

Oliver's

LANDMARK PRESERVATION COMMISSION
Regular Meeting
March 11, 1997
Council Liaison: Gina Janett
Staff Liaison: Joe Frank
Commission Chairperson: Jennifer Carpenter

SUMMARY OF MEETING: The LPC reviewed the water stand pipe located at 330 N. Howes. The discussion of the existing building up-lights at 217 Linden Street was tabled. The renovation of 319 East Plum, the Schalk-Stallings House, was approved for Part II State Tax Credit. The LPC approved the existing over-door awning on the rear second floor of 223 Jefferson, contingent on the awning being painted the same color as the building. The southeast porch enclosure was approved for the Howard House, 145 North Loomis. The LPC reviewed conceptual plans for the Harmony School, Christian Early Childhood Center. Don Woeber, citizen discussed the importance and history of the cannon in City Park.

CALL TO ORDER AND ROLL CALL: Ruth Weatherford, Commission Co-Chairperson called the meeting to order 5:37 p.m., 281 North College Avenue. Commission members Per Hogestad, Jean Kullman and James Tanner were present. Commission members Jennifer Carpenter, Bud Frick and Diana Ross were absent. Carol Tunner, Joe Frank and Karen McWilliams represented staff.

GUESTS: Steve Seefeld, Facilities Project Manager; Wayne Snyder, owner, 319 East Plum; Tim Simmons, Vintage Innovations; Loretta Gloer and Danielle Griffin, Market Link, 223 Jefferson Street; Al Hauser, Architecture One; Mark Young, Mark Young Construction Co.; Cathy and Eric Hutchison, Harmony School; Don Woeber, citizen; Steve Short, citizen.

AGENDA REVIEW: Ms. Tunner said that the discussion of the LPC Budget would be postponed.

STAFF REPORTS: Ms. Tunner reported that Jim Reidhead withdrew from the Design Assistance Program because he has a new employment position. Shawna Serillo from Signs of Tomorrow sent a letter that she had been interested in the DAP program, but felt it better to leave the designing to the professional engineers and architects.

COMMISSION MEMBERS' REPORTS: None.

APPROVAL OF MINUTES: The January 14, 1997 LPC meeting minutes were accepted as submitted.

CURRENT DESIGN REVIEW:

Disposition of the Trolley Barn Water Stand -Pipe, Steve Seefeld, City Facilities Project Manager

The stand-pipe was originally located near Leroy's Locksmith on Walnut Street, where a water and weigh station was established by the City. An attendant's house was located by the sidewalk. Mr. Seefeld said that the iron part of the stand-pipe is original. The pipe was moved to the trolley barn in the 1950s. Ms. Tunner reported that the stand-pipe is not critical to the site and could be left at that location, but if it was dismantled she recommended it should be given to the museum. Mr. Seefeld explained that pipes were leaking underground and in need of repair and they would like to remove the stand-pipe. His concerns are that damage has occurred and the area of black top has sunken by nine inches. Repairs would include pipe repair as well as new concrete black top on the west side. They are also concerned that if the stand-pipe remains it may be vandalized or neglected. Mr. Seefeld requested that the Water Department make the necessary repairs. With new metered water service to the building, the old system can be dismantled and possibly stored at the museum. Mr. Hogestad asked if it is possible to cap the line back to the main to complete the necessary repairs, stabilize the situation and allow the stand-pipe to remain, but not as a functional piece. Ms. Kullman and Mr. Seefeld discussed the common occurrences of vandalism in the area. Ms. Tunner added that the pipe was not an historical part of the original trolley barn. Mr. Seefeld explained that the biggest issue is the leaky pipes underground. Ms. Tunner added that it would be nice to get the original Trolley Barn door back or get an historic door for the building and that photo-documentation is available. Mr. Seefeld said that he will try to work with Water Utilities on these issues. Mr. Hogestad said that if no one is willing to take the stand-pipe, then it was better off at the building because at least it was tied in with Water Utilities. Ms. Kullman asked if it could be removed to do the necessary repairs and then put it back in place.

Mr. Tanner moved the Commission support the removal of the Stand-Pipe for the purposes of cutting off or capping the water supply, with the provision that the Stand-Pipe be given to an acceptable agency if one can be found and if one cannot be found it be mounted in its original position and not be scrapped. The motion was seconded by Ms. Kullman, which passed unanimously. (4-0)

OTHER BUSINESS: Ms. Tunner reported that on January 14, 1997 the Commission reviewed the interior renovation of 314 East Elizabeth. All of the material which the LPC required to be submitted for the State Tax Credit Part I is now available. The Commission reviewed it and agreed that the dimensions met their conditions minimally.

319 East Plum, Schalk-Stallings House (Wayne and Jean Snyder) - Part 2 State Tax Credit For Rehabilitation

Mr. Snyder explained that the interior work was done in order to keep the place functional as a single family residence. A bedroom, bathroom and laundry room was added downstairs and items were switched around in the kitchen. The basement had a dirt floor, but existed at a decent height so no digging was necessary. The applicant also improved the electrical system in the kitchen. Ms. Tunner added that the only exterior item was the garage door, which was able to be painted white.

