

CITY COUNCIL COMMUNICATION



MEETING DATE: October 25, 2022

ITEM NUMBER: 12.B

SECOND READING: November 15, 2022

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent Agenda

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Amending The Historic Landmark Designation Of The Carlson Farm Located At 1901 S. Main Street

EXECUTIVE SUMMARY:

The applicant seeks to amend the landmark designation for the Carlson Farm, located at 1901 S. Main Street, to facilitate moving the historic farm buildings to the eastern portion of the property. The applicant is in the process of subdividing the property into six (6) parcels for the development of single-family residences. Relocation of the buildings was approved through a Certificate of Appropriateness at the April 7, 2021, Longmont Historic Preservation Commission Meeting. This amendment to the landmark designation will clarify that the landmark designation only applies to Lot 6 of the proposed subdivision. This amendment was approved by the Longmont Historic Preservation Commission at the September 1, 2022, meeting. The owner of the subject property consents to amending the landmark designation.

COUNCIL OPTIONS:

1. Approve the amendment to the Carlson Farm Historic Landmark designation.
2. Deny the amendment to the Carlson Farm Historic Landmark designation.
3. Other option as determined by City Council.

RECOMMENDED OPTIONS:

Staff recommends that the Longmont City Council approve this proposed amendment to the Carlson Farm Historic Landmark designation.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

None.

BACKGROUND AND ISSUE ANALYSIS:

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 Certificate of Appropriateness, included as Attachment 4, 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, as depicted in Attachment 7. 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 (See Attachment 4). 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) 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. The Carlson Farm has been found to meet the following four (4) of the eight (8) established criteria.

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.

Not applicable.

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 in Longmont's history.

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.

Not applicable.

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

Not applicable.

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. The proposed amendment to the original landmark designation does not impact its compliance with established criteria. The amendment seeks to memorialize the approved relocation of the historic farm buildings as part of the landmark designation.

8. The site is geographically or regionally important.

Not applicable.

ATTACHMENTS:



Ordinance

Att 2 - Staff Report Carlson Farm Sept 1 2022 HPC

Att 3 - Application for Certificate of Appropriateness

Att 4 - Certificate of Appropriateness approved April 7, 2021

Att 5 - 10662 Pike Road Cultural Resource Survey

Att 6 - Wallace 5th Filing, Amendment B

Att 7 - Proposed Final Plat

Att 8 – DRAFT Minutes of September 1, 2022, Historic Preservation Commission