

## LANDMARK PRESERVATION COMMISSION

Regular Meeting

November 28, 1995

Council Liaison: Gina Janett

Staff Liaison: Joe Frank

**SUMMARY OF MEETING: A Preliminary Site Plan for the Harmony School and Preston Farm was reviewed and discussed by the Commission. It was decided that the Landmark Preservation Commission continue to act as a review entity for the State Tax Credit Program. A second design for the renovation of the entrance of the Police Substation and Museum at #11 Old Town Square, The Miller Block, was discussed and given final approval by the LPC with a request for color chips and specifications from the lighting company. Plans and a scale drawing of the stairwell will be considered in an application at the next meeting. The LPC reviewed and discussed the context of the Agricultural Survey Project.**

**CALL TO ORDER AND ROLL CALL:** Commission Chairman Jennifer Carpenter called the meeting to order at 5:32 PM, 281 North College Avenue. Secretary, Nicole Sneider called the roll. Commission members Jennifer Carpenter, Ruth Weatherford, Jean Kullman, Terence Hoaglund, James Tanner, and Per Hogestad were present. Bud Frick arrived at 7:15 pm. Carol Tunner and Karen McWilliams represented staff.

**GUESTS:** Leanne Lawrie, Fort Collins City Planner, Mr. Jeff Bridges, Rheba Massey, Don Whitson from the Fort Collins Police Department, Stan Whitaker of G.T. Land, Inc., and Eldon Ward of Cityscape attended the meeting.

**AGENDA REVIEW:** Mr. Joe Frank and Ms. Lawrie wanted to discuss with the LPC the Commission's role as a review entity for the State Tax Credit Program, the application fee and rebate before 7:00 PM this evening.

**STAFF REPORT:** Ms. Tunner will attend the Historic State Advisory Board on Friday, December 8 in response to a district designation of seven buildings at Colorado State University. She asked the LPC to approve a letter of support for the Colorado State University Oval District. Ms. McWilliams informed the Commission that the Colorado Historical Society grant for the East Side/West Side Neighborhood Surveys has been denied. Over one-third of the grants requested were turned down all over the state. There also was no funding for the depot project. They will reapply in February for the survey project. The Certified Local Government grant deadline is December 15, 1995.

**COMMISSION MEMBERS' REPORTS:** None.

**APPROVAL OF MINUTES:** The October 10, 1995 minutes were accepted as submitted.

## **DISCUSSION ITEMS:**

### Update on Development Proposals for Harmony School and the Preston Farm

Mr. Hoaglund withheld from this discussion because of a conflict of interest. Mr. Eldon Ward of Cityscape presented the Preliminary Site Plan to the Commission.

The Harmony School will be integrated with the design of the pedestrian and parking system on the site. This preliminary site plan is based on the Harmony Corridor Plan. Standard guidelines were followed for the shopping center and the smaller uses around the school. The school is closer to the road so the other structures will have a landscape buffer. The school will probably be added to on the back side of the building in order to add more square footage. Vistas will be preserved from the main circulation route through the site. Their preliminary architectural guidelines include, matching the school's brick color and other accents throughout the site. Structures will be compatible without mimicking existing design and patterns. The addition to the school could be two stories with 6,000 to 8,000 square feet and will meet ADA requirements. There will be no specific plan until the use is determined. Asbestos and an old boiler will have to be removed from the school. Many businesses find the space appealing, including a church group, a gymnastics school, a crafts store, a brew pub and most seriously an office user. Ms. Tunner described the standards from the Secretary of the Interior to make a reasonable effort to use the building in such a way as to help preserve the integrity of the interior. Vandalism has occurred at the school and all the glass on the inside has been broken.

### Preston Farm

Since the applicant's last presentation, changes were made to the design of the project so that there are more defined parcels with a focus on the historic buildings. In planning, they have the ability to remove remote structures to create a more centralized exclusive area. Different areas are married to help integrate buildings. In this case, there is no major entrance, only a large central area. The architectural elements follow through from the existing farmhouse and buildings to the larger shopping center, using compatible forms and materials. Pedestrian and vehicular circulation through the site is clustered so that the historic area remains as a main axis view. Ms. Rheba Massey, citizen, liked the pedestrian walkway system. Ms. Weatherford suggested adding a grassy park to help create another focal point for Fort Collins on the south side of town. Mr. Ward proposed designing an open space at the corner by a large traffic circle. The farmhouse area also has potential for a public open space. The building site at the northeast corner is geared for retail use which may include an outside coffee house or cafe. The commission agreed they liked the changes that were made to the site design, particularly the addition of more vegetation.

