

**LANDMARK PRESERVATION COMMISSION**

**Regular Meeting**

**August 27, 1996**

**Council Liaison: Gina Janett**

**Staff Liaison: Joe Frank**

**Commission Chairperson: Jennifer Carpenter (225-0960)**

**SUMMARY OF MEETING: Brick repair work was approved for the Rehabilitation Grant Program for 229 Jefferson Street. 261 Linden Street exterior painting was approved. The Central Business District Survey was reviewed by the LPC.**

**CALL TO ORDER AND ROLL CALL:** Jennifer Carpenter, Commission Chairperson called the meeting to order 5:40 p.m., 281 North College Avenue. Nicole Sneider, Secretary called the roll. Commission members Jennifer Carpenter, Ruth Weatherford, Jean Kullman, James Tanner, and Diana Ross were present. Bud Frick arrived 5:45 p.m. Per Hogestad was absent. Joe Frank, Carol Tunner and Karen McWilliams represented staff.

**GUESTS:** Mitch Busted, co-owner of M&M Investments, 229 Jefferson Street and Jason Marmor from Retrospect, Consultant for the CBD Survey.

**AGENDA REVIEW:** None.

**COMMISSION MEMBERS' REPORTS:** Ms. Carpenter reminded the Commission that the LPC Policies and Procedures sub-committee will meet August 28, 1996 at 8:00 P.M. She also invited people to register for the Community Initiated Development workshop hosted by Historic Fort Collins Development Corporation on October 1, 2, and 3, 1996.

Ms. Carpenter said that they had discussed the silo proposal for Coopersmith's Brewing Pub at the DDA meeting.

**APPROVAL OF MINUTES:** The July 23, 1996 LPC meeting minutes were accepted as submitted.

**STAFF REPORTS:** Ms. Tunner reported on the last two LPC Policies and Procedures sub-committee meetings and provided copies of minutes from the second of the two meetings to date. This provided information on issues which were discussed, people's opinions and consensus on certain topics.

Ms. Tunner showed a letter, dated July 18, 1996, from Colorado Preservation Incorporated which outlined their successful programs and accomplishments. The

letter mentioned the Property Tax Initiative which proposes to tax real property belonging to non-profit organizations. Ms. Tunner discussed some of the implications which the proposed state bill may have on historic structures that are owned by non-profit organizations.

#### **CURRENT DESIGN REVIEW:**

##### **229 Jefferson Street, Vanderwark Block - Local Landmark and Rehabilitation Grant Review of Brick Repair and Exterior Re-Stucco - Mitch Busted, Co-Owner**

Mitch Busted, Co-Owner M&M Investments, explained the damage to the brick on the building. The property received a grant under the Rehabilitation Grant Program. The work proposed was to re-stucco after performing brick repair work on the back of the building. The stucco will be painted and color samples were provided to the LPC, although painting was not part of the grant application. Mr. Busted explained that the roof leaked when they bought the building and no gutter system was in place. The damaged brick supports the headers in the building. Fired brick instead of a soft brick will be installed and the paint will help protect from further water damage. Diamond Vogel Elastomeric paint will be used. All of the downspouts have been rerouted to the storm water sewer system, so the drain goes across part of the building. Mr. Frick asked if they were going to stucco the side of the building. Mr. Busted said no and explained that they were going to seal the exposed brick. He said that they would try to scrap off the existing stucco and apply the new stucco with a uniform texture. Mr. Frick suggested that they leave the tie rod stars exposed on the building where they exist.

**Ms. Weatherford moved to approve the application for 229 Jefferson Street. Mr. Frick seconded the motion which passed unanimously. (6-0)**

Mr. Busted wanted to discuss some other issues with the LPC. He said that he felt that the third story addition on the Salvation Army was very obtrusive and felt that it took away from the ambiance of Old Town. Ms. Carpenter explained that the design of the addition was decided by the National Park Service. Mr. Frick explained that the addition is supposed to look new. Ms. Carpenter added that the addition should still be compatible with the older part of the building and discussed how guidelines can be interpreted for historic or contemporary new design. Mr. Busted was concerned that such a structure could open the door for others like it.

**OTHER BUSINESS:** Ms. Weatherford reported that a six foot fence had been installed at the corner of Mulberry and Loomis, which was blocking the sign to a bed and breakfast and the Pope's Tax business. Ms. Tunner will look into the matter.

