

**LANDMARK PRESERVATION COMMISSION**

**Regular Meeting**

**April 9, 1996**

**Council Liaison: Gina Janett**

**Staff Liaison: Joe Frank**

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

**SUMMARY OF MEETING:** The H.C. Howard House, 145 North Loomis, was approved for State Tax Credit. The design of a new sign for the Fort Collins Museum was reviewed and tabled. The Spencer House and the Windsor Hotel were selected as this year's recipients of the Friend of Preservation Award. The potentially historic buildings were discussed within the study area for the Civic Center Plan. Local Landmark Designations included: Ernest Waycott House, 1501 W. Mountain, and the Rosenoff/Smith House, 508 W. Olive Street. The Local Landmark designation of St. Joseph's School was discussed and tabled to seek further information about designation. The LPC reviewed a preliminary overview of the Rehabilitation Grant applications.

**CALL TO ORDER AND ROLL CALL:**

Chairperson Jennifer Carpenter called the meeting to order at 5:35 p.m., 281 North College Avenue. Nicole Sneider, secretary, called the roll. Commission members Ruth Weatherford, Per Hogestad, Jean Kullman, Bud Frick and James Tanner were present. Terence Hoaglund was absent. Karen McWilliams and Carol Tunner represented staff.

**GUESTS:**

Guests included Leanne Lawrie, City Planner; Myrne Dunn; Jennifer Kathol, 1320 West Oak; Jeff Bridges, 725 Mathews St.; Bob Hoffort, 530 Smith Street; Greg Belcher, 402 West Mountain Avenue; Kate Malers, 518 Peterson; Jeff Benjamin, 824 Remington; Jim Corr, 131 North Pearl; and Colleen and Carie Conway, 700 Remington.

**AGENDA REVIEW:** Ms. McWilliams postponed the discussion of the local landmark designations of the Hiram C. Pierce House at 510 South Howes and the Frank P. Stover House, 1320 West Oak until the next meeting.

**STAFF REPORTS:**

Ms. McWilliams said that the owners of the William C. Stover House have initiated a request for a Rehabilitation Grant and for the LPC to pass a resolution expressing interest in receiving the donation of a preservation facade easement, protecting elements of the property site and the key historic features of this building.

Ms. Tunner informed the Commission that the Lee Martinez Park development project was scheduled for conceptual review April 15, 1996 and would be a good opportunity to express any LPC input on the project.

Conferences including one on affordable housing, called Connecting People and Places will be April 26 at the Boulderado. Another conference taking place the following day will be sponsored by Colorado Preservation Inc., called *Taking a Closer Look*, which will focus on preservation.

Council will now be providing their six month planning calendar to all boards and commissions.

The final proposed 1997 LPC budget was provided with the addition of a statement by Ms. Carpenter addressing the grant applications which were submitted this year.

Ms. Tunner informed the Commission that the NAPC (National Alliance of Preservation Commissions) is looking for a network liaison. The network is being established to communicate with elected officials about preservation issues. She introduced Myrne Dunn, Treasurer of the Fort Collins Historical Society and a member of the Poudre Valley Landmark Foundation, who would like to apply for the LPC.

#### **COMMISSION MEMBERS' REPORTS:**

Mr. Hogestad reported on the Holy Family Neighborhood meeting concerning the Lee Martinez Park development project. Some ideas discussed included purchasing property and the issue of environmental abatement of the site.

Ms. Carpenter said that staff has received a number of altered designation application forms which have been notarized for local landmark designation. The form was apparently changed so it would be computer compatible and addressed historic district designation as opposed to individual designation. Ms. McWilliams said that the altered applications include a category determination for the property in terms of its eligibility or contribution to an historic district. The Commission discussed changing the form in the future to make it more computer friendly but will not categorize the property on the form. It was also discussed to add a box to check in order for a property owner to express their commitment or support for district designation on record and to add a place for signatures. The eighteen altered forms which have already been submitted will have to have attached to them, the official LPC form with the applicant's signatures.

