

1997 Budget Recommendation, Joe Frank, Advance Planning Director

Mr. Frank informed the LPC that the City Manager published the 1997 Budget. The LPC will receive \$50,000 in ongoing funding. The money includes continuing the Rehabilitation Grant Program, Design Assistance Program, the part-time intern, education and matching funds for other grants. The budget will be reviewed by Council October 15 and November 15, 1996 if any LPC members would like to comment on it. Ms. Carpenter asked how surveys will be funded. Ms. McWilliams explained that the East Side/West Side Neighborhood and District surveys will be funded from the 1996 budget. The LPC said that they needed more staff to handle growing programs in the future.

Local Landmark Designation

223 South Howes Street, the Dealy/Good House, Andy Miscio and Ray Gile, Applicants

Ms. McWilliams presented the staff report to the Commission. She explained that the house was architecturally important for its Craftsman Bungalow style, with a side gabled roof, which is more common in the Northeast. There have been modifications to the back of the house and two cuts have been made in the brick sidewalls. The small addition on the back created a bathroom. Ribbon lights once existed along the back of the building, windows were removed, and wood siding was installed. The installation of a handicapped ramp will be reviewed by the LPC in the future. Three colors of brick were used to create the patterns, and the pillars on the front porch were constructed with wide brick bases and divided wooden upper pillars. The front entrance has wide-flared, curved steps, rare in Fort Collins. The Central Business District Survey determined this house to be individually eligible for the National Register. Ms. Weatherford asked if the steps will be repainted white. Ms. McWilliams explained that the steps and the sidewalls are in poor repair. The applicants would like to take out the steps, rebuild the stone sidewalls and pour new concrete steps. The new steps probably would not be painted. The owners are researching ways to remove the paint from the original brick. Mr. Frank hoped that this designation would encourage neighboring property owners to pursue designation because this is a threatened area.

Mr. Frick moved to approve Local Landmark Designation for the Dealy/Good House at 223 South Howes Street. The motion was seconded by Ms. Weatherford, which passed unanimously. (7-0)

DESIGN REVIEW:

1. Conceptual Review of Addition to Residence at 508 West Olive Street, Mark Johnson, Applicant

Ms. Lawrie presented the request for the conceptual design review of a proposed 16 by 20 feet, 1 1/2 story addition to the Rosenoff/Smith House. Mr. Johnson presented two options for the design of the addition having a gable style roof, with or without dormers. The house is a Craftsman Style Bungalow. An existing shed would have to be removed to make room for the addition, but that structure had not been designated. The overhang on the north elevation would be removed and the new wall would be flush with the original house. Shingles and siding on the addition would match the existing siding and Marvin windows, or of equal manufacture, would be installed to match the style of the original windows. Mr. Johnson presented a third set of plans to the LPC at the meeting. He explained that the Marvin windows were authentic single pane, divided light, with a 7/8 inch mullion, with attached screens and storms. One original window on the back side of the house would be removed and could possibly be used on the west elevation.

Mr. Tanner confirmed that the existing house was eight hundred square feet and the addition would add another seven hundred seventy-five square feet to the dwelling, excluding the basement. Ms. Weatherford expressed that the 1 1/2 story addition was hard to visualize and would dramatically change the appearance of the home. She presented an example of a very sympathetic rear addition, done on one level, on Peterson Street. Mr. Tanner said that the mass of the addition appears to overshadow the house. The proposed addition would radically change the mass and style of the building, especially in relation to the other structures on the street. Mr. Johnson said that the front and side of the house would remain the same and that landscaping around the house would also help to obscure the addition. He illustrated an example of how landscaping was used around an addition on a house at 1300 West Mountain Avenue. Mr. Hogestad suggested deleting the dormers and creating a more compact design. Mr. Tanner said that the latest plan seemed to be most subordinate to the original house. He explained that the addition should be minimized possibly by attaching it with a small passage way. The addition should be set off in order to lessen the impact on the original structure. Ms. Weatherford suggested using skylights to allow southern light to enter the house to lower the height of the addition. Mr. Frick questioned why the applicant did not expand the house into the backyard. Mr. Johnson explained that a buried sewer line existed in the back and he did not want to impact the view or privacy of his neighbors. Mr. Frick and Mr. Hogestad did not think that the windows on the second level would be in accordance with the current building code. They also suggested matching the trim around the windows.

