

Clark's

LANDMARK PRESERVATION COMMISSION

Regular Meeting

May 13, 1997

Council Liaison: Scott Mason

Staff Liaison: Joe Frank

Commission Chairperson: Jennifer Carpenter (225-0960)

SUMMARY OF MEETING: The LPC designated the City Park Cannon a Local Landmark. Window and door replacement options were discussed for the U.S. Forest Service Building, 148 Remington. The storefront rehabilitation of the C.C. Forrester Block, 200-204 Walnut was approved for the Local Landmark Grant and paint color is to be approved administratively. The LPC approved the interior renovation and exterior reconstruction of the C.J. Corbett House for Colorado State Tax Credit. Black trim paint and an awning and patio fence recovering was approved for 100 West Mountain Avenue. Owners of 1320 West Oak received a time extension for the Local Landmark Rehabilitation Grant they were awarded in 1996.

CALL TO ORDER AND ROLL CALL: Jennifer Carpenter, Commission Chairperson called the meeting to order 5:35 p.m., 281 North College Avenue. Commission members Ruth Weatherford, Bud Frick, Per Hogestad, Jean Kullman, Diana Ross and James Tanner were present. Carol Tunner, Karen McWilliams and Joe Frank represented Staff. Timothy Wilder, new City Planner was introduced.

GUESTS: Don Woeber, citizen; Dave Veldman, Veldman Morgan Commercial, owner of 200-204 Walnut; Brad Lenz, owner, 148 Remington, U.S. Forest Service Building; Paige Lunberry, Manager, 310 Peterson and Jack Jennings, Contractor; Steve Taylor, Austin's tenant, 100 West Mountain Avenue; Rich Gilsdorf, Gilsdorf Canvas and Awning; Angela Brayham, Director One West Contemporary Art Center.

AGENDA REVIEW: Ms. McWilliams announced that the discussion of 600 South Howes and 218 and 222 West Myrtle were canceled.

COMMISSION MEMBERS' REPORTS: Mr. Frank reported that Staff had received praise from Mayor Azari for the successful Preservation Mixer. Mr. Frick reported on the latest Downtown Development Authority meeting. They have been continuing the discussion of the proposed Justice Center with a separate parking garage.

STAFF REPORTS: Ms. Tunner reported that she received a request from One West Art Center to sponsor their grant application for State Historical Funds to do further exterior restoration on the building. Angela Brayham from One West Art Center explained that they had received a grant in the past to restore the main plaza level windows, soffits and gutters. She said that they need \$75,000 more to finish the second floor windows and to

restore the rosettes and ornamental work. Ms. Tunner asked if any Commission members had concerns or problems, in which case they would schedule the discussion on the agenda. The Commission was in agreement to support the grant.

Ms. Tunner provided information which was submitted by Bill Starke, addressing the roofing system which he planned to use for the roof of the Northern Hotel. Mr. Frick asked if a licensed contractor was required to install the roof. Ms. Tunner said that the work must comply with the Building Code.

APPROVAL OF MINUTES: The April 8, 1997 Minutes were accepted as submitted.

DISCUSSION ITEMS:

Demolition Delay Ordinance Revisited

Ms. McWilliams reported that John Duvall, the new City Attorney liaison to Advance Planning, said he will review the ordinance to see what changes can be made to better meet the LPC's goals and needs. Ms. McWilliams proposed to postpone the discussion on this issue until after John's review. She added that until the City Council amends the ordinance, we are still governed by the current language.

OTHER BUSINESS:

1320 West Oak, Frank Stover House - Bruce Biggi and Jennifer Kathol, Time Extension for the Local Landmark Rehabilitation Grant

Mr. Wilder informed the Commission that the owners are seeking a time extension to complete the re-pointing masonry work. Staff recommends granting the year extension, permitted by the ordinance. Mr. Hogestad asked if the LPC had granted a full year extension in the past. It was noted that a year extension has been previously allowed.