**Ms. Weatherford moved that all forms authorized by the LPC be the only forms used in making an application for any program or grant through the Landmark Preservation Commission and a computerized version of those forms may be used as long as its approved by staff without modification and approved by the City Attorney. The motion was seconded by Ms. Kullman which passed unanimously. (Yeas: 6 and Nays: 0)**

**APPROVAL OF MINUTES:** The January 23, 1996 minutes were approved as submitted.

**CURRENT DESIGN REVIEW:**

1. 145 North Loomis, H.C. Howard House - Part II State Tax Credit Approval for John and Betty Morley

Ms. Tunner presented the staff report to the Commission and showed photographs of the completed work. Some proposed items were not taken for State Tax Credit, for instance, stripping the stucco from the exterior brick and the hardwood floors. The owners are seeking a Rehabilitation Grant to restore the porch and hardwood floors. Staff recommends approval because the owners have brought this house back from a rental property to a single family home which is owner occupied, and windows and interior staircase have been reconstructed.

**Ms. Weatherford moved to approve the H.C. Howard House, 145 North Loomis for State Tax Credit. The motion was seconded by Ms. Kullman, which passed unanimously. (Yeas: 6 and Nays: 0)**

2. 200 Mathews, Fort Collins Museum - Signage, Joy Poole, Museum Director

Ms. Poole explained that they would like to install a sign on the museum which would attract more attention. Ms. Tunner passed out pictures of the museum. The Commission will not permit the museum to install the sign over the current sign band which has engraved on it "Public Library". The proposed sign is sixteen by three feet with several types of prints and different colors which create a circus feeling. A representation of the sign with its prints and colors was passed around. Ms. Tunner suggested copying a photograph of the building and layering a rendering of the proposed sign over the photo to get a better idea of its impact. Mr. Hogestad and the Commission agreed that the sign is too busy and is not at all compatible with the building. Placement and mounting of a sign this large was also discussed. There were concerns over mounting the sign to the building or on the coping over the entrance. Mr. Tanner presented Guideline #52 which stated that the signage should not overpower the image of the facade. Mr. Frick suggested installing the sign on the ground to prevent damaging the building. Ms. Carpenter stressed protecting the distinguished character of the building. She recommended placing the sign at the corner of Oak Street and Peterson Street, where it can be seen from the library. Mr. Tanner continued to read from the guidelines, #53 stated that the sign must be compatible with the facade the building materials and #54 stated that the sign should be positioned not to obscure any architectural details of the building. Mr. Frick suggested that Ms. Poole use these guidelines to redesign the sign.

**Mr. Frick moved to table the application for signage on the Fort Collins Museum until further information is provided. The motion was seconded by Ms. Weatherford, which passed unanimously. (Yeas: 6 and Nays: 0)**

## DISCUSSION ITEMS:

### 1. Friend of Preservation Award Selection

The LPC reviewed a list of projects from the last year in order to identify award-winning preservation efforts. The memorandum from Ms. Tunner included a description of the criteria used in choosing the Friend of Preservation Award recipients. The LPC decided on two award recipients: Karla and Scott Oceanak for their porch reconstruction on the Spencer House, 425 East Elizabeth and the Children's Mercantile in the Windsor Hotel, 111 North College for reconstruction of the facade of the building.

**Ms. Weatherford moved to accept the two nominees, for the Friend of Preservation Award. The motion was seconded by Mr. Frick, which passed unanimously. (Yeas: 6 and Nays: 0)**

### 2. Civic Center Plan - Map of Historic Structures

As per Ms. Pasariello's request for information on the location of historic structures, Ms. McWilliams identified such structures on the Civic Center Development Plan. Potentially eligible structures were identified. Ms. Tunner said that as the north end of town is developed residential areas will become threatened as development pressure increases. Mr. Frick suggested to look even further north than the study area to identify buildings like the motorcycle shop at College and Jefferson.

### 3. Local Landmark Designations

- \* 1501 West Mountain Ave., Ernest Waycott House - Jane Abbott, owner

This property was built in 1908 and represents the Queen Anne style of architecture. This house was once the subject of a Certified Local Government grant to nominate the property for the National Register of Historic Places. At this time it is being designated locally.