Mr. Frank, Ms. McWilliams, and Ms. Carpenter have held several meetings recently to discuss the Demolition Delay of the Good House on Howes Street. The house is a wide bungalow with flared steps in front. The owners would like to install a handicap ramp which would change the side wall of the porch. Mr. Frank explained the demolition delay ordinance. He said that as it was written, the demolition delay

ordinance applied to demolitions of the building or any portion thereof, including any alteration. Mr. Frick explained that if they had to demolish a part of the building in order to install the ramp and it was not just an addition, then the ordinance may apply.

As the ordinance was written, just about any work other than a new coat of paint could be delayed for sixty days. Mr. Frank explained the criteria for the demolition delay ordinance. The property had to be at least fifty years old, it meets all the requirements or it doesn't meet all of the requirements, or the structure has been so altered that it has lost its historical integrity. Mr. Frank and Ms. Carpenter agreed that the ordinance has to be amended. Ms. Carpenter would like to see the opportunity created to investigate whether the structure falls under the ordinance when they do not have much information on it. Mr. Frank also suggested removing the initial fifty dollar fee for the demolition review because it serves as a disincentive to file for the review. Ms. Weatherford would like to see stiffer penalties added to the ordinance. Mr. Frank explained that the statement 'demolish any portion thereof...' applies to anything on the exterior of the house. The Good House, at 223 S. Howes Street, did receive a permit to install the handicap ramp, but did not receive a permit to tear through the porch wall. Ms. Carpenter said that the ordinance needs to better accomplish and communicate the Commission's goals. The Commission discussed having the Building Inspection Department send all applicants to the LPC staff. This practice would increase the workload of staff tremendously and would not be an efficient way of reviewing demolition permits.

#### **CURRENT DESIGN REVIEW CONTINUED:**

##### **261 Linden Street, Stover Building - Repainting Building**

Ms. Tunner presented the application to repaint the Stover Building. The building is located at the corner of Linden and Jefferson. The building next door (the Bosworth Building) will also be repainted the way it exists. Color paint chips were provided with a color elevation of the paint scheme. The paint that will be used is from Kelly Moore and is called, Rip Tide #OW28 and Pine #S19-3 for the trim.

**Mr. Frick moved to approve the application for repainting the Stover Building, 261 Linden Street, Kelly Moore Rip Tide #OW28 and Pine #S19-3. Ms. Weatherford seconded the motion, which passed unanimously. (6-0)**

#### **DISCUSSION ITEMS:**

##### **Central Business District (CBD) Survey - Review and Approval of Survey, Karen McWilliams, Staff and Jason Marmor, Consultant**

Ms. McWilliams explained that Mr. Marmor designed the criteria which was used to determine the eligibility of over one hundred buildings in the Central Business District. A description of each category was provided, whether the structure was residential or commercial, individually eligible for the National Historic Register, contributing to a National Historic Register district, or not contributing. The LPC reviewed the

recommendations which Mr. Marmor concluded from the survey. Mr. Marmor explained that the criteria was designed after reviewing criteria used in other cities and follows a similar approach. The *Evaluation Criteria for Fort Collins Central Business District Cultural Resource Inventory Project* written by Mr. Marmor was reviewed by the Commission. Ms. Carpenter addressed the statement, first page, second paragraph under *Criteria for Evaluating Commercial Buildings in Fort Collins*, " The relative rarity or commonness of a given architectural style or design was generally not addressed, since at present a complete inventory of Fort Collins buildings by style or design has not been undertaken." She said that they do not know how many rare examples of a particular architecture or building style exists in the city and would like to see such properties identified. Mr. Marmor said that he had provided the addresses of rare structures and identified if the features or design were relatively uncommon. Ms. Carpenter and Mr. Marmor discussed that other uses like public utilities and agricultural uses were not identified as a separate criteria, but were included in the commercial properties.

The LPC reviewed the survey and set aside several properties to discuss their eligibility status at the next meeting. Ms. McWilliams presented the survey of the properties.

**8:40 p.m. Mr. Frick left the meeting.**

**Ms. Weatherford moved that all of the properties other than the ones which the LPC has set aside for further discussion, have been accepted as recommended in the CBD District Survey. Ms. Ross seconded the motion, which passed unanimously. (5-0)**

The meeting adjourned 8:52 p.m.  
Submitted by Nicole Sneider, Secretary.