



CITY OF LONGMONT | Historic Preservation Commission

LOCAL HISTORIC LANDMARK AMENDED DESIGNATION AND CERTIFICATE OF APPROPRIATENESS REQUEST

**1901 South Main Street
Carlson – Wallace Farmstead
September 1, 2022**

APPLICATION INFORMATION

Type of application: Request for amendment to local historic landmark designation and certificate of appropriateness

Property owner: Carlson Farmstead, LLC

Phone / email: 720-810-6480 / jack@bestallcollaborative.com

Contact person: Jack Bestall

PROPERTY INFORMATION

Name of property: Carlson Farm

Address of site: 1901 South Main Street / 10662 Pike Road

Legal description: Wallace Addition, Fifth Filing, Lot 1

Existing use: Single-family dwelling with associated farm buildings

Proposed use: Applicant proposes to subdivide property for single-family development

BACKGROUND INFORMATION

The owner of the historic Carlson Farm has requested to amend the historic designation of the Carlson Farm, located at 1901 Main Street in Longmont, which is located east of the Prospect community in south Longmont. The current landmark designation applies to the property as a whole, rather than specific buildings on the property. The applicant seeks to amend the landmark designation so that it only applies to the buildings that are planned to be moved to the eastern portion of the property, consistent with a Certificate of Appropriateness (COA) approved on April 7, 2021. The approved COA package, included as Attachment 8, includes the planned locations of the buildings on proposed Lot 6. Upon approval of this amendment to the landmark designation, the applicant will seek to subdivide the property into six (6) parcels, with the

southernmost parcel containing the historic farm buildings and the other five (5) parcels proposed for single-family homes. The applicant has submitted design guidelines for the proposed homes.

The Carlson Farm was designated as a local historic landmark in 1997. The Classic Cottage style farmhouse was built in 1910 on what was originally an 80-acre farm. On April 7, 2021, a Certificate of Appropriateness was approved for subdivision of this property with a conservation plan for the remaining buildings. The approval had three (3) conditions:

1. The applicant applies for a second Certificate of Appropriateness that includes building elevations for the western side of the lot before applying for building permits.
2. Buildings be moved in relation to each other to the eastern portion of the lot – should be as close as possible to existing layout and space between structures.
3. This COA is valid for two years from date of approval from the Historic Preservation Commission.

This application addresses the first condition. Additionally, staff determined that the original landmark designation be revised to apply specifically to the historic structures. Currently the landmark designation applies to the remaining portion of the farm, which could present challenges in the future.

CRITERIA REVIEW FOR DESIGNATION OF LANDMARKS (LMC SECTION 2.56.050)

A. The council may designate a landmark with the consent of the owner if it is at least fifty years old, or is determined to have exceptional historic value, and meets one or more of the criteria listed below.

1. The Landmark or Historic District has character, interest, or value as part of the development, or the cultural, artistic, social, ethnic, economic, political, technological or institutional heritage, of Longmont, Boulder County, Weld County, the state of Colorado, or the United States.

The farm and its buildings are associated with the early agricultural history of Longmont.

2. It includes the site of a significant historic event.

3. It is identified with a person or persons who significantly contributed to the development, or the cultural, artistic, social, ethnic, economic, political, technological or institutional heritage of Longmont, Boulder County, Weld County, the state of Colorado, or the United States.

The farm is associated with a notable time period.

4. It portrays a historic era characterized by a distinctive architectural style.

The farmhouse was built in the Classic Cottage style typical of farmhouses of that era.

5. It is identified as the work of an architect or master builder whose individual work has influenced the development of Longmont, Boulder County, Weld County, the state of Colorado or the United States.

6. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation.

7. **For an application with the owner's consent, its unique location or singular physical characteristics represent an established and familiar visual feature of the neighborhood, community, or the City of Longmont.**

The home is associated with the early development of Longmont, and specifically the agricultural heritage of the community.

8. **The site is geographically or regionally important.**

CRITERIA REVIEW FOR A CERTIFICATE OF APPROPRIATENESS (Longmont Municipal Code Section 2.56.130)

A. The commission shall grant an application for a certificate of appropriateness for exterior construction, alteration or demolition if all of the following review criteria have been satisfied:

- 1. The proposed work meets all applicable design guidelines approved by council;**

"Design guidelines" means a document adopted by council regulating alterations to a designated landmark or properties within a designated historic district. This property is not within a designated historic district that has adopted design guidelines. This Certificate of Appropriateness is sought for design guidelines specific to future development of the property.

- 2. The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the designated property;**

The proposed new homes will not impact the architectural features of the existing farmhouse or related farm structures.

- 3. The proposed work does not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site or the district; and**

The proposed work does not adversely affect the special character of the property.

- 4. The architectural style, arrangement, texture and materials used on existing and proposed structures are compatible with the character of the existing landmark and its site of the historic district.**

The proposed design guidelines are compatible with the character of the historic structures.

PUBLIC HEARING NOTICE AND POSTING

The property was posted with a public hearing sign and a notice was provided in the newspaper. Staff has not received any inquiries to date on this proposal.

COMMISSION OPTIONS

The Commission will hold a public hearing on this matter and make a recommendation to the City Council regarding the request to amend the local historic landmark designation on this property. The Commission will also consider a Certificate of Appropriateness for design guidelines for new construction on the remainder of the property.

The following options are presented for consideration by the Historic Preservation Commission:

1. Recommend that the property's landmark designation be amended to specifically apply to the historic structures;

2. Recommend that the local historic landmark designation remain in its current condition;
3. Approve the Certificate of Appropriateness for the proposed design guidelines;
4. Approve the Certificate of Appropriateness with conditions (specify conditions);
5. Deny the Certificate of Appropriateness; and
6. Defer action on the request based on the need for additional information.

For either option 1 or 2, the Commission should base its recommendation on the review criteria for designation of landmarks. Options 3, 4 and 5 should be based on the review criteria for Certificates of Appropriateness.

STAFF RECOMMENDATION

Staff recommends that the Commission consider options 1 and 3: Amendment of the local historic landmark designation and approval of the Certificate of Appropriateness. Staff further recommends that approval of the landmark amendment be conditioned upon relocation of the historic structures to proposed Lot 6.

ATTACHMENTS

1. Application for amended designation
2. Application for Certificate of Appropriateness
3. Certificate of Appropriateness approved April 7, 2021
4. 10662 Pike Road Cultural Resource Survey
5. Wallace 5th Filing, Amendment B
6. Proposed Final Plat
7. Proposed Design Guidelines
8. April 2021 1901 S. Main COA Final Packet
9. ALTA Survey