

**LANDMARK PRESERVATION COMMISSION
REGULAR MEETING**

July 23, 1996

Council Liaison: Gina Janett

Staff Liaison: Joe Frank

Commission Chairperson: Jennifer Carpenter (225-0960)

SUMMARY OF MEETING: The Commission heard a presentation by Jan Meisel, Parks Planner, on the proposed Park Plan and its implications for historic preservation. The LPC gave design concept approval for 132-144 N. College and State Tax Credit approval for 725 Mathews Street. The Fort Collins Museum proposal for additional gutters was continued for further information. The LPC approved minutes of May 28 as corrected.

CALL TO ORDER AND ROLL CALL: Commission Chairperson Jennifer Carpenter called the meeting to order at 5:35 pm, 281 North College Avenue. Commission members Jennifer Carpenter, Per Hogestad, Jean Kullman, Diana Ross, James Tanner, and Ruth Weatherford were present. Bud Frick was late. Joe Frank, Karen McWilliams and Carol Tunner represented staff.

GUESTS: Guests in attendance were Janet Meisel, Parks Planner for the City of Fort Collins; Richard Beardmore for the owners of 132-144 North College, the Trimble Block and Barclay Block; Mike McCormick owner of the Trimble Block; Mike Early, owner of the Barclay Block; Jeff Bridges, owner of 725 Mathews Street; Jil Rosentrater and Ben Fogelberg, of the Greeley Planning Department, and Bill Beardsley, Chairman of the Greeley Historic Preservation Commission, all to observe; and Darin Atteberry, Assistant City Manager, observer.

AGENDA REVIEW: Ms. Tunner mentioned that two 26' tall by 6' wide malt silos are proposed by Coopersmith's for the Old Town Square, to be discussed under Other Business. Ms. McWilliams passed out information on proposed topics to be discussed by the LPC subcommittee (formed to discuss policies and procedures) at future meetings.

STAFF REPORT: Ms. McWilliams said that Dale Heckendorn, Colorado Historical Society National and State Register Coordinator, will discuss National Register process and eligibility at the August 13th meeting, and that the Central Business District survey forms will be discussed at the August 27th meeting. Ms. Tunner then passed around copies of the letters to the editor in the Coloradoan regarding the preservation of the historic CSU Oval tree planting. The most recent position of planting disease resistant American Elms without a mixed orchard planting reflects LPC concerns. She also showed a picture of the type of wall murals proposed for the side of the Wright Life Building.

COMMISSION MEMBER'S REPORTS: Ms. Carpenter met with the University Historic Resources Board. They will be touring Ammons Hall tomorrow.

APPROVAL OF MINUTES: Ms. Carpenter noted that the 511 Mathews design review was heard before 514 East Elizabeth and this should be reflected in the minutes. **Ms. Weatherford moved the minutes be approved as corrected and Ms. Kullman seconded the motion. The May 28, 1996 minutes were approved as amended.**

DISCUSSION ITEM:

Discussion of the Proposed Parks Policy Plan

Ms. Meisel gave a presentation of the recommendations for changes from the current park plan. They have been working on the update since 1994 and have looked at issues such as Community Parks, Neighborhood Parks, development and acquisition of trails and Natural Areas, Park Preserves, programming, management, levels of service, and cooperation with other agencies.

Recommendations for Community Parks include building Fossil Creek Park first and increasing the standard parkland population ratio to 4.5 acres per 1,000 population. Currently, the community parks are short 80-100 acres for the population because the last community park was Rolland Moore, built in 1984.

Neighborhood Park recommendations include 3 (plus or minus) parks per square mile in the City Plan and that parks be of variable sizes. This ratio should be increased to 2.5 acres per 1,000 population.

Trail acquisition plans recommend completing the Fossil Creek Trail as a priority and establishing a regional trail to LaPorte as well as other cities in the area; more trail connectors to neighborhoods; and supporting the natural areas policy plan.

Park Preserves include the proposed Poudre River Gateway Park, Fossil Creek Reservoir, and the Strauss Cabin. These are different in scale from a regional park, which is considered to be 400-600 acres and serves the region.