Mr. Frick moved to grant an extension to Jennifer Kathol and Bruce Biggi for one year for the Local Landmark Rehabilitation Grant. The motion was seconded by Ms. Kullman, which passed unanimously. (7-0)

DESIGNATIONS:

The City Park Cannon, City of Fort Collins

Ms. McWilliams explained that Mike Powers, Cultural, Library and Recreational Services Director has requested Local Landmark designation of the City Park Cannon. She reviewed the history of the cannon and said that it is locally significant to the history of Fort Collins. The cannon will be moved temporarily from City Park to the American Legion building for repair and for their celebration this summer. Before returning to the same location in City Park, the cannon will be refurbished with new paint, cleaning and restored

wheels. A new rubberized pad will also be installed at the City Park playground for the cannon. Mr. Hogestad asked if the restoration work will be reviewed by the LPC. Ms. McWilliams explained that it is a museum object, so the restoration will comply with the Museum's conservation plan. Each object in the Museum has its own conservation plan and the Museum is responsible for maintaining accepted industry standards. Mr. Hogestad would like to see the original fabric maintained. Ms. Carpenter suggested passing these concerns on to the Museum.

Mr. Hogestad moved to approve the designation application for the City Park Cannon as submitted, and requested that the cannon be restored according to museum conservation standards. The motion was seconded by Ms. Weatherford, which passed unanimously. (7-0)

CURRENT DESIGN REVIEW:

200-204 Walnut, C.C. Forrester Block - Rehabilitation for a Local Landmark Grant (Conceptual)

Ms. Tunner said that the block was built in 1907 and Veldman Morgan Commercial recently purchased the building. She explained that the Federal Tax Credit Program is being used in this case, but will be reviewed locally because the building is in a Local Landmark District. Ms. Tunner explained that when the project went through the Federal Tax Credit, Steve Klein, Historical Architect for the National Park Service made a couple of changes to the project as outlined in a letter included in the packet. These changes include requiring some specifications for cleaning the masonry and the use of a test control panel. Ms. Tunner noted the area covered with stucco on the side of the building, which could be difficult to remove. Mr. Klein also approved opening up a storefront along the side of the building in order to create access to a patio area for a main floor restaurant, but he wanted the applicant to reduce the number of bays from three to two, as illustrated in the plan.

Ms. Tunner explained her discussion with Mr. Klein that if any historic fabric is left on a building, then the owner is required to restore it to meet tax credit requirements. If no historic fabric is left on the building, they could restore the facades according to photo-documentation or they could create a contemporary storefront, according to the Secretary of Interior's Standard #9. She described a contemporary storefront as an adaptation or a simplified version of an historic storefront; not a modern one. Ms. Tunner pointed out the paneled transoms and kickplate on the original photograph. More importantly, there are no sashes in the transoms around the windows on the second floor as illustrated on the rendered elevation. Concerning the paint scheme, Ms. Tunner said that the National Park Service, Main Street recommendations describe lighter, calmer colors were used around the turn of the century. The theme is part of the 1893 Colombian Exposition, where they had the Great White City and went towards more Greek and Classic designs and lighter

colors. Lighter colors can be seen on the original picture. The color is up to the applicant, but Staff recommends making more of a distinction between the two proposed greens or preferably using a lighter color more in keeping with the era of the building. A high gloss paint was also recommended because it lasts longer.

Mr. Veldman explained that they plan to have sashes, although it is not illustrated well. They also plan to install a new roof, a new heating system and a new storefront. He added that the building may not be structurally sound. A one piece metal staircase will be installed on the rear. A masonry enclosure will also be added to the back to help clean it up. He said that he feels the green is over used and, would like to go with a lighter color, but will leave the green awnings. The facade is almost identical to the Linden and Loomis storefront. A restaurant tenant is proposed for the main floor with a patio. The basement will be used for storage space. The upstairs will be used for office space, but an interior design has not been devised. They will try to use the layout which exists. Mr. Veldman said that they would like to clean it up and expand the bathrooms. Mr. Hogestad and Mr. Frick said that they like the idea of using a different color than green. Ms. Carpenter said that the colors can be reviewed administratively. She asked the applicant what he would like to do about the kick plates. Mr. Veldman prefers to stay with the panels pictured on the elevation.

