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LANDMARK PRESERVATION COMMISSION
Regular Meeting
February 25, 1997
Council Liaison: Gina Janett
Staff Liaison: Joe Frank
Commission Chairperson: Jennifer Carpenter (255-0960)

SUMMARY OF MEETING: The LPC approved the relocation or demolition of 1014 South Lemay Avenue, the Poudre Valley Hospital Foundation House. The porch rehabilitation and roof replacement on 314 East Mulberry was approved for Part II of the State Tax Credit. The LPC reviewed conceptual plans for a rear addition on the Shenk House, 629 West Mountain Avenue. The LPC granted final approval for the belt cornice sign, storefront renovation and window signage for Linden's Brewing Company, 208/214 Linden Street.

CALL TO ORDER AND ROLL CALL: Jennifer Carpenter, Commission Chairperson called the meeting to order 5:40 p.m., 281 North College Avenue. Commission members Ruth Weatherford, Per Hogestad, Jean Kullman, Diana Ross and James Tanner were present. Bud Frick arrived 6:10 p.m. Carol Tunner, Karen McWilliams and Joe Frank represented Staff.

GUESTS: Jean Peterson, citizen; Steve Short, citizen; Becky Arthur, Living Center and Colorado Home Care; Al Scott, citizen; Gunther Seligmann, Poudre Valley Hospital; Carolyn Goodwin, owner, 314 East Mulberry; David Haimson and Susan Rogers, owners, 629 West Mountain Avenue; Kristen Krueger and Tom Kalert; architects, Bill Warren, General Contractor, Roger Warren, Site Supervisor, Lindsay and Jay Warren, observers, all for Linden's Brewing Company.

AGENDA REVIEW: Ms. Tunner reported the Saltillo's Grill went out of business and subsequently withdrew their reapplication to maintain painted transom windows and appeal to City Council. Ms. McWilliams reported that the Jonas Finger House, 211 West Mulberry and the Thomas Nicholas House, 922 West Oak had withdrawn their applications for Local Landmark Designation.

STAFF REPORTS: None.

COMMISSION MEMBERS' REPORTS: None.

APPROVAL OF MEETING MINUTES: The January 7, 1997 LPC meeting minutes were accepted as submitted.

Request for Demolition, 1014 South Lemay Avenue (PVH Foundation House), Poudre Valley Hospital, Applicant

Ms. McWilliams explained that the Poudre Valley Hospital Foundation House was also known as the superintendent's house. At the January 28, 1997 LPC meeting, according to Section 14.72, the LPC postponed their consideration of the demolition for more information. The Commission also gave an opportunity to any person interested in moving the structure. Research concluded that there was no evidence of a POW camp being located at the site. Staff recommended demolition of the structure with no conditions. Gunther Seligmann, Poudre Valley Hospital, explained that when the Fort Collins Housing Authority was contacted about the available structure, they had no serious interest in it. Ms. Weatherford asked if they had advertised the house. Mr. Seligmann said that he had only contacted individuals who were interested in the house. Al Scott, citizen, said that he likes the building and could probably have it out by the fifteenth of March. He is interested in moving and preserving the house. He sent a letter to Mr. Seligmann to explain that he would like to purchase the house for the price of its demolition. He said that because the house was so wide the roof would have to be removed for transport. Mr. Scott added that he would move the structure ten miles north of the City at roads 82 and 115 and would like to add a peak roof to the house. Becky Arthur, Living Center and Colorado Home Care, said that she was interested in purchasing the house and site. She would like to use it as an office and renovate it to blend in with the surrounding area. PVH is not interested in selling the site. Ms. Carpenter asked about any legal requirements which existed concerning moving the house. Mr. Seligmann and Mr. Scott will meet in order to reach an agreement.