Another major change is that programmed park areas are not to exceed 40%. This reflects neighborhood concerns that the current parks are crowded and over-programmed so neighborhoods cannot use them. This is partly due to the current lack of park space. For comparison, Martinez Park is 20% programmed space, including the baseball facility. Rolland Moore is 40% programmed space. No new park would have more programmed space. The two new parks are targeted for 30%. A concern voiced by residents is that current parks could be better managed for balance, such as less scheduling of activities.

Another recommendation is to maximize use of public facilities by cooperation with the school district, although some are not at city standards, and more cooperation with CSU.

A major change is to create level of service standards to establish priorities for funding to respond to community requests for facilities. This relates back to management issues.

Ms. Meisel noted that City Council has adopted a new community parkland fee based on square footage per unit in a five tier scale ranging from \$700 to \$1300 per unit, which will impact the park plan.

The Park Preserve should be a collaborative effort with Natural Resources and Larimer County on joint projects to protect natural, cultural, or historic resources. For example, the Strauss cabin is more accurately a Park Preserve than a Community Park since it has these features. The City has just acquired the Arapaho Bends Natural Area. It will be a more interpretive facility, encompassing restoration and interpretation of the Strauss cabin. The plan recognizes that the Overland Stage route needs to be included as part of the Parks system. Fossil Creek Park could be interpreted for the fossil finds and historical character.

Fossil Creek and Arapaho Bends are included as part of the Capital Improvements projects. However, 80-100 acres of park need to be built first. A park is also recommended on land currently owned by the City in the NE area. The Cathy Fromme Prairie will have bunker type viewing areas and interpretative areas. Regional cooperation for planning and development is important. Facilities may include amphitheater, interpretation, and classrooms. The city will participate in partnerships to meet extraordinary demands. Regional trail interpretation is important.

Mr. Frick asked about the planned soccer facility in the northeast and Ms. Meisel said separate funding has not been set aside by the City. The soccer complex will be built in phases and will mostly be used on weekends, continuing to put pressure on the park system during the week. The City will still need soccer fields in the system. The same policy would exist for baseball and ice facilities. The problem is the percentage of users to the general public who pay for the facilities. The cost benefit ratio must be right but the City is willing to partner. We are short of multi-purpose use facilities but do well with specialty uses.

Mr. Frank had several ideas on how the proposed Park Plan relates to the LPC. He suggested that the LPC could participate in historic designation of the Strauss Cabin, which is currently owned by the County. Ms. Meisel said the City may take over management of McMurray Ponds. Also however, management of the Strauss cabin would

be difficult to protect. Mr. Frank noted that the Cathy Fromme Prairie has Overland trail ruts, which are eligible for landmark designation. He mentioned the possibility of moving other historic, compatible structures near the Strauss cabin. Ms. Meisel said it was possible and could occur on the 30 adjacent acres to be acquired.

Ms. Tunner had a number of pertinent comments. She noted that the Franz-Smith cabin is to be moved to the Fromme Prairie. Ms. Meisel said it would be near trailhead parking. Ms. Tunner said the importance of Fossil Creek is geological and is mentioned in the book Roadside Geology of Colorado. Ms. Meisel said that the Art in Public Places program could be utilized in designing the signage at Fossil Creek Park. The lake will become part of the park and they are looking at bridge designs. Ms. Tunner noted that the Waterworks is located in the county but owned by the City so it could be included in the Plan. She mentioned the stage station on the south end of the Pine Ridge Open Space located on Mr. Lamb's property as a potential asset. Points of historical interest along the Poudre River Corridor, include the Sugar Beet sluiceway and the Baker Farm. The Strauss Cabin is associated with the Arapaho Council Tree which is of interest to Native Americans. Also, City Park is eligible for local, state, and national historic designation.

Ms. Meisel said the Parks Policy Plan will go to City Council Sept. 17.

CURRENT DESIGN REVIEW:

132-144 North College, Trimble Block: Conceptual Review of Facade Restoration

Ms. Tunner noted that 144 North College is also known as the Barclay block. Ms. Tunner presented slides of the existing condition, showing the remodeled facade done in the 1950's covering the three buildings. One slide showed the original condition, including the Trimble Arch.

