

Clerk's

LANDMARK PRESERVATION COMMISSION
Regular Meeting
March 25, 1997
Council Liaison: Gina Janett
Staff Liaison: Joe Frank
Commission Chairperson: Jennifer Carpenter (225-0960)

SUMMARY OF MEETING: The LPC and Staff discussed the 1998-1999 Historic Preservation Budget. The facade renovation and possible designation of 143 Remington was discussed. Existing building up-lights were retroactively approved for the Loomis Block. The LPC gave final review and approval for State Tax Credit, Part 2 for the Good House, 223 South Howes. Review of the Bouton House, 113 N. Sherwood, was tabled because the applicant was not present. The LPC decided on award recipients for the Friend of Preservation Award.

CALL TO ORDER AND ROLL CALL: Jennifer Carpenter, Commission Chairperson called the meeting to order 5:42 p.m., 281 North College Avenue. Commission members Ruth Weatherford, Bud Frick, Per Hogestad, James Tanner and Diana Ross (arrived late) were present. Jean Kullman was absent. Joe Frank, Carol Tunner and Karen McWilliams represented Staff.

GUESTS: Steve Short, citizen; Tricia and David Diehl, owners, 143 Remington and Mark Wernimont, Pro Door; David Veldman, owner 217 Linden Street, the Loomis Block; Andy and Andrea Miscio, 223 South Howes, the Good House.

AGENDA REVIEW: Ms. Tunner added a discussion of the Friend of Preservation Award.

STAFF REPORTS: Ms. Tunner informed the Commission that the City has received a \$95,000 grant for the Binkler and Trimble Blocks, owned by the Early family and Mike McCormick, respectively.

The Coy-Hoffman Barn amended contract was approved and they will begin the stabilization process. A superstructure will be built inside the second floor and then a new roof will be installed. Ms. Tunner requested a motion from the Commission so that they can maintain a wood roof on the barn. She explained the applicable wood roof ordinance. Ms. Tunner stated that any existing roof covering on a structure which is officially designated as a local or state landmark, or is listed on the National Register of Historic Places or a contributing structure to an officially designated historic district or area, when such existing roof covering is determined by the Landmark Preservation Commission to be essential to maintain such historic designation, listing or contribution may be replaced with a roof covering of the same materials and classification or such other roof covering which may be authorized by the LPC, provided that the replacement roof covering has a minimum rating of Class C.

Ms. Weatherford moved to approve a replacement Class C wood roof for the State Registered designated Coy-Hoffman Barn because it is necessary to maintain its historic designation. The motion was seconded by Mr. Frick, which passed unanimously. (5-0)

Ms. Turner said that Staff has received two letters requesting extensions for work to be completed for the Rehabilitation Grant Program. John Arnolfo purchased another building at 210 Walnut Street and would like to renovate all of the five building storefronts which he now owns on that street.

Ms. Weatherford moved to approve John Arnolfo's application for an extension until April 1998. The motion was seconded by Mr. Frick, which passed unanimously. (5-0)

Helen Woodard, 308 East Myrtle requested an extension to paint her house.

Mr. Hogestad moved to approve the application for Helen Woodard, 308 East Myrtle for an extension until April 1998. The motion was seconded by Ms. Weatherford, which passed unanimously. (5-0)

COMMISSION MEMBERS' REPORTS: Ms. Weatherford reported that she received a letter from Don Woeber thanking the LPC for their time and support. Mr. Frank explained the resolution regarding the World War I cannon, which had been reached in a meeting with the Mayor last week. The cannon will be moved this summer to the American Legion building for a celebration hosted by local veterans. The cannon will be designated as a Local Landmark and then restored and returned to the playground in City Park.

