

**LANDMARK PRESERVATION COMMISSION**

**Regular Meeting**

**March 12, 1996**

**Council Liaison: Gina Janett**

**Staff Liaison: Joe Frank**

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

**SUMMARY OF MEETING:** The minutes from the January 9, 1996 meeting were approved as submitted. An awning on the rear elevation of The Perennial Gardener, 154 - 156 North College was approved. Frank Bruno, Assistant City Manager gave a presentation on the Capital Improvement Project. Leanne Lawrie, City Planner, and Commission members discussed issues concerning the Rehabilitation Grant Program. Restoration work on the George and Annie Spencer House, 425 East Elizabeth Street received final approval for the State Tax Credit Program. Demolition of 1529 West Prospect was discussed.

**CALL TO ORDER AND ROLL CALL:** Jennifer Carpenter, Commission Chairperson 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, Terence Hoaglund, and Bud Frick were present. James Tanner was absent. Karen McWilliams represented staff.

**GUESTS:** Jeff Bridges, resident of the City of Fort Collins and Publisher of *Midtown News*, Leanne Lawrie, City Planner, Clark Mapes from the Advance Planning Department, Frank Bruno, Assistant City Manager, and Ted and Ellen Zibell, owners of The Perennial Gardener attended the meeting.

**AGENDA REVIEW:** Ms. McWilliams added the property at 425 East Elizabeth Street for State Tax Credit Review. Also added to the agenda was a demolition request for the property at 1529 West Prospect Street. She also informed the Commission that Aggie Theater located downtown on College Avenue has been purchased and will be converted into a concert hall. The plans for the project were complimentary provided by the owner for the LPC to look over. These items were discussed under Other Business. Also Ms. McWilliams deleted the approval of January 23, 1996 meeting minutes because they had not been edited.

**STAFF REPORTS:** Ms. McWilliams informed the LPC there will be a meeting with Council members Gina Janett and Chuck Wanner at the Silver Grill, Walnut Street 7:00 a.m., March 21, 1996 to discuss the document *Design Standards and Guidelines for Historic Properties in Fort Collins* and concerns about the District Designation Process. Ms. McWilliams requested that Commission members inform staff if they are available to attend the meeting. Mr. Hogestad said that he would be out of town that morning. Ms. McWilliams added that Joe Frank and Paul Eckman will also attend the meeting.

Ms. McWilliams also informed the Commission that the public meeting to discuss *Standards and Guidelines for Historic Properties in Fort Collins* was scheduled for the next LPC meeting, March 26, 1996. A one hour block of time will be set aside for discussion and an announcement will be placed in the newspaper.

Staff received a letter from the Colorado Historical Society dated December 28, 1995 saying that they are pleased to announce the listing of the Harmony Mill, 131 East Lincoln Avenue on the National Register of Historic Places on November 22, 1995. Ms. McWilliams said that listings on the National Registry are automatically placed on the State Historical Registry as well.

Ms. McWilliams received a memorandum dated February 26, 1996 from the Joint Diversity Sub-Committee. They are looking for ways in which City Boards and Commissions can increase diversity in City government. The LPC will try to invite more City residents to their meetings and welcomes participation from diverse people.

March 22 - 23 Ms. McWilliams and staff will be attending the Congress of Neighborhoods at Colorado State University. She encouraged people to attend and informed the Commission that the Historic Preservation office will have a table there. This will be a good opportunity for public outreach concerning *Standards and Guidelines for Historic Properties in Fort Collins* and the District Designation Process.

Ms. McWilliams and Ms. Tunner will be attending a conference on April 26, 1996, Connecting People to Places, A Forum on Preservation and Affordable Housing, at the Boulderado Hotel. A car pool can be organized if any Commission members would like to attend.

Staff received a memorandum concerning the preparation of the 1997 City Budget from Mayor Azari, dated February 28, 1996. This issue will be placed on the agenda at the next LPC meeting, March 26, 1996 for discussion and suggestions. Ms. Tunner will handle the issue.

Ms. McWilliams handed out copies of the first edition of *Midtown News*, a new newsletter prepared by Jeff Bridges, resident of Fort Collins. She pointed out the insert in the newsletter which explained that the staff of *Midtown News* will do all the research needed to designate a house as a Local Landmark anywhere in town for the cost of subscribing to the newsletter, \$5.00. Mr. Bridges spoke to the Commission about the publication and circulation of *Midtown News*.

