

**LANDMARK PRESERVATION COMMISSION  
SPECIAL REGULAR MEETING  
FEBRUARY 27, 1996  
Council Liaison: Gina Janett  
Staff Liaison: Joe Frank  
Commission Chairperson: Jennifer Carpenter (225 - 0960)**

**SUMMARY OF MEETING:** Properties including 903 Stover Street, the Charles A. Lory House, 824 Remington Street, the William E. Greffenius House, 638 Whedbee Street, the E. M. Dodd/Frank Ghent House, 304 East Myrtle Street, the J. F. Farrar House, and 308 East Myrtle Street, the H. F. Elliott House were all designated as Local Landmarks. *Community Visions and Goals 2015* was presented to the LPC. The Design Assistance Program was approved and will be presented to Council. The Bouton House, 113 North Sherwood, proposed rehabilitation of the carriage house, was approved for the State Tax Credit Review. Issues discussed by the Commission included the Rehabilitation Grant Program, East Side/West Side Design Standards and Guidelines, and adaptive reuse of the Fort Collins High School.

**CALL TO ORDER AND ROLL CALL:** Ruth Weatherford, Commission Vice-Chairperson called the meeting to order 5:45 p.m., 281 North College Avenue. Commission members Per Hogestad, Terence Hoaglund, and James Tanner were present. Jennifer Carpenter, Commission Chairperson and Jean Kullman were absent. Mr. Bud Frick arrived late. Carol Tunner and Karen McWilliams represented Staff.

**GUESTS:** Jeff Benjamin, owner, 824 Remington Street, Jeff Bridges, resident of the City of Fort Collins, Carie and Colleen Conway, owners, 700 Remington Street, Jan Kopald, owner, 638 Whedbee Street, Arvin and Judy Lovaas, owners, 304 East Myrtle, and Helen W. Woodward, owner, 308 East Myrtle Street were all present for the Local Landmark Designations of their respective properties. Clark Mapes, Advanced Planning Department presented *Community Visions and Goals 2015*. Dr. Randy Everett presented his application for the State Tax Credit Review for rehabilitation of a carriage house at 113 North Sherwood.

**AGENDA REVIEW:** None.

**STAFF REPORTS:** Ms. Tunner informed the Commission of a Certified Local Government Conference Friday, March 1 in Greeley. Applications are available and the City will pay tuition. The City will also reimburse membership in the National Trust.

**COMMISSION MEMBER'S REPORTS:** None.

**DISCUSSION ITEMS:**

**Designations:**

**903 Stover Street, Charles A. Lory House and outbuildings - Joanne Fish and Wade Satterfield, owners**

Ms. McWilliams presented the application for the house and out buildings at 903 Stover Street for Local Landmark Designation. This property is significant because of its historical and architectural importance. The home is associated with Charles Lory, fifth President of the Colorado Agricultural College now named Colorado State University. Charles Lory was involved in the growth of the university, creating the Colorado Big Thompson Water Diversion Project, and the establishment of Horsetooth Reservoir. He also served on several national, state and local boards. The property is a Craftsman Bungalow and has been essentially unaltered. There are two out buildings associated with the property which contribute to its historic character. Aluminum storm windows were added over the existing original windows, the bathroom was remodeled, and some ceiling work was done in the dining room. The house was built in 1905 by Charles Lory's father, Chris with his son's help. Mr. Hogestad pointed out the aluminum windows on the porch, however all other aluminum windows serve as storm windows.

**Mr. Hoaglund moved the Landmark Preservation Commission approves the Local Landmark Designation of the Charles A. Lory House, 903 Stover Street. Mr. Hogestad seconded the motion which passed unanimously. (Yeas:4 and Nays:0)**

**824 Remington Street, William E. Greffenius House and Garage - Jeff Benjamin, owner**

Owner Jeff Benjamin was present for the presentation of the William E. Greffenius House, 824 Remington Street. Ms. McWilliams explained that this property is contributing to the Laurel School Historic District which is on the National Register. She showed slides of the home built in 1930. The house exhibits English cottage style architecture and is one story with a finished basement. Its style is characterized by a sharply pitched roof, very little overhang, gables, and a prominent chimney. The rounded arch porch is this home's most distinguished architectural feature. Another rounded porch entrance way exists to the right of the main entrance. There is an additional window opposite that entrance way which presents a very interesting design. Both the interior and the exterior of the house have much historical integrity. The color scheme of the house has been changed from the original, forest green with cream trim.