STAFF REPORTS:

Ms. McWilliams discussed the determination of eligibility of the Webster House, 1110 East Lincoln Avenue, for Local Landmark Designation. In February, 1995 the LPC determined the Webster House to not be eligible for local landmark designation at the request of Tony Campana, Campana Homes. Mr. Campana had plans to move the structure out of City limits but he later declined to do that. Changes to the house over the years include a garage and rear porch addition that were added to the house and the front porch wood floor was replaced with concrete because the wood had rotted. Recently, it was discovered that the farmhouse plan matches that of a William Radford published house plan and could be determined to be architecturally significant. Greg Belcher, applicant, plans to move the structure to a location on North Meldrum Street. Mr. Frick asked if its eligibility is based on the way it stands now or on how it will be after the move. Ms. Carpenter said that the house's significance is not based on location, but rather architecture, because of its William Radford house plan.

Mr. Frick moved that the Webster Farmhouse be determined to be eligible for Local Landmark Designation, based on its architectural significance as a William Radford Plan House. The motion was seconded by Ms. Weatherford, which passed unanimously. (5-0)

A friendly amendment, made by Mr. Tanner was accepted, that the approval was based on the integrity of the design, materials and workmanship of the house.

COMMISSION MEMBERS' REPORTS CONTINUED: Mr. Frick reported on the projects associated with the Civic Justice Center plan, discussed at the Downtown Development Authority meeting. The proposed projects include a new jail and courthouse, a remodel of the Justice Centers in Fort Collins and Loveland and a facility at the County Fairgrounds, located south of the City. The proposed parking structure was removed from the plan. A new transportation center/parking facility is proposed for the current America Building parking lot. The City already has plans for a 60,000 square foot building for lot 31. These proposals will be on the next election ballot.

Ms. Carpenter reported that she visited the Maxwell Farm site with Mr. Frank, Ms. Tunner and Ms. McWilliams. An historic stone house is located on the site at the corner of Elizabeth and Overland Trail. Another house on the site was three quarters deteriorated and determined not to have to go through the demolition delay process. A log house also exists. More information is needed about the structure, and the developer will make an attempt to find someone interested in moving the house. Ms. Carpenter added that the stone house will be used as a sales office at first and then be converted into some sort of community center.

Diana Ross arrived.

Discussion of 1998-1999 Historic Preservation Budget

Ms. McWilliams stated that funding in the amount of \$81,500 was requested of City Council in order to continue the progress of implementing the Historic Preservation Program Plan. The funding is necessary to support an increase in Staff by one full time equivalent employee, and for the establishment of an inter-departmental historic preservation database. Funding already allocated to on-going programs includes \$20,000 for the Rehabilitation Grant Program and \$10,000 for the Design Assistance Program. Ms. Weatherford stated that the Commission is interested in increasing the Rehabilitation Grant Program. Ms. Carpenter commented that Council prefers to fund programs rather than increase Staff, but stressed that as successful programs grow, increased Staff support is necessary. The Commission discussed the amount for which they should request an increase in funding for the Rehabilitation Grant Program. Mr. Frank explained that program funding should not be increased without the supplemental Staff to support

the review of additional applications and an increased workload. Mr. Tanner suggested discussing these issues in the memo to Council. Ms. Carpenter also suggested documenting the hours which Staff currently works in order to maintain the current programs. It is important to relay to Council how Staff is essential to the success of on-going programs. The Commission discussed how few projects proposed under the Rehabilitation Grant Program were funded and then at only fifty percent. They would like to find ways of funding the maximum amount of quality projects, which requires an increased budget. Mr. Frick suggested that the additional grants mentioned in the memo should be defined as outside grants and matching funds. The Commission agrees that Staff is a critical item on the proposed two year budget.

East Side/West Side Neighborhood Survey

Ms. McWilliams reported that two proposals were submitted in response to their RFP, one from a firm in Los Angeles and one from Georgia. She explained that primarily for financial reasons, the 6-member proposal review committee did not recommend either firm. It was suggested that Jason Marmor, consultant for the CBD survey, may be interested in doing the work as a contract employee of the City. Staff and the Commission are comfortable with his work. Ms. Carpenter asked if Ms. McWilliams made additional contacts to other consultants. Ms. McWilliams explained that many consultants responded that it is a very ambitious project which needs to be completed on a very tight time scale. Mr. Frank said that interns will be able to complete a lot of the research. Ms. McWilliams explained that the survey work and evaluations will be done by the contracted professional. Ms. Carpenter responded that this plan is a good solution.