#### **COMMISSION MEMBER'S REPORTS:**

Mr. Frick, acting as the LPC liaison to the Downtown Development Authority, reported to the Commission on items discussed by the DDA. These items included discussion of

procedures for staff, the Civic Center Plan, and rehabilitation of the C. & S. rail depot.

Mr. Clark Mapes provided copies of the revised draft of the *Community Visions and Goals 2015* which were distributed to the Commission. Ms. Carpenter reported on the issues which were addressed by the LPC during Mr. Mapes' presentation at the last meeting. The architectural park was left out of the document because the Planning staff felt that this project was too specific in the context of the broad Visions and Goals. This idea will be addressed by the City Plan Advisory Committee. A focus on agricultural heritage will also be addressed by CPAC.

**APPROVAL OF MINUTES:** The January 9, 1996 meeting minutes were accepted as submitted.

**CURRENT DESIGN REVIEW:**

154 - 156 North College Avenue, The Perennial Gardener - Awning on Rear Elevation

Ted and Ellen Zibell, owners of The Perennial Gardener, attended the meeting. Ms. McWilliams presented the staff report and showed slides of the property. This application was for a white, steel frame awning which has a white and clear, checked vinyl cover, to be installed at the rear of the building in order to create an additional area for merchandise. The awning would have no significant impact on the building and would be anchored into the mortar on the rear wall of the building and the two side walls. The phrases "rear wall, actually brick with stucco," and square steel tubing painted with white outdoor enamel would support the awning. This description was also added to the second paragraph of the background information on the staff report. Mr. Zibell explained that the valence of the awning has a scalloped bottom which is eight inches. Ms. McWilliams passed out a sample of the material being used for the awning. Mr. Zibell said that from a distance the material looks solid white, but up close it looks opaque. Mr. Frick asked if they would add stripes to the awning. Mr. Zibell explained that a solid white awning would create a clean, simple design.

**Mr. Hoaglund moved to approve the awning for The Perennial Gardener as submitted. Ms. Weatherford seconded the motion which passed unanimously. (Yeas: 6 and Nays:0)**

**DISCUSSION ITEMS:**

Capital Improvement Project - Frank Bruno, Assistant City Manager

Frank Bruno, Assistant City Manager presented the Capital Improvement Project with a series of charts, and will provide members with a packet on Community Capital Improvement Needs. The Capital Improvement Needs Team are coming around to City

Boards and Commissions to explain the programs and goals and how capital improvement is a part of the revised master plans currently being developed. After receiving input from City Boards and Commissions, City Council will serve as the executive review committee and will sort and prioritize programs and projects.

The study team is looking at both annual and by future growth needs in the next twenty years. Mr. Bruno explained that the role of the boards and commissions is to provide public outreach, to prioritize public needs and amenities, to create the opportunity for public hearings and input, and to think about capital improvement elements. There was a memorandum sent to City Boards and Commissions which requested that they hold at least one public hearing in order to discuss goals and priorities and to suggest proposed capital improvement program elements as they relate to the work of that board or commission. Those suggestions and ideas will be presented to City Council in the fall of 1996.

Mr. Bruno and his team have provided eight example criteria to be considered by City Boards and Commissions when suggesting capital improvement elements. These criteria include items like support for systems and services, support for equipment operation and maintenance, and replacement costs. Mr. Bruno explained that when planning for the next twenty years there is more flexibility, while current planning is more concrete. Mr. Frick hoped that more capital improvement elements and projects will be implemented and not just planned for the future. Ms. Carpenter suggested creating a price range for projects which Council will be voting on in order to provide them with more information and a fuller picture of proposed projects.

#### Rehabilitation Grant Issue - Leanne Lawrie, Fort Collins City Planner

Leanne Lawrie provided the Commission with copies of the Landmark Rehabilitation Grant Program Ranking Sheet. She then went on to describe some questions and issues which have arisen regarding the program. Staff received a phone call from a woman who wanted to know if moving a house would be an eligible project for the grant. Ms. Lawrie questioned the LPC whether moving a designated Local Landmark is included in the Rehabilitation Grant Program. Mr. Frick felt that if the property was threatened it may need to be moved and suggested that criteria for that sort of proposal would be in the Historic Resources Preservation Program document. Ms. McWilliams explained that moving the structure may jeopardize the designation of the property. But under unusual circumstances a historically significant structure may have to be moved in order to be preserved. Mr. Hogstad recalled moving structures in the past, for example the Cunningham Barn. Ms. Carpenter suggested that the LPC provide guidance for staff when people call with such unusual circumstances.