A chicken coop and a garage exist from around the same time as the house. Mr. Benjamin said that the garage pre-dates the house by five years and was part of the application, but the chicken coop is not included. Ms. McWilliams explained that the garage may have once served as a residence. Prior to 1930 the city directory listed a residence at this address. The garage may have served as the house or a structure may have existed

where the house is now. When the existing house was built, the garage was converted by installing bi-wing infold doors. The garage has tongue and groove wood flooring, box car siding, interior walls, and ceiling, and a chimney. A story was told that a house at this location was confiscated in 1929 during prohibition for producing alcohol. Ms. Weatherford asked if the radiators were changed. Mr. Benjamin said that he plans to refinish the radiators and that the heating system works well.

**Mr. Hogestad moved that the Landmark Preservation Commission approve the application for Local Landmark Designation of the William E. Greffenius House at 824 Remington Street. The motion was seconded by Mr. Hoaglund which passed unanimously. (Yeas:4 and Nays:0)**

**700 Remington Street. M.J. Nelson House and Carriage House - Carie and Colleen Conway, owners**

Mr. Jeff Bridges represented the owners Carie and Colleen Conway, who were present for the meeting. The house is significant for its architectural importance and was built in 1905 by C.A. Bolton. Ms. McWilliams explained that the plan for this house looks very similar to the Radford mail order plans. The oriole and bay windows were added sometime after 1906 and are the only difference between this structure and the Radford plans. Other changes include columns and a balustrade on the porch which was originally an open porch with a wood frame base. The balustrade was then replaced with a brick enclosure prior to 1979. Today there exists a more ornate roof balustrade than the original from 1906. The back porch on the first level was enclosed and was used as a sunroom and mudroom. One of the balusters on the second level porch was made taller probably to meet code for a balcony. Ms. McWilliams showed slides of the changes that were made to the house over time. The carriage house is included in this application as well.

**Mr. Hoaglund moved the Landmark Preservation Commission approve the Local Landmark Designation for 700 Remington Street, the M.J. Nelson house and carriage house. Mr. Hogestad seconded the motion which passed unanimously. (Yeas:4 and Nays:0)**

**638 Whedbee Street. E.M. Dodd/Frank Ghent House - Jan Kopald, owner**

Jan Kopald, owner, was present. This home is a contributing structure to the Laurel School Historic District. The Frank Ghent House was built in 1917 in the Bungalow style. Ms. McWilliams explained Mr. Ghent's accomplishments on the Fort Collins Water Board and the Colorado State Highway Commission. Characteristics of the Bungalow style include a low, horizontal roof, prominent porch, and gabled ends. A modern wrought iron gate was added across the two stucco columns on the porch. Some windows in the kitchen have been replaced with modern two pane slide windows, but all other windows are original. There is evidence which suggests that the back porch may have been open at one time. Very narrow strips of wood exist and seem to go against the pattern which is there. These

narrow strips were probably used a long time ago. Ms. McWilliams explained that the garage is compatible but has a large modern automatic door. The garage has been altered which has impacted the significance of the garage so it is not part of the application. Ms. Kopald said that she had installed the garage door in the summer of 1994 and that the structure faces the alley so it can not be seen from the front of the house.

Mr. Bridges added that the house displays beautiful craftsmanship in the interior features especially in the entry study and fireplace.

