

**Landmark Preservation Commission
Regular Meeting
June 11, 1996
Council Liaison: Gina Janett
Staff Liaison: Joe Frank
Commission Chairperson: Jennifer Carpenter (226-0960)**

SUMMARY OF MEETING: The February 27, 1996 meeting minutes were accepted. The Anna B. Miller House, 514 East Elizabeth was approved for State Tax Credit, as well as 824 Remington, which also was reviewed for the Rehabilitation Grant Program. Proposed work on the Ernest Waycott House, 1501 West Mountain Avenue, was reviewed for their Rehabilitation Grant award. A new awning was approved for Ben and Jerry's, #1 O.T.S., Suite 104B and a new storefront paint scheme was approved for The "Id", #19 O.T.S. The LPC conceptually reviewed the Rosenoff/Smith House, 508 West Olive, for porch renovation and the non-designated Otis House, 511 Mathews for the addition of a conservatory. The Phi Delta Theta Fraternity House, 200 East Plum was recommended for designation as a Local Landmark.

CALL TO ORDER AND ROLL CALL: Jennifer Carpenter, Commission Chairperson called the meeting to order 5:50 p.m., 281 North College Avenue. Carol Tunner, staff called the roll. Commission members Jennifer Carpenter, Ruth Weatherford, Per Hogestad, Terence Hoaglund, and James Tanner were present. Jean Kullman was absent and Bud Frick arrived later. Ms. Tunner and Karen McWilliams represented staff.

GUESTS: Jeff Bridges, 725 Mathews; Margie Marshall, 514 East Elizabeth; Jeff Moore, Contractor; Kevin Murray and Leslie Borstad, Empire Carpentry; Lee Swanson, "Ben and Jerry's" owner; Jeff Benjamin, 824 Remington; Mark Johnson, 508 West Olive; Steve Levinger, 511 Mathews; and Kevin Zdenek, painting contractor for The "Id".

AGENDA REVIEW: None.

STAFF REPORTS: None.

COMMISSION MEMBERS' REPORTS: Ms. Carpenter reported that the Historic Fort Collins Development Corporation received a \$5,000 mini-Grant for a community initiated development workshop. The dates for the workshop are scheduled for October 1 through 3. The cost to participate will be \$75. The program will be an economic case study. On the last day, the group will come together to concentrate on the Northern Hotel. The workshop would be limited to 36 to 40 people.

Ms. Carpenter met with Ms. Weatherford and Mr. Frank about the upcoming July work session. Letters will be sent out to citizens who have used the various programs asking

them for feedback. A sub-committee will also be arranged to review the different programs and processes in order to streamline the work load.

APPROVAL OF MINUTES: In the February 27, 1996 meeting minutes the name Helen Woodward was changed to Woodard.

Ms. Weatherford moved to accept the February 27, 1996 minutes as corrected. The motion was seconded by Mr. Hogestad, which passed unanimously (6-0)

CURRENT DESIGN REVIEW:

1. 514 East Elizabeth Street, Anna B. Miller House (Margie Marshall, owner) - Kitchen Renovation for State Tax Credit

Margie Marshall and her contractor presented their plans in accordance with the LPC's prior request for information. The request included specifications on wood used for the cabinetry, the counter top, and lighting fixtures. Jeff Moore, contractor said that cabinet grade birch plywood would be used for the cabinets and would be painted white. The moldings and top style rails would all be bead pine. He presented the dimensions of the countertops, cabinets doors, and the total dimensions of the kitchen. The walls would be painted blue, with off-white tile integrated with cobalt blue tiles and a fruit design stencil applied. Ms. Marshall also showed samples of the countertop color which would be in a shade of blue. The light fixture in the front part of the kitchen would have a fan and would either be oak or white. She was for a fixture for the other part of the kitchen, but the craftsmen style was a hanging fixture, and with a drop ceiling that type of fixture could not be installed. She explained that she wanted something simple and without a lot of brass. Ms. Marshall explained that some of the cabinets that exist were coming out, some were remaining with new doors installed, and new cabinets were being built.