Ms. Weatherford moved to approve the application, for the demolition or relocation of the Poudre Valley Foundation House. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

Mr. Frank asked if there was any photo-documentation of the building. Ms. McWilliams responded that staff would arrange to get photographs

OTHER BUSINESS: Ms. Tunner read a letter she had just received this evening from Donald Woeber, citizen, addressing the proposed relocation of the World War I cannon in City Park. He said that the cannon is actually a 4.7 inch field gun and explained that he would like to speak to the LPC about major items of historical importance. Mr. Woeber described the cannon as a tribute to the sons and daughters who served for the United States. Ms. Weatherford said that the cannon should be eligible as a local landmark. Ms. Tunner said that the cannon was placed in City Park between 1932 and 1933 and is owned by the City. She added that City Park has been determined eligible for the National Register of Historic Places.

Bud Frick arrived 6:10 p.m.

The LPC discussed how the cannon was proposed to be moved to the American Legion building in LaPorte and that the wheels on the cannon might need to be restored. They discussed what starts the process of designation for an historic object. Ms. Carpenter explained that the cannon may have lost its integrity in its current location in the playground. Mr. Woeber would like to see the cannon moved to the corner of Oak Street and Jackson. Ms. Carpenter requested that Council be informed of Mr. Woeber's suggestions. Mr. Woeber will come to the next LPC meeting to discuss the importance of the cannon.

CURRENT DESIGN REVIEW:

314 East Mulberry - Roof Replacement and Porch Rehab, Part II of the State Tax Credit

Ms. Tunner explained that the work was completed on December 31, 1996 for Part II of the State Income Tax Program. She provided photos of the work on the inside done to repair the water damage, the roof replaced outside and the porch repair. A new gutter was also added.

Ms. Weatherford moved to approve the 314 E. Mulberry request for Part II of State Tax Credit. The motion was seconded by Mr. Frick , which passed unanimously. (7-0)

Ms. Tunner noted that a vent pipe was replaced with an attic vent installed on the inside. Ms. Goodwin then addressed the LPC concerning the demolition of her garage because it is dangerously blocking the view from the driveway. She said that the wood used to build the single garage came from an older carriage house which had burned down. Ms. Tunner added the neighbor's six foot privacy fence, which rests along the property line, had been approved under the old code. Ms. Goodwin added that if the garage was moved, then she could exit through the alley. Ms. Carpenter asked if the garage is designated. Ms. Tunner explained that it is not designated, but could be a contributing building to the National Register District.

Review of proposals submitted for RFP for the East Side/West Side Neighborhood Survey

Ms. McWilliams reported that two proposals were submitted by Myra L. Frank and Associates, Los Angeles, and by Community Preservation Partners, Atlanta, who also submitted a bid for the districting process.

The budget is \$27,000 for the East Side survey and \$48,000 for the West Side survey. Mr. Frick asked if the budgets were broken down by the survey and public participation. Mr. Frank explained that the funds were only for surveying. The LPC reviewed the criteria

to evaluate the proposals and qualification of the consultants. An LPC sub-committee was directed to review the material individually and fill out a written score. The forms are to be returned Monday, March 3, 1997. The Sub-Committee includes Mr. Hogestad, Ms. Kullman, Mr. Tanner, Ms. McWilliams, Ms. Carpenter, Ms. Tunner and Mr. Frank.

629 West Mountain Avenue, the Shenk House - Rear Addition

David Haimson, owner, said that they would like to tear off the shed porch, then build a slightly larger one, which will be tied into a one bedroom addition. In a model, according to suggestions from the LPC, he increased the pitch of the roof. He explained that an existing tree was the reason for the shape of the addition. Mr. Haimson said that the addition could not be seen from the street. He gave the dimensions of the change in the pitch from 2 by 12, to 3 ½ by 12 and the existing porch, 4 by 12. Mr. Hogestad said that the size of the room was limited by the slope of the roof and asked what are the proposed dimensions of the sidewalls, which are 7 ½ feet from the eave. Mr. Frick asked if it meets the height requirement for the Federal Housing Authority on the inside. Mr. Tanner asked if the floor was at ground level. Mr. Haimson explained that a crawl space under the room was required in order to provide heat. Ms. Rogers said that the ceiling in the room falls with the slope of the roof and that they propose a door for egress instead of a large window in the room. Mr. Hogestad said that it would be difficult to get a door in that space. Mr. Haimson said it would be tough finding double hung windows to fit. Ms. Carpenter commented that windows may be better than a door that does not fit. Mr. Frick said that the floor lines and materials do not match the house. He suggested matching the band and window head lines and using some of the same details and materials. He added to respect the character and proportions of the existing building. Ms. McWilliams asked if they had considered a dormer off the rear, and a second story, but there is no room for a stairway. They discussed a house on Sherwood, which has a similar shed addition. Mr. Hogestad suggested using a connector piece. The Commission encouraged utilizing the Design Assistance Program.