**Mr. Frick moved to approve the Local Landmark Designation for the Ernest Waycott House, 1501 West Mountain Avenue. The motion was seconded by Ms. Weatherford which passed unanimously. (Yeas: 6 and Nays: 0)**

- \* St. Joseph's School, 127 N. Howes St. - Philip S. Meredith, Pastor

Karen Canino represented St. Joseph's School. Ms. McWilliams presented the staff report and showed slides of the old and new portions of the school. Only the older portion built in 1925 was submitted for designation. She explained that the building is significant

because of its historic and architectural importance. It represents the Spanish Colonial Revival style of which there are very few in Fort Collins and is the only building of this style originally built for a non-residential use. Ms. McWilliams pointed out the double staircase and the Spanish Baroque detail above the door. Ms. Canino presented the original blueprints dated 1925. They discussed designating the rest of the building but the school would like to expand again in the future and was concerned that designation would affect their plans. Ms. Tunner explained that the main concern of the LPC is to preserve the front facade and historic features of the building and would review any plans to make certain additions were designed to be compatible and sensitive to the architecture. Ms. Carpenter also pointed out that it should be researched how designating a portion of the building would affect applying for grants and funding for different projects in the future.

**Mr. Frick moved to table the Local Landmark Designation of the St. Joseph's School until more information is sought so that the building is designated appropriately. The motion was seconded by Mr. Hogestad which passed unanimously. (Yeas: 6 and Nays: 0)**

- \* Rosenoff/Smith House, 508 West Olive St. - Mark T. Johnson, owner

Ms. McWilliams presented the staff report and showed slides of this Craftsman Style Bungalow house. Some time between 1949 and 1956 the porch was enclosed. Before and after pictures of the porch were included in the packet. The owner plans to repaint the porch to replicate the design of the original porch. This house was considered for local landmark designation because of its architectural importance.

**Ms. Weatherford moved to approve the application for Local Landmark Designation of the Rosenoff/Smith House, 508 West Olive Street. The motion was seconded by Mr. Frick which passed unanimously. (Yeas: 6 and Nays: 0)**

- \* Discussion of Potential Local Landmark Designation - 131 North Pearl Street - Jim Corr, owner

Ms. McWilliams presented slides of the property. The front porch of the house had been enclosed and a two story addition almost the size of the original house had been added onto the back. Mr. Tanner pointed out that this addition was not subordinate to the original structure. Mr. Corr would like to apply for grant money to replace the roof and fix the two chimneys. Prior to submitting a formal application he was seeking the opinion of the LPC. Mr. Frick questioned if the LPC could just review the original structure, but Ms. Carpenter said that the LPC needed to look at the whole package including the new additions.

**Ms. Weatherford regretfully moved that according to the guidelines which the LPC is mandated to follow, that it would not be possible for the LPC to approve the house at 131 North Pearl Street, for Local Landmark Designation. The motion was seconded by Ms. Kullman, which passed unanimously. (Yeas: 6 and Nays: 0)**

Mr. Bridges questioned if this house would be considered a contributing structure if an historic district was proposed for designation. Mr. Tanner said that he is opposed to reviewing and discussing hypothetical situations in this forum and if the LPC is going to issue a formal opinion it should be with further information provided in a formal application.

4. Landmark Rehabilitation Grant Program, Leanne Lawrie, City Planner

Ms. Lawrie gave the Commission a list of the twenty four properties for which grant applications were submitted. Packets were delivered at a later date to Commission members and staff. Ms. Lawrie presented a short overview of the proposed rehabilitation project for each property. A slide picture accompanied each presentation in order to present a visual representation of the property, allowing The Commission to review the applications prior to deciding at the next meeting which projects will be awarded matching funds.

**OTHER BUSINESS:**

Ms. Tunner informed the Commission that staff has received a plan of the signage which will accompany the new Ben and Jerry's ice cream parlor in Old Town Plaza. The proposed sign is a two sided hand holding an ice cream cone which would be surface mounted on the building. The Commission agreed that it could be approved administratively.

The meeting adjourned at 8:40 p.m.

Submitted by Nicole Sneider, Secretary.