Ms. Weatherford moved to approve Margie Marshall's request as outlined in her proposal. Ms. Kullman seconded the motion, which passed unanimously. (6-0)

2. 1501 West Mountain, Ernest Waycott House (Jane Abbott, owner) - Exterior Rehabilitation for the Landmark Rehabilitation Grant Award

Kevin Murray and Leslie Borstad, Empire Carpentry who are working on the house presented the plan to the Commission. Mr. Murray, Ms. Borstad, Ms. Abbott, Ms. Turner, and Mr. Hogestad had previously met at the site to discuss the work proposal. Mr. Murray addressed the points which were listed on page #4 under cost estimate of proposed work. For point #6, he explained that the rotten boards in the porch would be replaced with fir tongue and groove boards. For point #7, the rotten risers would be replaced with 1/4 inch AC plywood and reinforced with redwood for additional support because the concrete

steps are caving in. He did not think that the concrete was there originally and Ms. Abbott expressed to Mr. Murray that she was interested in knowing what originally existed. For point #1, the damaged porch railing would be repaired where possible. The missing ornate woodwork design on the porch railing would be replaced using native lumber. He stated that the problem with infilling the missing pieces was that they would never look one hundred years old. Slides were shown of where the pieces were missing and the other damage to the house. Ms. Tunner asked if they were planning to do anything with the porch skirt and could they state, for the record, specifications for that work.

Mr. Murray addressed point #3 and said that they were going to repoint the foundation. The joints were a smeared soft mortar applied as a convex bead. He explained for point #8, three storm windows would be built by hand to match the old ones, and historically installed with hooks and eyes. Mr. Hogestad and Mr. Frick requested that the windows be installed flush, with no overlap. Point #5 was to create a cover for the crawl space access. Beaded ceiling liner would be used to make doors and then would be treated. Next, Mr. Murray addressed how they were going to repair the squirrel damage. The squirrels have been removed and the damaged eaves would be repaired with epoxy. Mr. Murray provided information on the epoxy. Point #4 corrected scarring on the side of the house from when they upgraded the power. A filler block would replace the siding which was probably pine, but he proposed to use cedar. Mr. Frick said that there may be a difference in how the cedar finishes out. It usually has a little more fuzziness to it. Mr. Murray said that the fuzzier cedar may make the infill look older. Ms. Tunner said that the applicant had submitted paint chips of colors which were currently on the house. Mr. Frick recommended that the butt joint on the crown molding, which was cracked, be repaired.

Mr. Hogestad moved to accept the application as presented. The motion was seconded by Mr. Hoaglund, which passed unanimously. (6-0)

3. #1 O.T.S., Suite 104B, Ben and Jerry's Ice Cream (Lee Swanson, business owner) - Awning Recover Design Review

Ms. Tunner explained that three awnings on the storefront would be replaced with burgundy fabric to be compatible with the colors in the area. The existing awnings are deteriorating. Lee Swanson passed out swatches of the awning fabric. The existing frame would be covered with the proposed fabric. He wants it to look like a different store, but still fit in with Old Town. It was explained to Mr. Frick that the awning pulled out with a crank rod.

Ms. Weatherford moved to approve the application as submitted for the new awning at Ben and Jerry's Ice Cream. Mr. Frick seconded the motion, which passed unanimously. (6-0)

4. 824 Remington, William E. Greffenius House (Jeff Benjamin, owner) - Restore Windows, Renovate Bathroom and Kitchen

Jeff Benjamin provided samples of the countertop materials. Ms. Tunner showed slides of the house and they went through the different points of the project on the State Tax Credit form. Mr. Benjamin explained that the existing screens were in bad repair. The screen which he proposes to use is 1/4 inch thicker than what exists. Mr. Hogestad suggested putting a groove on the back side of the frame, so the screen could be installed flush. Mr. Benjamin also said that the sash cords were rotten. He proposed to re-hang the sashes, re-putty the glass panes, and replace any broken panes. Any damaged wood of the frame would also be repaired.

He explained that the existing cabinets were original in the small 1930s kitchen. A gas range and a built-in microwave over the range was proposed. Because of lack of space, cabinets over the refrigerator will be raised to allow for a new full size refrigerator. A microwave will be installed. The hardware from one removed cabinet would be salvaged and used on the door where the dishwasher currently exists. The floor would also be replaced in the kitchen. He did not have a sample of the new vinyl floor to show the Commission. The hard wood floors would be exposed throughout the rest of the house, except the bathroom where tile would be installed.