Mr. Hogestad moved to accept the Part II application for 319 East Plum as presented. The motion was seconded by Ms. Kullman, which passed unanimously. (4-0)

145 North Loomis, Howard House (John Morley) - Southeast Porch Enclosure, Final Review

Ms. Tunner explained that the Design Sub-Committee and Design Assistance Program were utilized for this proposal. Tim Simmons, Vintage Innovations, completed the plans, which were subsequently reviewed by Mr. Hogestad. Mr. Simmons reported that he revised the plans and that Mr. Morley is anxious to get started on the project. Mr. Hogestad said that he appreciates the dimension details but was concerned about matching heights of window sills. Mr. Hogestad said that as you follow the line around the corner, there is a change. Mr. Simmons said that he tried to match the front door transoms and that the window sill height discrepancy is hidden by a tree. Mr. Tanner commented that the tree may not always conceal it. Mr. Hogestad said that the 2' 6" sill height should hold all the way around the structure in order to establish continuity. Mr. Simmons said that he can make the glazing larger to match it around the corner. Mr. Tanner discussed the beadboard used on the ceiling and reported that it is used mostly for rear additions. Mr. Simmons explained that it is also used as infill, similar to the porch on 314 East Mulberry and that on the back elevation it will be filled in with stucco.

Ms. Kullman moved to approve the final design review for the southeast porch enclosure with noted dimension corrections for 145 North Loomis, the Howard House. The motion was seconded by Mr. Hogestad, which passed unanimously. (4-0)

221 Jefferson, Jefferson Block - Rear Second Floor Over-Door Awning

Loretta Gloer and Danielle Griffin represent Market Link and explained to the Commission that the address was 223 Jefferson Street. Ms. Tunner said that ice overflow in the gutter above the door made the stairs unsafe. She had acquired the awning which she installed to remedy the problem. Ms. Gloer explained that there was a misunderstanding with the building owner regarding the need for LPC review. She said that the ice on the stairs

made them very unsafe and she thinks that the awning looks nice. Mr. Hogestad suggested that the roof and gutter ought to be repaired as well. Ms. Tunner reported that the neighbors had complained about the awning. She recommended painting the awning to match the back of the building and agreed that it is serving a safety issue. Ms. Gloer provided a paint sample to match the building.

Mr. Tanner moved to retroactively approve the awning with the provision that the awning be painted with the color submitted. The motion was seconded by Mr. Hogestad, which passed unanimously. (4-0)

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

Mr. Hogestad moved to table 217 Linden, review of existing building up-lights because there was no applicant to represent the submittal. The motion was seconded by Mr. Kullman, which passed unanimously. (4-0)

Harmony School, Christian Early Childhood Center - Rehabilitation and Addition, Conceptual Review For Local Rehabilitation Landmark Grant

Ms. Tunner presented the staff report and explained that Cathy and Eric Hutchison are using funds from the Rehabilitation Grant program. They will restore the historic building and add an addition designed with a hyphen. The addition will be of equal height to the original school. The addition's material is compatible, yet distinguishable from the original structure, according to Secretary of the Interior's Standard #9. Al Hauser, Architecture One, reviewed the site plans, elevations and landscape design. He said that the east, west and south sides will stay almost in their original states. The front of the building will be restored. A fire escape, a necessary safety feature, is proposed for the east and west sides. The first level is considered to be the basement, because of its garden level depth. Mr. Hauser reported that the Universal Building Code (UBC) requires two separate means of egress on the second floor for grades below third. The hyphen addition serves as an access to a play area. The hyphen will be covered with standard stucco and an EFIS treatment.

Mr. Hauser said that the gymnasium needs to be a viable facility to be rented out to other groups for athletic events, so the ceiling is at a height of twenty feet. The floor level almost matches that of the lower level of the Harmony School. Wide brick pilasters create repetitions around the addition and are similar to the design of the Harmony School. The brick soldier course is also carried through on the gym. Ms. Tunner reviewed the items which were listed on the grant application, any one of which could be completed with the funds. Mr. Hauser described the interior design of the school. He said that the four existing classrooms will be maintained. The southeast corner will be an administrative office, the northeast, which is the old facilities area, will serve as a music and indoor recreation room and the addition will house the restrooms, kitchen and gymnasium. They

discussed the use of a skylight, which would provide good daylighting from the south. Mr. Hogestad said that the design is a good contemporary expression of a schoolhouse, but is concerned with the Kal-Wall windows. Mr. Hauser explained that on the south side he would like to filter out the sun. The Kal-Wall windows were described as four inch grids, which are a white color in the day and a creamy, yellow color at night. He said that he is willing to look into other options for the windows. He added that pilasters on the gym are also intended to be use structurally and will stick out four to eight inches. Mr. Hogestad discussed the height of the addition and recommended that the building, at twenty-six feet, match the height of the original school. There should be a good alignment from one building to another. Ms. McWilliams commented that it is preferable to repair the wood windows, rather than replace them. Mr. Hauser said that he is also trying to align the windows with the door for the fire escape. Ms. Tunner requested that Ms. Hutchison explain the restoration of the entry way. Ms. Hutchison said that the entry way will have full light, rail style doors with etched glass and the wing walls will be added back. She said that the doors are only thirty inches, creating a five foot opening. Ms. Tunner suggested referring to the UCBC. Ms. Hutchison added that neon once existed around the door, which they would like to restore. Mr. Hauser added that the only signage exists where it says Harmony School. She explained that she would like to keep the windows because she likes the wavy glass, but they need to be made energy efficient. Mr. Hogestad said that he would rather see four inch pilasters on the addition. Otherwise, the shadow line would become very large compared to the original structure. The Commission discussed other options for the gymnasium windows, which Mr. Hauser will investigate. It was also pointed out that the parapet will help to screen the mechanical units on the roof from view.