Ms. Weatherford said that she would take Mr. Johnson to see the house on Peterson. In conclusion, Ms. Carpenter explained that the mass and scale of the addition should be subordinate to the original house, and the windows on the addition may not fit upstairs as

drawn. She explained to the applicant that he needs to follow the guidelines which require there to be a distinction between the historic and new portion of the building. She suggested looking at the *East Side/West Side Design Guidelines for Historic Properties* for guidance. Mr. Hogstad suggested a more linear design and after reviewing the current plans explained that the dimensions of the second level did not create much functional space. Mr. Frick suggested planning a single story addition with vaulted ceilings.

2. One West Art Center Awning Removal, Angela Brayham, Applicant

Ms. Brayham, Executive Director of One West Art Center, explained that they would like to remove the existing awnings as well as rehabilitate some of the other features of the old post office. She said that they will come back to the LPC after the removal of the awnings with a proposed compound to fill in the holes. Ms. Carpenter suggested filling in any other existing holes while completing the job. Ms. Brayham explained that they are only completing stabilization work now and they applied for another grant to complete the rest of the soffit work. They also have two-thirds of the original post office letters that they would like to put up on the building. She also brought in an old photograph of the post office, discussed how the building has changed through the years, and questioned what point in history they would like to re-create. Mr. Tanner was not sure if it was legal to install a post office sign on a building.

Ms. Weatherford moved to approve the application to remove awnings at One West Art Center, that the applicant return to staff when she is ready to have the holes filled, and staff could go back to the Landmark Preservation Commission if there are any problems. The motion was seconded by Ms. Kullman, which passed unanimously. (7-0)

3. Final Review of Coopersmith's Bulk Malt Silo, Brad Page, Applicant, Carr Bieker, Architect's Studio

Ms. McWilliams explained that at the August 13, 1996 LPC meeting the installation of one or more malt grain silos was proposed for Coopersmith's Brew Pub. A staff report was presented which discussed the proposal of one ten foot by 20 foot silo. Staff recommended denial of the proposal because the silo structure is modern and would be detrimental to the historic character of Old Town. It would also introduce an industrial/agricultural use in a commercial area. The proposed silo is not compatible with historic downtown. Applicants presented a new proposal at the meeting, to install one silo tucked in the corner next to the Hohnstein building at the East Mountain Avenue entrance to Old Town, in front of the Coca-Cola advertisement. The space is currently not utilized and it was thought that the shape and mass of the silo would fit in better next to the two story brick structure. Mr. Page explained that they preferred the look of the single ten by twenty feet round silo. Mr. Page said that the silo does fit in with Old Town because micro-brewing and grain silos are historic to the Fort Collins area. He explained that the

placement of the silo next to the pool hall would put the silo above the building roof line. Mr. Page's architect, Mr. Bieker, said that he believed in letting structures express their function and said that the silo would fit in better on the west side of the entrance, but the silo would be in front of the old Coke sign. He further explained how form follows function and how the brew pub is a vital part of the activity at Old Town. The silo could blend into the entrance because it fits in with the function of the site.

Commission Member Diana Ross left the meeting.

The silo would sit a couple of feet from the building. Mr. Tanner asked if they decided on the size of the silo because the proposed height was most practical and functional. Mr. Page explained that there would be a problem with transportation if they built a silo wider than ten feet. Mr. Frick asked if they could sink the silo into the plaza. He said that he was concerned with the height of the structure and obscuring the old Coke sign. He suggested looking at other shapes and sizes for the silo and possibly installing the silo on the roof, like a water tower. Mr. Hogestad said that the silo could be a wonderful design opportunity to create something that was fun and interesting, yet functional. Mr. Page explained that he felt that there may have been some concerns about the design of the silo and they decided on painting the silo a dark green, so that it would appear to recede, would fit in with the colors of Old Town, and would not look metal and industrial. Mr. Frick wanted to address the Coke sign on the side of the building and suggested installing the silo further to the east of that corner so the sign can be viewed. Ms. Carpenter stressed that she has major problems with an industrial use being proposed for Old Town. Old Town is a very special place which is not agricultural or industrial in its use. The addition of the silo would change the character of that entrance into Old Town. Mr. Tanner explained that historically the town has been an agricultural community and that the silo is associated with a commercial use. He explained that Old Town has already been rebuilt and is different from what once existed there. He said that the location may not be ideal for a silo, but he does not think that Staff's objections are substantiated. The questions which need to be discussed are of mass, scale, and size of the structure. Ms. Weatherford explained that people do not want Old Town to change, but change is vital to the survival of Old Town. Mr. Page explained that some people forget how business owners invested in Old Town in the beginning when they did not know if it would be successful. Mr. Frick added that the silo would be removable.