**Mr. Hoaglund moved the Landmark Preservation Commission approve 638 Whedbee Street, the Frank Ghent House for Local Landmark Designation. Ms. Kullman seconded the motion which passed unanimously. (Yeas:4 and Nays:0)**

**304 East Myrtle Street, J.F. Farrar House and Garage - Arvin and Judy Lovaas, owners**

Arvin and Judy Lovaas, owners, attended the meeting. This property is considered a sister home to the property at 308 East Myrtle Street because they were built at the same time and display many of the same characteristics. Ms. McWilliams explained the features of the house and showed slides of the sister properties. This house was built in 1905 and is a contributing structure to the Laurel School Historic District on the National Register. It is a vernacular Queen Anne with many characteristics of a Craftsman style which creates an interesting design. The house displays a bell cast gable, box cornice, and some ginger bread edging. The home at 304 East Myrtle has had the semi-circular wrap-around porch enclosed, the original porch had white wood blusters. The kitchen has also been converted to a dining room and a kitchen addition was added to the east. A deck has been added to the back off the kitchen. The basement crawl space was excavated to serve as a laundry area. The bathroom window was modified. A single story one car vernacular garage which has doors on both ends is also part of the application. The garage itself is very thin and so is the driveway between the neighboring homes. The second door provided access from the alley and by the width of the garage it was assumed that it served a carriage. The siding is different on the garage than the house. Mr. Bridges explained that the garage was not there in 1925, but at that time another building existed.

Mr. Bridges added that the porch even looked enclosed in older photographs from the 1930s because of the balusters and the screening. Both of the sister homes have many features in common including the stained glass windows. These window patterns are repeated around both houses. Mr. Hogstad added that the enclosed porch demonstrates a very sensitive design to the historic features of the property. Ms. Lovaas explained that all of the original pillars still exist as part of the porch. The porch could easily be restored by demolishing the enclosure between the original pillars. She said that the porch was enclosed in 1984 and the kitchen addition was completed in 1974.

**Mr. Hoaglund moved the Landmark Preservation Commission approve 304 East Myrtle Street, the J.F. Farrar House for Local Landmark Designation. The motion was seconded by Mr. Hogestad which passed unanimously. (Yeas:4 and Nays:0)**

**308 East Myrtle Street, H.F. Elliott House and Barn- Helen W. Woodward, owner**

Helen W. Woodward, owner attended the meeting. This home was also built in 1905. There is also a barn associated with this property. Most of the architectural style remains the same as the sister home at 304 East Myrtle Street. The porch on this property has not been enclosed. Most of the changes have been made to the interior. The barn is one and one-half stories with an interior loft and wood siding. Ms. Tunner identified a horse post in the front of the structure from the slide. Ms. McWilliams explained that the property is also being nominated for its historical significance. Mr. Carl Anderson is also associated with the property and helped build the YMCA building in 1907. He and his wife owned the property from 1919 until 1954 during which time he was a newspaper publisher and town builder. Mr. Anderson purchased the Fort Collins Courier and started some of the weekly and daily publications at that time. He was also an important part of getting the Union Pacific Railroad into Fort Collins. After his death, his wife retained the house and operated the Lad and Lassie Preschool at the property until 1950. The Commission was particularly impressed with the slides of the barn and commented that there are so few left around town.

Ms. Woodward added that she has enjoyed living there for the past forty years. She was a Media Assistant at the Laurel School and was born and raised on East Magnolia Street. Mr. Bridges described a craftsman style divider across the entire span of the dining room and living room area.

**Mr. Hoaglund moved to approve the Local Landmark Designation for the property at 308 East Myrtle Street, the H. F. Elliott, Carl Anderson House. Mr. Hogestad seconded the motion which passed unanimously. (Yeas:4 and Nays:0)**

**Mr. Bud Frick arrived and Ms. McWilliams left.**

**Community Visions and Goals 2015 - Clark Mapes, Advanced Planning Department**

Mr. Clark Mapes presented the *Community Visions and Goals 2015* document which is part of the current City Plan project. He explained that they are in a critical phase right now. He presented slides which outlined the City Plans and Goals.

Community Image and Design addresses historic preservation. Existing neighborhoods and historic districts can be examined to determine what makes up the street and street layouts. The VPS also helps to determine street and neighborhood design preferences. Contributing to historic preservation is a statement in the document which suggests that new buildings be compatible with existing structures and historic structures and districts

be protected.