### LPC as a Review Entity for the State Tax Credit Program

Ms. Lawrie, City planner, explained the procedure to pass a Resolution for the State Tax Credit Program. The LPC will continue as a review entity for the year. The Resolution proposes that the \$250.00 fee be refunded for projects that involve local landmarks. Mr. Frank and Ms. Tunner will determine if the money goes to a special Historic Preservation Fund or the General Fund.

**Ms. Weatherford moved to recommend the city be a review entity for the State Tax Credit Program and to approve waiving the \$250.00 fee for local landmarks. The motion was seconded by Mr. Hoaglund and passed unanimously.**

### **CURRENT REVIEW:**

#### #11 Old Town Square, The Miller Block - Renovation of Entrance for Police Museum and Substation

Don Whitson of the Fort Collins Police Department passed out two new conceptual designs. Plan A: The awning over the entrance would be the same color (burgundy) and made of the same material (acrylic) as the one on the southwest side of the building. The awning would be installed at the same elevation and constructed with a very similar design but be supported by two poles. The wall sign would be made of redwood with raised graphics in colors and treated with a material to make it look weathered. Goose neck lighting fixtures with a brass socket will illuminate the sign. The same global light fixtures which appear in Old Town will be attached to the awning supports and be silk screened with "POLICE". Plan B: Another idea was to apply the graphics on the awning and install a sign under the awning to read "Police Museum". Mr. Whitson informed the commission that a new contractor was hired to reconstruct the stairwell. He proposes to pour concrete steps. An internal heated coil will melt the ice and snow which collects. The material of the steps will be mixed to be the color of the sandstone and metal grips will be applied on the stairs for safety. They will dig out a well at the bottom of the stairwell in order to install a wider and taller door and French drain. The original door and steps will be preserved and the door used inside the substation.

Ms. Weatherford suggested that the redwood sign may last longer than the sign on the awning. Mr. Whitson is concerned the redwood sign may be vulnerable to vandalism. Mr. Tanner wants to avoid additional drilling in the side of the historic sandstone building. Ms. Carpenter is concerned with the integrity of the stone wall. Mr. Whitson explained the stone wall is overlaid on the steps. To remove the steps will be a time consuming and labor intensive job. Small pieces of the stone wall which are dislodged during the job will be reset. Mr. Hogestad suggested using expansion joints so the concrete slab is not poured directly against the wall and he stressed the preservation of the existing window. Mr. Whitson explained the contractor has a good feel for their limitations and is

understanding of the historic significance and integrity of the building. Ms. Weatherford suggested allowing the staff to handle the scale drawings of the stairs and the final color choice and then show these items to the LPC. A representative from Foxfire Property Management can seek final approval from the LPC at the next meeting. Exterior construction will be delayed until final approval. Mr. Hogestad marked the drawing to indicate what has been approved, but questioned the design of the gooseneck lamps. Ms. Tunner said that the design met Guidelines #60 and #62 which require the use of traditional elements already used in the area and prohibit elaborate imitations.

Ms. Tunner requested specifications from the lighting company on the design of the gooseneck light fixtures to be submitted with the specifications for the stairs.

Mr. Whitson expressed his first choice as a graphic design was Plan A. Mr. Hogestad clarified there will be no sandwich board sign for the museum. The Police Museum sign on the side of the building will actually read "Historic Old Town Police Center". The words and lettering are from a separate diagram which illustrates a sandwich board, but that board will not be used. Ms. Tunner also requested the contractor install the awning and sign in the mortar joints of the building.

**Ms. Weatherford moved to approve the renovation of the Police Substation and Museum as follows: design #F5752B. In this motion, approve the signage on the awning and lighting fixtures, the sign that says Police Museum will have the same dimensions but will follow lettering on exhibit A. She requested that the applicant bring back detailed drawings of work to be done to the stairs and color chips and a cut sheet from the manufacturer describing lighting fixtures. All signage and awnings should be mounted to mortar joint. Ms. Kullman seconded the motion and it passed unanimously.**