Joe Frank left the meeting.

Ms. Weatherford suggested that the Commission continue to work with the applicant in order to reach a compromise concerning the design of the structure and a plan that would be acceptable to the majority of the LPC. Mr. Hogestad said that he was not ready to accept a pre-manufactured, utilitarian piece at the entrance of Old Town. The silo should be special and interesting in its design. Mr. Tanner said that modern additions to Old Town should be subordinate to historic buildings and compatible as well. Mr. Hogestad

said that it may be an issue of art in public places, but Mr. Tanner felt that it was not art. Mr. Hogestad agreed that a big utilitarian object may not be considered art. He pointed to pictures of silos in Washington and California which were more appealing. Ms. Kullman pointed out that the setting of those silos was different than Old Town. Mr. Hogestad said that details would make the design more interesting and felt that the proposed location on the east side was reasonable. Mr. Page explained to Mr. Frick that ten by twenty were the dimensions of the proposed silo from ground to top. Ms. Carpenter said that she was hesitant to approve the location without design details.

Ms. Weatherford moved to approve the application for the malt barley silo on the east side of the Old Town Plaza entrance with the approval contingent on approval of the final design of tank and tower structure, to be submitted to the Landmark Preservation Commission at a future date, including measurements, materials, details of attachments, and signage. The motion was seconded by Mr. Frick. (5-1) (Yeas: Weatherford, Frick, Tanner, Kullman, Hogestad) (Nays: Carpenter)

DISCUSSION ITEMS:

Central Business District Survey - Discussion and Determinations of Eligibility for Remaining Survey Forms

Ms. McWilliams led the Commission in reviewing the properties which the LPC had wanted to study more closely at the August 27, 1996 LPC meeting. All of these properties were categorized as either contributing or non-contributing to the Central Business District Survey.

1. Warren-Bohlender Funeral Chapel - The building is still fairly intact under the addition, but the windows on the original building have been altered. The Commission discussed to what level the building had been altered, but their decision should be based on what existed today, and how easily the building could be restored. Ms. Carpenter felt that this particular property did not relay anything historic.

Mr. Frick moved that the Warren-Bohlender Funeral Chapel be determined to be non-contributing to the CBD. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

2. Whole Life Center - The entire front of the building has been extremely altered. The facade is from 1960 - 65.

Ms. Kullman moved for The Wright Life Center to be determined non-contributing. The motion was seconded by Ms. Weatherford, which passed unanimously. (6-0)

3. Al's Newsstand - The facade of Al's has been changed, and was described in the survey as "pseudo-Victorian". Historic fabric of the building exists to the sides and back of the structure. Ms. Weatherford said that the building has historically been a newsstand since the 1930s. Mr. Tanner said that the set back entrance was original and the rest of the changes were cosmetic. No photo-documentation of how the building appeared was available.

Mr. Tanner moved to approve that Al's Newsstand be determined contributing, for its historic significance. The motion was seconded by Ms. Weatherford, which passed unanimously. (6-0)

4. Poudre Valley Appliance - The building is modern with scored brick. Mr. Frick pointed out that the original car door, from when the building was a car dealership, can be detected on the facade.

Ms. Weatherford moved that the Poudre Valley Appliance building is non-contributing. Mr. Hogestad seconded the motion and Mr. Frick abstained from the vote. (5-0)

5. Bisetti's - Mr. Hogestad explained that the facade had been extremely altered when the windows were cut out.

Ms. Weatherford moved that Bisetti's be determined non-contributing. Mr. Hogestad seconded the motion, which passed unanimously (6-0)

6. Subway - The window openings have been altered, but the upper level has some historic integrity. The building was built between 1895 and 1901. A brick addition was built in 1931 and the original building was remodeled in 1924. In 1937 another unspecified remodeling was conducted.

Ms. Weatherford moved that Subway be determined contributing. Mr. Frick seconded the motion, which passed unanimously. (6-0)

7. Brown's Shoe Fit Company - Extensive alterations have been made to the facade. The building has always been a shoe store but today does not exist as a shoe store.

Ms. Weatherford moved that the building be determined non-contributing. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

8. Center Printing - The first level has different doors and kickplates. The entrance is recessed. Multi-pane windows on the second level are encased in metal frames. The original cornice line exists as well as the painted sign on the side of the building. The

windows and window sills are not original.