Ms. McWilliams left the meeting.

DISCUSSION ITEMS:

143 Remington Street, St. Luke's Thrift Shop - Complementary Review to Reroof and Renovate Facade, Potential Local Landmark Designation and State Tax Credit Pt. I

Mark Wernimont, Pro Door, explained the plans for the facade renovation. He focused on the windows and doors. An entrance door will be added to the site of the garage door on the left side of the facade. Ms. Tunner explained that the transom striated glass over the windows is original. The existing doors are aluminum and are not historic. She commented that the transom glass should be duplicated or reused in the renovated facade. Mr. Wernimont explained that this is more of a conceptual review and they don't really know what materials they will use. He said that he does plan to use the existing openings and believes that the original door frame exists around the current aluminum entrance door. They would like to duplicate the windows which are present and they will try to clean or salvage the original glass. The proposed entrance door has wood panels across the bottom and then glass up to the top. The plan is to replicate the overhead door, but still be able to distinguish the new entrance. The existing mullions of the door will try

to be maintained. Mr. Wernimont explained that the existing transom glass and windows do not line up in the same plane. Tricia Diehl, owner said that a retail or office use is proposed for the site. The Commission discussed whether the transom glass would be salvageable or not. Mr. Tanner commented that the proposed entrance does not capture the look of a garage door. He suggested that if they are not going to re-create the original door, then it should look different. Ms. Diehl explained that they used panels in the design, because that is how it would have appeared originally. Mr. Tanner said that the size of the opening and the masonry will help establish the outline of an overhead door. Mr. Frick said that man doors within overhead doors were very common and asked about the dimensions of the opening. Mr. Wernimont explained that the sidewalk rises along the building, creating different heights of the facade and therefore, demanding different door heights. They also discussed designing the proposed panels to fit the door exactly. Ms. Carpenter commented that it is important to maintain the original openings and that the design can be more modern if they wished. Mr. Hogestad liked the idea of trying to re-create the garage door. Ms. Tunner reported that the applicant has submitted the State Tax Credit form, but they need to designate the building first. Ms. Diehl stated that she didn't know if they could wait for the designation process because they needed to start work immediately. She will let Ms. Tunner know their decision shortly.

217 Linden Street, the Loomis Block - Review of Existing Building Up-Lights

Dave Veldman, owner, stated that the lights had been installed last fall and apologized for coming in to discuss work which had already been completed. He explained that he worked with James Stratis, Colorado State Historical Society, and the National Park Service to seek approval for the lights, but never sought local approval. Ms. Tunner described the installation of the lights and that damage of drilling through one or two bricks occurred. She explained that Mr. Stratis recommended these lights because they sit very tight to the building. Mr. Stratis suggested looking at the life of the lights and to consider them a permanent part of the building. Ms. Carpenter disagreed and is opposed to drilling through bricks. Mr. Veldman commented that the lights really show off the features of the facade at night and serve as security. He said that he would like to install these lights on the Forrester Block. He believes that this type of installation, which involves drilling through one brick, is better than running a conduit along the face of the building. Ms. Weatherford commented that the up-lights add interest at night, but detract from the building during the day. Mr. Frick suggested that the lights be painted to match the color of the brick. Mr. Hogestad and Ms. Weatherford agreed with the suggestion. The Commission requested details of the mounting and discussed possible ways to mount the lights into the mortar joints or behind the cornice for the future. Mr. Hogestad stressed the importance of understanding how the lights are installed on the building and where the junction box is located. Mr. Veldman said that the junction box is part of the light fixture. Mr. Hogestad requested as-built drawings of how the electrician designed and mounted the lighting system.