208, 214 Linden, Linden's Brewing Company - Belt Cornice Sign Final Review and Storefront Renovation Conceptual Design Review

Tom Kalert and Kristen Krueger presented color elevations which depict the darker colors of the late 1880s. An attempt to remove the paint from 208 was not very successful, so the sills and lintels may have to be repainted. The trim is gold and the dots are a terra-cotta color. Ms. Krueger said that the signband has type face, called Palatino, which is acceptable for Main Street facades. The section through the new storefront shows a flush mullion, windows set back and faux transom windows, similar to that of the Children's Mercantile on College Avenue. She explained the plan and elevation of the sign attachment showing the tie rods coming back to the building to stabilize the sign. The brackets hold the sign out from the building and are only mounted in the mortar, so the sign won't even touch the building. She showed a sample of the letters on the sign and explained that the style will match the letters on the storefront. The signband letters will

be illuminated from the inside with neon. The total weight of the signband is approximately 500 pounds. The material is called Alucobond which is an aluminum substance. The light attachment is located behind the sign and riveted onto the sign band.

Bill Warren, General Contractor reported that they had left peel-a-way on the brick at 208 Linden for forty eight hours, which did not work well. He explained that they probably need power washing, which would damage the brick. Ms. Krueger said that they propose to repaint the brick and match the color of the brick next door. Mr. Warren added that they will point the brick at 214 Linden because of damage caused by previous power washing. Mr. Hogestad asked what the measurements are of the actual face of the brick and recessed storefront. Mr. Kalert said that there is an eight inch offset with brick on both the inside and outside of the building. Mr. Frick described the pilasters which are eight inches further out than the brick face. The spandrel glass does sit back and the window casings are all even. Mr. Hogestad commented that the spandrel glass would look better if it was set back more. Ms. Carpenter stressed that the sign expansion anchors should only be mounted into the mortar joints. Ms. Tunner added that the signage on the inside of the window will hang on Plexiglas. Mr. Kalert described the Amerilight product which will be used for the proposed signband. The dimensions are a six inch wide lens with a three inch horizontal projection, is cast aluminum and is weatherproof. The lights are not proposed to be painted and a T3000 bulb will be used which has a very warm color. Mr. Tanner asked if they had any additional concerns regarding drainage or pigeons behind the sign. Ms. Tunner noted that the menu board was deleted. Mr. Hogestad asked how the letters and brushed aluminum will appear. Ms. Krueger showed samples of the gun metal gray letters.

Ms. Weatherford moved to approve the belt cornice signband, storefront renovation and paint selection for 208/214 Linden Street including the window signage. The motion seconded by Ms. Ross, which passed unanimously. (7-0)

OTHER BUSINESS:

Ms. McWilliams addressed the issue of conditional designations. She has spoken with the City Attorney who recommends that the LPC should consider only the current integrity and significance of the building or structure.

Ms. Tunner said that a new awning proposed for #1 Old Town Square is not a recover but she would like the LPC's direction to treat it as an administrative review. The awning will match what currently exists all around the building. The commission concurred.

The Commission discussed the March 15, 1997 deadline for the removal of the paint on the transom windows at Saltillo's Grill, 100 West Mountain Avenue. They also discussed who is the responsible party. Mr. Frank explained that the applicant could be fined up to

one thousand dollars a day if the paint is not removed. Ms. Tunner will check on the paint removal schedule.

The meeting adjourned 8:10 p.m.

Submitted by Nicole Sneider, Secretary