Mr. Hogestad moved that Center Printing be determined non-contributing. Ms. Kullman seconded the motion, which passed unanimously. (6-0)

9. Oak Street Place - The building was constructed in 1928 and remodeled in 1984. The original appearance is unknown. The tile roof may be stylistic of the business, the World of Sleep Bed Store, which once existed there.

Mr. Tanner moved that the Oak Street Place be determined non-contributing. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

10. Old Town Diner - The building was constructed in 1912. Three walls are exposed. The building was remodeled in 1958 and again in 1993. From 1984 to 1990 it existed as The Sports Page Lounge. Window openings were recently cut into the north side wall. A building which had existed to the north side was demolished.

Mr. Tanner moved that the Old Town Diner be determined non-contributing. The motion was seconded by Ms. Weatherford, which passed unanimously. (6-0)

11. Armadillo Restaurant - This building has been extensively altered.

Ms. Weatherford moved that the Armadillo be determined non-contributing. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

12. China Palace - The building has a very altered facade.

Ms. Weatherford moved that the China Palace be determined non-contributing. The motion was seconded by Mr. Frick, which passed unanimously. (6-0)

13. The Kitchen Center - No historic fabric exists today on the facade.

Mr. Frick moved that the Kitchen Center be determined non-contributing. The motion was seconded by Mr. Hogestad, which passed unanimously. (6-0)

14. Don Q's Walk Shop - The facade of the building is painted stone veneer. The building was constructed in 1916 and existed as a automotive garage. At a later time, the building to the north was added on. The Commission was unsure if the brick veneer was original.

Mr. Tanner moved that Don Q's be determined non-contributing. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

15. Larimer County's Sheriff's Department Education Center - The building is a 1922-1923 pressed brick building. The structure has minor local importance and is not commercially or historically significant. The original window openings may exist.

Ms. Weatherford moved that the Larimer County Sheriff's Department Education Center be determined non-contributing. The motion was seconded by Mr. Frick, which passed unanimously. (6-0)

16. Joe's Fireside Cafe - This building includes Ovation Audio and Western Camera as well. The building does not have any historic integrity.

Ms. Kullman moved that Joe's Fireside Cafe be determined non-contributing. The motion was seconded by Mr. Tanner, which passed unanimously. (6-0)

17. Brotherton Office Product and the Crown Pub - The building is a good example of historic brick work.

Mr. Tanner moved that the Brotherton Office Product/Crown Pub be determined contributing. The motion was seconded by Ms. Kullman, which passed unanimously. (6-0)

18. Garwood Jeweler's - The facade has been unchanged since the 1969 remodeling.

Mr. Hogestad moved that Garwood Jeweler's be determined non-contributing. The motion was seconded by Ms. Weatherford, which passed unanimously. (6-0)

Presentation of City Plan Principles and Policies, Leanne Lawrie, City Planner

Ms. Lawrie explained to the Commission that the Structure Plan has been adopted. She provided an overview of the City Plan Principles and Policies the current steps in the City Plan process. Ms. Lawrie highlighted sections of Principles & Policies dealing with Historic Preservation and items of concern to the LPC. Under Districts section, the downtown district will be very important to the LPC. Historic characteristics of the community will also be important to the character of downtown, the design of streets, and public places. The grid street pattern will be preserved with the addition of mid-block passages and traffic calming pedestrians walkways. She also discussed that newly constructed buildings must use compatible materials and design form. Other historic preservation issues were discussed, including the issues of infill development in existing neighborhoods, redevelopment of underdeveloped sites, and deciding the value of older buildings which no longer have any historic significance. Ms. McWilliams discussed the problems with non-contributing buildings. These buildings also need to be compatible with the existing historic buildings in the community. This issue will be addressed in the *East Side/West Side Design Guidelines*. Overall, the LPC felt that historic preservation issues were thoroughly addressed in the City Plan document.

OTHER BUSINESS:

Ms. McWilliams explained to the Commission that Peacock Painting Co. was advertising that they are recommended by the Historical Preservation Society in a ValuPak Coupon mailing. The LPC cannot recommend or make endorsements, but they do provide a resource list. Staff will ask the company to change their advertisement. Ms. Weatherford then added that in the North Forty News, The Conoco service station north on 287, was described as the Historic Ted's Place, which is also inaccurate.

The meeting adjourned 8:55 p.m.

Submitted by Nicole Sneider, Secretary.