Mr. Mapes explained that the trend for growing communities across the nation seems to be getting back to the continuum which existed prior to World War II as opposed to the sprawl pattern which seems to have been developed since then. Architecture, the arts, and establishing a town center are the focus of this proposed growth pattern. Mr. Frick questioned whether that translates into a grid pattern for development. Mr. Mapes explained that it does not create a grid pattern, but rather a more balanced emphasis for growth. The model for growth is of a traditional village rather than modern sprawl. Mr. Frick provided the City of Boulder as an example of a community having well defined boundaries but still has surrounding suburbs. Mr. Mapes responded that they are looking for a community design which allows you to distinguish by urban form when you have entered town, but still leaves room for future growth. Mr. Frick believes that it is the market which dictates what happens as a community grows. People may prefer to live in less dense compact neighborhoods and will move out into the subdivisions. It is their choice, they can afford it.

Mr. Mapes asked the Commission for further questions or comments. Ms. Tunner asked where the document addresses historic preservation. Mr. Mapes used the new Fort Collins High School as an example of the architecture which people do not want for their community. Mr. Mapes contends that as Fort Collins grows and changes the character of the City must not be jeopardized. Ms. Tunner requested that there be more historic preservation in the document along with more images of historic structures. Mr. Mapes believes that historic characteristics, compatible building materials, and the issue of scale are implicitly addressed in the document. Ms. Tunner asked how agricultural properties can be preserved. For example a new subdivision may include the old farmhouse adapted for reuse or the farmhouse may be moved and preserved. Mr. Frick introduced his idea of an Architectural Park, where architecturally significant structures in the area may be moved to that site. Mr. Frick and Ms. Tunner discussed other sites like this in Greeley, Colorado, Phoenix, Arizona, and San Diego, California. Mr. Frick suggested a potential site near Lee Martinez Park, where Mason Street will be extended to provide better access to the park. Ms. Weatherford added that an agricultural context is a good idea and invited Mr. Mapes to come back for the March 12 LPC meeting to discuss including an agricultural context and adaptive reuse as part of the goals stated in the document.

#### **Design Assistance Program - Carol Tunner, Historic Preservation Planner**

Ms. Tunner asked the Commission for questions and comments on the final version of the Design Assistance Program. As the LPC suggested there will be no application fee and assistance will be awarded on a first come, first serve basis. Reproducible copies of plans will be requested from architects and design professionals so there will be design plans on record for the property. There will be a maximum of nine hundred dollars awarded to any applicant in any combination. For the first year the program will adhere to these simple

rules and changes can be made to the program if needed in the future. Ms. Tunner consulted Opal Dick from the Purchasing Department and discovered that specific criteria should be used when sending out Request For Proposals and accepting design professionals. Ms. Tunner will begin to work with Ms. Dick in establishing these criteria. Mr. Frick asked when the program is scheduled to begin. Ms. Tunner said that the proposal will go to Council following approval from the LPC. This process will take about two months. Mr. Frick said that the LPC should select the design professionals for the list based on their experience with historic buildings.

**Mr. Tanner moved that the Landmark Preservation Commission approve the Design Assistance Program as presented. The motion was seconded by Mr. Hoaglund which passed unanimously. (Yeas:4 and Nays:0)**

#### **DESIGN REVIEW FOR STATE TAX CREDIT:**

##### **113 North Sherwood, The Bouton House: Rehabilitation - Randy and Ruth Ann Everett, owners**

Dr. Randy Everett presented the rehabilitation proposal to the Commission and Ms. Tunner provided slides of the structures on the property. The property includes a summer house, a car port added to the main house in 1942, and a carriage house. Back in 1992 to 1994 Dr. Everett used the State Tax Credit program and consulted with James Stratis on the carriage house. The restoration of the main house was very successful and Dr. Everett gained an understanding of the Secretary of the Interior's Standards. He has been very sensitive to the historic features of the house. Today he would like to apply for work to be done on the carriage house.

Dr. Everett explained each of the proposals which were included in the application. He presented the original newspaper article from 1895 which names Harlon Thomas as the architect. One feature of the house which had been altered was the widow's porch which was originally opened but was enclosed early on. Ms. Tunner explained that the house has virtually been unaltered.

The first item on the application was the interior hayloft of the carriage house. Dr. Everett plans to replace the walls and roof with tongue and groove 1 x 6 pine which already lines most of the first floor.