Ms. Weatherford moved to approve the rehabilitation of the C.C. Forrester Block, 200-204 Walnut Street as presented and the applicant will bring the colors into Staff for administrative review. The motion was seconded by Mr. Hogestad, which passed unanimously. (7-0)

148 Remington, U.S. Forest Service Building - Windows and Exterior Doors Replacement (conceptual)

Ms. Tunner passed out photographs of the U.S. Forest Service Building, which was built in 1936. Ms. Tunner explained that Brad Lenz, owner originally wanted to install vinyl windows on the building but would like to discuss the windows and doors with the LPC. Ms. Tunner said that the Forest Service had changed out the original Art Deco window pattern and over time had made repeated changes. The National Park Service does not approve of vinyl windows. Mr. Lenz said that there are four different kinds of windows on the building and that the oldest is made of steel. After contacting the State Historical Society, Joseph Bell, historic preservation specialist, informed the applicant that aluminum windows are acceptable. Ms. Tunner added that aluminum windows are used on 1930s buildings, but not with a bare metal finish. The windows can be factory finished in any color. She recommended a beige color as the applicant had originally proposed. Mr. Lenz would like to use double hung windows and would like something which requires little maintenance. Mr. Hogestad asked if he wants fixed or operative windows. Mr. Lenz said that he does not want to change the exterior of the building. The rear has double hung windows with a bronze finish, which are of a good quality. He does not know why these

windows are different from the rest and would like all of the windows to match. He added that there are three different styles of brick and is interested in possibly bricking in the garage openings. Ms. Carpenter recommended that the original openings be maintained without brick. Mr. Frick and Mr. Hogestad discussed possible designs for replicated garage doors. They also discussed using an aluminum storefront system. Mr. Lenz said that he would like to get rid of the T1-11 siding on the building and that existing glass block may be uncovered on the corners. Mr. Frick suggested he use a color close to the brick for the windows. The windows on the Remington side would also have to be painted. Mr. Lenz would like to try and match the 1936 second floor windows. The south, north and east windows have already been replaced and the west windows need to be replaced. Mr. Lenz discussed finding a new paint color for the front facade doors and the first floor windows on the back.

Mr. Frick moved to approve exploratory demolition of the siding at the corners of the building at 148 Remington to determine what is underneath. The motion was seconded by Ms. Weatherford, which passed unanimously. (7-0)

310 Peterson Street, C.J. Corbett House - Interior Renovation and Exterior Reconstruction for the State Tax Credit, Part 1

Paige Lunberry, Property Manager and Jack Jennings, contractor provided revised drawings. Originally they wanted to build a two story addition on the rear, which was not according to the Secretary of the Interior's Standards. Now, they would like to rebuild the existing shed and then an addition on top of it. The foundation and the first floor would be eligible for State Tax Credit, but nothing on the second floor. The new shed addition needs to be two feet deeper because the basement staircase inside needs to meet code. Ms. Tunner said that a sliding door exists inside leading into the parlor, which they wanted to tear out. She suggested encasing the door inside the wall and then install a new door. Asbestos siding would be removed from the garage. The siding on the house is steel now. The siding on the addition and the garage will match the original wood siding on the house. Vinyl windows exist on the south side which were installed during a remodeling in the 1940s. The Design Review Sub-Committee visited the site to identify historic fabric and to determine what could be restored and what could be removed. Mr. Hogestad reported that Mr. Frick had some suggestions on salvaging the siding in the kitchen area. Mr. Frick talked about the use of double hung wooden windows and rebuilding the back porch. Some interesting trim work on the first floor should be preserved. Ms. Tunner pointed out the historic front door. Ms. Tunner described additional work including the removal of the chimney and some concrete work in the basement. Ms. Carpenter commented that according to the plans, you get no feeling of what was there. Mr. Hogestad pointed out that they are not approving that portion of the plans. She did not see a real need for the reconstruction of the shed in order to add the addition. Ms. Carpenter commented that preservation includes the ability to adapt buildings to a modern lifestyle.