Dick Beardmore said they are here to review the conceptual design. Signage and awnings will be done later. They will do all three buildings together, look at costs, and phasing. They will look at state and federal tax credits and therefore will undergo numerous reviews. James Stratis has commented on the project concept. Mr. Beardmore showed old photos and conceptual review drawings. The window fan lights still exist but the belt cornice was stripped off. He thinks the facade was floated over the original. No evidence of the original storefront exists but the rhythm of the windows is the same. This proposal will be similar to what was done on the Kissonock Block. Dates for the three buildings are turn of the century, 1903, and 1908, with 132 the oldest and 144 the newest. He showed a possible color scheme that reflects historical condition and current uses. Upper and belt cornice as well as the storefront will be reconstructed.

They would like to leave the current window opening in the wall next to the alley which was added at the time of the facade renovation. They are not proposing any major interior renovation at this point except transitional. The drop ceilings would be removed. They would put in a bulkhead and re-establish ceiling height as it becomes possible. Regarding the Barclay at 144 N. College, the owners would like basement access as well as access to the retail on the ground floor.

The Trimble Block owner is proposing to recreate the balcony narrower than the original due to safety concerns. Mr. Stratis had suggested that they do a French balcony that has the same vertical style but is more narrow. They may need an encroachment permit. Possibly it could be expanded later when it would be more appropriate. The brackets would be there, the cornice would wrap around it, but it would not be full depth. Mr. Tanner liked the balcony being functional rather than decorative.

Mr. Beardmore said they would like to begin exploratory demolition. He stated they are looking for direction on leaving the side window and the scaling back of the balcony. The storefront reconstructions are currently shown as wood replication. Other options are wood kickplates or custom hollow metal. They would use painted oak or poplar doors. Doors opening out instead of in may need an easement from engineering. Mr. Hogestad asked about the sills. Mr. Beardmore said he is hopeful that some of the window is still there because the fan light can be seen from the interior of the rooms.

Mr. Beardmore asked if the City could be a sponsor for the State Historical Fund grant process because it would be a significant improvement to North College Avenue.

Mr. Frick asked what is dictating not doing the full balcony. The owner is concerned over liability. Ms. Weatherford said interior upgrade would probably dictate a different type of tenant. Mr. Beardmore said safety from outside is also of concern. The LPC agreed on approval of the balcony as presented.

Ms. Carpenter asked for public input; there was none.

Commission comments follow. Mr Frick approved of the proposed concept. Mr. Hogestad approved of the small balcony. Ms. Carpenter said the side window was okay as long as it was obviously not original, with no wood kickplate per Mr. Stratis. She mentioned the trash situation in the alley. Mr. McCormick suggested fewer dumpsters and daily emptying. She also said the LPC needs to address sponsoring the State Historical Fund grant and she approved of doing so. All agreed with her comments. Mr. Hogestad asked about the materials on 144 N. College and Mr. McCormick said it is asbestos.

Ms. Weatherford moved approval of the applicant's request to do exploratory demolition and Mr. Frick seconded the motion. Approved unanimously.

725 Mathews Street, Baker-Littler House: Interior Rehabilitation for the Colorado Historic Preservation Income Tax Credit

Ms. Tunner said that the State requires color or black and white photos of the interior. The LPC can make some changes in the requirements of the application for what they need and color copies or slides may be okay for the purpose of making a decision for comparison of the existing condition to the final project submittal. Ms. Carpenter said she thought they could accept the color photocopies for now and refer this question to the subcommittee. Ms. Tunner's staff report said that the proposal meets the Secretary of the Interior Standards.

Mr. Bridges said the sewer issue is most important. The house was built in 1904 and the current plumbing was replaced once. The grade on plumbing is 4%. Floor refinishing details show what needs to be done in order of importance. They were considering a walnut wash for the floor. The kitchen remodel will include a dishwasher. Ms. Carpenter noted that the LPC needs current preliminary photos but 3D simulation of interior plans is not necessary.