The second item, is for a shed addition to the north side. An added foundation already exists. A shed existed there some time ago. Mr. Tanner questioned if there is any evidence of a header. Dr. Everett pointed out two door and window headers which have since been filled in. There is no evidence of where the roof tied into the 1920/1930 addition. He explained that he would like to start the addition right up under the eave. He

proposes to use the shed as either a garage for his classic 1954 Chevy pickup or a chicken coop. The same siding and roofing material will be used as the barn. He provided a detailed drawing of what it would look like. Ms. Tunner explained that the State Tax Credit does not apply to additions unless an original structure is being restored. It is believed that a chicken coop may have existed there and Dr. Everett is planning to reconstruct that structure.

He also proposes to replace all broken or rotting windows and doors. A map was provided as to where windows and doors would be replaced or reglazed. Two windows would be added to the north side to match the south side. Ms. Tunner suggested the windows be compatible with the rest of the barn. Mr. Frick asked if the framing, siding, and shingles used would be the type which exists. Dr. Everett said that the north side looks as though it never had them, so he would install the windows on the north side and simply frame and trim them.

The next item was the installation of a French door. A manger exists behind that wall, an area which Dr. Everett would like to use for potting. The French door would allow for more light. Ms. Tunner explained that on the original application, the French door would be installed in place of the old window existing there. She suggested he put the double French doors to the right of the window, allowing the original window to be untouched. One of the Secretary of the Interior's Standards states to not destroy any existing architectural features. Mr. Frick questioned if the top of the door frame will be equal to the top of the window and if so believed that custom doors would have to be ordered, but a single pane door would be fairly inexpensive. Mr. Tanner did not believe that alignment of the door and window was necessarily important. Dr. Everett explained that he would like to install two 2 x 6 doors. Mr. Frick and Mr. Hogestad agreed that if the window and doors were aligned it would be less conspicuous and more sensitive to the existing features of the building. Added to the application and drawings was the addition of windows to the north elevation.

Dr. Everett has consulted with Mr. Stratis concerning the cupola. They agreed the front elevation should remain unchanged and would serve as a major source of light. He would like to trim the back half of the depth of the louvers and install glass to allow more light to enter. He explained that on the front side, glass will be installed against the full set of louvers. On the other three side he would like to cut the depth of the louvers in half to increase the light flow.

The next item was exterior siding. Ms. Tunner explained that wherever repair or replacement is needed, Dr. Everett would like to prep and paint the siding to match the main house. The original color was lemon yellow and the house was originally a soft, dull, lime green. He would also like to repair the carriage house doors.



The last item is to extend the floor of the barn out six feet in front of the carriage doors. Dr. Everett explained that the problem lies in the red sandstone foundation where the sill board has rotted out. The ramp to the barn is just soil up to the doors. Boards in the floor had to be replaced because of rot and water damage. He described the drip line to be approximately eighteen inches. Ms. Tunner recommended installing a gutter system and add this item to the application as well. Three options were discussed to rectify this problem. 1) Level out the slope and get rid of the ramp. 2) Extend the floor about four or five feet with pressure treated lumber in a deck configuration. The change would not be noticeable but it would get the soil away from the foundation. 3) Mr. Frick suggested installing a flagstone ramp. Six inches of gravel can be laid underneath for drainage so that the water will not run back toward the foundation. Ms. Weatherford expressed that whatever the solution it would be totally reversible. Mr. Frick suggested using an alternative which would not create a maintenance problem. He also suggested to pour a concrete apron over gravel with a top layer of sandstone pavers. Ms. Weatherford and Mr. Hoaglund agreed it was up to Dr. Everett and his preference. Ms. Weatherford also explained that gutters would make a big difference. Dr. Everett explained that he would like to use this area as a wood shop. Mr. Tanner expressed that his proposal to solve the drainage problem with the extension of wooden boards is compatible with the simplicity of the original barn design. Mr. Frick asked if the LPC should suggest a certain type of gutter. Ms. Tunner said that the historic style half round gutters are not very structurally functional so the installation of the gutter should be optional while being sympathetic to the design of the structure.