Mr. Tanner moved to approve the rehabilitation including interior renovation and exterior reconstruction for 310 Peterson Street for State Tax Credit, Part 1. The motion was seconded by Ms. Weatherford.

Mr. Frick made a friendly amendment that if the applicant decides to use wooden double hung windows which replicate the non-clad type windows, they can be included in the State Tax Credit, which was accepted by Ms. Weatherford.

Mr. Lunberry stated that it is hard to find composite siding to match the original siding. He asked what kind of material the State approves. Mr. Jennings passed around a new product. He would like to use the Hardiplank approved for the State Tax Credit.

Mr. Tanner made another friendly amendment to approve any lap siding acceptable to the State Historical Society as long as the exposure matches the historical siding at approximately 4.5 to 5 inches. The motion passed unanimously. (7-0)

100 West Mountain Avenue, Welch Block, Austin's Restaurant - Awning and Patio Fence Recover (repaint trim on the building)

Ms. Tunner described the proposed awning and awning wrap-around on the patio fence. She explained that the applicant would like to paint the blue gray trim and lintels above the windows on the entire building, black. According to the guidelines, all colors on the building should be coordinated. The owner of the building and Staff recommends painting the trim black. Ms. Carpenter commented that black is not an historic color. Mr. Frick said that a deep black-green was frequently used. Ms. Tunner said that the LPC did allow black on the One West Art Center. Ms. Carpenter stated that the window mullions will stay white, while the lintels on the first floor storefront and the frames outside the sashes on the second floor will be black. Ms. Weatherford suggested that they illustrate the black trim and lintels in a color rendering of the facade. Mr. Frick thinks it will look too stark, especially with the white sashes. He said that the black awnings are enough of a black element. Ms. Weatherford said that it would look better with black trim and black awnings than black awnings and blue trim. Mr. Taylor explained that the logo will only appear on the corner awnings. He showed a sample of the gold lettering on the awning material. Ms. Weatherford asked if the Stone Lion Bookstore awning will remain. Ms. Ross pointed out that in the photo, the windows read as black. Mr. Taylor said that they are using classic, timeless colors and that inside the colors and theme are carried through. Ms. Tunner added that the brick is black speckled. Mr. Hogestad said that the contrast of the awning against the brick will look handsome, but he is not sure how the black will appear on the lintels, etc. Ms. Carpenter said that it needs to be consistent. Mr. Frank asked if the awning has a free valence and side walls. Mr. Taylor said they did. Mr. Hogestad said that the black areas will recess and appear as a shadow line. Mr. Gilsdorf commented that if the trim is not painted black, the blue will only stand out. Ms. Tunner said that in the past

they had tried to reflect an I-beam channel with the blue gray lintels and black would keep the same theme. Staff recommended the black.

Ms. Weatherford move to approve the request for an awning and patio fence recover at 100 West Mountain Avenue as submitted, including the repainting of the blue trim on the building black. The motion was seconded by Mr. Hogestad. (Yeas: Carpenter, Weatherford, Hogestad, Kullman, Tanner, Ross) (Nays: Frick) (6-1) Mr. Frick is opposed to the black trim paint.

OTHER BUSINESS Continued:

Ms. Tunner reported that the Preservation Mixer, Friday, May 9 was a huge success. Ms. Carpenter presented Ms. Kullman, who is retiring from the LPC, with a plaque and thanked her for a job well done on the Commission. Ms. Weatherford was awarded her plaque at the Preservation Mixer.

The meeting adjourned 7:50 p.m.

Submitted by Nicole Sneider, Secretary.