Mr. Benjamin explained that there was water damage in the bathroom, especially around the head of the tub. The changes to the bathroom was outlined in the staff report. He had not decided on the vanity or the style of the cabinet over the stool. They may be custom made to match the rest of the cabinets in the house. GFI outlets and an exhaust fan will also be installed in the bathroom. The original steam radiators would be wire brushed and refinished to a deep bronze, except the bathroom where it may be silver or white.

New electrical service would be provided and the aluminum wiring would be replaced. Mr. Benjamin explained that a new electrical panel would have to be installed in the back of the house because there are currently insufficient breakers. Mr. Frick asked if the conduit could be buried in the wall. It was also suggested that the new electrical service be buried underground while they performed the upgrade.

Mr. Frick then discussed some other options for the interior of the house and suggested that Mr. Benjamin install a pedestal sink in the bathroom. Mr. Benjamin explained that he preferred to have the storage space in the bathroom. It was also suggested that he visit Grandpa Snazzie's on Broadway in Denver and look in the Renovator's Supply catalog for antique hardware for both the kitchen and the bathroom. Mr. Frick also pointed out that the proposed storm windows would not allow as much light because they would be narrower than what exists. Mr. Hogestad felt that sort of change would be acceptable because it made the house more livable for the applicant. The Commission agreed that if Mr. Benjamin wanted to make changes to the proposed plan after approval he should submit them to staff.

Ms. Kullman moved to approve the renovation plans for 824 Remington, for State

Tax Credit. The motion was seconded by Mr. Hogestad, which passed unanimously. (6-0)

5. 508 West Olive, Rosenoff/Smith House (Mark Johnson, owner) - Porch Renovation, Design Review

Mr. Johnson did not receive a Rehabilitation Grant for his proposed project. This evening's review was only conceptual because many of the details have not yet been decided. Ms. Tunner said that after consulting with James Stratis, State Historical Society, she was informed that faux painting could be eligible for the State Tax Credit Program if photo documentation was available. Mr. Johnson does have photo documentation and now believes that he would like to restore the original porch steps. This would include replacing the 1950s style windows with windows of the original style. Ms. Tunner asked the LPC to keep the requirements for State Tax Credit in mind while they conceptually reviewed the proposal.

Mr. Johnson provided a diagram of the proposed porch stoop. Ms. Tunner asked the LPC to keep in mind the following: (1) the picture window would be replaced with double hung windows; (2) the shape and concept of the porch; and (3) whether the idea of refabricating the columns was appropriate or not. The columns would be installed flush with the wall. Mr. Johnson corrected a detail on the south elevation drawing which illustrated two panes rather than three on the side windows. Mr. Tanner explained that the idea was for windows on the enclosed porch to appear recessed, resembling the way it originally existed. They also discussed creating shadow areas with three dimensions and wood trim. Mr. Johnson explained to Ms. Weatherford that he would like to extend the stoop to create a front porch for the house. Ms. Weatherford considered the porch to be a non-permanent structure. The original porch has been closed off and exists as interior room and does provide a significant amount of extra living space.

The Commission felt that the porch could be compatible with the facade of the house and requested details of the stairs and railing and the dimensions of the porch. Mr. Frick suggested installing a railing rather than enclosed walls to help separate it from the house visually. Lead the stair off to the driveway like it did before. Change the windows like planned, and if the two upper sashes of the side windows are not at the same dimensions then change those also. Mr. Frick and Mr. Hogestad agreed that the corner columns should be left out. Other Commission members thought that the columns were acceptable.

Ms. Tunner quoted Mr. Stratis, "If there is photo-documentation, of what the enclosed porch used to look like on the house, and if the house would be getting back to what it might have looked like, then yes the tax credit is applicable." The applicant was asked to come back with plans from the contractor. Ms. Carpenter explained that it was up to the LPC to decide if the proposal meets the criteria for State Tax Credit.