Ms. Lawrie wanted to know from the Commission in general what sorts of proposals would be eligible for the grant program. Mr. Frick said that the criteria for the grant applies to the primary structure, assumes that the structure will not be moved, and the historic features

of the structure will be rehabilitated. Ms. Carpenter added that when reviewing grant proposals they would have to compare the applications to one another. Mr. Frick suggested that staff perform a preliminary cut of some applications according to criteria established in the HRPP.

Ms. Carpenter pointed out #3 Necessity of Project on the ranking sheet. Ms. Lawrie explained that this item was added and meant how necessary is the proposed project to maintaining the structure. Mr. Frick felt that this issue should not be part of the criteria and #3 was removed from the ranking sheet. Mr. Hogestad questioned whether mechanical systems are included in the program. Ms. McWilliams said such systems can be used as matching funds for the grant.

The Commission agreed that it would be helpful for staff to fill out the worksheets and provide a summary of the applications for them to review. Ms. Carpenter suggested adding a summary sheet to the application to provide staff and the LPC with all of the information they need to make their decisions. Mr. Hogestad agreed that a standard form would provide a good opportunity for comparison. Ms. Carpenter also discussed #2 Effort to Return Structure to Original Appearance from the ranking sheet. She wanted to make clear that the rehabilitation should still allow the structure to be livable and usable in modern day. She also suggested adding on an item addressing historic compatibility of additions and ensuring good preservation practices in the rehabilitation work. Ms. McWilliams also addressed that a property may be rehabilitated as to how it existed at different points in time. Ms. Carpenter suggested changing the wording to read "Effort to Return Structure to Historic Appearance", this way item #2 addresses the continuum of time and history.

Jeff Bridges commented on the program being biased to commercial properties because businesses have higher costs. Commercial business owners are more likely to hire out than complete the project themselves. Therefore, commercial properties are given more points on the match than residential when homeowners complete the work themselves. Mr. Frick said that this was not a problem during last year's program because they reviewed each project and did not just look at rank. Mr. Hogestad added that fewer commercial than residential projects have been involved in the program in the past.

#### **OTHER BUSINESS:**

State Tax Credit Review - 425 East Elizabeth Street - George and Annie Spencer House, Karla Oceanak, owner

Ms. McWilliams presented the George and Annie Spencer House for final State Tax Credit approval. Karla Oceanak, owner, complied with the terms of the program. Ms. Oceanak provided a itemized list of costs with a total cost of \$16,434.15.

**Mr. Frick moved for the Landmark Preservation Commission to approve final**

**approval for State Tax Credit for 425 East Elizabeth Street. Ms. Weatherford seconded the motion which passed unanimously. (Yeas:6 and Nays:0)**

**Demolition Request - 1529 West Prospect Road**

Ms. McWilliams informed the Commission that Kirk Jensen, owner of the demolition firm hired by the property owner, is seeking permission from the LPC to demolish the house at 1529 West Prospect. The house was built in 1920 and was remodeled extensively in 1958. New siding and windows were added and the property was converted into a duplex. One unit had a fire and since then the Fire Department has used the entire structure for training exercises. Bob Poncelow is in charge of training for the Fire Department. Ms. McWilliams discussed with Mr. Poncelow that he should contact the LPC with future requests for training involving historic structures in town. Staff has not yet obtained a history or title information on the property. No demolition permit will be awarded until they have that information.

**Aggie Theater, College Avenue, Downtown, Fort Collins - Complementary Plan Review**

Ms. McWilliams highlighted the history of the Aggie Theater for the Commission. The building dates back to 1916 and was originally a furniture store. She presented a newspaper photo from 1953 and showed pictures from the Local History Section of the Library dated 1963. The new owners plan to remove the theater seats to create a more open atmosphere. They also plan to enlarge the front doors and to remove the false siding. The LPC hopes that if the owners find brick underneath the siding they will then restore the brick. They are pleased that the owner has voluntarily shared their plans with the LPC.

**Preservation Week 1996**

The Commission discussed ideas for programs for Preservation Week. Suggestions included organizing a walking tour of historic churches and public awareness programs. This year preservation awards will be given out in front of City Council.

The meeting adjourned at 7:15, p.m.

Submitted by Nicole Sneider, Secretary.