**7:15 pm Mr. Frick arrived and Mr. Tanner left.**

#### **OTHER BUSINESS:**

#### LPC Work Session Review of Agricultural Context and Survey Forms (1993 - 94 CLG Grant)

Ms. Tunner presented the revised 35 agricultural intensive survey forms and the reconnaissance survey photos with an index of the film rolls by address. The new index allows easy location of a photograph of a site by address. The revised Historic Context and Survey Report was also presented to the Commission. They were assured the mistakes had been corrected. Ms. Tunner requested that the Commission review the eligibility of the properties as recorded on the survey forms. Ms. Carpenter reminded the Commission that properties determined ineligible during the reconnaissance survey were changed to read "eligibility not assessed". A mark of ineligibility would make it difficult in

the future to utilize the Demolition Delay ordinance in order to save the historic property from destruction. Properties which were categorized as ineligible were said to have lost their historic integrity, but it was never explained how or why. Ms. Tunner explained that the survey procedure which was followed was put out by the Colorado Historical Society. From a reconnaissance survey you are not able to determine historic significance. This is important because you first need to establish historic significance before you can measure historic integrity, according to the National Register Bulletin #15 page 45. Therefore, when historic significance can not be determined from a reconnaissance survey it is better to categorize the property's eligibility as not assessed. This way the property will be protected from being destroyed without full information.

Ms. Massey has interpreted the criteria that Carl McWilliams established. She presented a summary to the LPC on how she perceived he evaluated the properties. This handout is titled *National Register Evaluation of Significance Criteria*. This handout was intended to provide the Commission with an understanding of how the eligibility was determined by Mr. McWilliams on the survey forms. She also provided the commission with a list of additional reading material titled *Recommended reading to use in review of CLG projects which involve fully developing a historic context, performing historic surveys, and incorporating historic contexts and survey results into the Historic Preservation Program*. She passed out a list of National Register Bulletins to serve as a reference for individuals to better understand the basis for evaluating historic significance. Ms. Tunner explained the public meeting this evening is to address what should be included to complete the Agricultural Survey Project for the CLG grant.

The Commission then broke up into small groups to discuss and review the survey forms. The groups were instructed to decide if they agree with the eligibility determined for each of the properties surveyed. Ms. Tunner said that the Commission's decisions and opinion could be sent to the CHS with a letter on how the LPC agrees or disagrees with the eligibility ratings for the properties.

**7:25 PM Mr. Terence Hoaglund left the meeting.**

The Commission reconvened to discuss questions concerning the surveys they reviewed. Staff was given the survey forms with tagged questions expressed by the small discussion groups to be addressed with the consultant. Ms. Massey had a question about eligibility of irrigation ditches that had been rebuilt in their original design. Mr. Jeff Bridges was concerned that the current altered structure makes it difficult to interpret what was there. Mr. Frick addressed historic significance of a site that is old but with new parts. For instance the irrigation system is an old system which may also include some new parts. Ms. Massey explained that Mr. McWilliams says in the survey that the Poudre River Irrigation System is eligible and each structure in the system contributes to the system as a whole so they are individually eligible. She explained that a linear structure may be treated like a trail system. Original features are contributing and newer features are not

contributing to the historic significance. The LPC questioned how to preserve the newer structures, which are still part of an historic system, because only the contributing features would ever come before the Commission. The Commission discussed reassessing newer parts at a later date and concluded the City of Fort Collins already owns a large portion of the irrigation system.

Ms. Weatherford brought the Fossil Creek Nursery property up for discussion. She stated that the original house still exists at the site and the business of horticulture has been passed down through generations of the family. Today, the descendants do not own the business. She feels the property is still very much significant because of the orchard, but more importantly because of the people who lived there and what they did. The 1930's house is not owned by the original owner but is still in the family. She would like to see what is left of the orchard, the 1936 house and brick building preserved before it is destroyed by commercial development. Ms. Massey said it would be difficult to declare the site significant because of the famous orchard, since there is not much left of it. She considered the property eligible, but not a preservation priority. It may not be worth fighting for, but the opportunity should be there for the structures and site to be eligible for local landmark designation.

Ms. Tunner stated there will be a map with the thirty-five surveyed properties and a 1929 map for all agricultural properties in Fort Collins and the surrounding suburbs in the back of the document. The LPC requested a discussion concerning their questions about the surveyed properties and the document as a whole with the consultant, Carl McWilliams some time in January.

**Ms. Weatherford moved to adjourn the meeting, seconded by Mr. Frick. The motion passed unanimously.**

The meeting adjourned at 9:49 PM.

Submitted by Nicole Sneider, Secretary.