Jeff Bridges said that he spoke with Nore Winter about this project. It was explained to Mr. Bridges that the best way to create the feeling of a porch would be to re-establish the horizontal and vertical lines of the original structure.

6. 511 Mathews, Otis House (Steve Levinger, owner) - Further Complimentary Design Review of a Non-Designated Landmark

Mr. Levinger presented three plans for the proposed conservatory addition to his home. In all three plans, the windows were not affected. The plans illustrated the conservatory from the east side of the house and the south side. In one of the plans the existing door would have to be moved over five inches and down seven inches. Ms. Tunner stated that option three would be most compatible with the lines of the porch roof. Mr. Hoaglund and Ms. Carpenter preferred option 2 because the design was most subordinate to the rest of the house. Ms. Weatherford, Mr. Frick, and Mr. Hogestad preferred option 3 because of the roof line and ornamentation. Ms. McWilliams said that option 1 would follow the horizontal and vertical lines of the house. Mr. Levinger said that he would built the conservatory from wood and glass. Mr. Frick recommended researching wrought iron conservatories from different manufacturers. Mr. Levinger said that after investigating the different options he found aluminum used, but not iron. Mr. Hogestad said that with rough dimensions of fifteen by seventeen feet there would be a lot of wood and less area of glass would be exposed. Mr. Frick suggested using a pre-fabricated unit attached to the wall. Mr. Levinger presented these options to the Commission in order to get an idea of whether the conservatory would be an acceptable addition, if the house was designated as a local landmark.

7. #19 O.T.S., "The Id" - Repaint Storefront

Ms. Tunner provided pictures of the storefront and explained the painting scheme to the LPC. There would be two tones of beige on the storefront. The colors that would be used are to match the awning that was installed December 1995. The lighter color would be used on the door and window frame. The door, the solid part at the bottom of the windows, and the kick panels would be painted with the darker color.

Ms. Weatherford moved to approve the applicant's application for The "Id", #19 Old Town Square. The motion was seconded by Mr. Hoaglund, which passed unanimously. (6-0)

Designation

200 East Plum, Phi Delta Theta Fraternity House

Ms. McWilliams presented this property for Local Landmark Designation. The building represents the Elizabethan style of architecture which was popular in the United States between World War I and World War II. The structure has a green stained shingle roof

with slight kicks at the eaves. The white painted stucco walls are interesting, and unique for their brick points and arches of irregular outlines. There are multi-light casement windows and two large brick fire places on the east, and west ends of the house. Any alterations have been sensitively done with coining and balconies, like the rest of the house. Ms. Tunner expressed that the house was uniquely different, and was similar to the French Revival style because of the brick patterning, roof kick, and balconies.

Ms. Weatherford moved that the LPC recommend the Phi Delta Theta Fraternity House for Local Landmark Designation. The motion was seconded by Mr. Hoaglund, which passed unanimously. (6-0)

OTHER BUSINESS:

Downtown Development Authority Update - Bud Frick, LPC Liaison

Mr. Frick explained that one of the points of interest at the recent DDA meeting, was the renovation of 200 Walnut Street. Everett Company owns the property. They requested \$15,000 for a facade renovation and presented a proposal. Currently, the owners are looking for additional funding for sidewalk improvements. The issue was tabled to research if a Walnut Street improvement, such as on Linden Street, was planned by the city for the near future. Ms. Carpenter wanted to know what type of businesses would be there. It was thought maybe a restaurant downstairs and office space upstairs.

The issue of downtown re-zoning and its affect on future projects in the area was also discussed. The river corridor was addressed in the issue of re-zoning. There was also a wedge along a section of the railroad that was zoned IG, general industrial and would be changed temporarily to an IC zone, which is river corridor. Industrial use would not be allowed down the river corridor, but the feedmill would be grandfathered in and would be considered a conforming use.

A parking study indicated that additional parking was needed downtown and more parking should be incorporated in the Civic Center Plan. A transit center was planned to be developed which could provide the additional parking necessary for commuters using the transit system. It was also identified that parking structures needed more security devices to prevent vandalism and potential crime.

The meeting adjourned at 8:34 p.m.

Submitted by Nicole Sneider, Secretary.