He would also like to add a vent in the north gable and to vent the attic with a ventilator or fan. It would be a two foot vent on the bias.

The chicken coop and the deck are not included in the tax credit application and the cost for the gutter system will be added when it is obtained.

**Mr. Frick moved to approve the Bouton Carriage House for State Tax Credit Review at 113 North Sherwood as submitted with the additions that the French door on the south side fit between the existing window and the tack room wall, the head of the French doors be aligned with the existing window adjacent to it, and be cased out similar to the windows. On three sides of the cupola, the south, west, and north side, louvers will be trimmed back half of their depth to accommodate glazing. The front side or east elevation, will have glass set back behind the louvers as they are. The deck to the east of the carriage house doors construction is optional as to materials, also gutters and down spouts will be added as needed. On the north side add a vent approximately a two foot square at the gable and add two windows on the north side to match the two existing windows on the south side. The chicken wire on the north elevation of the shed should be in three or four center sections with at least two feet of siding on each end so that the siding is brought down the whole**

**side of the shed. The shed has been accepted as amended on the drawing. Mr. Hogestad seconded the motion which passed unanimously. (Yeas:4 and Nays:0)**

**OTHER BUSINESS:**

**Rehabilitation Grant Program**

Ms. Tunner provided the Commission with Rehabilitation Grant Program brochures and applications.

**Colorado State University - Oval Trees**

Ms. Tunner announced a meeting at the Lory Student Center, noon, February 24, 1996 to discuss the fate of the trees planted along the Oval. Ms. Tunner will attend the meeting. One option being discussed by the Landscape Architects is to remove all of the trees when their overall condition has deteriorated. They would be replace the trees with the Liberty Elm, with a mono-culture planted in the same formal pattern. Ms. Tunner informed the Commission that it has been rumored that Frederick Olmstead Jr. suggested the design of the Oval. From the research which Ms. Tunner has done, a 1923 annual report for the City of Fort Collins suggested that Mr. Olmstead designed the landscape of City Park. It is believed that the trees were planted in 1912 and at that time Frederick Olmstead Jr. had an office in Boulder.

The second option came from the foresters which suggested that trees be filled in as they are removed. Their design also included filling in the Oval with clusters of trees which alters the formal planting around and up the center of the Oval. This will create a multi-culture and will be less vulnerable to disease. Ms. Tunner suggested filling in the trees as they lose them in the same design. She explained that when an historic home is deteriorating the features are replaced keeping with the same materials or design. The Olmstead design for the Oval can be compared to an historic feature of a structure. Commission members agreed with this comparison. After LPC discussion, Ms. Tunner summed up the opinion as planting similar matching species of trees rather than multi-species, keeping the original formal plan intact with formal allays of trees, and replace dying trees as they are removed with as large of a tree as possible.

**East Side/West Side Neighborhood Design Guidelines and Standards**

Mr. Frick reported to the Commission that the *Standards and Guidelines for Historic Properties in Fort Collins* has not been adopted by City Council as of yet. All standards and guidelines were changed into only zoning and guidelines and applies citywide. He felt this does very little for existing neighborhoods.

**Fort Collins High School - Possible Charter School Location**

Dr. Randy Everett explained that there are people in the community who would like to see the old Fort Collins High School used for the Charter School rather than used by CSU. He

pointed out that according to the Secretary of the Interior's Guidelines, the historic building should be used as close to its original use. The Commission has discussed this issue and agrees with Dr. Everett. He informed the Commission that they are currently in negotiations with the School Board for this issue. Mr. Frick pointed out that if Colorado State University brought the building it would still be used as an educational edifice. Dr. Everett said that their initial plan would be to convert the Fort Collins High School into a performing arts center and gut the entire building out. The Charter School would have much less of an impact on the building. The building is grand fathered for K through twelve education. The LPC is not necessarily willing to recommend that the Fort Collins High School be used for one school or the other because both uses would be educational. Ms. Weatherford did add that she would like to see the Fort Collins High School remain part of the Poudre R-1 school system. Mr. Tanner said that as long as the alternative is reasonably financed the specific education center politically does not matter.

The meeting adjourned at 8:55 p.m.

Submitted by Nicole Sneider, Secretary.