic would certainly fit in with the Old Town character.

Member Smith asked about the criteria used for ensuring that the height and setback restrictions would be met. Mr. Bertolini replied the level of compatibility is usually reserved for additions onto historic buildings. In terms of infill construction, the only time that level of specificity for architectural features being required for new construction would occur is in historic districts. He stated the main reason staff is recommending approval of this is largely because the garage which would normally be considered a key historic resource has already been demolished.

Commission Discussion

Member Carlock stated she does not see a problem with this request and agreed it is a common occurrence in that part of Old Town to see the redevelopment of a rear portion of a lot. Other members and Chair Knierim concurred.

Member Rose commented on this being in line with the recent push to increase housing density.

Member Carlock made a motion that the Historic Preservation Commission adopt a resolution recommending that City Council adopt an ordinance to amend the designation of the Loomis-Jones property at 401 Smith Street, specifically altering the boundary of the designation as outlined in Ordinance 2008-136, Section 1, from north 53 feet of lot 4, block 164, City of Fort Collins, to north 53 feet and east 108 feet of lot 4, block 164, City of Fort Collins, finding that the proposed amendment is supported by the analysis provided in the staff report, the landmark nomination adopted on December 2, 2008, and the presented evidence at this meeting that such a modification would not diminish the historic significance or historic integrity of the property as outlined in said nomination and ordinance, and finding also that the amended designation would allow the preservation of the property to remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Member Edwards seconded the motion. Yeas: Carlock, Edwards, Gibson, Rose, Smith, Woodlee, and Knierim. Nays: none.

THE MOTION CARRIED.