Mr. Frick commented on item #9, arch trim and structural framing between parlor (living room) and dining room. He would like to see how it would look. Mr. Bridges said he will replicate the French door framing shown in the photo. The French door is missing the crown moldings. The door will become a cased opening rather than a rounded arch. Ms. Tunner mentioned that some adaptive changes are necessary in a private residence. Mr. Frick inquired about the size of concrete support pads in the basement. Mr. Bridges said he will need to check with the engineer and thought that 16" x 24" pads were proposed. Ms. Carpenter asked if the 1992 photos shown reflect current conditions. Mr. Bridges said they did.

Ms. Weatherford moved to approve the application for work on the home but the applicant must bring in a current photo of the floor in the living room, the crown molding, and arch. Ms. Kullman seconded the motion. Mr. Bridges asked why the LPC wants documentation. Ms. Weatherford said the LPC requires a photo of the condition prior to work. Mr. Frick added a friendly amendment to include the size of concrete pads to be added. He would like to know what it would be added to. Ms. Kullman approved the amendment on foundation pads. The motion passed unanimously.

Ms. Tunner asked about cost items. Mr. Bridges said that it is all receipts items and not for labor. Ms. Tunner wanted to clarify that reimbursement is for billable items only.

200 Mathews Street, Fort Collins Museum: Additional Roof Gutters

Dennis Palmer, City Building Repairs Supervisor, could not make it to the meeting but Mr. Frick and Ms. Tunner have seen the building and hope to be able to answer questions. Ms. Tunner showed slides of the existing gutters. They are not original to the building but they are historic 4" corrugated copper gutter. She had gotten a recommendation to use 6" gutters which bend better, last longer, plus carry more water. They would otherwise match the 4" copper gutters. New gutters are proposed for the north side of the building and additional gutters are proposed for the south side.

Mr. Hogestad asked how the gutters would be attached to the building. Mr. Frick said the applicant had not provided a drawing of the profile of this. The roof tile hangs over the edge of the roof, and normally the gutter would be slightly dropped so ice damming would not occur. In the center of the north elevation there is an integral gutter which empties out on the ground and floods the area, creating a dangerous icy surface. The applicant would like to underground it out to the grass with an open drain. It will drain out below the surface of the walk under a grating. The slope will drain the water down through the grass.

Mr. Tanner asked how the existing gutters are attached. On one side of the building, the crown molding was removed and the gutters were blocked out behind them. On another side, the crown molding was dropped beneath the gutter which is a more sensitive installation. Mr. Tanner asked how the downspouts would be attached. Ms. Weatherford pointed out that the submittal said they would be attached to the mortar of the building. Mr. Frick said they should table this item because the LPC needs a cross-section drawing of the eaves showing the tile roof and, the drip edge or how far the eaves overhang, the proposed blocking if necessary, where the existing crown molding will be after gutter installation, the facade of the building, and the rake of the soffit. In other words, how they are going to attach the gutter and how they will move the crown molding. The LPC would prefer it done with the crown molding lowered and retained (without removing the crown molding from the building, but lowering it to accommodate the proposed gutters). Mr. Hogestad asked about flashing and if it would it be part of the drip edge.

Ms. Weatherford moved that the proposal be continued and Mr. Hogestad seconded the motion which passed unanimously.

OTHER BUSINESS:

Ms. Tunner "gave a heads-up" that Brad Page of Coopersmith's would like to put in two

malt silos. He would need 2 silo's 26' tall, 6' wide. He must get permission from Ed Stoner of Foxfire. Ms. Tunner suggested a field trip but Ms. Carpenter said she would prefer to go after plans are submitted. Ms. Tunner suggested that the applicant mark off the dimensions on the ground and height where it is proposed to be. Mr. Frick asked if they were light enough to go on a roof.

Mr. Frank asked the Commission for volunteers for the proposed subcommittee. Mr. Frick, Ms. Weatherford, Mr. Tanner and Ms. Carpenter will be members. It was agreed to switch the agenda items for the 2nd and 3rd meetings, August 14th and 28th.

The meeting adjourned at 8:10 pm.

Submitted by Diane Slater, Secretary.

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