DISCUSSION ITEMS:

City Park Cannon, Don Woeber Presentation to the Commission (Request from February 25 Letter to LPC)

Ms. McWilliams reviewed the letter regarding the 4.7 field gun, referred to as the cannon, which the LPC received from Don Woeber at the last meeting. Pictures of the cannon were shown to the LPC. Mr. Woeber came to talk about the restoration and proper display of the cannon. He has served in the military for twenty-six years, mostly in field artillery. He studies history and his family has been in Colorado for six generations. As a cadet at West Point and at the Virginia Military Academy, he participated in restoration projects. Historically, his family owned the Woeber Car and Carriage Co., providing the original streetcars up and down the front range. Mr. Woeber stated that the discussion of the cannon was a very emotional issue and stressed how many lives in this area were affected by the Vietnam War. He described the cannon's history. Two mothers in 1986 felt that the cannon was teaching kids to kill and petitioned to have the cannon removed. The Elks Lodge responded by pitching a "Save the Cannon" campaign. Mr. Woeber explained that the area between Fort Collins, Loveland and Greeley has the largest concentration of Vietnam Vets in the country, 11,000. This year, the day after Veteran's Day, City Council

presented an ordinance to move the cannon to the American Legion facility. He mentioned that two union cannon barrels had been previously moved from the city cemetery and are being stored at the museum. Mr. Woeber said that the Council was pressed to move the cannon for safety reason, but neglected to perform any study on the issue. A State Inspector of playgrounds has examined the cannon and reported it to be safe.

Mr. Woeber addressed the history of Fort Collins, which was founded as a military post. Two significant events affecting the town included World War II and the establishment of the college. The cannon signifies the impact which the war had on the town. Colorado State University is a land grant school. One of its goals is to provide a military training center, which existed behind Rockwell Hall. Two years of training was compulsory for all males at CSU. Battery C, 157th Field Artillery trained on such guns as the cannon in Fort Collins. Shooting practice took place at Fort Warren. During the Depression, military training provided hot meals, one dollar a day and a uniform. Mr. Woeber spoke of Louis Walton, a Fort Collins citizen, President of his class at CSU and a Commander in the ROTC program. He described how many events and celebrations hosted by the Elks Lodge are located in City Park and are focused around the cannon. He stressed that it is the American People who own this gun and that it would be very easy for a politician in another state to relocate the gun, as well as the ones stored at the museum.

Ms. Weatherford asked what Mr. Woeber recommends for the cannon. He said that he thinks the cannon should be placed at one of the entrances to City Park, which entrance to be decided by City Park Staff. He added that they could probably obtain a 1.55 Howitzer, which is basically the same size, to place on the other side of the entrance, creating a symmetry. He said that anyone who has served in World War II, Korea, Vietnam or the Gulf War could relate to the 1.55 Howitzer. The cannons at the entrance would alleviate congestion, and would give people good access to the guns. If you pull the cannon out of City Park, then it loses its historical significance.

Steve Short, citizen commented on the cannon. He grew up in Fort Collins and is part of the Vietnam generation. He remembers the first rally against the war in Fort Collins. When he recently returned to town, he went to visit the War Memorial at LaPorte Avenue in order to remember and help clear his memory of those times. He found out that the memorial had been moved to Edora Park, where he had to go searching for the memorial. He said that they should not have to hide this part of history and that it has a place to be preserved. He agreed that the cannon should be kept in the park. Ms. Weatherford added that the cannon belongs to the City of Fort Collins, so it should not be moved to the town of LaPorte. Mr. Hogestad said that the most compelling argument was that generations in Fort Collins have played on the cannon, but he would like to see more concrete documentation on this cannon's connection to Fort Collins. Ms. Tunner passed around a post card which shows the cannon before the playground surrounded it. Mr. Woeber commented that he does not think that the cannon was installed in 1932. Mr. Tanner said

that the information presented tonight is a big reason to designate and move the cannon to another location within the park. Mr. Hogestad explained that to designate the cannon it needs to relate back to the history of Fort Collins. Mr. Tanner said that by definition it is part of the local history because it has been in City Park for sixty years. Ms. Weatherford encouraged Mr. Woeber to submit his completed application for local designation of the cannon. Mr. Woeber said that we need to be interested in taking care of the heritage which he and his ancestors have built.

The meeting adjourned 8:40 p.m.

Submitted by Nicole Sneider, Secretary