Mr. Frick moved to approve the up-lights on 217 Linden Street, the Loomis Block with the provision that the applicant provide a detailed, to-scale drawing of how the lights were installed, along with a cut sheet, and paint the lights fixtures out to match the brick. The motion was seconded by Ms. Weatherford. (Yeas: Weatherford, Frick, Hogestad, Ross) (Nays: Carpenter, Tanner) (4-2)

Mr. Frick would like to set a standard for the future. Mr. Tanner does not think that the paint is necessary because, currently it meets the guidelines. Mr. Hogestad said that painting the lights may help to reduce the size of it. Ms. Tunner said that it is not an historic item, so you should diminish the affect of it.

7:15 p.m. Ms. Carpenter relinquished the Chairperson's authority to Ms. Weatherford, Co-Chairperson

223 South Howes, Good House, (Miscio and Gile) - Renovation, Final Review for the State Tax Credit, Part II

Andy Miscio, owner described the elevator added to the rear of the building to accommodate the ADA. They decided not to install the handicapped ramp because it became to cumbersome and took up too much space in the parking lot. Ms. Tunner recommended that they paint the exposed wood stairway at the rear. Large expanses of unpainted wood are not historic. She reported that they did reuse the existing front door. The LPC compared before and after photographs. Ms. Tunner explained that some items listed under materials on State Tax Credit application, like blue prints and copies are not eligible for the program. She said that Staff is very pleased with the renovation and the current use of the building. Mr. Frick asked if they are planning on painting the front porch floor. Mr. Miscio explained that when the weather gets warmer they will try different products to strip the existing paint. the LPC agreed that they could leave the porch natural, once the paint is removed. Ms. Tunner said not to paint the treads of the back stairs, only the posts, stringer and horizontal members of the structure.

Ms. Carpenter moved to approve the renovation, final review for 223 South Howes, the Good House, with the condition that they paint the back wood stairs, minus the treads, one of the colors on the house or in the two tones. The motion was seconded by Mr. Hogestad, which passed unanimously. (6-0)

Ms. Carpenter left the meeting 7:35 p.m.

113 North Sherwood, Bouton House (Randy Everett) - Final Review of Rehabilitation of Carriage House for State Tax Credit, Part II

Mr. Frick moved to table the final review of the rehabilitation of the Carriage House, 113 North Sherwood, for State Tax Credit Part II, because the applicant was not

present. The motion was seconded by Mr. Hogestad, which passed unanimously. (5-0)

APPROVAL OF MEETING MINUTES:

On page ten, first paragraph of the January 28, 1997 LPC meeting minutes, the word striping was changed to stripping.

Ms. Weatherford stated that the January 28, 1997 meeting minutes stand approved as corrected.

On page seven, the second line of the February 11, 1997 LPC meeting minutes was revised to read that the Sub-Committee did set the ground rules and the criteria should be adhered to. The applicant should complete the whole project or they do not receive the grant money.

Ms. Weatherford stated that the February 11, 1997 meeting minutes stand approved as corrected.

OTHER BUSINESS:

Discussion of the Friend of Preservation Award

Ms. Tunner reviewed the criteria for this award. She explained that the project may not have been necessarily reviewed by the LPC. Ms. Weatherford asked if staff has any suggestions. Ms. Tunner recommended Gina Janett for her support of historic preservation through the years; Veldman/Morgan for the work on the Loomis Block; John Morley's re-construction of the north porch of 145 N. Loomis with the use of photo-documentation; and the Fort Collins Museum for the re-roofing of historic structures and the restoration of the stagecoach.

Mr. Frick moved to give one Friend of Preservation Award to Gina Janett and one for the Loomis Block to Dave Veldman and Mitch Morgan. The motion was seconded by Ms. Ross, which passed unanimously. (5-0)

The meeting adjourned 7:45 p.m.

Submitted by Nicole Sneider, Secretary