

DOWNTOWN PLANNING SERVICES

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FORT COLLINS, COLORADO



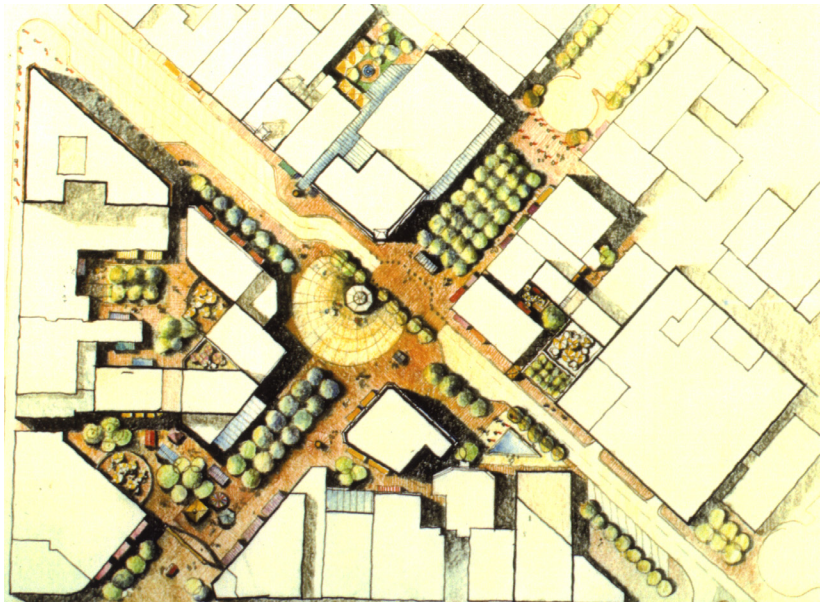
Old Town Master Plan and Design Guidelines

Noré Winter directed the creation of a Master Plan for the redevelopment of four blocks in Old Town, Fort Collins' original business district. The Plan proposed rehabilitation of historic buildings, construction of compatible infill, construction of streetscape improvements and the development of a plaza for outdoor events. Sponsored by a private development group, Old Town Associates, the project involved the participation of the City and the Downtown Development Authority to provide portions of the infrastructure — parking, utilities and pedestrian amenities — in order to stimulate private reinvestment in the area. The master planning process included regular meetings with public officials and committees.



The Old Town Plan included development of small courtyards for outdoor activities.

Winter & Company was also retained to prepare design guidelines for the Old Town area, Historic District under the jurisdiction of the Preservation Commission. These guidelines have provided a basis for making consistent decisions about development proposals in the District for the past twenty-five years. This has helped establish a stable climate for investment by property owners and the public sector. As illustrated, the guidelines have resulted in numerous notable examples of the restoration of historic properties to their former character.



The Master Plan for the Old Town Center in Fort Collins, Colorado, recommended a pedestrian mall to accommodate increased levels of pedestrian traffic. Today, the mall is one of the most active gathering places in the region.



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Winter & Company recently worked with the city to update the Old Town District Design Standards to reflect best practices in historic preservation, provide more user-friendly design standards and enhance the graphics throughout the document. The standards provide a basis for making consistent decisions about the treatment of historic resources and design of new infill within the district.



As investors came into Old Town Ft. Collins, they found structures in need of restoration. This row of buildings had lost some details over time and a monochromatic color scheme obscured the original design character. (This is a "before" photograph of the building in the photograph below.)



Restoration work on the building above followed the Old Town design guidelines. In some cases, such as this building, missing storefronts were reconstructed. In others, later uses were retained and designs were developed that enhanced the historic character while retaining future restoration options.

SERVICES:

- » Master Plan
- » Condition assessment
- » Rehabilitation Plans
- » Design Guidelines

CLIENT:

Old Town Associates and
City of Fort Collins

DATE:

1985, 2014



Winter assisted the property owner in developing a preservation approach that secured federal tax credits for the properties.



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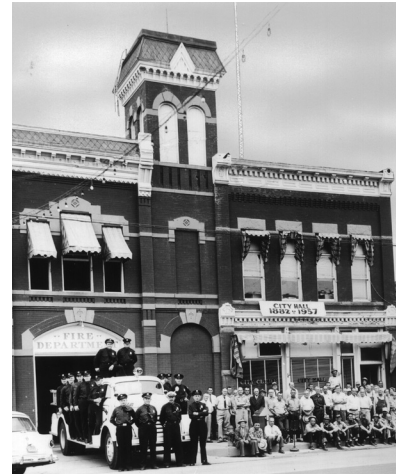
Over the past fifteen years, more than \$50 million in investment has occurred in the Old Town area. The Master Plan and design guidelines helped establish a vision for the area and create a stable climate for investment activity.



Before: In the early 1980s, the windows in the Miller block were boarded and architectural details needed repair.



After: The Miller block was restored, following Winter's Old Town design guidelines. The plaza in the foreground was a suggestion in the Old Town Master Plan.



During the 1890s, the City of Ft. Collins housed its first department and administrative offices in this pair of Old Town structures.



By the 1980s, the buildings had been severely altered. When sold as surplus property, a private investor sought to renovate the structures.



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Reed and Dauthe building, before.



Reed and Dauthe Rehabilitation concept, developed by Winter while principal at Downing/Leach architects.



The Old Town design guidelines encourage reconstruction of missing elements, such as ornamental cornices.



Reed and Dauthe building, after the rehabilitation.



The pediment of the Reed & Dauthe building during reconstruction, in compliance with the Old Town design guidelines.



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